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Salesbury View, Wilpshire, Blackburn, BB1 9PL

Arboricultural Impact Assessment
Persimmon Homes (Lancashire) Ltd

P.2258.25
August 2025

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Reference	Site	Client	Date
P.2258.25	Salesbury View, Wilpshire, Blackburn, BB1 9PL	Persimmon Homes (Lancashire) Ltd	26 th August 2025

Field work	Document author(s)	Technical review	Quality & approval
Alex Clare	Kevin Pope	Alistair McLeod	Richard Anderson, Quality & Office Administrator

Revision	Date	Details	Name
A	10.9.25	Amended red line boundary and additional geotextile recommendations.	Alex Clare
B	17.03.26	Updated site plan	Kevin Pope
C	14.05.26	Updated site plan	Conor McKeown

IMPORTANT: Any recommendations made within this report are subject to the appropriate consents being in place in advance. We cannot be held responsible for the actions of others not adhering to statutory controls.

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Executive Summary

A survey of the existing trees on and adjacent land at Salesbury View, Wilpshire, Blackburn, BB1 9PL has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent to the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 80 residential dwellings which will require the removal of a number of existing trees, and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement
- The use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape

1. Introduction

1.1

Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land at Salesbury View, Wilpshire, Blackburn, BB1 9PL and to assess the potential impact of the development as proposed on trees within/adjacent to the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

1.2

The site was visited on 7th June 2025 by Alex Clare, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent to the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2. Objectives

2.1

Our client's objective is to develop the site by the construction of 80 residential dwellings.

2.2

Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent to the site and to record and categorise them in a manner consistent with BS5837: 2012
- Identify which trees will need to be removed directly as a result of the proposed development of the site
- Identify any indirect impact from the proposed development on trees proposed for retention
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site

3. Planning Policy and Relevant Legislation

3.1

The revised National Planning Policy Framework, updated on 12 December 2024, sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be designed and produced.

3.2

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **An economic objective:** To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure.
- b) **A social objective:** To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.
- c) **An environmental objective:** To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. The Framework promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

3.3

The site lies within the Ribble Valley Borough Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4

Checks have been made with the Local Planning Authority, DEFRA MAGIC Map and Ancient Tree Inventory resources. At the time of writing this report, the results of those checks are as follows:

Conservation Area	N/A
Tree Preservation Order(s)	The Salesbury View, Wilpshire 2023 Tree Preservation Order – Protection of T3-T11 and W1 as identified in our tree survey
Ancient Woodlands	N/A
Ancient and/or Veteran Trees	N/A

NOTE: Our searches are mainly undertaken using Local Authority and government interactive websites, the reliability of which can sometimes be questionable. A more detailed search should therefore be carried out prior to any works to trees being commenced.

Irrespective of the above and the outcome of the planning application, in advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.5

British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6

Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4. Survey and Survey Methodology

4.1

We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of Section 4.2 of BS5837: 2012 for the site. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off-site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2

Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low to medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.

4.3

Our survey of the trees within and adjacent to the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 7th June 2025 during rainy weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with Section 4.5 and Table 1 of the Standard.

4.4

Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5

Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6

Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within Section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5. Survey Results and Impact Assessment

5.1

Existing Tree Cover: 15 individual, seven groups of trees, two hedges and one woodland were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross-referenced with drawing P.2258.25.T01C *Tree Survey*.

5.2

Direct Impact on Trees: The development of the site as proposed will directly require the removal of G1, H2, T12, T13, T14 and part of G7.

5.3

Landscape Compensation: Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium- to long-term impact of the development will be positive.

5.4

Indirect Impact on Trees: In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.

5.5

Hedgerows: In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance, the development will require the removal of H2 for which appropriate compensation by way of new planting can be provided at the landscape stage of the project in line with current planning policy and legislation.

5.6

Potential Mitigation for Development Impacts: Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site-specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.

5.7

Potential for Shading and Nuisance: Mature trees in urban and suburban areas add significant value and environmental benefits to sites; however, it is acknowledged that some land/property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf/fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden/open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner/occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.

5.8

Boundary Screening: Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, or to carry out additional planting to screen views. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.

5.9

Long-term Spatial Constraints: The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees where they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent to sites, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.

5.10

Existing Areas of Hardstanding: There are no existing areas of hardstanding to be removed on site, therefore there will be no arboricultural implications in this regard.

5.11

Existing buildings/structures to be removed: Providing that protective fencing is erected in advance of the commencement of demolition / site clearance works, and retained in-situ during the entire construction phase, the potential for unnecessary damage to retained trees should be limited.

5.12

Proposed Areas of Hardstanding: Areas where proposed hard surfaces encroach within or are immediately adjacent, root protection areas of retained trees are marked on the drawings appended to this report and the extent of precautionary measures required in order to safeguard retained trees are also indicated.

Main spine road and adjacent footpaths (T10 & T11): Excavation for main spine road adjacent T10 to be carried out with extreme care under arboricultural supervision. Any roots exposed west of the proposed footpath shall be cleanly pruned back to the soil surface. Machinery must remain outside of the root protection area of T10 at all times. The roadside footpath and adjacent footpath leading to the existing PROW shall then be carefully levelled and constructed using a three-dimensional cellular confinement system to minimise soil compaction and preserve rooting environment. The use of a three-dimensional cellular confinement system is not anticipated to be required where the path passes T11, minor root pruning may be required.

Parking for proposed plot 74 (T1): Where plot 74 encroaches within the RPA of T1, all excavation and preparation works is to be supervised by the project arboriculturist. Any roots encountered shall be pruned back to the soil surface. Machinery is to be located outside of the RPA at all times to prevent damage to the tree's below ground parts.

Proposed footpath north of plot 40 (W1): The proposed footpath connecting the existing PROW, which may effect W1 is to be carefully levelled on the edge of the woodland with no excavations exceeding 100mm in depth under arboricultural supervision. The footpath is to be constructed using a three-dimensional cellular confinement system, ensuring minimal impact on the underlying soils and roots.

5.13

Proposed Buildings Located Adjacent / Within Root Protection Areas: The drawings appended to this report indicate one area where proposed plot 74 encroaches within the root protection areas of T1. All excavation work on the periphery of T1s RPA will be undertaken under the supervision of the project arboriculturist, with any exposed roots pruned cleanly back to the soil surface. All machinery being used in this area must remain outside of the RPA at all times to ensure the adequate protection of the trees below ground parts.

5.14

Proposed Drainage and Domestic Services: At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from *Street Works UK: Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees* such as to minimise the impact of works on retained trees.

5.15

Working Space During the Construction Phase: Considering the layout of trees on site and in some cases their close proximity to areas proposed for intense development activity, it is possible that working space across the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

5.16

Access Facilitation Pruning: There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.17

Protection of Planting Areas: It is often desirable to fence off areas that are to be newly planted to protect the soil structure for future planting. In this case, parts of the site that could be planted up at the landscaping stage of the project are effectively excluded from construction activities by the tree protection fencing and therefore there is no need to erect additional fencing to protect the soil structure.

5.18

Requirement for an Arboricultural Method Statement: It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.

5.19

Planning for New Landscaping: If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long-term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6. Tree Protection Measures

6.1

Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 and 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2

In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a Tree Protection Method Statement between the project arboriculturist, design and construction teams and the local planning authority tree officer. The Method Statement will need to address and make allowance for the following:

- All forms of access required to the site
- Site cabins and storage areas
- Proposed parking for site personnel
- Phasing of works
- Space required for excavations (including foundation excavations)
- Any required special construction techniques (for example provision of porous surfaces)
- The location and construction methodology for installation of services in close proximity to retained trees and hedges
- Any changes in ground levels and any resulting requirement for retaining structures
- Proposed root zone enhancement measures
- Working space for cranes, plant and scaffolding
- Management of waste products within the site
- Protection of the soil structure within the proposed planted areas (where applicable)
- Planting operations within the root protection areas of retained trees
- Any required/additional precautions outside of construction exclusion zones in relation to the treatment and landscaping of garden or open space areas
- System of arboricultural site monitoring / schedule of site visits and resulting actions

7. Summary of Impacts and Potential Mitigation Factors

7.1

Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent to the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within/adjacent to the site

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees/hedges to be removed	G1, H2, T12, T13, T14 and part of G7	Appropriate compensation can be provided by way of new/replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	T1, T10, G7, T11 & W1	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent to root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent.
Provision of new hard surfaces	T1, T10, T11, G7 & W1	Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Careful excavations with an element of root pruning may be required if necessary. Works in these areas to be overseen by project arboriculturist.
Construction of new buildings/ structures	T1	Sections of foundations within and immediately adjacent to root protection areas to be excavated carefully, with machinery located outside of RPAs and roots pruned cleanly back to the soil surface when necessary. Works in these areas of the site to be subject to a tree Arboricultural Method Statement.
Provision of drainage/services	Unknown at this stage	Where existing services cannot be utilised, Street Works UK principles must be adopted to and adhered to.
Access Facilitation Pruning	See Appendix 1: <i>Tree Data Tables</i>	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .
Protective fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2

On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8. Conclusions and Recommendations

8.1

The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2

We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

9. References

Ministry of Housing, Communities & Local Government (December 2024) *National Planning Policy Framework*.

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

Street Works UK: *Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees*.

Appendix 1



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Site:	Salesbury View, Wilpshire, Blackburn, BB1 9PL	Surveyor:	Alex Clare	
Client:	Persimmon Homes (Lancashire) Ltd	Survey Date:	07-Jun-2025 09:43	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Raining	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G1	Ash Hawthorn Elder Blue atlas cedar Crack willow English oak	1.5-10	Less than #190	2.28	2.2	3.6	2.4	1.2	0.0	Y /EM	Fair /Poor /Dead	Symptoms of Ash Die Back Disease present. Off-site group of trees and bramble fronted by bramble, thistle and nettle. Most trees have been topped between 0.5 and 2m. Some small dead Ash.	Remove to accommodate the development proposals. Replace with suitable specimens at the landscaping stage of the project.	<10 /20+	C2
G2	Silver birch	6-16	Ave #320	3.84	5.2	7.5	7.7	3.1	1.5	M	Fair	Balanced form. Group of off-site trees all similar size with two smaller trees to the west. On of which has been topped at 10m.	No works required at this stage.	30+	C2
G3	Silver birch Cherry Cypress	6-20	Ave #280	3.36	3.9	4.2	4.0	3.2	0.0	EM /M	Fair	Off-site row of cypress planted as a screen. One cherry in the centre is heavily suppressed. Two early mature silver birch to east end of group. Multiple dead hung up branches in cypress on site side towards the base of the row.	No works required at this stage.	30+	C2
G4	Apple Goat willow Laurel Plum	3-8	Less than 90	1.08	2.8	1.6	3.9	4.2	0.0	Y /EM	Fair	Off-site trees. Goat willow spreading over public footpath. Understory of Japanese knotweed spreading into site.	No works required at this stage.	20+	C2
H1	Cypress	7-9	Ave #120	1.44	1.0	1.0	1.0	1.0	0.0	M	Fair	Balanced form. Off-site twin row of cypress maintained as a hedge either side of property.	No works required at this stage.	20+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	Salesbury View, Wilpshire, Blackburn, BB1 9PL	Surveyor:	Alex Clare	
Client:	Persimmon Homes (Lancashire) Ltd	Survey Date:	07-Jun-2025 09:43	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Raining	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G5	Ash Crack willow Goat willow	4-9	Less than 320 +310 +120	5.54	3.6	3.9	6.2	5.1	0.0	Y /EM /M /OM /D	Fair /Poor /Dead	Form and condition typical of tree species. On site group along west boundary if north field. Consists of 4 over mature Crack willow which all have failed limbs which continue to grow. These are surrounded by young self-set willow which have created a thicket of saplings. To the west of these on the west of the footpath are several larger trees consisting of sycamore, Oak, cedar and Oak. All approximately 350 DBH Ave.	No works required at this stage.	30+	C2
T1	Lime	22	#1200	14.40	6.8	6.1	6.4	6.8	1.0	M	Fair	Minor deadwood. Large off-site tree with thick covering of epicormic shoots from 2m to 6m.	No works required at this stage.	30+	B2
T2	Beech	19	#400	4.80	5.6	5.4	6.5	4.6	2.0	M	Fair	Canopy suppressed. Canopy bias to east. Ivy clad stem. Off-site tree canopy has been suppressed in the past and there is a hole in the canopy between H1 and H2 suggesting there was recently a tree there.	No works required at this stage.	30+	B2
G6	Buddleia Elder Hawthorn Holly Ivy	4-7	Ave #90	1.08	3.1	2.5	4.2	3.5	0.0	Y /EM /M	Fair	Remnants of old hedge line now overgrown to north of site.	No works required at this stage.	30+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

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Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

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Preliminary Recommendations: Made in respect of known / intended use of the site

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Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

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Site:	Salesbury View, Wilpshire, Blackburn, BB1 9PL	Surveyor:	Alex Clare	
Client:	Persimmon Homes (Lancashire) Ltd	Survey Date:	07-Jun-2025 09:43	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Raining	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T3	English oak	17	770	9.24	5.6	11.3	7.3	8.6	1.0	M	Fair	Canopy bias to south. Significant deadwood. Tree at west end of a row of mature trees following the historic hedge line between the north and south field. Two large, lateral limbs growing south. Some large, partly occluded wounds. One of which has the fruiting body of Laetiporus growing from it. Protected by TPO	No works required at this stage.	<20 /30+	C2
T4	Alder	14	650	7.80	6.3	7.2	3.5	3.2	1.0	M	Fair	Canopy suppressed. Minor deadwood. Ivy colonised stem. Growing between two larger trees. Canopy suppressed to the east and west. Protected by TPO	No works required at this stage.	30+	C2
T5	English oak	15	740	8.88	5.7	8.4	10.4	5.5	1.0	OM	Fair	Significant deadwood. Tree growing on edge of ditch with some exposed roots. Large limb failure at fork with neighbouring limb. Large partly occluded wound with dead exposed heart wood. Several large dead limbs in tree. Protected by TPO	No works required at this stage.	30+	C2
T6	English oak	10	#410	4.92	3.9	5.5	6.6	3.6	1.0	OM	Poor	Significant deadwood. Twin stem from 2m. Sparse canopy. Multiple failed limbs. Protected by TPO	No works required at this stage.	30+	C2

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Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Raining	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T7	Alder	12	250 +260 +160	4.74	3.4	3.7	4.3	3.7	1.0	M	Fair	Canopy suppressed. Two larger stems are included at the base. The third stem is epicormic. Growing within the ditch running east to west. Protected by TPO	No works required at this stage.	30+	C2
T8	Alder	16	840	10.08	6.7	7.7	7.5	5.3	1.0	OM	Poor	Canopy bias to south. Lateral crack from base to where the tree divides into multiple stems at 2m. Split continues up northern stem. Large area of exposed heartwood, partly occluded. Protected by TPO	No works required at this stage.	<30	C2
T9	English oak	10	590	7.08	6.7	6.4	5.4	5.4	1.0	M	Fair	Minor deadwood. Tree growing in thicket of Holly and bramble on northern bank of ditch. Protected by TPO	No works required at this stage.	30+	C2
T10	English oak	14	760	9.12	6.2	6.3	7.6	6.3	1.0	M	Fair	Stem lean east. Large cavity from 5 to 2m on west of main stem. Probably the site of a large limb, tear out. Large tear out wound at 4m, partly occluded. Limb to East has several tear outs. Protected by TPO	Crown lift to 4.5m.	<30	C2
T11	English oak	12	410	4.92	5.3	6.8	5.6	8.8	1.0	M	Fair	Canopy bias to west. Minor deadwood. Tree growing within a thicket of Hawthorn and bramble. Protected by TPO	Crown lift to 3.5m.	30+	C2

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				(m)	N	S	E	W							Grade
T12	Crab apple	8	#190	2.28	3.3	3.5	3.2	3.1	2.0	M	Fair	Minor deadwood. Multi stem dividing at 2m. One dead stem to the east. Partly occluding barbed wire fence.	Remove to accommodate the development proposals. Replace with suitable specimen at the landscaping stage of the project.	<30	B2
G7	Alder English oak Hawthorn Holly	3-12	Ave #130	1.56	5.4	7.9	5.4	5.8	0.0	Y /EM	Fair /Poor	Canopy suppressed. Ivy colonised stems. Group following the historic boundary between north and south sides of site. Only sparse remnants of the hawthorn hedge remain. Several small groups of young and early mature, self-set trees along the row. Most are suppressed by larger trees along row. One Hawthorn has recently fallen over.	Remove specified section to accommodate the development proposals. Replace with suitable specimens at the landscaping stage of the project.	<30	C2
H2	Ash Elder Goat willow Hawthorn Sycamore	2-12	Less than #80	0.96	2.8	2.1	2.1	2.3	0.0	Y /EM /M	Fair /Poor /Dead	Partial Hedgerow running north-south along water course to east of site. Multiple gaps along row with many poor condition trees. Predominantly Hawthorn with some self-seeded trees.	Remove hedge to accommodate the development proposals. Replace with suitable specimens at the landscaping stage of the project.	20+	C2
T13	Ash	11	#300	3.60	2.1	2.8	2.4	2.0	1.5	EM	Poor	Symptoms of Ash Die Back Disease present. Tree badly affected by Ash dieback disease. Crown dying back with dense epicormic shoots up main stem.	Remove to accommodate the development proposals. Replace with suitable specimen at the landscaping stage of the project.	<10	C2

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				(m)	N	S	E	W							Grade
T14	Ash	12	280	3.36	4.2	4.3	4.8	4.1	2.0	M	Poor	Symptoms of Ash Die Back Disease present. Tree on eastern bank of water course. Showing effects of Ash die back disease.	Remove to accommodate the development proposals. Replace with suitable specimen at the landscaping stage of the project.	<20	C2
W1	Silver birch Ash Crack willow English oak Holly Norway spruce Rowa Sycamore	2-18	Less than #790	9.48	4.8	8.9	8.7	8.7	0.0	Y /EM /M	Fair /Poor	Canopy suppressed. Symptoms of Ash Die Back Disease present. Woodland to south end of site, dropping away to Knotts Brook. Predominantly early mature trees with some larger, more mature trees to the southeast corner of the bottom field. Where the woodland meets H2 at the south end of the site, it has been clear felled below the power network and remaining trees have been, heavily side pruned. Where the woodland backs onto neighbouring properties to the Western end, the trees are early mature. Ash trees are showing signs of Ash dieback disease. Protected by TPO	Remove small section of scrub and crown lift 12m oak if necessary to accommodate the proposed footpath connecting to the PROW. Crown lift trees immediately adjacent proposed properties 30 and 31 by 3m to accommodate fence if necessary.	<10 /30+	C2
T15	English oak	12	#460	5.52	5.0	7.0	6.2	6.5	2.0	M	Fair	Off-site tree in neighbouring garden. Twin stem from 1.8m.	Crown lift to 3m over site to accommodate rear garden fence.	30+	B2

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Appendix 2



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LANDSCAPE | TREES | ECOLOGY

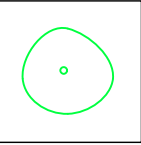


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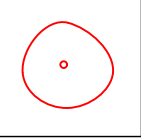
ALL COORDINATES RELATED TO LOCAL GRID
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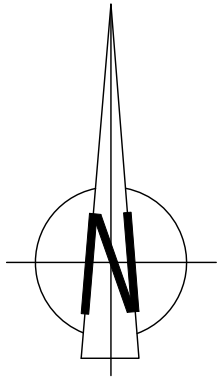
KEY



Existing tree to be retained



Existing tree to be removed



C	Updated site plan	14/05/26
B	Updated site plan	17/03/26
A	Updated to '101 D18 Proposed Site Layout'	10/09/25
REV	DESCRIPTION	DATE



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CLIENT:
Persimmon Homes (Lancashire) Ltd
PROJECT:
Salesbury View, Wiltshire, Blackburn BB1 9PL

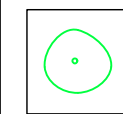
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SCALE: 1:500 @A1	DRAWN BY: CP	DRAWING No:
DATE: 07/06/2025	CHKD BY: AC	REV: C

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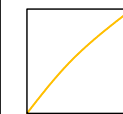
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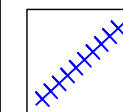
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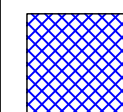
Existing tree to be retained



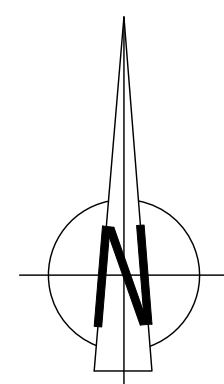
Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*



Proposed location of protective fencing - see inset for type / construction detail

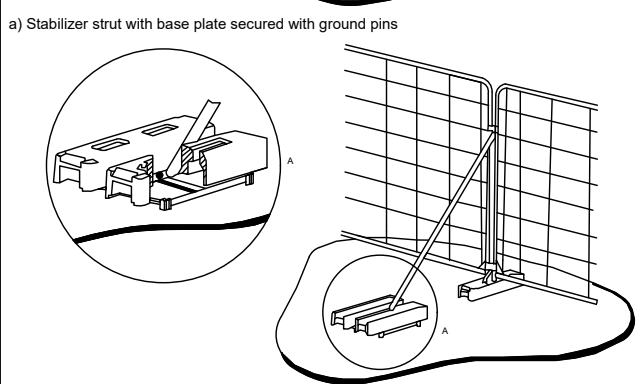
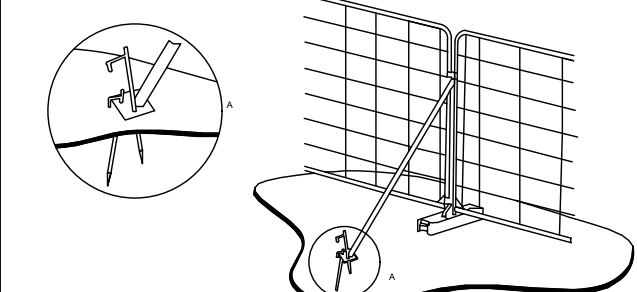


Root protection methodology to be agreed in these areas. Geotextiles/ porous surfacing to be agreed / implemented



BS5837:2012

Figure 3 Examples of above-ground stabilizing systems



C	Updated site plan	14/05/26
B	Updated site plan	17/03/26
A	Updated to '101 D18 Proposed Site Layout'	10/09/25
REV	DESCRIPTION	DATE



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CLIENT:
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PROJECT:
Salesbury View, Wiltshire, Blackburn BB1 9PL

DRAWING TITLE:
Tree Constraints & Draft Protection Drawing
(sheet 1 of 2)

SCALE: 1:500 @A1
DATE: 07/06/2025
DRAWN BY: CP
CHKD BY: AC
DRAWING No: P.2258.25.T02
REV: C

All works within this area are to be undertaken under the supervision of the project arboriculturist. Excavation for foundations and hardstanding within root protection area of T1 must be carried out with care, with all machinery remaining outside of the RPA. Where root pruning may be required, roots to be pruned clearly back to the soil surface in accordance with best arboricultural practise.

Excavations for the main spine road are to be undertaken with care, with any exposed roots pruned cleanly back to the soil surface. The ground for the roadside footpath and footpath leading to the existing PROW is to be carefully levelled and footpath is to be constructed using a three-dimensional cellular confinement system.

Excavations for the footpath north of T11 to be performed with care any roots encountered to be pruned back to the soil surface

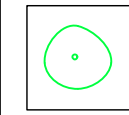


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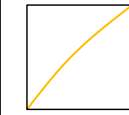
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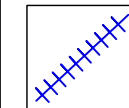
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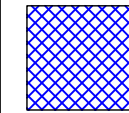
Existing tree to be retained



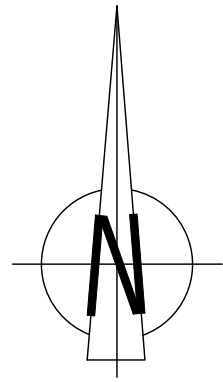
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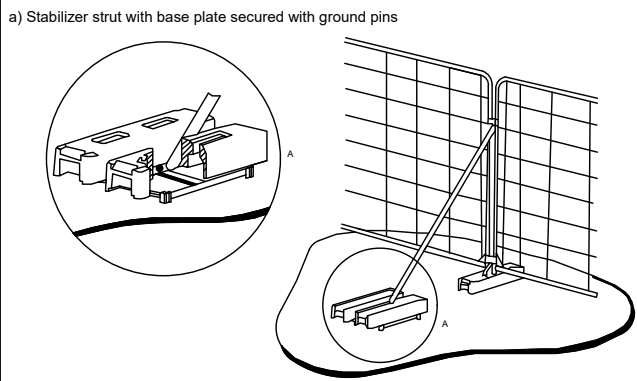
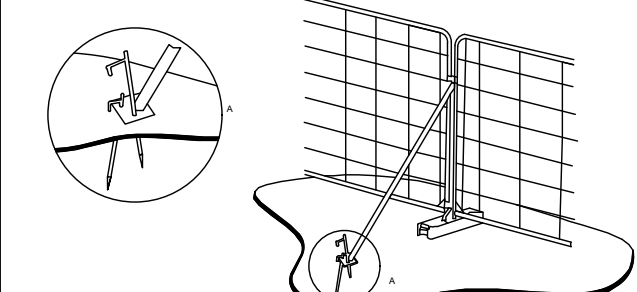
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BS5837:2012
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Tree Constraints & Draft Protection Drawing
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