



**LAKELAND**  
**TREE CONSULTANCY**  
ARBORICULTURAL PLANNING SPECIALIST

# Arboricultural Impact Assessment

Leagram Mill Farm  
Leagram  
Preston  
PR3 2QS

November 2025

## Project details

<b>Job no.</b>	LTC352
<b>Site</b>	Leagram Mill Farm, Leagram, Preston, PR3 2QS
<b>Client</b>	Kim Weld-Blundell
<b>Agent</b>	Zara Moon Architects
<b>Arboriculturist</b>	Jennie Keighley PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Date</b>	8 November 2025
<b>Issue</b>	Final issue for planning

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

01524 874124

[info@lakelandtreeconsultancy.co.uk](mailto:info@lakelandtreeconsultancy.co.uk)





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# 1. Executive Summary

- 1.1 This arboricultural impact assessment (AIA) relates to a planning application at Leagram Mill Farm, Leagram for the proposed conversion of an existing barn and detached outbuilding to create a four-bedroom dwelling with detached annexe, associated landscaping, parking and private amenity spaces.
- 1.2 A tree survey carried out in accordance with BS5837 identified five individual trees, two groups of trees and two hedges 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 one U-category tree and an approximately 19m length of C-category hedge. One C-category tree is projected to require some facilitation pruning works.
- 1.4 The site can accommodate new tree planting in order to compensate for the development-related losses, the provision of which can be secured by means of a condition attached to a planning approval.
- 1.5 The retained trees and hedges can be adequately protected 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 conversion of an existing barn and detached outbuilding to create a four-bedroom dwelling with detached annexe, associated landscaping, parking and private amenity spaces.
- 2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 6 June 2025 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 in a rural area within the parish of Bowland-with-Leagram, Lancashire, and is currently a barn with an attached lean-to and a detached outbuilding, with surrounding roughly vegetated ground and hard-surfaced yard areas (see Figure 1). The site is bounded to the north by Leagram Brook and an area of trees, to the east by agricultural pasture, to the south by Dinkling Green Lane, from which there is existing vehicular access, and to the west by an open-sided barn and agricultural pasture.

#### The tree population

3.2 The tree cover at the site is limited to a single mature ash tree and a small ornamental cherry plum. Partially-fragmented native hedging is found at the south and west of the site. A more substantial group of trees sits on neighbouring land to the north of the site, which is evidently comprised predominantly of sycamore.



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

3.3 The BS5837 tree survey identified five individual trees, two groups of trees and two hedges 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 moderate quality (B-category), three trees, one group and the hedges were categorised as low quality (C-category), and one tree was categorised as unsuitable for retention (U-category) due to its limited remaining life expectancy

#### 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 210.24 07) and further information provided by the agent, Zara Moon Architects, indicate that the planning application is for the proposed conversion of the existing barn to create a four-bedroom family home and conversion of the existing outbuilding to create a detached annexe containing guest suite and home offices. The existing site access will be widened and set-back from the road with gates. A car parking area will be provided by the front house entrance and garden areas will be created on all sides of the existing barn.

### Services and drainage

- 4.2 The Proposed Site Plan provided does not show proposed services or drainage at this stage, although there is no foreseeable requirement for new provisions to encroach within the root protection areas (RPAs) of existing trees or hedges.
- 4.3 New provisions, if required, 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 and hedges wherever possible. Where the installation of services or drainage within RPAs cannot be avoided, excavation 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/hedge removals

4.4 As shown on the appended Tree Removal Plan and in Table 1, below, construction of the development as proposed will require the removal of one U-category tree and an approximately 19m length of C-category hedge.

Table 1: Proposed tree/hedge removals

ID no.	Species	BS5837 category	Recommendation
T5	Cherry plum	<b>U</b>	Remove in order to widen site access as proposed
H2	Native mix	<b>C</b>	Remove an approximately 19m length of hedge in order to widen site access as proposed

Compensatory tree planting

4.5 The site can accommodate new tree, shrub or hedge planting in order to compensate for the development-related losses. The specification, delivery and aftercare of replacement planting can be secured by means of a suitably worded condition attached to a planning approval and 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
T1	Ash	C	Prune to lift crown to create a 4m ground clearance where overhanging new garden areas

### RPA encroachments

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

- Removal of stone building foundations and concrete yard surface close to ash 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

4.9 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 No specific future tree pressures have been identified in relation to the proposed development at this site.

4.11 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 future 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.
- 5.2 At the site in question, however, there is not projected to be any requirement for the erection of temporary tree protection fencing, as the trees worthy of protection are located a sufficient distance beyond the development boundary that they are not considered to be at risk of being impacted by the construction works.

### Preliminary arboricultural method statement

- 5.3 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).



5.4 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 programme 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
Removal of existing structures	<ul style="list-style-type: none"> <li>• The removal of existing stone foundations, evidently of a former small farm building, and a concrete yard surface are projected to be required close to C-category ash tree T1 in order to form the new side and rear gardens</li> <li>• Excavation within this area should keep as far away from the tree's stem as possible and should take care not to destabilise the tree by severing or damaging any important structural tree roots</li> <li>• Machinery should operate outside the RPA wherever possible, working at the southern side of the tree and digging away from the tree</li> <li>• Stone, earth or demolition arisings should not be stored, deposited or redistributed within the tree's RPA</li> <li>• As much of the tree's RPA should be left undisturbed as possible</li> </ul>

### 5.5 General tree protection requirements

- 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 or tipper truck 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](http://www.ribblevalley.gov.uk); searched 8/11/25), 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*

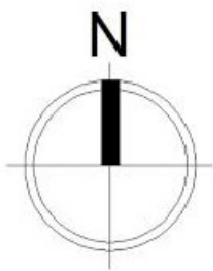
British Standards Institute (2010) *BS3998 Tree work - Recommendations*

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


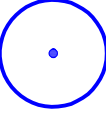


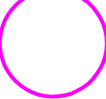
NHBC (2025) *NHBC Standards: 4.2 Building near trees*. Available online at <https://nhbc-standards.co.uk/>

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:**  
Leagram Mill Farm  
Leagram  
Preston  
PR3 2QS

**Client:**  
Kim Weld-Blundell

**Date:** June 2025

**Scale:** 1:500 at A3

**Drawing:** LTC352-TSP

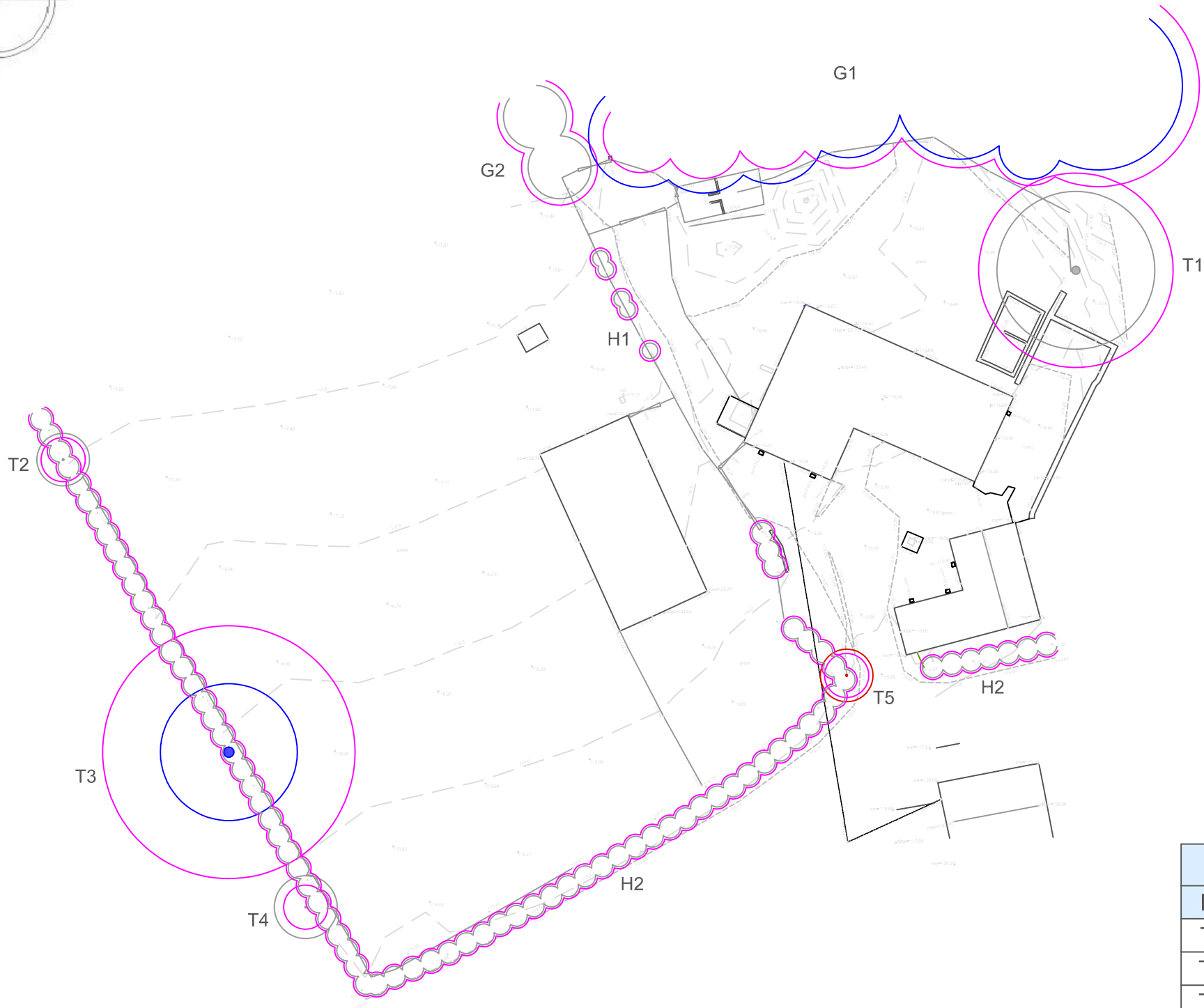
**Drawn by:** JK



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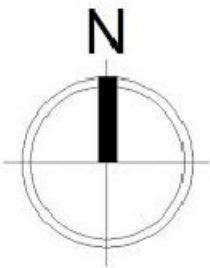
Halton Mill, Mill Lane, Halton, LA2 6ND  
[info@lakelandtreeconsultancy.co.uk](mailto:info@lakelandtreeconsultancy.co.uk)  
01524 874124  
[lakelandtreeconsultancy.co.uk](http://lakelandtreeconsultancy.co.uk)

## Site Plan as Existing



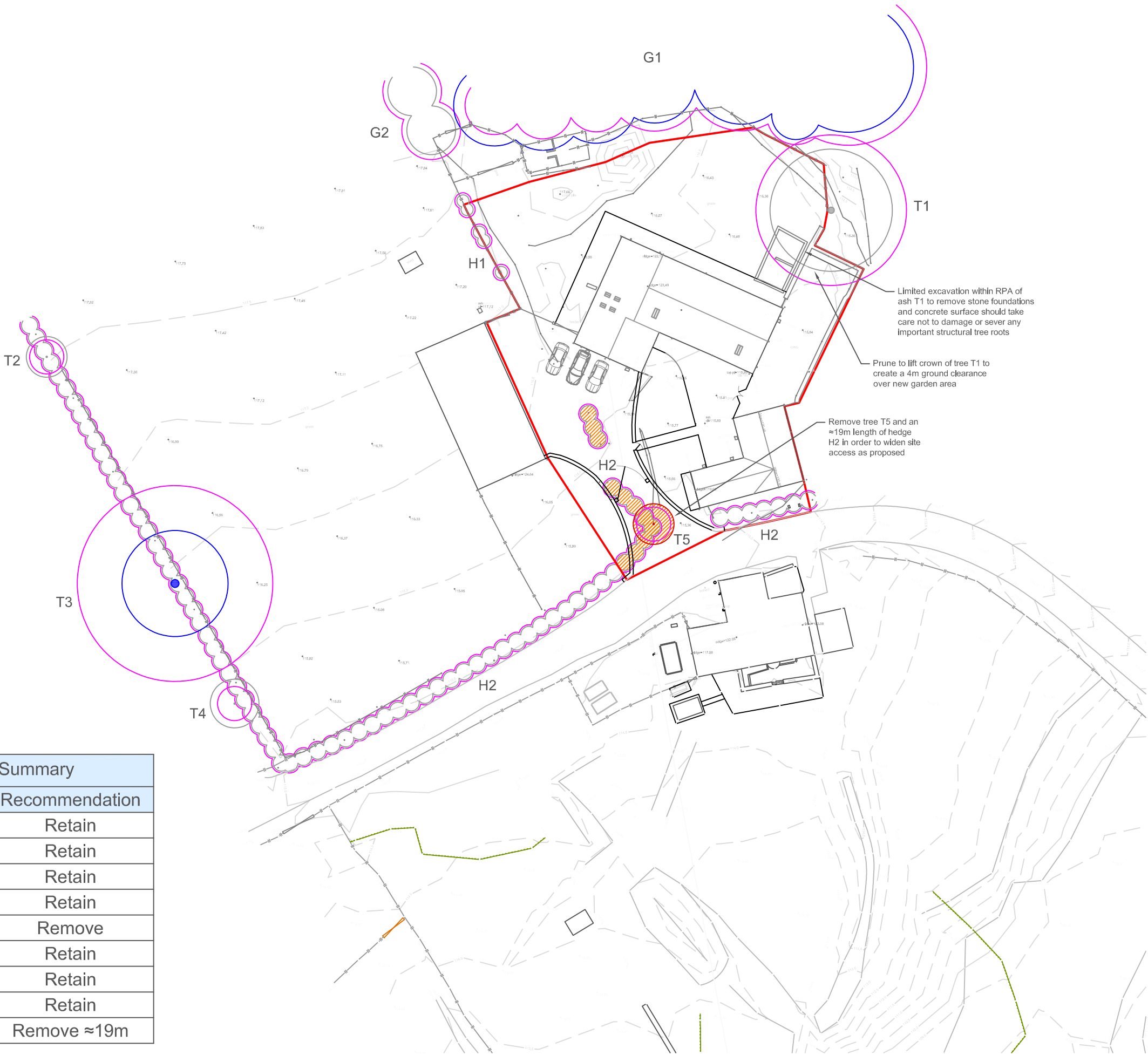
Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Ash	C
T2	Holly	C
T3	Alder	B
T4	Holly	C
T5	Cherry plum	U
G1	Sycamore	B
G2	Holly	C
H1	Native mix	C
H2	Native mix	C

# Tree Removal Plan



Site Plan  
as Proposed

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Ash	C	Retain
T2	Holly	C	Retain
T3	Alder	B	Retain
T4	Holly	C	Retain
T5	Cherry plum	U	Remove
G1	Sycamore	B	Retain
G2	Holly	C	Retain
H1	Native mix	C	Retain
H2	Native mix	C	Remove ≈19m



- 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/hedge removals

Identification numbers:

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

Site:  
Leagram Mill Farm  
Leagram  
Preston  
PR3 2QS

Client:  
Kim Weld-Blundell

Date: November 2025

Scale: 1:500 at A3

Drawing: LTC352-TRP

Drawn by: JK



Halton Mill, Mill Lane, Halton, LA2 6ND  
info@lakelandtreeconsultancy.co.uk  
01524 874124

# BS5837 Tree Survey Schedule

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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	<b>Tree</b>	<b>Age</b> is classed as either: young; semi-mature, early-mature, mature or post-mature
G	<b>Group</b>	
W	<b>Woodland</b>	
H	<b>Hedge</b>	
		<b>Life expectancy</b> is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	<b>Root protection area</b>	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
#	<b>Estimated values</b>	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** Leagram Mill Farm, Leagram, Preston, PR3 2QS

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 6 June 2025

**Client** Kim Weld-Blundell

**Conditions** Scattered cloud, moderate breeze

**Job no.** LTC352

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	Common ash <i>Fraxinus excelsior</i>	770	Mature	18	N 7.5 E 7.5 S 7.5 W 7.5	1.5	Moderate/ Good  Moderate/ Good	10+	9.2	C	<ul style="list-style-type: none"> <li>Crown exhibiting small leaves and twig dieback throughout, indicating early-stage infection with ash dieback disease</li> <li>Large partially occluded old tear-out wound on southern side of lower stem down to base, with internal progressive decay indicated by pronounced basal taper</li> </ul>
T2	Holly <i>Ilex aquifolium</i>	3x100 #	Mature	5	N 2.5 E 2.5 S 2.5 W 2.5	2.5	Good  Poor	10+	2.1	C	<ul style="list-style-type: none"> <li>Small tree growing within boundary hedge</li> <li>Crown significantly thin</li> </ul>
T3	Black alder <i>Alnus glutinosa</i>	1000 #	Post-mature	15	N 6.5 E 6.5 S 6.5 W 6.5	2.5	Moderate  Poor/ Moderate	10+	12	B	<ul style="list-style-type: none"> <li>Growing within boundary hedge</li> <li>Leaves very small throughout canopy, indicating significantly reduced vitality</li> <li>Prominent basal taper is suggestive of a major basal cavity</li> <li>Crown slightly thin, with occasional deadwood and branch breakages to a max. diameter of 150mm and length of 1.25m</li> <li>Possible veteran tree (unable to inspect in sufficient detail from site to confirm)</li> </ul>
T4	Holly <i>Ilex aquifolium</i>	5x80 #	Mature	5	N 3 E 3 S 3 W 3	3	Good  Good	10+	2.1	C	<ul style="list-style-type: none"> <li>Small tree growing within boundary hedge</li> </ul>

## BS5837 Tree survey schedule

**Site** Leagram Mill Farm, Leagram, Preston, PR3 2QS

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**Survey date** 6 June 2025

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**Job no.** LTC352

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
T5	Purple-leaved cherry plum <i>Prunus cerasifera</i> Nigra	3x100 #	Mature	6	N 2.5 E 2.5 S 2.5 W 2.5	0.5	Moderate/ Good  Moderate	<10	2.1	U	<ul style="list-style-type: none"> <li>Growing within hedge at site entrance</li> <li>Dying back from upper crown</li> <li>Approximately half of canopy has reverted back to natural green colour</li> <li>Remaining life expectancy unlikely to exceed ten years</li> </ul>
G1	Sycamore <i>Acer pseudoplatanus</i>	≤ 800 #	Young to mature	≤ 20	N ≤ 8 E ≤ 8 S ≤ 8 W ≤ 8	≥ 0	Poor to Good  Dead to Good	40+	≤ 9.6	B	<ul style="list-style-type: none"> <li>Group growing at edge of site, beyond boundary fence and therefore possibly under neighbouring ownership</li> <li>Dense understorey of holly, elder, bird cherry and hawthorn</li> <li>One dead and heavily decayed tree directly borders site at group edge</li> </ul>
G2	Holly <i>Ilex aquifolium</i>	300 #	Mature	7	N 3 E 3 S 3 W 3	0	Good  Good	20+	3.6	C	<ul style="list-style-type: none"> <li>End of a linear group extending north</li> <li>Growing beyond boundary fence and therefore possibly under neighbouring ownership</li> </ul>

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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
H1	Hawthorn	≈ 80	Mature	2	N 0.75	0	Good	10+	1	C	• Short fragmented section of remnant hedge
	Bird cherry				E 0.75						
	<i>Crataegus monogyna</i>				S 0.75		Good				
	<i>Prunus padus</i>				W 0.75						
H2	Holly	≈ 100	Mature	1.75	N 1	0	Good	40+	1.2	C	• Managed field boundary hedge • Dense and largely stockproof
	Hawthorn				E 1						
	Hazel				S 1						
	Blackthorn				W 1						
	Elder										
	Sycamore										
	<i>Ilex aquifolium</i>										
	<i>Crataegus monogyna</i>										
	<i>Corylus avellana</i>										
	<i>Prunus spinosa</i>						Good				
	<i>Sambucus nigra</i>										
	<i>Acer pseudoplatanus</i>										