



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Land off Whalley Road
Hurst Green
BB7 9QJ

August 2025

Project details

Job no.	LTC253
Site	Land off Whalley Road, Hurst Green, BB7 9QJ
Client	Chris Hickey
Agent	Zara Moon Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	20 August 2025
Issue	Final issue for planning

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1. Executive Summary

- 1.1 This arboricultural impact assessment relates to a planning application at the site in question for the proposed construction of four holiday lodges, relocation of the site access, improvements to the public footpath and associated landscaping.
- 1.2 A tree survey carried out in accordance with BS5837 identified three individual trees, six groups of trees and a hedge with potential to be impacted by the proposed development works.
- 1.3 Assessment of the proposal indicates that construction of the development will require the removal of approximately 13 trees from a low quality group and a 20m length of hedge in order to form the new site access. Minor pruning works may be required to some of the retained trees in order to create suitable crown clearance over the footpath.
- 1.4 The planning application is to be supported by both a biodiversity net gain (BNG) assessment and a proposed landscaping plan, which will recommend suitable compensation for the development-related tree losses.
- 1.5 The retained trees can be adequately protected by means of temporary tree protection fencing, which is to be laid-out as shown on the appended Tree Protection Plan, and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

2.1 The client's 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 construction of four holiday lodges, relocation of the site access, improvements to the public footpath and associated landscaping.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 17 February 2024 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 located at the east of the village of Hurst Green, Lancashire, and is currently a field of agricultural grazing land (see Figure 1). The site is bounded to the north by Whalley Road, to the east and south by agricultural grazing land, and to the west by the garden of a neighbouring residential property. There is an existing vehicular access point off Whalley Road onto an area of hardstanding at the north of the site. An existing public right of way (PROW) passes through the site, skirting the southern and western site boundaries.



Figure 1: Google Earth image of application site
(dated 5 June 2023)

The tree population

3.2 The southern and western site boundaries are lined with mature native trees, comprised predominantly of ash, oak and beech, growing both within the site and in the neighbouring garden. A double-rowed group of spruce has been planted partially along the northern and eastern site boundaries within the last ten years. A managed native hedge lines the roadside boundary at the north of the site.

3.3 The BS5837 tree survey identified three individual trees, six groups of trees and a hedge with potential to be impacted by the proposed development works. These were located both within the site and on areas of immediately adjacent land. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.4 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. One individual tree and one group of trees were categorised as high quality (A-category), one group was categorised as moderate quality (B-category), and two trees, four groups and the hedge were categorised as low quality (C-category).

Veteran trees

3.5 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 185.23 03) and Design and Access Statement provided by Zara Moon Architects, indicate that the planning application is for the proposed construction of four single-storey, one-bedroom holiday lodges, each with independent access roads and car parking. A new site access will be formed and the existing site access will be blocked up and planted with trees. The existing public right of way (PROW) that passes through the site will be surfaced with gravel and the drainage improved. Landscaping will include extensive planting, particularly to improve screening along the PROW.

Services and drainage

- 4.2 The draft Proposed Surface Water and Foul Layout plan provided (drawing number 2025-040-01, by FRDS) indicates that proposed surface water and foul water drainage will be positioned outside the root protection areas (RPAs) of the existing trees. There is no foreseeable requirement for services to encroach within the RPAs of existing trees.
- 4.3 Drainage improvements relating to the new PROW footpath have not yet been specified and should be agreed with the LPA at the detailed design stage. Any excavation required within tree RPAs must 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

4.4 As shown on the appended Tree Protection Plan and in Table 1, below, construction of the development as proposed will require the removal of approximately 13 trees from a low quality group and a 20m length of hedge in order to form the new site access.

Table 1: Proposed tree removals

ID no.	Species	BS5837 category	Recommendation
G2	Spruce	C	Remove approximately 13no. trees from group in order to form new site access
H1	Hawthorn	C	Remove an approximately 20m length of hedge in order to form new site access
Total tree removals			13no. C-category trees 1no. length of C-category hedge

Compensatory tree planting

4.5 The planning application is to be supported by both a biodiversity net gain (BNG) assessment and a proposed landscaping plan, which will recommend suitable compensation for the development-related tree losses. 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

4.6 Anticipated facilitation pruning requirements are shown in the preliminary tree works schedule below (Table 2). 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.

4.7 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 2: Preliminary tree works schedule

ID no.	Species	BS5837 cat.	Recommendation
T3	Hawthorn	C	Prune to lift crown to create a 2.5m ground clearance over footpath
G1	Spruce	C	Thin to remove any dead trees from group
G2	Spruce	C	Thin to remove any dead trees from group
G3	Ash	C	Prune to lift crowns to create a 2.5m ground clearance over footpath
G6	Birch	B	Prune to lift crowns to create a 2.5m ground clearance over footpath

RPA encroachments

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

- Surfacing of PROW within RPAs of T3, G3, G4, G5 and G6

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

4.9 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.

4.10 As the proposed holiday lodges and associated infrastructure are located a significant distance away from the existing trees, no specific future tree pressures have been identified in this case.

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 For the development in question, the default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable, although the angled support struts may be excluded due to the space limitations. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required. Once erected, the tree protection fencing shall be labelled at regular intervals with all-weather notices stating 'TREE PROTECTION AREA - KEEP OUT!'. The tree protection fencing must be kept well-maintained and functional for the duration of the construction works.
- 5.3 The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation and deliveries, and shall remain in place until the development is complete and all associated materials have been removed from site.

Preliminary arboricultural method statement

- 5.4 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 3, below).
- 5.5 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 3: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Surfacing of PROW	• The surfacing of the PROW with a gravel footpath will fall within the RPAs of T3, G3, G4, G5 and G6 • The new hard surface must be installed above the existing soil level and must not involve any excavation within the RPAs, so as not to cause direct damage to tree roots that may be close to the surface • The surface vegetation shall be removed using hand-held tools only • Where within the RPAs of A- and B-category trees (G4 and G6), a cellular confinement system sub-base filled with washed, angular stone must be used in order to distribute load and prevent soil compaction (example of suitable design appended) • Where within the RPAs of C-category trees (T3, G3 and G5), a cellular confinement system sub-base is not deemed to be necessary, as the works are unlikely to adversely impact the already limited longevity of the trees • During construction, vehicles must track along a designated route covered with bog mats or similar ground protection and must not track within soft-surfaced tree RPAs, as this causes damage to the soil and tree roots • Soil within RPAs must not be left exposed for a prolonged period, so should be temporarily covered to prevent dessication if the new surface is not being laid immediately • Any new edge supports required should also sit at or above existing soil level and be pinned in place

5.8 General tree protection requirements

- The tree protection fencing shall be installed prior to any works on site, including site preparation and deliveries
- The tree protection fencing shall be kept well-maintained and functional for the duration of the works and shall not be moved until the main phase of construction is complete and the landscaping phase is ready to commence
- 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 16/07/25), 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*

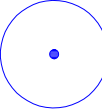
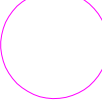
Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

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

BS5837 Tree retention categories:

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

Identification numbers:

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

Site:
Land at Whalley Road
Hurst Green
BB7 9QJ

Client:
Chris Hickey

Date: February 2024

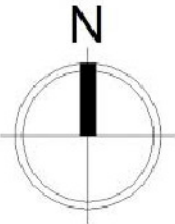
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Drawing: LTC253-TSP

Drawn by: JK

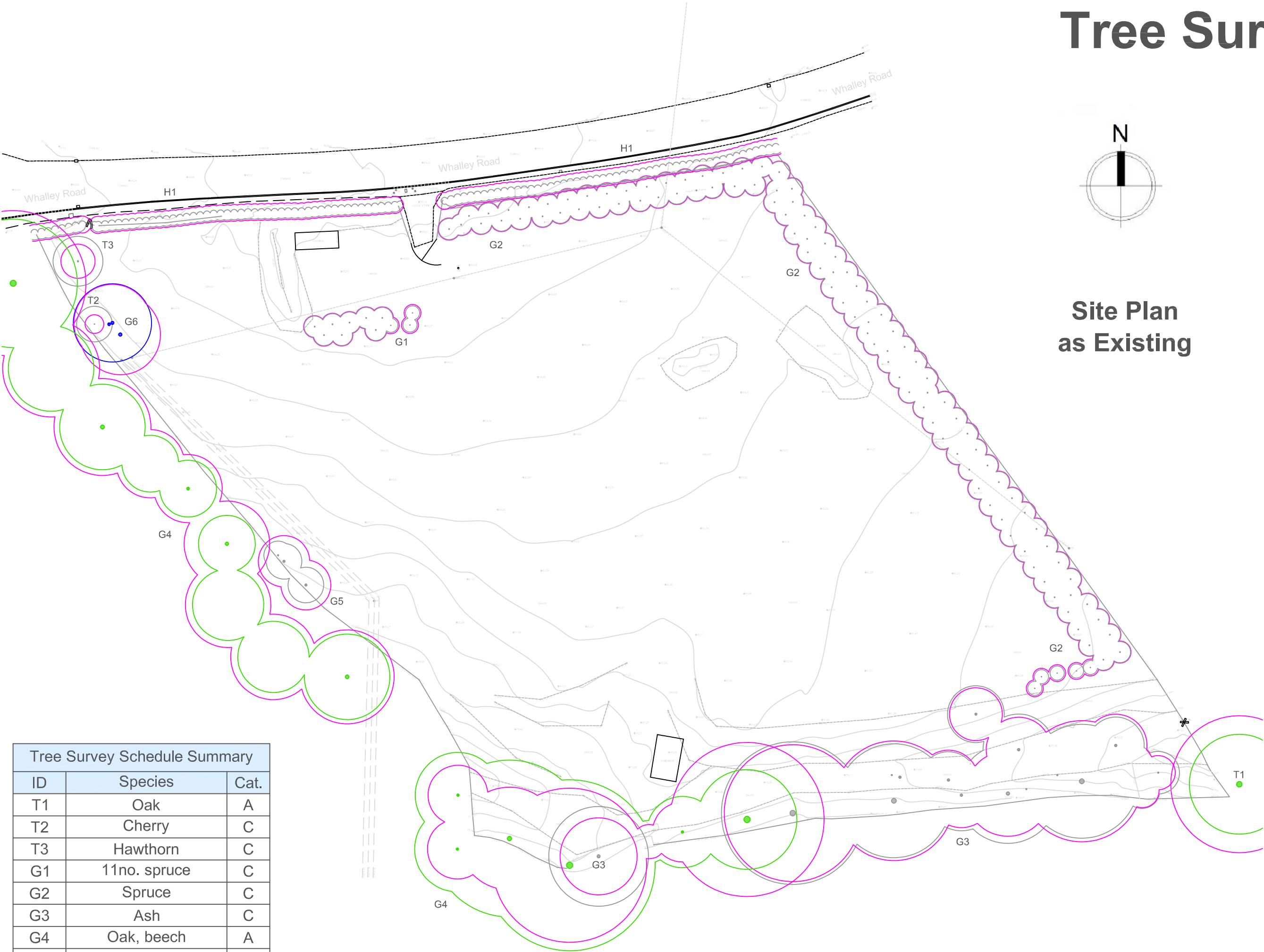


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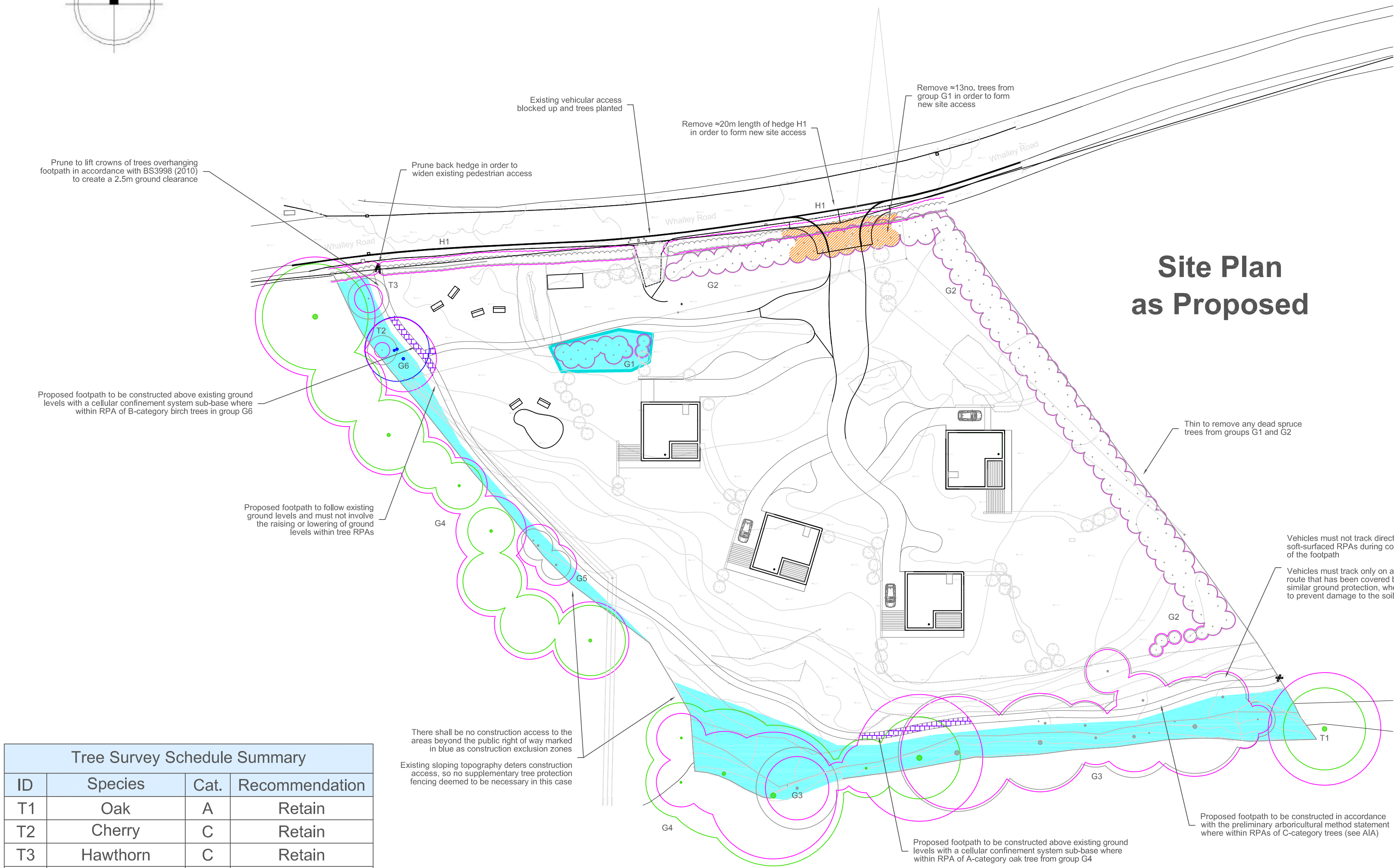
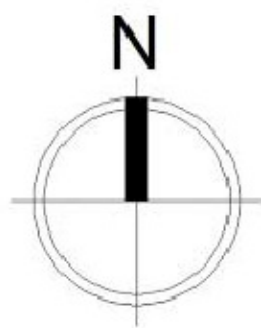


**Site Plan
as Existing**

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Oak	A
T2	Cherry	C
T3	Hawthorn	C
G1	11no. spruce	C
G2	Spruce	C
G3	Ash	C
G4	Oak, beech	A
G5	3no. hawthorn	C
G6	3no. birch	B
H1	Hawthorn	C



Tree Protection Plan



- Category A
High quality tree
- Category B
Moderate quality tree
- Category C
Low quality tree
- Category U
Unsuitable for retention
- Root protection areas (RPAs)
- Proposed tree removals
- Cellular confinement system
- Construction exclusion zone and tree protection fencing

Site:
Land off Whalley Road
Hurst Green
BB7 9QJ

Client:
Chris Hickey

Date: July 2025
Scale: 1:500 at A2
Drawing: LTC253-TPP
Drawn by: JK

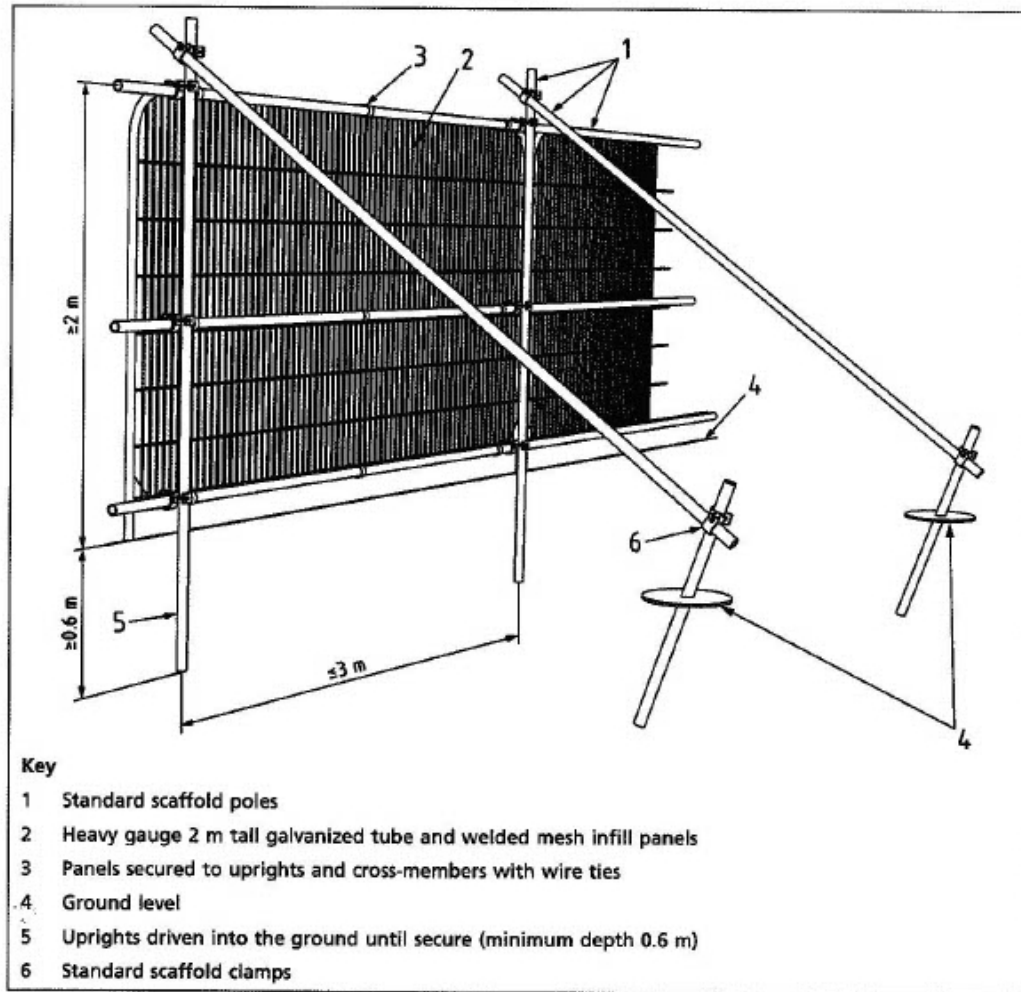


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Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Oak	A	Retain
T2	Cherry	C	Retain
T3	Hawthorn	C	Retain
G1	11no. spruce	C	Retain
G2	Spruce	C	Remove part
G3	Ash	C	Retain
G4	Oak, beech	A	Retain
G5	3no. hawthorn	C	Retain
G6	3no. birch	B	Retain
H1	Hawthorn	C	Remove part

BS5837 Tree Protection Fencing



Reproduced from BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

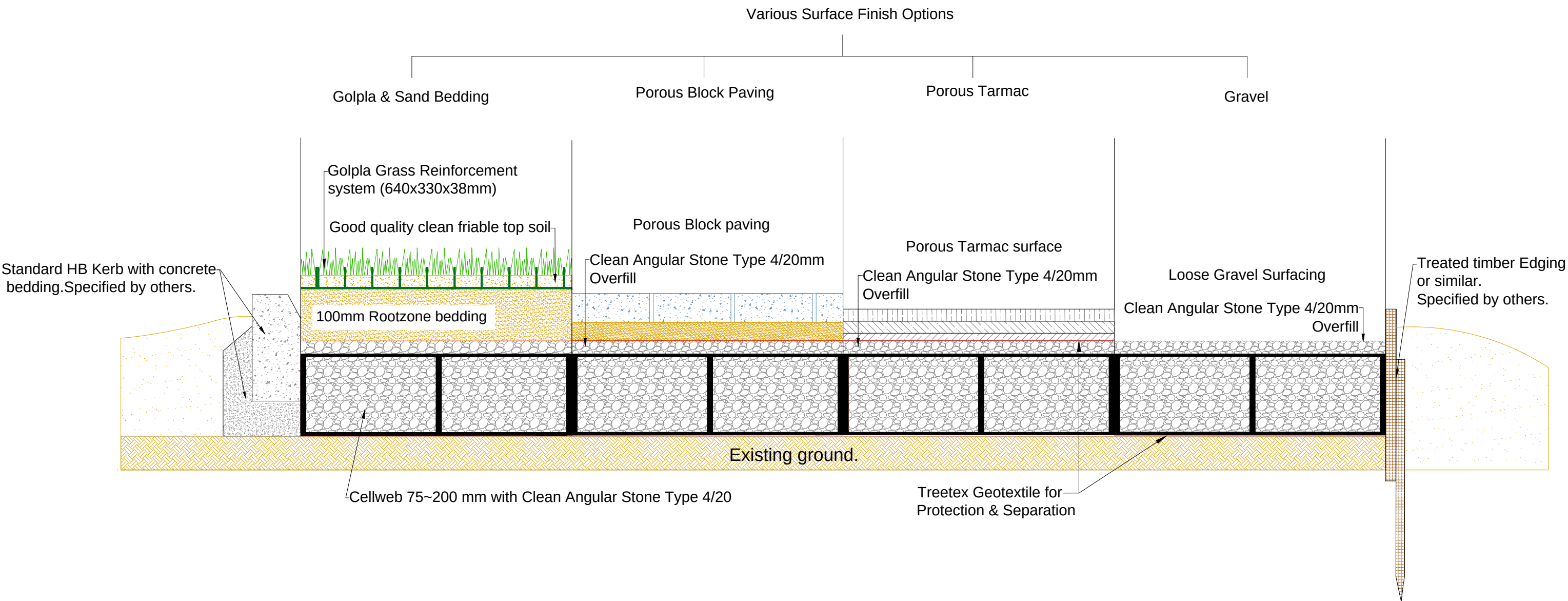
CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating "TREE PROTECTION AREA - KEEP OUT!"



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	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
RPA	Root protection area	Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
		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 Land off Whalley Road, Hurst Green, BB7 9QJ

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 17 February 2024

Client Chris Hickey

Conditions Overcast, very gentle breeze

Job no. LTC253

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	English oak <i>Quercus robur</i>	800 #	Mature	14	N 7 E 7 S 7 W 7	6	Good Good	40+	9.6	A	• Located on neighbouring land and therefore not accessed to inspect in detail
T2	Flowering cherry <i>Prunus sp.</i>	110	Young	7	N 2.5 E 2.5 S 2.5 W 2.5	0.75	Good Good	20+	1.32	C	• Self-set tree growing at edge of site
T3	Hawthorn <i>Crataegus monogyna</i>	4x100 #	Mature	5	N 3.5 E 3.5 S 3.5 W 3.5	1.5	Good Good	20+	2.4	C	• Multi-stemmed from base
G1	11no. Norway spruce <i>Picea abies</i>	≤ 130	Young	≤ 6	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	≥ 0	Poor to Good Dead to Good	10+	≤ 1.56	C	• Small group of planted trees at top of field • Two trees dead • One tree snapped at lower stem

BS5837 Tree survey schedule

Site Land off Whalley Road, Hurst Green, BB7 9QJ
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Surveyor Jennie Keighley PhD MSc MArborA
Conditions Overcast, very gentle breeze
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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
G2	Norway spruce <i>Picea abies</i>	≤ 150	Young	≤ 8	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	≥ 0	Poor to Good Dead to Good	10+	≤ 1.8	C	- Dense group planted along northern and eastern site boundaries - Evidently not establishing well - Many of trees dead, dying or snapped
G3	Common ash Hazel Hawthorn <i>Fraxinus excelsior</i> <i>Corylus avellana</i> <i>Crataegus monogyna</i>	≤ 800 #	Early-mature to mature	≤ 22	N ≤ 10 E ≤ 10 S ≤ 10 W ≤ 10	≥ 0	Poor to Good Poor to Good	10+	≤ 9.6	C	- Group of early-mature to mature ash growing along southern boundary - Ash all exhibiting signs of early to advanced infection with ash dieback disease (fungal pathogen <i>Hymenoscyphus fraxineus</i>) - Understorey of scattered hazel and hawthorn
G4	English oak European beech Holly Hawthorn <i>Quercus robur</i> <i>Fagus sylvatica</i> <i>Ilex aquifolium</i> <i>Crataegus monogyna</i>	≤ 900 #	Early-mature to mature	≤ 20	N ≤ 12 E ≤ 12 S ≤ 12 W ≤ 12	≥ 0	Good Moderate/ Good to Good	40+	≤ 10.8	A	- Group containing a number of large, mature oak trees - Continues west onto neighbouring land - Understorey of holly and hawthorn - Some of crowns pruned away from overhead wires

BS5837 Tree survey schedule

Site Land off Whalley Road, Hurst Green, BB7 9QJ

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Survey date 17 February 2024

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Conditions Overcast, very gentle breeze

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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
G5	3no. hawthorn <i>Crataegus monogyna</i>	≤ 210 210	Mature	≤ 6	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	≥ 0.5	Moderate/ Good Moderate	10+	≤ 3.6	C	- Linear group growing close to site boundary - Crowns heavily reduced
G6	3no. silver birch <i>Betula pendula</i>	≤ 470	Mature	≤ 20	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	≥ 1.5	Good Good	20+	≤ 5.64	B	- Cluster of multiple stems, expected to belong to three individuals - Southernmost tree heavily pruned away from neighbouring telegraph poles and overhead wires
H1	Hawthorn Hazel Sycamore Common ash <i>Crataegus monogyna</i> <i>Corylus avellana</i> <i>Acer pseudoplatanus</i> <i>Fraxinus excelsior</i>	≈ 100	Mature	≤ 3	N 0.5 E 1 S 1 W 1	0	Good Good	20+	1.2	C	- Managed hedge at road frontage - Predominantly hawthorn