LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Fells Farm
Wigglesworth Road
Slaidburn
BD23 4SY

September 2025

Project details

Job no.	LTC221
Site	Fells Farm, Wigglesworth Road, Slaidburn, BD23 4SY
Client	Tom Pope and Megan Badger
Agent	Zara Moon Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	16 September 2025
Issue	Final issue planning

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1. Executive Summary

1.1 This arboricultural impact assessment (AIA) relates to a planning application at the site in question for the proposed demolition of an existing dwelling, the conversion of the attached barn to create a replacement dwelling, and a single-storey extension on the footprint of an original farmhouse.

1.2 A tree survey carried out in accordance with BS5837 identified two individual trees and two groups of trees at the site with potential to be impacted by the proposed development works.

1.3 Assessment of the proposal indicates that construction of the development will not require the removal of any of the existing trees.

1.4 Some facilitation pruning work is projected to be required to one existing tree in order to provide suitable crown clearance over the site.

1.5 The existing trees can be adequately protected by installing stem protection and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

2.1 The clients' agent instructed Lakeland Tree Consultancy to survey the trees at the site in question and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the proposed demolition of an existing dwelling, the conversion of the attached barn to create a replacement dwelling, and a single-storey extension on the footprint of an original farmhouse.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 15 August 2023 and surveyed all trees with reasonable potential to be impacted by the proposed works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*.

2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

The site

3.1 The site is in a rural location between the villages of Slaidburn and Tosside, Lancashire, and is currently a log cabin-style dwelling with an attached barn, a detached chicken shed and surrounding gardens (see Figure 1). The site is bounded by agricultural grazing land on all sides and is accessed via an existing track leading from Wigglesworth Road, to the north of the site, passing through neighbouring property Stephen Moor Lodge.

Figure 1: Google Earth image of application site (dated 24 June 2024)

The tree population

3.2 Tree cover at the site, and across the surrounding area, is sparse and comprises one mature sycamore with a hollowing stem and some smaller fruit trees, a cypress and a willow within the back garden. The BS5837 tree survey recorded these as two individual trees and two groups of trees, which are all evidently within the clients' ownership. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.3 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended Tree Survey Schedule. Both individual trees and both groups of trees were categorised as low quality (C-category).

Veteran trees

3.4 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as "irreplaceable habitats" within the National Planning Policy Framework (NPPF). The tree survey did not identify any notable, veteran or ancient trees at this site, as defined by Lonsdale (2013). It may not have been possible to thoroughly inspect all trees, however, where they were located off-site or where they were located within heavily overgrown areas, for example.

4. The Development Proposal and Arboricultural Impact Assessment

The development proposal

4.1 The Proposed Site Plan (drawing number 137.21 07 Rev A) and further information provided by Zara Moon Architects indicate that the planning application is for the proposed demolition of an existing dwelling, the conversion of the attached barn to create a replacement dwelling, and a single-storey extension on the footprint of an original farmhouse. Vehicular access will be via the existing track leading from Wigglesworth Road, to the north of the site. Car parking will be provided in the area where an existing timber chicken shed is to be removed. Garden areas will be relandscaped, including the planting of several new trees.

Services and drainage

4.2 The Proposed Site Plan provided does not show proposed services or drainage at this stage. New provisions, including service trenches, electric car charging points and connections, heat pump infrastructure and foul and surface water drainage, including pipes, channels, sewage treatment plants and surface water attenuation features, should be sited so as to avoid the RPAs of retained trees wherever possible. Where the installation of services or drainage within RPAs cannot be avoided, excavation should be carried out using hand-held tools only and in accordance with the NJUG Volume 4 guidance, taking care to minimise any root damage.

Tree removals

4.3 Assessment of the proposal details indicates that construction of the development will not require the removal of any of the existing trees.

New tree planting

4.4 A number of new trees are proposed as part of site landscaping. New tree planting should be implemented in accordance with the British Standard guidance BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*.

Tree works

4.5 Anticipated facilitation pruning requirements are shown in the preliminary Tree Works Schedule below (Table 1). The proposed works should be reviewed prior to construction, should the development be approved, in case any aspects of the site design or layout have changed since this report was prepared. All tree works should be carried out by a suitably qualified, experienced and insured arborist and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - Recommendations.*

Table 1: Preliminary Tree Works Schedule

ID no.	Species	BS5837 cat.	Recommendation
T1	Sycamore	C	Prune to lift crown to create a ground clearance of up to 4m, as required

RPA encroachments

4.6 As shown on the appended Tree Protection Plan, proposed works within or close to the RPAs of retained trees include: -

- Demolition of existing log cabin-style dwelling and chicken shed within RPA of sycamore T1
- Proposed extension encroaches 6% into RPA of sycamore T1
- Resurfacing of driveway/car parking projected to be required within RPA of sycamore T1

Operations with potential to impact tree RPAs must be carried out in accordance with the preliminary arboricultural method statement and general tree protection requirements provided later in Section 5.

Future tree pressures

4.7 The AIA seeks to identify any reasonably foreseeable sources of conflict between the existing trees and the proposed development that would lead to future pressure to remove or significantly prune the trees. This can include shading issues and nuisance issues, such as the dropping of fruit or leaf litter. The assessment does not include proposed new trees, the details of which may not have been available at the time this report was prepared.

4.8 The following potential future sources of conflict and any proposed solutions have been identified at the site in question: -

- Car parking under sycamore T1 - sycamore aphids produce a sticky honeydew exudate in early summer that can be a significant nuisance to vehicle owners that need to park under sycamore trees. At the site in question, however, there is sufficient space on the wider driveway for the clients to temporarily park in an alternative location, should they find the seasonal honeydew nuisance to be unacceptable

4.9 The AIA does not include the collection of soil samples to assess the potential for roots of existing, proposed or removed trees to affect soil structure and potentially impact neighbouring foundations. It is recommended that soils are professionally assessed and foundations are designed accordingly, in line with the guidance provided in the NHBC Standards (2025) *4.2 Building near trees*.

5. Protection of Retained Trees

Tree protection fencing

5.1 Adequate protection of the retained trees during the development is paramount in ensuring their health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.

5.2 At the site in question, the trees are all considered to be of low quality. As shown on the appended Tree Protection Plan, an existing post and rail fence can be left in place for the main phase of construction to prevent works from encroaching towards retained tree group G1, if desired. The clients can install tree protection fencing of their own specification to protect tree T2 and group G2 from adjacent construction works, should they wish. Default BS5837-specification tree protection fencing is not considered to be necessary at this site.

Stem protection

5.3 As there will be a requirement to carry out construction operations within close proximity to retained sycamore T1, there is not deemed to be sufficient space to erect temporary tree protection fencing to exclude the tree from the working area. Instead, it is recommended that the tree's stem be covered with stem protection to prevent damage from movement of construction vehicles or machinery.

5.4 As shown in the example in Figure 2, stem protection shall cover the stem of T1 from its base to the point at which its branches start and shall comprise hessian fabric wrapped around the full stem, on top of which timber slats shall encircle the stem and be appropriately secured in place. Alternative stem protection specifications may also be suitable. Stem protection should be installed prior to any works on site, including site preparation, demolition and deliveries, and should be kept well-maintained and functional for the full duration of the construction works.

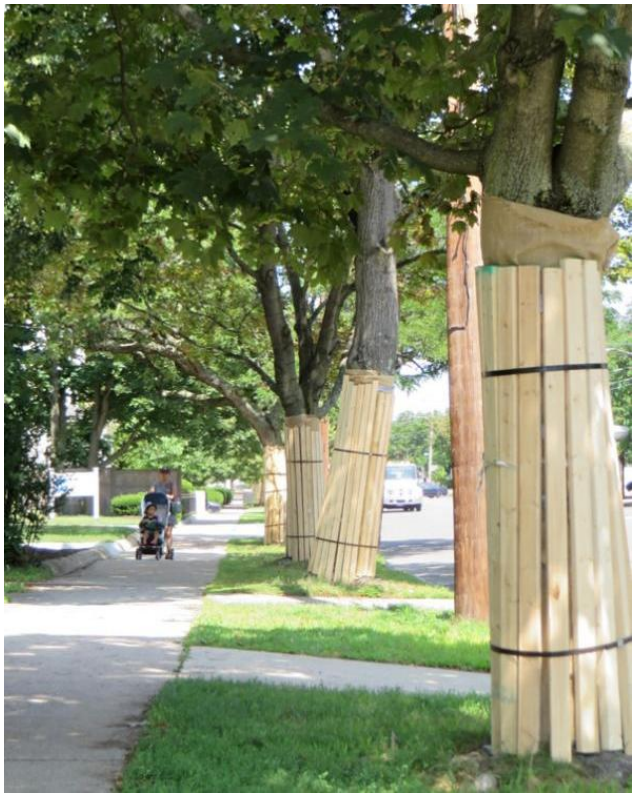


Figure 2: Example of suitable stem protection

Preliminary arboricultural method statement

5.5 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 2, below).

5.6 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and program of site monitoring and arboricultural supervision, can be conditioned to a planning approval, where necessary.

Table 2: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Demolition of dwelling and chicken shed	• Demolition of the existing log cabin-style dwelling and timber chicken shed will be required within the RPA of tree T1 • Demolition shall be carried out using a “top down, pull back” method, working away from the tree • Vehicles and plant must not operate within the RPA, unless there is an existing hard surface in place or load-appropriate ground protection has been installed to prevent soil compaction and resultant root damage • Excavation within the RPA to remove foundations should be minimised; working with hand-held tools rather than excavating mechanically can help to reduce root damage • Avoid severing, damaging, pulling or tearing any roots greater than 25mm in diameter (thumb-width) during removal of foundations, as these may be essential for the tree’s health or stability • Roots encountered during removal of foundations must not be left exposed, so should be immediately covered with moist hessian or backfilled with top soil to prevent desiccation • Demolition arisings, stone or earth should not be stored within soft-surfaced tree RPAs

Table 2 continued: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Erection of extension	• The proposed single-storey extension encroaches within 6% of the RPA of sycamore T1 • Given the low quality of the tree and low percentage of the encroachment, it is not deemed necessary to install specially-engineered BS5837-compliant foundations in this case • Instead, any tree roots encountered during excavation for the extension shall be neatly pruned back to the edge of the excavation, making a clean cut with a suitable sharp tool, such as a handsaw or bypass secateurs, so that the wound area is as small as possible • Excavation within the RPA should be minimised; working with hand-held tools rather than excavating mechanically can help to reduce root damage • Large tree roots must not be pulled or left torn, excessively damaged or exposed • Trees roots shall be surrounded with top soil prior to backfilling, which must take place as soon as possible • If wet concrete is to be poured within the RPA, impermeable sheeting must be laid in order to prevent toxic alkaline leachate from contaminating the RPA and poisoning the tree roots
Resurfacing of driveway	• Resurfacing of the driveway/car parking area is projected to be required within the RPA of T1 • Important tree roots, essential for health or structural stability are likely to be growing close to the surface, so care must be taken not to disturb or damage roots that might be present directly underneath the existing surfaces • Where the existing hard surface is to be replaced by a new hard surface, the existing sub-base should be left in place, if possible, in order to prevent root disturbance (with the new hard surface laid over the existing sub-base) • Where existing soft surface is to become hard surface, surface vegetation shall be removed using hand-held tools only, taking care not to damage or sever roots that may be growing very close to the surface • There should be no mechanical excavation, scraping or compaction of the soil within the RPA, so the new surface should be laid *above* the existing soil level • Once the vegetation is removed, the RPA must not be left exposed, so shall be covered with geomembrane or similar to prevent desiccation if the new hard surface is not being laid immediately • Edge supports should also be laid at or above existing soil level and be pinned in place, requiring no severing of tree roots greater than 25mm in diameter (thumb-width)

5.7 General tree protection requirements

- The stem protection for T1 shall be fitted prior to any works on site, including site preparation, demolition and deliveries
- The stem protection shall be kept well-maintained and functional for the duration of the works and shall not be removed until construction is complete and all associated materials have been removed from site
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil within RPAs shall not be scraped, skimmed or mechanically compacted. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of tree RPAs
- Fires shall not be lit within 10m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within soft-surfaced RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage
- Incidents of damage to a tree or with potential to damage a tree, such as an incursion, accident, impact or spillage, shall be logged and reported to the Project Arboriculturist forthwith, who will advise on the nature and timescale of any remedial action required

6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints

6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.

6.2 According to Ribble Valley Borough Council's website (www.ribblevalley.gov.uk; searched 10/09/25), the site is not located within a Conservation Area. The website does not include an interactive TPO map or search function, so the presence of any TPOs would need to be checked with the Council directly. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.

6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

6.4 Hedgerows meeting a particular series of criteria may be classed as ‘important’ and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.

6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

References

British Standards Institute (2014) *BS8545 Trees: from nursery to independence in the landscape - Recommendations*

British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - Recommendations*

British Standards Institute (2010) *BS3998 Tree work - Recommendations*

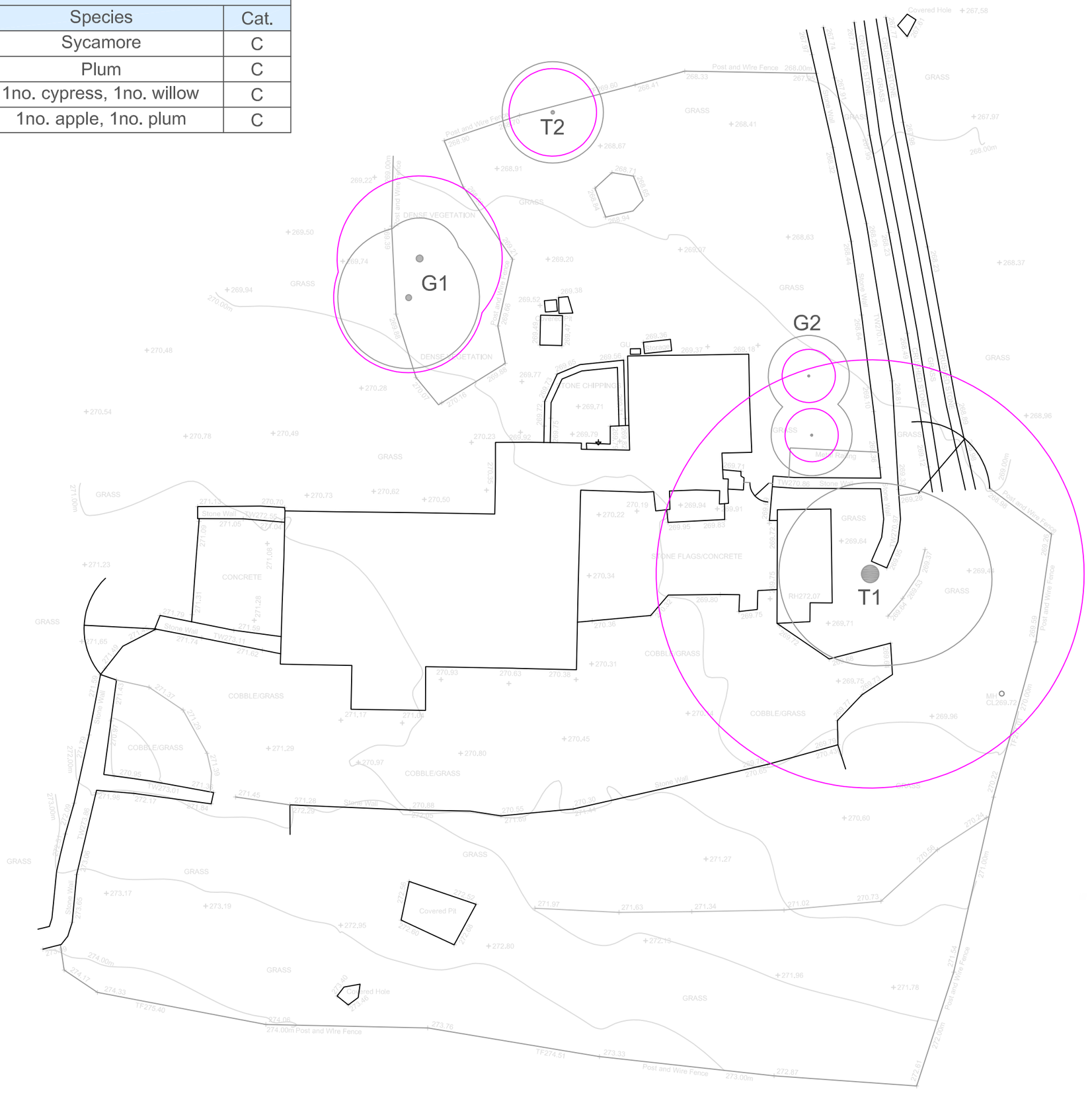
Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

NHBC (2025) *NHBC Standards: 4.2 Building near trees*. Available online at https://nhbc-standards.co.uk/

The National Joint Utilities Group (2007) *Volume 4 - NJUG Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*

Tree Survey Plan

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Sycamore	C
T2	Plum	C
G1	1no. cypress, 1no. willow	C
G2	1no. apple, 1no. plum	C



BS5837 Tree retention categories:

- Category A — High quality
- Category B — Moderate quality
- Category C — Low quality
- Category U — Unsuitable for retention
- Root protection areas (RPAs)

Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:
Fells Farm
Wigglesworth Road
Slaidburn
BD23 4SY

Client:
Tom Pope and Megan Badger

Date: August 2023
Scale: 1:200 at A3
Drawing: LTC221-TSP
Drawn by: JK

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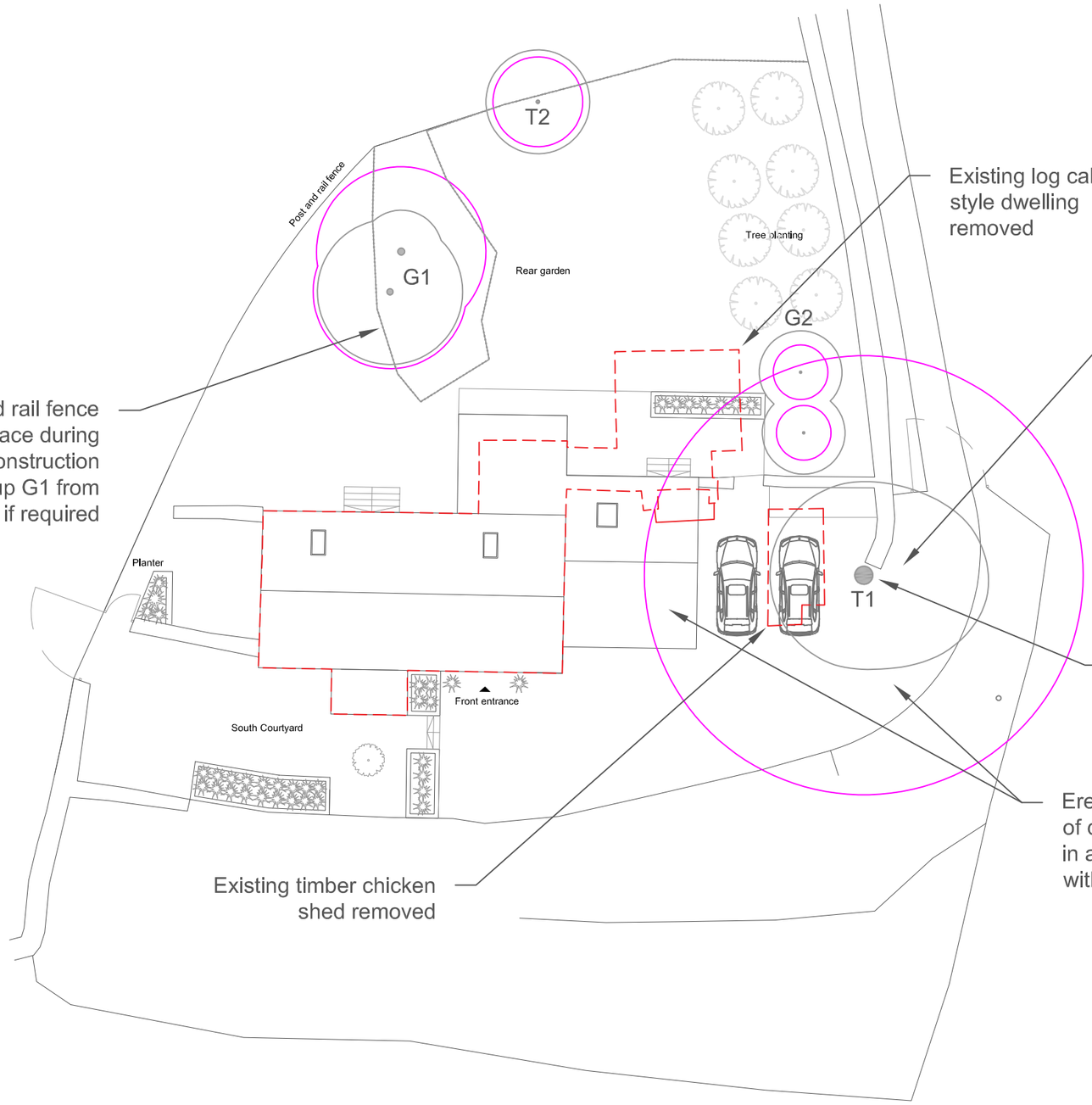
Tree Protection Plan

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Sycamore	C	Retain
T2	Plum	C	Retain
G1	1no. cypress, 1no. willow	C	Retain
G2	1no. apple, 1no. plum	C	Retain



Existing post and rail fence can be left in place during main phase of construction to protect group G1 from adjacent works, if required

Existing log cabin-style dwelling removed

Prune to lift crown of sycamore T1 in accordance with BS3998 to create a ground clearance of up to 4m for construction vehicle access, as required

Install stem protection around T1 during construction works, as discussed within AIA

Erection of extension and renewal of driveway surface to be carried out in accordance with guidance outlined within AIA report, where within RPA of T1

Existing timber chicken shed removed

BS5837 Tree retention categories:

- Category A — High quality
- Category B — Moderate quality
- Category C — Low quality
- Category U — Unsuitable for retention
- Root protection areas (RPAs)

Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:
Fells Farm
Wigglesworth Road
Slaidburn
BD23 4SY

Client:
Tom Pope and Megan Badger

Date: September 2025
Scale: 1:250 at A3
Drawing: LTC221-TPP
Drawn by: JK

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BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*: -

A	Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
B	Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
C	Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
U	**Unsuitable for retention** Those 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

Key to tree survey schedule: -

T G W H	**Tree** **Group** **Woodland** **Hedge**	**Age** is classed as either: young; semi-mature, early-mature, mature or post-mature **Life expectancy** is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	**Root protection area**	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	**Estimated values**	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site	Fells Farm, Wigglesworth Road, Slaidburn, BD23 4SY	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	15 August 2023
Client	Tom Pope and Megan Badger	**Conditions**	Broken cloud, moderate breeze	**Job no.**	LTC221

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Sycamore *Acer pseudoplatanus*	880	Mature	10	N 4.5 E 6 S 4.5 W 4.5	1.75	Moderate/ Good Good	10+	10.6	C	• Main leader lost at a height of 5m leaving a major decay cavity extending down into stem (unable to determine extent of cavity from ground level)
T2	Plum *Prunus domestica*	180	Mature	3.5	N 2.5 E 2.5 S 2.5 W 2.5	1.25	Good Good	10+	2.2	C	• Foliage badly affected by an insect pest (not detrimental to long-term health)
G1	1no. goat willow 1no. Leyland cypress *Salix caprea* *Cupressus* x *leylandii*	≤ 340	Early-mature	≤ 8	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	≥ 1	Good Good	10+	≤ 4.1	C	• Closely spaced pair on site boundary • No significant visible defects
G2	1no. apple 1no. plum *Malus domestica* *Prunus domestica*	110	Early-mature	3	N 2 E 2 S 2 W 2	≥ 1.5	Good Good	10+	1.3	C	• Pair of orchard trees with a small apple sapling growing in between • Minor sheep abrasion around lower stems

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