

# ARBORICULTURAL IMPACT ASSESSMENT (AIA)

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**MAY 2026**

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**Standen Phases 5 and 6**  
Littlemoor Road  
Clitheroe  
BB7 1HF

U R B A N  
G R E E N

# QUALITY MANAGEMENT

<b>Project No.:</b>	UG1451			
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<b>Location:</b>	Phases 5 and 6, Littlemoor Road, Clitheroe, BB7 1HF			
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# 1. Executive Summary




- 1.1.1. Urban Green have been instructed by Taylor Wimpey, Manchester to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Higher Standen Farm, Littlemoor Road, Clitheroe, BB7 1HF and produce our findings in a report.
- 1.1.2. It is proposed to develop the site into two phases of residential housing plots: Phase 5, consisting of 129 units, and Phase 6, consisting of 100 units, alongside new access roads and associated landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. There are no Tree Preservation Orders (TPOs) currently in effect at the site or in the vicinity, nor does the site lie within a Conservation Area.
- 1.1.4. The proposed development will necessitate the removal of nine individual trees, one tree group, one tree from within a tree group, three hedgerows, and five sections from three further hedgerows within the site boundary.
- 1.1.5. Twelve additional trees will also require removal due to their poor condition and location, in accordance with Arboricultural best practice.
- 1.1.6. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.7. Urban Green have also carried out a Preliminary Ecological Appraisal (PEA) of the site (UG\_1451\_ECO\_PEA\_01), followed by a Combined Protected Species Report (PSR) (UG\_1451\_ECO\_PSR\_01). This report should be read and adhered to in conjunction with the PEA and PSR reports.
- 1.1.8. Tree protective fencing and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.9. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the Root Protection Area(s) (RPAs) of retained trees and tree groups T17, T56, G66 and G67, as indicated on the Tree Protection Plan.
- 1.1.10. New hard surfacing proposed within the RPAs of retained trees, tree groups and woodlands T22, T26, T31, T42, T44, G45, T56, W59 and G60 will need to be constructed using a no-dig construction method, such as a Cellular Confinement system, or similar, as indicated on the Tree Protection Plan.
- 1.1.11. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 1.1.12. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

## **2. Introduction**

### **2.1. Instructions and References**

- 2.1.1. Urban Green have been instructed by Taylor Wimpey, Manchester to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at Higher Standen Farm, Littlemoor Road, Clitheroe, BB7 1HF and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SD 74467 40714.



<b>Legend:</b>  Red Line Boundary		0.85  Kilometers			
Client: <b>Taylor Wimpey</b>		Issue: <b>01</b>		<div style="border: 2px solid black; padding: 10px; text-align: center;"> <b>U R B A N G R E E N</b> </div> <p style="font-size: small; margin-top: 5px;">             A: Ground Floor, The Tower,              Deva City Office Park, Trinity Way,              Manchester M3 7BF               T: +44 (0) 161 312 3131              wearurbangreen.co.uk           </p>	
Project: <b>Standen Phase 5&amp;6</b>		Scale @ A4 <b>1:10,000</b>			
Title: <b>Site Context</b>		Approved by: <b>AH</b>	Checked by: <b>HM</b>		
Drawing Ref: <b>UG_1451_SITE_CONTEXT</b>		Author: <b>CL</b>	Date: <b>21/05/2024</b>		

## **2.2. Scope**

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

## **2.3. Documents Provided**

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (SurveyEng Ltd Drawing TWM.AB.44 Revision C – 15.05.24). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

## **2.4. Limitations**

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

## **2.5. The Site**

- 2.5.1. The site is located off Littlemoor Road, Clitheroe and comprises agricultural land. The site is bounded by existing residential properties and further agricultural land to the north; an ongoing residential development to the north/northeast; a portion of Pendleton Brook and densely wooded area to the south/southeast; a plant machinery hiring facility to the southwest, beyond which lies a densely wooded area and further agricultural land; and additional existing residential and commercial properties to the west.

## **2.6. Soil Profile**

- 2.6.1. Reference to the LandIS/Cranfield University Soil and Agrifood Institute's Soilscape Viewer suggests the underlying soil profile at the site is characterised as a slowly permeable, seasonally wet, acidic loamy and clayey soil, with impeded drainage and limited fertility. This soil type is typical of grassland, and some arable and forested environments.

## **3. Legislation**

### **3.1. National Planning Policy Framework (2024)**

- 3.1.1. The *National Planning Policy Framework (NPPF) 2024* acknowledges the importance and benefits of trees in urban environments and for new developments, both in their amenity and economic value, and provision of ecosystem services. The NPPF states that new developments should accommodate for the provision and long-term maintenance of newly planted trees, and the retention of existing trees wherever possible.

### **3.2. Tree Preservation Orders**

- 3.2.1. A Tree Preservation Order (TPO) is an order made by a Local Authority under section 198 of the *Town and Country Planning Act 1990* (as amended) and the *Town and Country Planning (Tree Preservation) (England) Regulations 2012* to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.2.2. Reference to Ribble Valley Borough Council's online historical mapping records on 26/11/2024 indicated that there are no TPOs currently in effect at the site, nor does the site lie within a designated Conservation Area.
- 3.2.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.2.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

3.2.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

### **3.3. Ecological Considerations**

3.3.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).

3.3.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.

3.3.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.

3.3.4. Urban Green have also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG\_1451\_ECO\_PEA\_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals.

3.3.5. Following the recommendations from the PEA report, Urban Green have also completed a Combined Protected Species Report (PSR) (UG\_1451\_ECO\_PSR\_01). The PSR collated and detailed the methods, findings and conclusions from further surveys detailed in the PEA report. This report should be read and adhered to in conjunction with the PEA and PSR reports.

### **3.4. The Management of Hedgerows (England) Regulations 2024**

3.4.1. The Management of Hedgerows (England) Regulations 2024 were introduced under section 97 of the Environment Act 1995 (as amended) to outline the statutory management of hedgerows on agricultural land. These regulations apply to hedgerows on or adjacent to agricultural land which exceed twenty metres in length, or are less than twenty metres in length, but are adjoined by another hedgerow at each end.

3.4.2. Under these regulations it is prohibited to cut or trim such hedgerows within the bird nesting season (March to September, inclusive), unless the cutting or trimming qualifies as an exception stated in the legislation.

### **3.5. Biodiversity Net Gain (BNG)**

- 3.5.1. Biodiversity Net Gain (BNG) was introduced under Schedule 7A of the *Town and Country Planning Act 1990* (as inserted by Schedule 14 of the *Environment Act 2021*) to ensure that wildlife habitats on development sites are enhanced and managed following completion of the development. It is mandatory for new developments to achieve a minimum gain of 10% in quality and/or condition of wildlife habitats, either within the site or, if this is not possible, in an alternative location, as agreed with the Local Planning Authority.

## **4. Arboricultural Impact Assessment (AIA)**

### **4.1. Summary of the Development**

4.1.1. It is proposed to develop the site into two phases of residential housing plots: Phase 5, consisting of 129 units, and Phase 6, consisting of 100 units, alongside new access roads and associated landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

### **4.2. Benefits Trees Provide to New Developments**

4.2.1. Trees provide a variety of visual, health, social, financial, ecological and environmental benefits. Retention of existing trees, particularly mature, well-established trees, alongside new developments can provide immediate visual amenity and landscape value. The appearance of streets, footpaths, areas of public open space, courtyards, educational and healthcare facilities, and gardens can all benefit from the retention of trees, which can even increase residential property value.

### **4.3. Tree Constraints**

4.3.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.

4.3.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.

4.3.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

### **4.4. Root Protection Areas (RPAs) Explained**

4.4.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.

4.4.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

## 4.5. Surveyed Trees

- 4.5.1. The survey assessed forty-four individual trees, fifteen tree groups, eleven hedgerows, and two woodlands, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups, hedgerows, and woodlands can be viewed in the Tree Data Schedule in Appendix 1.
- 4.5.2. Ten individual trees, two tree groups and two woodlands were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; nine individual trees, seven tree groups and eight hedgerows were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; ten individual trees, five tree groups and three hedgerows were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and fifteen individual trees were assessed as BS 5837: 2012 'Unsuitable' Category 'U'.
- 4.5.3. Trees, tree groups and woodlands G1, T2, T3, T5, G24, a section of W40, T41, T52, T53, G58, W59, a section of G60, sections of G64, sections of G65, sections of G66, sections of G67, a section of G68, T69, T70, T71 and G72 are offsite. The remaining trees, tree groups, hedgerows, and woodlands are within the site or on the boundaries.
- 4.5.4. The tree cover is comprised of a blend of moderate-to-high-quality naturally colonised and ornamental/screening trees, tree groups, hedgerows, and woodlands concentrated around field boundaries and Pendleton Brook to the south, typical of agricultural settings.
- 4.5.5. Woodlands and tree groups W40, W59, G60, G62, G64, G65, G66, G67 and G72 are visually important in terms of their contribution to the overall character and appearance of the area. Trees internal/central to the site are of secondary importance in visual terms, with limited visibility from nearby public vantage points.

## 4.6. Impacts of Development

- 4.6.1. The proposed development would necessitate the removal of two individual trees (T29 and T57) and one tree from within a tree group (G66) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three hedgerows (H7, H8 and H18) and four sections from two further hedgerows (H36 and H37) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and seven individual trees (T9, T11, T12, T25, T49, T50 and T51), one tree group (G13) and one section of hedgerow (H23) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C' within the site boundary, as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.6.2. Twelve individual trees (T10, T21, T30, T32, T34, T38, T41, T43, T54, T55, T61 and T63) assessed as BS 5837: 2012 'Unsuitable' Category 'U' will also require removal due to their poor condition and location, in accordance with Arboricultural best practice.
- 4.6.3. The removal of these trees, tree groups and hedgerows would have a low, localised, albeit long-term impact on the wider appearance of the site. The removal of these trees, tree groups and hedgerows should be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.

- 4.6.4. The remaining trees, tree groups, hedgerows, and woodlands are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.6.5. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.8. of this report.
- 4.6.6. Sections of tree protective fencing will need to be repositioned to facilitate construction works within the RPAs of retained trees, as indicated on the Tree Protection Plan. The development should be phased to allow for the protective fencing to be retained in the primary position for as long as is practicable.
- 4.6.7. Temporary ground protection will need to be installed within the RPAs of retained trees, tree groups and woodland T17, T22, T26, T31, T35, T42, G45, T56, W59, G60, G66 and G67, as indicated on the Tree Protection Plan. A specification for ground protection can be viewed in the Tree Protection Index and in section 4.9. of this report.
- 4.6.8. Boundary treatments will be required within the RPA of retained tree T5 to facilitate installation of garden fencing, as indicated on the Tree Protection Plan. Guidance in section 4.10. of this report should be adhered to when installing fencing within the RPAs of retained trees.
- 4.6.9. Arboricultural supervised excavation with possible root pruning will be required within the RPAs of retained trees and tree groups T17, T56, G66 and G67, as indicated on the Tree Protection Plan. These works will need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).
- 4.6.10. New permanent hard surfaces are proposed within the RPAs of retained trees, tree groups and woodlands T22, T26, T31, T42, T44, G45, T56, W59 and G60, as indicated on the Tree Protection Plan. These new surfaces will need to be constructed using a 'no-dig' method., such as the use of a cellular confinement system, to avoid damaging the rooting environment. The construction of these surfaces will also need to be carried out in accordance with an AMS.

## **4.7. Tree Surgery Works**

- 4.7.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.7.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.7.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.7.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010 '*Tree work – Recommendations*'.

## **4.8. Protective Fencing**

- 4.8.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.
- 4.8.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately at the alignment indicated on the Tree Protection Plan.
- 4.8.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 4.8.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.8.5. No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.8.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

## **4.9. Ground Protection for Pedestrians or Light Vehicles**

- 4.9.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.9.2. Ground protection measures whilst working within the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.9.3. The boarding will be left in place until the construction works are finished.
- 4.9.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

## **4.10. Boundary Treatments**

- 4.10.1. Where fencing is to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur to position post holes to avoid major roots.
- 4.10.2. Exploratory post holes will be dug before committing to positions. If any roots exceeding 25mm diameter are encountered, they are to remain intact, and the post hole will be relocated to avoid them. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location).
- 4.10.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

#### **4.11. Temporary Site Cabins**

- 4.11.1. All storage facilities and deliveries will be located outside the RPAs of retained trees to avoid unnecessary ground compaction. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.11.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

#### **4.12. Utilities**

- 4.12.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 4.12.2. Any new utilities to be installed at the site should be undertaken in accordance with the National Joint Utilities Group (NJUG) guidance note '*NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4)*'.

## **5. Recommendations**

- 5.1.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 5.1.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 5.1.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

## **Appendix 1 - Tree Data Schedule**

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
							W	N	E		Priority	Inspect Freq (yrs)			
G1	Early-Mature <b>Mixed</b>  Species	av 4	av 0.5	2	M	av 300	2	2	2	1: Mixed species group consisting of onsite hawthorn hedgerow and offsite ornamental Lawson cypress. 2: Ivy clad stems. 3: Hedgerow previously layered. 4: Acceptable condition at present.	No action required.	Good	40+	3.60	
	n/a	3	Good	B1.2											
T2	Semi-Mature <b>Japanese Maple</b>  <i>Acer palmatum</i>	4.5	2.5	1	M	250	2.5	2.5	2.5	1: Offsite ornamental in adjacent residential rear garden, restricted access and limited inspection. 2: Not pruned to any extent.	No action required.	Good	40+	3.00	
	n/a	3	Good	B1											
T3	Early-Mature <b>Downy Birch</b>  <i>Betula pubescens</i>	9	1	2.5	E	450	4	6	6	1: Offsite tree prevented detailed inspection. 2: Canopy to south overhangs site by 7.5m with approximately 1.5m clearance. 3: Estimated measurements. 4: Crown lifted over road.	No action required.	Good	40+	5.40	
	n/a	3	Good	B1.2											
H4	Early-Mature <b>Hawthorn</b>  <i>Crataegus monogyna</i>	av 1.5	0	0	M	75	0.5	0.5	0.5	1: Regularly maintained field boundary hedgerow. 2: Predominantly hawthorn with some privet and holly.	No action required.	Good	40+	0.90	
	n/a	3	Good	B2											
T5	Mature <b>Sycamore</b>  <i>Acer pseudoplatanus</i>	16	5	4	M	1000	5.5	5.5	5.5	1: Offsite with restricted access and limited inspection. 2: Canopy to south overhangs into the site currently with 5m ground clearance. 3: Pruned in the past to remove low hanging lateral branches and reduce height and spread, exhibiting good occlusion. Recently removed branches to lower stem to west, wounds yet to occlude. 4: Included bark union of co-dominant stems with no signs of failure.	No action required.	Fair	10-20	12.00	
	n/a	1	Fair	B2											
H6	Early-Mature <b>Blackthorn</b>  <i>Prunus spinosa</i>	av 1.5	0	0	M	75	0.5	0.5	0.5	1: Regularly maintained field boundary hedgerow.	No action required.	Good	40+	0.90	
	n/a	3	Good	B2											

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
							W	N	E		Priority	Inspect Freq (yrs)			
H7	Early-Mature <b>Mixed</b>  Species	av 1.5	o	o	M	75	o.5	o.5	o.5	1: Regularly maintained field boundary hedgerow. 2: Predominantly hawthorn with holly and elder.	Remove for development - see Tree Removal Plan.	Good	40+	0.90	
	n/a	n/a	Good	B2											
H8	Mature <b>Mixed</b>  Species	av 4	o	o	M	200	3	3	3	1: Lapsed, previously layered field boundary hedgerow with elder, ash and holly.	Remove for development - see Tree Removal Plan.	Good	40+	2.40	
	n/a	n/a	Fair	B2											
T9	Mature <b>Hawthorn</b>  <i>Crataegus monogyna</i>	7	4	o	M	560	6	6	7	1: Trifurcated stem with historically failed included bark unions. 2: Co-dominant stems growing laterally. 3: Acceptable condition due to current land use. 4: Fenced off due to unsafe building; no access to survey in detail.	Remove for development - see Tree Removal Plan.	Good	10-20	6.72	
	n/a	n/a	Poor	C1											
T10	Semi-Mature <b>Ash</b>  <i>Fraxinus excelsior</i>	7	2	o	M	150	2.5	2.5	2.5	1: Natural colonisation. 2: Acceptable condition at present. 3: Fenced off due to unsafe building; no access to survey in detail. 4: Mild symptoms indicative of infection with ash dieback.	Remove for development - see Tree Removal Plan.	Fair	10-20	n/a	
	n/a	n/a	Good	U											
T11	Young <b>Silver Birch</b>  <i>Betula pendula</i>	8	1.5	2	W	100	2	2	2	1: Limited access prevented detailed inspection, measurements estimated. 2: Self set tree growing out of old gate post behind Heras fencing. 3: Bifurcated stem at 3m above ground level. 4: Minimal visible evidence of previous management.	Remove for development - see Tree Removal Plan.	Good	40+	1.20	
	n/a	n/a	Fair	C1											
T12	Semi-Mature <b>Ash</b>  <i>Fraxinus excelsior</i>	6	2	o	M	150	2	3	2	1: Natural colonisation. 2: Acceptable condition at present. 3: Fenced off due to unsafe building; no access to survey in detail. 4: Symptoms indicative of infection with ash dieback. 5: Buds present but yet to come into leaf, appears to be in decline.	Remove for development - see Tree Removal Plan.	Poor	<10	1.80	
	n/a	n/a	Fair	C1											

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							W	N	E		Priority	Inspect Freq (yrs)			
G13	Semi-Mature <b>Mixed</b>  Species	av 7	av 0.5	o	M	av 150	4	4	4	1: Fenced off due to unsafe building; no access to survey in detail. 2: Natural colonisation growing within dilapidated yard. 3: Some trees previously felled exhibiting regrowth. 4: Ash, elder and hawthorn.	Remove for development - see Tree Removal Plan.	Good	20-40	1.80	
									each		n/a	n/a	Fair		C1
T14	Mature <b>Ash</b>  <i>Fraxinus excelsior</i>	15	4	o	SW	700	6	8	7	1: Bifurcated stem at 3m above ground level with basal growth establishing to south. 2: Historically pruned exhibiting good occlusion. 3: Small cavity at 0.5m is of little concern. 4: Fenced off due to unsafe building; no access to survey in detail. 5: Symptoms indicative of infection with ash dieback.	No action required.	Fair	10-20	8.40	
											n/a	3	Good		C1
T15	Early-Mature <b>Hawthorn</b>  <i>Crataegus monogyna</i>	6	0.5	o	M	200	4	4	4	1: Trifurcated stem. 2: Included bark union of co-dominant stems with no signs of failure.	No action required.	Good	40+	2.40	
											n/a	3	Good		B1
H16	Early-Mature <b>Mixed</b>  Species	av 2	3	o	M	50	2	2	2	1: Lapsed, scrubby, informal hedgerow growing along old wooden fence. 2: Hawthorn and sycamore.	No action required.	Good	20-40	0.60	
											n/a	3	Fair		C1
T17	Mature <b>Sycamore</b>  <i>Acer pseudoplatanus</i>	19	3	2.5	W	1270	8	8	8	1: Pruned in the past to remove low hanging lateral branches. 2: Stubs to lower crown. 3: Basal cavity to south exhibiting good adaptive growth presents no issues. 4: Basal growth establishing to west.	No action required.	Good	40+	15.00	
											n/a	3	Good		A1.2
H18	Mature <b>Mixed</b>  Species	av 4	o	o	M	75	3	3	3	1: Slightly lapsed, historically layered field boundary hedgerow. 2: Hawthorn and buckthorn.	Remove for development - see Tree Removal Plan.	Good	40+	0.90	
											n/a	n/a	Good		B2

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							W	N	E		Priority	Inspect Freq (yrs)			
H19	Early-Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	av 2	0	0	M	75	0.5	0.5	0.5	1: Regularly maintained field boundary hedgerow.	No action required.	Good	40+	0.90	
	n/a	3	Good	B2											
T20	Semi-Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	4	2	0	M	100	2.5	2.5	2.5	1: Co-dominant stems removed at base. 2: Acceptable condition at present.	No action required.	Good	40+	1.20	
	n/a	3	Good	B1											
T21	Mature <b>Ash</b> <i>Fraxinus excelsior</i>	13	6	4	M	800	6	1	6	1: Ivy clad stems prevented detailed inspection. 2: Indication of extensive decay to eastern side of stem when tapped with nylon hammer. 3: Historic failure of co-dominant stem possibly resulting in extensive decay. 4: Restricted access. 5: Symptoms indicative of advanced infection with ash dieback; overhanging footpath and playing field to north.	Remove - see Tree Removal Plan.	Fair	<10	n/a	
	n/a	n/a	Poor	U											
T22	Mature <b>Pedunculate Oak</b> <i>Quercus robur</i>	15	4	2.5	M	1000	9	9	9	1: Dense ivy prevented a detailed inspection. 2: Not pruned to any extent.	Remove ivy and re-inspect for defects.	Good	40+	12.00	
	Low	3	Fair	A1.2											
H23	Semi-Mature <b>Mixed</b> Species	av 3	2	0	M	av 30	2.5	2.5	2.5	1: Scrubby boundary screening hedge. 2: Hawthorn, buckthorn and elder.	Remove a section for development - see Tree Removal Plan.	Good	40+	0.36	
	n/a	3	Good	C1.2											

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							W	N	E		Priority	Inspect Freq (yrs)			
G24	Early-Mature <b>Mixed</b>  Species	av 10	3	o	M	av 500	av 9 9 9 each			1: Hawthorn, hazel, sycamore, hornbeam. 2: Offsite group providing screen from school to north. 3: Not pruned to any extent. 4: Adequate clearance over footpath.	No action required.	Good	40+	6.00	
											n/a	3	Good		B2
T25	Mature <b>Beech</b>  <i>Fagus sylvatica</i>	16	4	4	E	800	4 4 8			1: Trifurcated stem. 2: Asymmetrical crown. 3: Multiple basal <i>Ganoderma</i> sp. brackets to north, east and west. Small amount of <i>Daldinia concentrica</i> on stem to north at 2m. Areas of damaged bark to buttress roots. No obvious audible indication of internal hollowing. 4: Minor deadwood noted. 5: Canopy indicates good vitality.	Remove for development - see Tree Removal Plan.	Fair	10-20	9.60	
											n/a	n/a	Fair		C1.2
T26	Early-Mature <b>Beech</b>  <i>Fagus sylvatica</i>	12	2	3	M	560	4 5 6			1: Pruned in the past to remove low hanging lateral branches. 2: Asymmetrical crown.	No action required.	Good	40+	6.72	
											n/a	3	Good		B1.2
G27	Early-Mature <b>Hawthorn</b>  <i>Crataegus monogyna</i>	av 5	3	o	M	av 150	av 3.5 3.5 each			1: Lapsed field boundary hedgerow group. 2: Ivy clad stems. 3: Acceptable condition at present.	No action required.	Good	40+	1.80	
											n/a	3	Good		B2
H28	Mature <b>Hawthorn</b>  <i>Crataegus monogyna</i>	av 1.5	o	o	M	100	2 2 2			1: Historically layered, broken field boundary hedgerow. 2: Mature elder within hedgerow. 3: Previously flailed at 1m.	No action required.	Good	40+	1.20	
											n/a	3	Fair		C2

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							W	N	E		Priority	Inspect Freq (yrs)			
T29	Mature <b>Sycamore</b> <i>Acer pseudoplatanus</i>	18	3.5	3.5	W	900	7.5			1: Asymmetrical crown, suppression from adjacent tree. 2: Pruned in the past to remove low hanging lateral branches. 3: Several dead stubs to lower crown are of little concern. 4: Basal growth establishing.	Remove for development - see Tree Removal Plan.	Good	40+	10.80	
							7.5	7.5	n/a		n/a				Good
T30	Early-Mature <b>Sycamore</b> <i>Acer pseudoplatanus</i>	8	4	3	W	450	1			1: Significant decline throughout canopy. 2: Areas of bark dieback at base. 3: Tree appears moribund. 4: Retention acceptable due to current land use.	Remove - see Tree Removal Plan.	Poor	<10	n/a	
							1	1	n/a		n/a				Fair
T31	Mature <b>Ash</b> <i>Fraxinus excelsior</i>	12	3	2.5	W	800	3			1: 2m high decay column on southeast side exhibiting significant adaptive growth. 2: Co-dominant stem failure at 3m resulting in approximately 40% crown loss. 3: Viable crown remains and structural integrity is good. 4: Mild symptoms indicative of infection with ash dieback.	No action required.	Good	10-20	9.60	
							7	3	n/a		1				Fair
T32	Over-Mature <b>Elder</b> <i>Sambucus nigra</i>	5	2	1.5	SE	280	1			1: Previously failed at base. 2: Acceptable condition due to current land use.	Remove - see Tree Removal Plan.	Good	<10	n/a	
							1	1	n/a		n/a				Poor
T33	Mature <b>Oak</b> <i>Quercus sp.</i>	16	1	2	M	900	9.5			1: Co-dominant stem failure at 4m above ground level. 2: Lateral branch of approximately 30cm diameter hung up in crown, poses no significant risk due to current land use. 3: Bark wound at base exhibiting good occlusion. 4: Dead branch hung up in canopy to north at 5m.	No action required.	Good	40+	10.80	
							4.5	8.5	n/a		3				Fair
T34	Over-Mature <b>Ash</b> <i>Fraxinus excelsior</i>	8	2	n/a	n/a	900	o			1: Completely hollow stem. 2: Moribund, under 5% remaining living canopy. 3: Remaining canopy exhibiting symptoms of infection with ash dieback. 4: <i>Daldinia concentrica</i> fungal fruiting bodies to west of stem. 5: Acceptable condition due to current land use.	Remove - see Tree Removal Plan.	Poor	<10	n/a	
							o	3	n/a		n/a				Poor

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							W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T35	Mature <b>Ash</b> <i>Fraxinus excelsior</i>	18	4	3	M	1350	5	5	5	1: Trifurcated stem. 2: Several decaying branch stubs and tear outs. 3: Multiple historic branch failures. 4: Epicormic growth throughout lower limbs. Possible mild symptoms indicative of infection with ash dieback.	No action required.		Good	40+	15.00
							9				n/a	3	Fair	<b>A1.2</b>	
H36	Early-Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	av 1.5	0	0	M	75	1.5	1.5	1.5	1: Lapsed field boundary hedgerow. Predominantly hawthorn with occasional elder. 2: Previously flailed at 1m.	Remove three sections for development - see Tree Removal Plan.		Good	40+	0.90
							1.5				n/a	3	Good	<b>B2</b>	
H37	Early-Mature <b>Mixed</b> Species	av 3	0	0	M	75	1.5	1.5	1.5	1: Lapsed field boundary hedgerow. Previously flailed at 1m. 2: Hawthorn and buckthorn.	Remove a section for development - see Tree Removal Plan.		Good	40+	0.90
							1.5				n/a	n/a	Good	<b>B2</b>	
T38	<b>Dead</b> <b>Ash</b> <i>Fraxinus excelsior</i>	12	4	3	M	900	5	5	4	1: Advanced symptoms indicative of infection with ash dieback. 2: Deadwood throughout canopy. 3: Dense blackthorn, hawthorn, hazel and ivy understory, restricting inspection. 4: Tree appears completely dead.	Remove - see Tree Removal Plan.		<b>Dead</b>	Dead	n/a
							4				n/a	n/a	<b>Dead</b>	<b>U</b>	
T39	Early-Mature <b>Pedunculate Oak</b> <i>Quercus robur</i>	10	2	2	S	650	7.5	7.5	7.5	1: Tear wound and branch stub to east low hanging over field. 2: Low hanging canopy acceptable due to current land use. 3: Dense blackthorn, hawthorn, hazel and ivy understory, restricting inspection.	No action required.		Good	40+	7.80
							7.5				n/a	3	Fair	<b>B1.2</b>	

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							W	N	E		Priority	Inspect Freq (yrs)			
W40	Early-Mature <b>Mixed</b>  Species	av 16	av 1	o	M	av 800	av 8	8	8	1: Mixed native species linear woodland following course of stream providing habitat and screening. 2: Dominant species include hawthorn, ash, oak, alder, sycamore, blackthorn, elder, hazel, field maple, elm, holly. Symptoms indicative of infection with ash dieback to ash trees throughout. 3: Potential wildlife corridor of high ecological value. 4: Any potential development should be situated beyond a minimum 10m buffer either side of the woodland. 5: Central section removed for culvert installation.	No action required.	Good	40+	9.60	
							each			n/a	3	Good	<b>A1.2</b>		
T41	<b>Dead</b> <b>Ash</b>  <i>Fraxinus excelsior</i>	15	6	n/a	n/a	900	o	o	o	1: Dead specimen. 2: Historic root plate failure, made safe and left in situ.	Remove - see Tree Removal Plan.	<b>Dead</b>	Dead	n/a	
											n/a	<b>Dead</b>	<b>U</b>		
T42	Mature <b>Pedunculate Oak</b>  <i>Quercus robur</i>	15	2	2.5	N	1100	11	11	11	1: Open growing tree. 2: Symmetrical crown. 3: Historic lateral branch failure on south side. 4: Branch stub to south due to historic failure. 5: Minor deadwood noted.	No action required.	Good	40+	13.20	
											n/a	3	Good		<b>A1.2</b>
T43	<b>Dead</b> <b>Ash</b>  <i>Fraxinus excelsior</i>	8	4	n/a	n/a	540	o	o	4	1: Dead specimen. 2: Standing dead tree with <i>Daldinia concentrica</i> fungal fruiting bodies all along stem to east. 3: Retention acceptable due to current land use.	Remove - see Tree Removal Plan.	<b>Dead</b>	Dead	n/a	
											n/a	<b>Dead</b>	<b>U</b>		
T44	Mature <b>Pedunculate Oak</b>  <i>Quercus robur</i>	15	2	3	N	1000	9	9	12	1: Symmetrical crown. 2: Open growing tree. 3: Minor deadwood and snapped out branches to lower crown. 4: Recent limb failure to west at 7m with failed limb on ground in situ.	No action required.	Good	40+	12.00	
											n/a	3	Fair		<b>A1.2</b>

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							W	N	E		Priority	Inspect Freq (yrs)			
G45	Mature <b>Ash</b> <i>Fraxinus excelsior</i>	av 16	av 2	2	M	av 900	av	10	10	1: Three trees all relatively open growing. 2: Significant decay to several lateral branches. 3: Some deadwood and stubs to all trees. 4: Indication of internal hollowing when tapped with nylon hammer. 5: Symptoms indicative of infection with ash dieback.	No action required.		Fair	10-20 <b>C1</b>	10.80
							10	10	n/a		3				
G46	Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	av 5	av 1	O	M	av 350	av	3.5	3.5	1: Significant decay cavities to all three trees. 2: Easternmost tree has historically partially failed with adaptive canopy growth. 3: Acceptable condition due to current land use.	No action required.		Good	20-40 <b>C1.2</b>	4.20
							3.5	3.5	n/a		3				
T47	Mature <b>Pedunculate Oak</b> <i>Quercus robur</i>	15	2	3	M	950	10	10	10	1: Open growing tree with symmetrical, low hanging crown. 2: Minor deadwood noted. 3: Large burr/gall to stem to northeast at 1.5m.	No action required.		Good	40+ <b>A1.2</b>	11.40
							10	10	n/a		3				
T48	Over-Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	5	1.5	2	M	450	4	4	4	1: Bifurcated stem. 2: Hollowing to stem. 3: Included bark union of co-dominant stems with no signs of failure. 4: Canopy of moderate vitality.	No action required.		Good	10-20 <b>C1</b>	5.40
							4	4	n/a		3				
T49	Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	3	1.5	2	M	300	3	3	3	1: Stem leans east although no indication of failure. 2: Cavity and decay at base extending up stem with good adaptive growth.	Remove for development - see Tree Removal Plan.		Good	10-20 <b>C1</b>	3.60
							3	3	n/a		n/a				
T50	Semi-Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	3.5	2	O	M	120	2	2	2	1: Self set tree growing in grass. 2: Bifurcated stem at ground level with shrubby form. 3: Minimal visible evidence of previous management.	Remove for development - see Tree Removal Plan.		Good	40+ <b>C1</b>	1.44
							2	2	n/a		n/a				

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							W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T51	Over-Mature <b>Hawthorn</b> <i>Crataegus monogyna</i>	3	4	0	M	140	2	2	0.5	1: Historically failed, layered specimen. 2: Evident decay to failed stems, canopy of good vitality.	Remove for development - see Tree Removal Plan.		Good	10-20	1.68
							2	2	2		n/a	n/a	Very Poor	C1	
T52	Early-Mature <b>Pedunculate Oak</b> <i>Quercus robur</i>	10	2	3	W	650	6.5	6.5	6.5	1: Symmetrical open growing tree. 2: Pruned in the past to remove low hanging lateral branches. 3: Epicormic growth to lower stem.	No action required.		Good	40+	7.80
							6.5	6.5	6.5		n/a	3	Good	A1.2	
T53	<b>Dead</b> <b>Oak</b> <i>Quercus sp.</i>	10	n/a	n/a	M	900	6	6	6	1: Tree is dead. 2: Potential wildlife habitat. 3: No access, located behind security fence for adjacent offsite development.	No action required.		Dead	Dead	n/a
							6	6	6		n/a	3	Dead	U	
T54	<b>Dead</b> <b>Oak</b> <i>Quercus sp.</i>	12	n/a	n/a	M	1200	8	6	6	1: Tree is dead, however structurally stable. 2: Potential wildlife habitat. 3: Fenced off, no access.	Remove - see Tree Removal Plan.		Dead	Dead	n/a
							6	6	6		n/a	n/a	Dead	U	
T55	<b>Dead</b> <b>Oak</b> <i>Quercus sp.</i>	8	n/a	n/a	M	750	7	5	5	1: Tree is dead, however structurally stable. 2: Potential wildlife habitat. 3: Fenced off, no access.	Remove - see Tree Removal Plan.		Dead	Dead	n/a
							5	5	5		n/a	n/a	Dead	U	

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							W	N	E		Priority	Inspect Freq (yrs)				Structural Condition
T56	Mature <b>Pedunculate Oak</b>  <i>Quercus robur</i>	12	3.5	2.5	W	810	6.5			1: Open growing tree with symmetrical crown. 2: Large stem gall at 2m. 3: Minor deadwood noted. 4: Fenced off, no access.	No action required.		Good	40+	A1.2	9.72
	6.5						6.5	6.5	n/a		3	Good				
T57	Veteran <b>Hawthorn</b>  <i>Crataegus monogyna</i>	4	1.5	1.5	W	300	2			1: Open grown, hollow tree with low hanging, wide spreading form. 2: Multiple tear wounds, branch stubs and advanced decay to lower stems evident. 3: Canopy still of good vitality. 4: Interesting specimen.	Remove for development - see Tree Removal Plan.		Good	40+	A3	3.60
	3.5						2	4.5	n/a		n/a	Poor				
G58	Young <b>Mixed</b>  Species	av 5	2	0	M	av 200	av			1: Growing behind security fence, no access to survey in detail. 2: Recently planted linear shelter belt. 3: Species include spruce, pine, cypress, western red cedar, rowan, larch, hornbeam, willow, cedar, beech, and oak. 4: All have tree guards. 5: Will require silvicultural management in 5 to 10 years.	No action required.		Good	40+	C2	2.40
	2						2	2	n/a		3	Good				
W59	Early-Mature <b>Mixed</b>  Species	av 20	av 3	0	M	av 800	av			1: Offsite mixed species woodland exhibiting good species mix and age structure. 2: Species include oak, alder, ash, elm, sycamore and cherry. 3: Rhododendron within understory. 4: Large dead ash trees atop bund on periphery. Retention acceptable due to current land use.	No action required.		Good	40+	A2	9.60
	8						8	8	n/a		3	Good				
G60	Early-Mature <b>Mixed</b>  Species	av 15	3	0	M	av 750	av			1: Riverside group located on steep embankment consisting of ash, sycamore, hawthorn, beech and elm with ivy clad stems. 2: Multiple standing and fallen dead stems throughout pose no significant risk. 3: Ash trees exhibiting symptoms of infection with ash dieback. 4: 10m buffer would be required in event of any development.	No action required.		Good	40+	B1.2	9.00
	7						7	7	n/a		3	Fair				

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T61	Dead Ash <i>Fraxinus excelsior</i>	12	6	4	NW	750	9			1: Standing dead tree on periphery of G60. 2: Within falling distance of site and adjacent path.	Remove - see Tree Removal Plan.		Dead	Dead	n/a
							9	4	9		High	n/a	Dead	U	
G62	Mature Mixed Species	av 19	av 2	O	M	av 850	av	8	8	1: Sycamore, ash, hawthorn, beech and elm with ivy clad stems located on and atop steep embankment. 2: One mature sycamore exhibiting historic included union failure. 3: Multiple standing and fallen dead stems throughout pose no significant risk. 4: Ash trees exhibiting symptoms of infection with ash dieback. 5: All other trees appear of acceptable condition at present.	No action required.		Good	40+	10.20
							8	8	8		n/a	3	Fair	B1.2	
T63	Dead Ash <i>Fraxinus excelsior</i>	12	6	4	M	850	8			1: Standing dead tree on periphery of G62.	Remove - see Tree Removal Plan.		Dead	Dead	n/a
							8	8	8		High	n/a	Dead	U	
G64	Early-Mature Mixed Species	av 12	av 0.5	O	M	av 550	av	6	6	1: Linear group following riverbank. 2: Hawthorn, alder, ash, elm and sycamore. 3: Symptoms indicative of infection with ash dieback to ash trees 4: Acceptable condition at present.	No action required.		Good	40+	6.60
							6	6	6		n/a	3	Fair	B2	
G65	Early-Mature Mixed Species	av 12	av 0.5	O	M	av 550	av	6	6	1: Linear group following riverbank. 2: Hawthorn, alder, ash, sycamore. 3: Acceptable condition at present. 4: Occasional standing dead trees offsite to western side of watercourse.	No action required.		Good	40+	6.60
							6	6	6		n/a	3	Fair	B2	
G66	Early-Mature Mixed Species	av 20	av 1	O	M	av 1000	av	8	8	1: Natural colonisation along steep, west facing embankment of the river. 2: Oak, ash, sycamore, alder, hawthorn, willow and beech. 3: Area fenced off from adjacent agricultural land.	Remove one tree for development - see Tree Removal Plan.		Good	40+	12.00
							7	8	7		n/a	3	Good	A2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
							W	N	E		Priority	Inspect Freq (yrs)			
G67	Mature <b>Mixed</b>  Species	av 20	av 4	O	M	av 1000	av 8 10 10 each			1: Line of predominantly offsite trees adjacent to southern boundary. 2: Oak, sycamore, field maple and ash with understory of hawthorn, elder and elm. 3: Canopies to north overhang into site by approximately 9m. 4: Group situated north of works yard. 5: Occasional failed branches lying in situ on site. Two dead standing elms within to west.	No action required.	Good	40+	12.00	
										n/a	3	Good	<b>A1.2</b>		
G68	Early-Mature <b>Blackthorn</b>  <i>Prunus spinosa</i>	av 5	av 0.5	O	M	av 150	av 3 3 3 each			1: Densely spaced group with no access. 2: Appears to be offsite residential planting overhanging site providing screen. 3: Acceptable condition at present.	No action required.	Good	40+	1.80	
										n/a	3	Fair	<b>C1</b>		
T69	Mature <b>Pedunculate Oak</b>  <i>Quercus robur</i>	av 22	av 4	O	M	av 1000	av 8 9 8 each			1: Offsite tree located within adjacent residential property, limited access prevented detailed inspection. 2: Canopy merges with adjacent ash trees to north. 3: Pruned in the past to remove low hanging lateral branches with adequate clearance from adjacent structures.	No action required.	Good	40+	12.00	
										n/a	3	Good	<b>B1</b>		
T70	Mature <b>Ash</b>  <i>Fraxinus excelsior</i>	av 22	av 4	O	M	av 1000	av 8 9 8 each			1: Offsite tree located within adjacent residential property, limited access prevented detailed inspection. 2: Canopy to south merging with adjacent oak. 3: Pruned in the past to remove low hanging lateral branches with adequate clearance from adjacent structures. 4: Symptoms indicative of advanced infection with ash dieback.	Inform landowner.	Poor	<10	n/a	
										High	1	Fair	<b>U</b>		
T71	Mature <b>Ash</b>  <i>Fraxinus excelsior</i>	av 22	av 4	O	M	av 1000	av 6 6 6 each			1: Offsite tree located within adjacent residential property, limited access prevented detailed inspection. 2: Recently reduced/pollarded. 3: Previous survey noted symptoms indicative of advanced infection with ash dieback.	Inform landowner.	Poor	<10	n/a	
										High	1	Fair	<b>U</b>		
G72	Early-Mature <b>Mixed</b>  Species	av 13	av 2	O	M	av 450	av 4.5 4.5 4.5 each			1: Planted border between road and site. 2: Cherry, beech, ash, rowan and oak. 3: Group is well spaced. 4: Canopies overhanging into the site by 4.5m and up to 7.5m to south.	No action required.	Good	40+	5.40	
										n/a	3	Good	<b>B1.2</b>		

## Appendix 2 - Tree Data Schedule Definition of Terms

<b>Tree Referencing:</b>	<b>Individual Trees</b> T (+number) <b>Grouped Trees</b> G (+number) <b>Hedgerows</b> H (+number) <b>Woodlands</b> W(+number)
<b>Age Category/Life Stage:</b>	<b>Young</b> Usually <15 years <b>Semi-Mature</b> Significant growth expected, approximately one third of life expectancy complete <b>Early-Mature</b> Full height achieved with further significant growth possible, up to two thirds of life expectancy complete <b>Mature</b> Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy <b>Veteran</b> Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, <b>Over-Mature</b> A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
<b>Species:</b>	<b>Botanical Name</b> conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. <b>Common Name</b> commonly used names usually on a local and national scale.
<b>Tree Height:</b>	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
<b>Crown Height:</b>	Measured from ground level to the height at which the main crown begins.
<b>Stem Diameter (DBH):</b>	Stem diameter is measured at 1.5 m above ground level
<b>Lowest Branch Height &amp; Orientation:</b>	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).
<b>Crown Spread:</b>	Measurements taken from all four cardinal points in metres.
<b>Notes:</b>	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
<b>Recommendations:</b>	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
<b>Priority Scale:</b>	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. <b>Urgent</b> To be carried out as soon as possible. <b>Very High</b> To be carried out within 1 month. <b>High</b> To be carried out within 3 months. <b>Moderate</b> To be carried out within 1 year. <b>Low</b> To be carried out within 3 years.
<b>Physiological Condition:</b>	<b>Good</b> Usually healthy with no symptoms of poor health or disease. <b>Fair</b> Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. <b>Poor</b> Disease present in considerable quantities or with very poor physiological vigour. <b>Very Poor</b> Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
<b>Structural Condition:</b>	<b>Good</b> A tree with no significant structural defects. <b>Fair</b> Minor defects may have been observed but are not considered to be immediately hazardous. <b>Poor</b> Significant defects found. Tree requires monitoring or remedial works. <b>Very Poor</b> Major defects that require immediate remedial work or the removal of the tree.
<b>Life Expectancy:</b>	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
<b>Retention Category:</b>	Please refer to Tree retention categorisation table on the next page.
<b>RPA Radius:</b>	Radial length in metres from the centre of the tree stem to the extent of the Root Protection Area (RPA), calculated in relation to the stem diameter.

## Appendix 3 - Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
<b>BS 5837: 2012 Category U</b> Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be Considered for Retention:		
<b>BS 5837: 2012 Retention Category A</b> Trees of a high quality, with an estimated life expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual, including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
<b>BS 5837: 2012 Retention Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees which are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
<b>BS 5837: 2012 Retention Category C</b> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
<b>BS 5837: 2012 Retention Subcategory 1</b>	Trees possessing mainly Arboricultural qualities.	n/a
<b>BS 5837: 2012 Retention Subcategory 2</b>	Trees possessing mainly landscape qualities.	n/a
<b>BS 5837: 2012 Retention Subcategory 3</b>	Trees possessing mainly cultural values, including conservation.	n/a
<p><b>NOTE 1:</b> Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc.</p> <p><b>NOTE 2:</b> Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.</p>		

## **Appendix 4 - Site Plans**

The site plans referred to in the report follow this page which include the following:

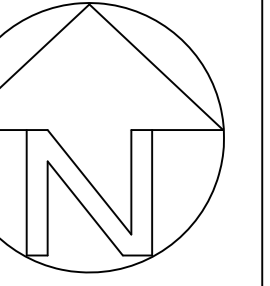
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

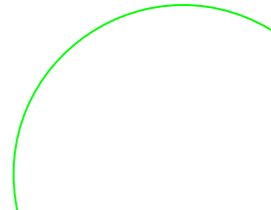
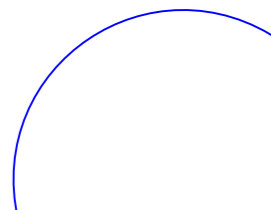
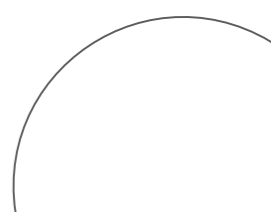
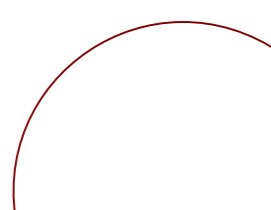
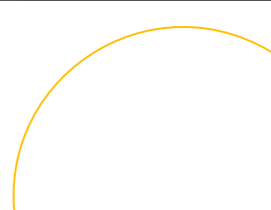
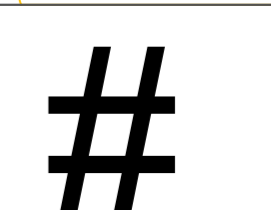
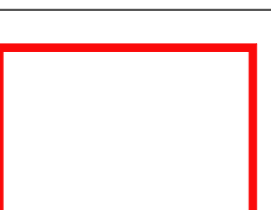
Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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**Notes:-**



-  BS 5837: 2012 Retention Category A Tree, Group or Hedge
-  BS 5837: 2012 Retention Category B Tree, Group or Hedge
-  BS 5837: 2012 Retention Category C Tree, Group or Hedge
-  BS 5837: 2012 Category U Tree, Group or Hedge
-  Root Protection Area (RPA)
-  Position Estimated on Site
-  Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
03	18/05/26	SITE RESURVEY	AH	HL
02	12/06/24	H33 & H34 UPDATE	AH	HL
01	11/06/24	SITE RESURVEY	AH	HL



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Project: **STANDEN PHASES 5 AND 6, CLITHEROE**

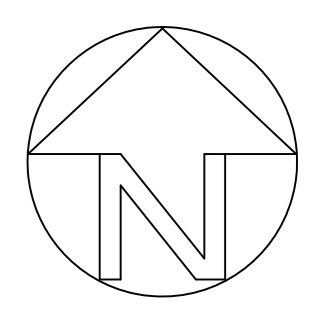
Title: **TREE CONSTRAINTS PLAN**

Issue: **PLANNING**

Drawn: <b>WS</b>	Checked: <b>AB</b>	Approved: <b>AB</b>
Project: <b>UG1451</b>	Scale @ A0: <b>1:1000</b>	Date: <b>09/03/2022</b>
Dwg No: <b>UG_1451_ARB_TCP_01</b>	Revision:	<b>03</b>

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**Notes:-**



- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Removed Tree
- # Position Estimated on Site
- Redline Site Boundary



REV.	DATE	DESCRIPTION	DRAWN	CHK'D
04	22/05/26	UPDATED PROPOSAL	AH	HL
03	14/04/25	UPDATED PROPOSAL	AH	GM
02	11/03/25	UPDATED PROPOSAL	AH	GM
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK



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Project: **STANDEN PHASES 5 AND 6, CLITHERHOE**

Title: **TREE REMOVAL PLAN**

Issue: **PLANNING**

Drawn: <b>WS</b>	Checked: <b>AB</b>	Approved: <b>AB</b>
Project: <b>UG1451</b>	Scale @ A0: <b>1:1000</b>	Date: <b>09/03/2022</b>
Dwg No: <b>UG_1451_ARB_TRP_01</b>	Revision: <b>04</b>	

# Tree Works Schedule

Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason	
H7	B	Mixed species	Fell to ground level	To facilitate the proposed development	
H8					
T9	C	Hawthorn			
T10	U	Ash		Arboricultural best practice	
T11	C	Silver birch			
T12		Ash		To facilitate the proposed development	
G13		Mixed species			
H18	B				
T21	U	Ash		Arboricultural best practice	
H23	C	Mixed species		Remove section to west, as indicated on Tree Removal Plan	To facilitate the proposed development
T25		Beech			
T29	A	Sycamore	Fell to ground level		
T30	U	Elder		Arboricultural best practice	
T32		Ash			
T34					
H36	B	Hawthorn	Remove section to north, section to centre and section to south, as indicated on Tree Removal Plan	To facilitate the proposed development	
H37		Mixed species	Remove section to north, as indicated on Tree Removal Plan		
T38	U	Ash	Fell to ground level		
T41			Remove failed stem	Arboricultural best practice	
T43					
T49	C	Hawthorn	Fell to ground level	To facilitate the proposed development	
T50					
T51					
T54	U	Oak		Arboricultural best practice	
T55	A	Hawthorn			To facilitate the proposed development
T57					
T61					
T63	U	Ash	Arboricultural best practice		
G66	A	Mixed species	Fell one tree to ground level, as indicated on Tree Removal Plan	To facilitate the proposed development	

All specified works are to be carried out in accordance with BS 3998: 2010 'Tree work - Recommendations'

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
03	22/05/26	UPDATED PROPOSAL	AH	HL
02	11/03/25	UPDATED PROPOSAL	AH	GM
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK



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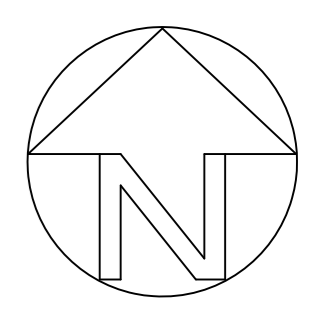
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Project:	<b>STANDEN PHASES 5 AND 6, CLITHERHOE</b>		
Title:	<b>TREE WORKS SCHEDULE</b>		
Issue:	<b>PLANNING</b>		
Drawn:	WS	Checked: AB	Approved: AB
Project:	UG1451	Scale @ A0: N/A	Date: 08/03/2022
Dwg No:	UG_1451_ARB_TWS_01	Revision:	03

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**Notes:-**



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- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Root Protection Area (RPA)
- # Position Estimated on Site
- Redline Site Boundary
- Protective Fencing (See TPI Inserts 1 & 2)
- Phased Protective Fencing (See TPI Inserts 1 & 2)
- Ground Protection (See TPI Insert 3)
- Boundary Treatment
- Arboricultural Supervised Excavation
- Cellular Confinement System



REV.	DATE	DESCRIPTION	DRAWN	CHK'D
04	22/05/26	UPDATED PROPOSAL	AH	HL
03	14/04/25	UPDATED PROPOSAL	AH	GM
02	11/03/25	UPDATED PROPOSAL	AH	GM
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK



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Project: **STANDEN PHASES 5 AND 6, CLITHERHOE**

Title: **TREE PROTECTION PLAN**

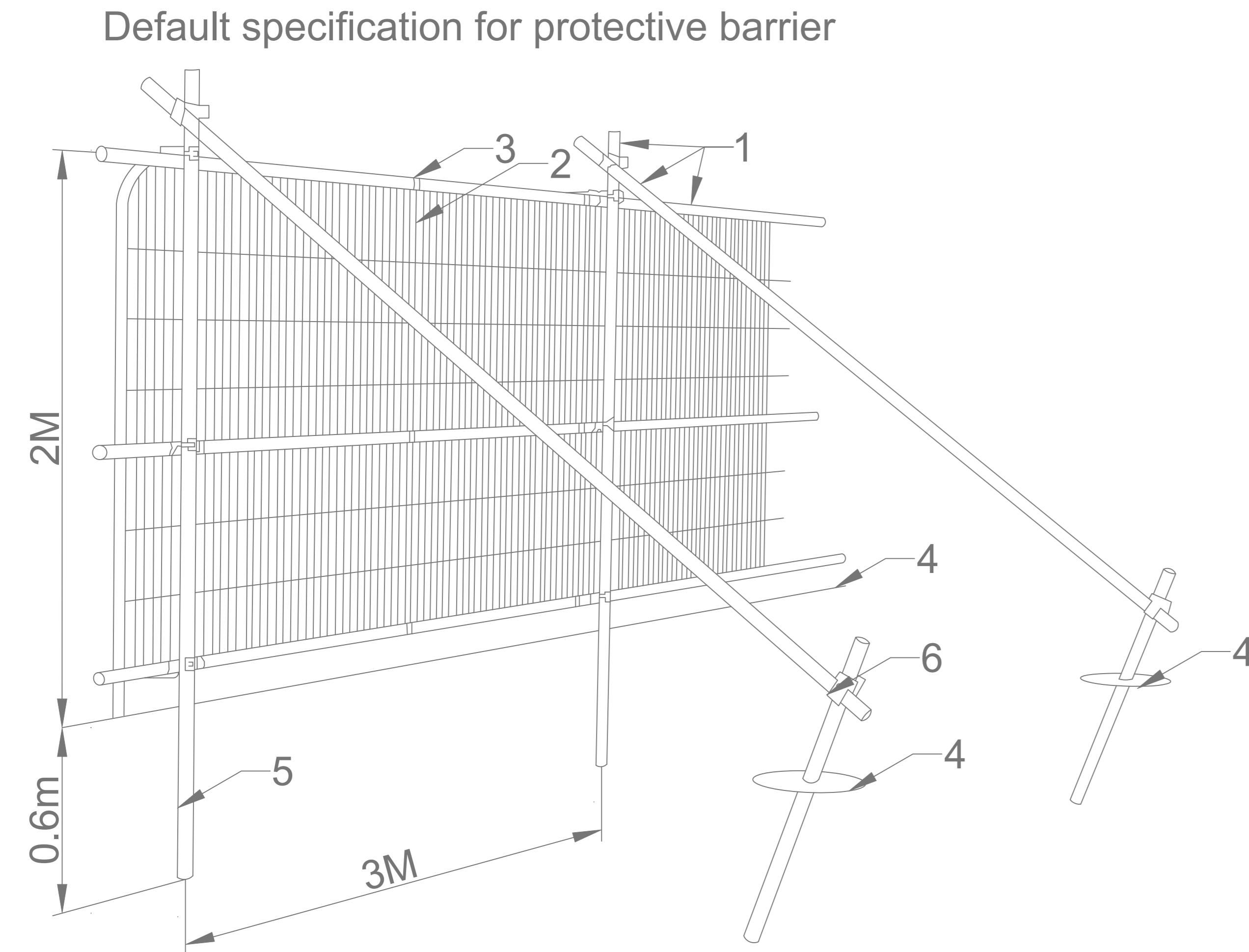
Issue: **PLANNING**

Drawn: <b>WS</b>	Checked: <b>AB</b>	Approved: <b>AB</b>
Project: <b>UG1451</b>	Scale @ A0: <b>1:1000</b>	Date: <b>08/03/2022</b>
Dwg No: <b>UG_1451_ARB_TPP_01</b>	Revision: <b>04</b>	

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# Insert 1: Tree Protective Fencing Specification

# Insert 2: Tree Protection Notice

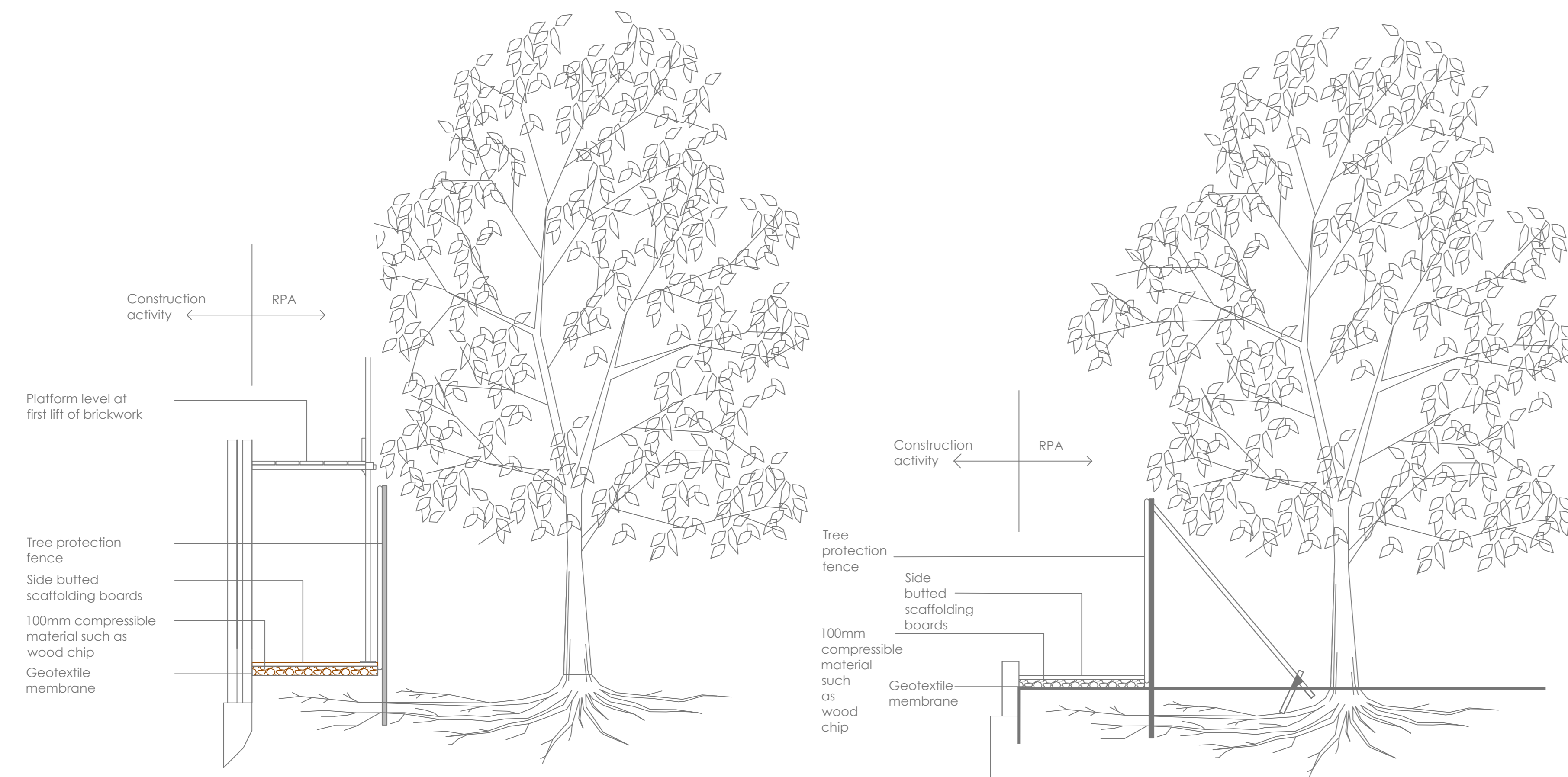


- Key**
- 1 Standard scaffold poles
  - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
  - 3 Panels secured to upright and cross-members with wire ties
  - 4 Ground level
  - 5 Uprights driven into the ground until secure (minimum depth 0.6m)
  - 6 Standard scaffold clamps



Notes:-

# Insert 3: Ground Protection Specification



REV.	DATE	DESCRIPTION	DRAWN	CHK'D
02	22/05/26	UPDATED PROPOSAL	AH	HL
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK



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Project: **STANDEN PAHSES 5 AND 6, CLITHEROE**

Title: **TREE PROTECTION INDEX**

Issue: **PLANNING**

Drawn: WS	Checked: AB	Approved: AB
Project: UG1451	Scale @ A0: N/A	Date: 02/03/2022
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