LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Bromiley
Ribchester Road
Clayton-le-Dale
BB1 9EG

November 2025

Project details

Job no.	LTC314
Site	Bromiley, Ribchester Road, Clayton-le-Dale, BB1 9EG
Client	John Hetherington
Agent	Zara Moon Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	8 November 2025
Issue	Final issue for planning

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ARBORICULTURAL PLANNING SPECIALIST

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1. Executive Summary

1.1 This arboricultural impact assessment (AIA) relates to a planning application at Bromiley, Ribchester Road, Clayton-le-Dale for the proposed demolition of the existing dwelling and the subsequent erection of a replacement self-build eco-home.

1.2 A tree survey carried out in accordance with BS5837 identified four individual trees, seven groups of trees and three hedges with potential to be impacted by the proposed development works.

1.3 Assessment of the proposal indicates that construction of the development will not require the removal of any of the existing trees. Some minor pruning works will be required in order to facilitate construction access.

1.4 The existing 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 demolition of the existing dwelling and the subsequent erection of a replacement self-build eco-home.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 19 August 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 at the western extent of the village of Clayton-le-Dale, Lancashire, and is currently a detached residential dwelling with front and rear gardens (see Figure 1) The site is bounded to the north and east by further extents of the client's ownership, to the south by Ribchester Road, from which there are two existing vehicular access points, and to the west by a neighbouring residential property.

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

The tree population

3.2 There are established trees and hedges along all of the site boundaries, including native deciduous species such as beech and ash, and ornamental evergreens such as cypress and western red cedar. Neighbouring land parcels to the north and east of the site also owned by the client contain a number of mature trees, including oak, birch, beech, ash, sycamore, lime, hornbeam and sweet chestnut.

3.3 The BS5837 tree survey identified four individual trees, seven groups of trees and three hedges with potential to be impacted by the proposed development works. These are evidently all within the client's ownership. 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. Three trees and four groups were categorised as moderate quality (B-category) and one tree, three groups and the hedges 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 205.24 05) and further information provided by the agent, Zara Moon Architects, indicate that the planning application is for the proposed demolition of the existing dwelling with integral garage and the subsequent erection of a replacement self-build eco-home with integral garage. The existing dual access arrangement is to be retained. Site landscaping includes the construction of a series of walls, including along the road frontage.

Services and drainage

4.2 The Proposed Site Plan provided does not show proposed services or drainage at this stage, although it is anticipated that existing infrastructure will be utilised and there is no foreseeable requirement for new services or drainage 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 removals

4.4 Assessment of the Proposed Site Plan provided indicates that construction of the development will not require the removal of any of the existing trees or hedges.

Tree works

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

Table 1: Preliminary Tree Works Schedule

ID no.	Species	BS5837 cat.	Recommendation
T3	Ash	C	Prune to lift crown, where overhanging driveway, to provide a 4m ground clearance for construction vehicles
G1	Cherry etc.	C	Prune to lift crowns, where overhanging driveway, to provide a 4m ground clearance for construction vehicles and a 1m clearance from demolition works

RPA encroachments

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

- Construction of walls within RPAs of T1, T2, T3, G3, H1 and H2
- Resurfacing of driveway within RPAs of T1, T2 and T3
- Installation of electric gates close to T1 and T2

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

Future tree pressures

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

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

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

5. Protection of Retained Trees

Tree protection fencing

5.1 Adequate protection of the retained trees during the development is paramount in ensuring their 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. 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 space limitations, where fence panels directly abut foliage. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required. The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation, demolition and deliveries, and shall remain in place until construction is complete and all associated materials have been removed from site.

5.3 Once erected, the tree protection fencing shall be labelled at regular intervals with all-weather notices stating 'TREE PROTECTION AREA - KEEP OUT!'. The construction exclusion zone shall be considered sacrosanct and the tree protection fencing must be kept well-maintained and functional for the duration of the construction works. Any form of construction access, including storage of materials, equipment, stone or earth and tracking of vehicles or plant, is prohibited within the construction exclusion zone.

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 2, 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 programme of site monitoring and arboricultural supervision, can be conditioned to a planning approval, where necessary.

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

Operation	BS5837 Guidance
Construction of walls	• As part of site landscaping, new walls are proposed within the RPAs of T1, T2, T3, G3, H1 and H2 • Where within RPAs, wall footings must be dug using hand-held tools only • There must be no mechanical excavation within RPAs • Roots encountered during the hand-dig that are greater than 25mm in diameter (thumb-width) must not be severed, as these may be important for the tree's health or stability • Such roots must be preserved and incorporated into the foundation design without being cut, torn or damaged • Piles, pads or pillars can be used instead of strip footings in order to bridge over tree roots, where required • This is expected to be necessary adjacent to beech T1, where there is high likelihood of important structural tree roots being present, which must not be severed • Roots encountered that are less than 25mm in diameter may be severed, making a clean cut with a suitable sharp tool, such as a handsaw or bypass secateurs, so that the wound area is as small as possible

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

Operation	BS5837 Guidance
Resurfacing of driveway	• Renewal of the existing driveway surface is projected to be required within the RPAs of trees T1, T2 and T3 • There must be no mechanical excavation within RPAs, so the existing surface shall be removed using hand-held tools only, working backwards over the area to avoid moving over exposed ground • Important tree roots, essential for health or structural stability are likely to be growing close to the surface, so care must be taken not to disturb or damage roots that might be present directly underneath the existing bitmac • If possible, the existing sub-base should be left in place and augmented, to avoid root disturbance • Ground levels within the RPA must not be lowered and roots must not be damaged or severed • Soil within the RPA must not be left exposed for a prolonged period, so should be covered with geomembrane or similar to prevent desiccation if the new surface is not being laid straight away • Installation of edge supports must not require tree roots to be damaged or severed, so must be of a design whereby they can sit at or above existing soil level and be pinned in place
Installation of electric gates	• The new entrance gates close to trees T1 and T2 are expected to be electric in nature • Gates of a sliding design should move away from trees wherever possible, to avoid trenching within the RPA • Where trenching within RPAs is unavoidable, such as to install the electrical connection, it shall be carried out using hand-held tools only, taking care to minimise any root damage • Roots encountered during the hand-dig that are greater than 25mm in diameter (thumb-width) must not be severed, as these may be important for the tree's health or stability • Roots encountered that are less than 25mm in diameter may be severed, making a clean cut with a suitable sharp tool, such as a handsaw or bypass secateurs, so that the wound area is as small as possible • Roots must not be left exposed, as they may desiccate and die, so trenches must be back-filled as soon as possible

5.6 General tree protection requirements

- The tree protection fencing shall be installed prior to any works on site, including site preparation, demolition 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 construction is complete and all associated materials have been removed from site
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil within RPAs shall not be scraped, skimmed or mechanically compacted. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of tree RPAs
- Fires shall not be lit within 10m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within soft-surfaced RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane 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; searched 7/11/25), the site is not located within a Conservation Area. The client's agent confirms that all trees within the site and adjacent land are protected by an area TPO. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.

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

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

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

References

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

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

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

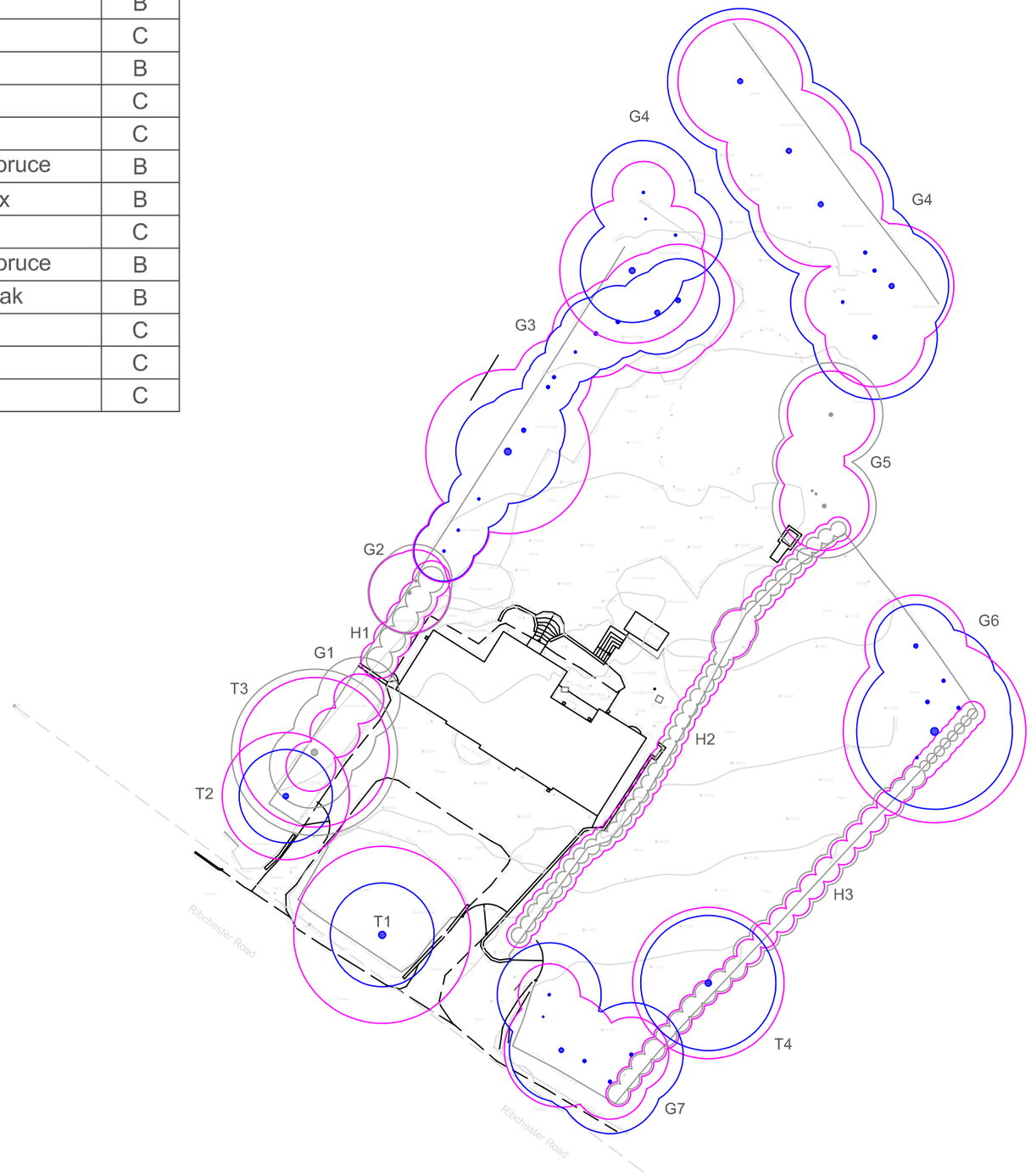
Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

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

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

Tree Survey Plan

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Beech	B
T2	Beech	B
T3	Ash	C
T4	Oak	B
G1	Various	C
G2	2no. beech	C
G3	Thuja, cypress, spruce	B
G4	Deciduous mix	B
G5	Plum, apple	C
G6	6no. oak, birch, spruce	B
G7	Birch, beech, oak	B
H1	Laurel	C
H2	Various	C
H3	Hawthorn	C



Site Plan as Existing

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:
Bromiley
Ribchester Road
Clayton-le-Dale
BB1 9EG

Client:
John Hetherington

Date:	August 2025
Scale:	1:500 at A3
Drawing:	LTC314-TSP Rev A
Drawn by:	JK

N

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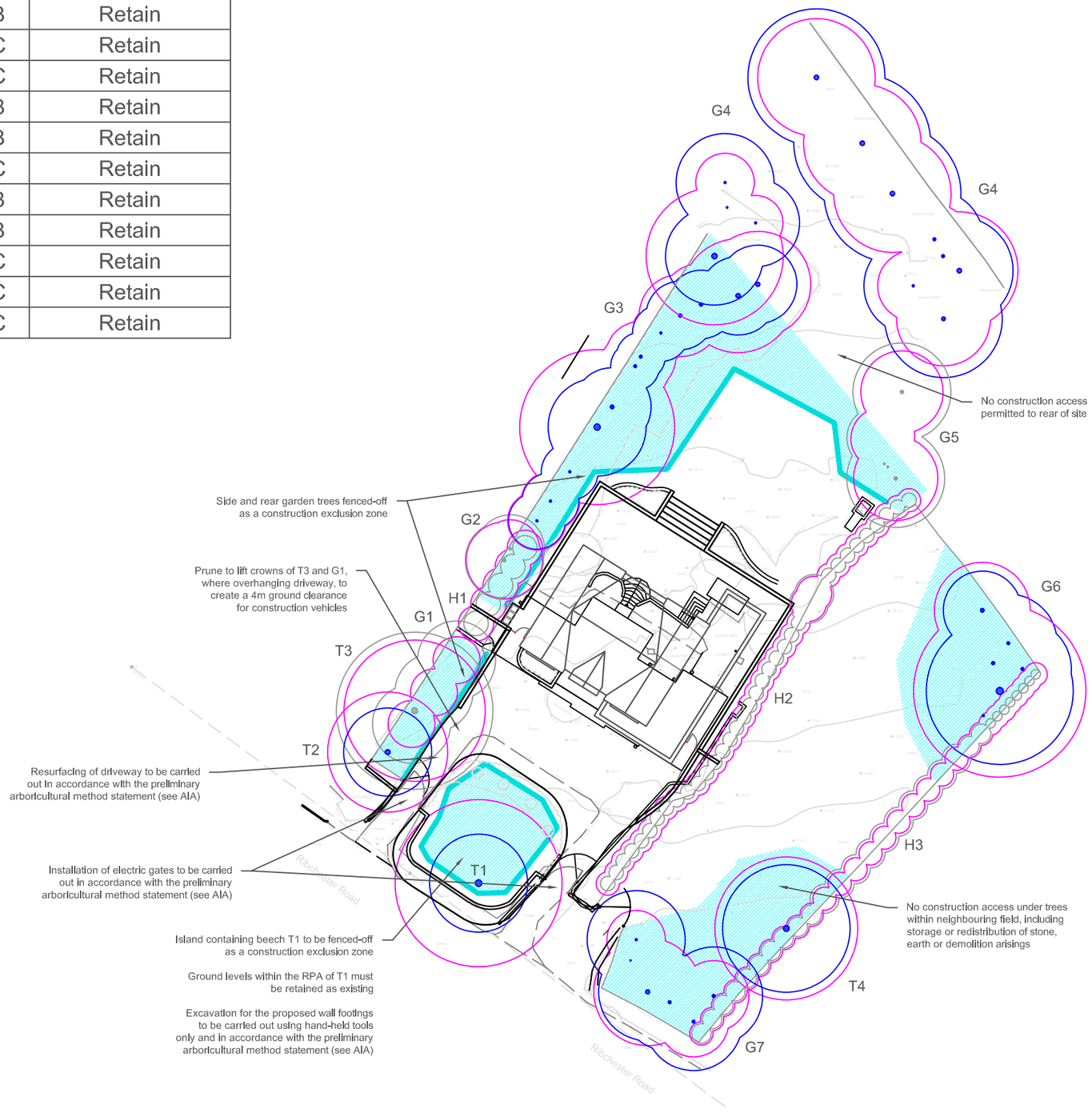
Tree Protection Plan

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Beech	B	Retain
T2	Beech	B	Retain
T3	Ash	C	Retain
T4	Oak	B	Retain
G1	Various	C	Retain
G2	2no. beech	C	Retain
G3	Thuja, cypress, spruce	B	Retain
G4	Deciduous mix	B	Retain
G5	Plum, apple	C	Retain
G6	6no. oak, birch, spruce	B	Retain
G7	Birch, beech, oak	B	Retain
H1	Laurel	C	Retain
H2	Various	C	Retain
H3	Hawthorn	C	Retain

Site Plan as Proposed



N

Category A
High quality tree

Category B
Moderate quality tree

Category C
Low quality tree

Category U
Unsuitable for retention

Root protection areas (RPAs)

Construction exclusion zone and tree protection fencing

Identification numbers:

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

Site:
Bromiley
Ribchester Road
Clayton-le-Dale
BB1 9EG

Client:
John Hetherington

Date:	November 2025
Scale:	1:500 at A3
Drawing:	LTC314-TPP
Drawn by:	JK

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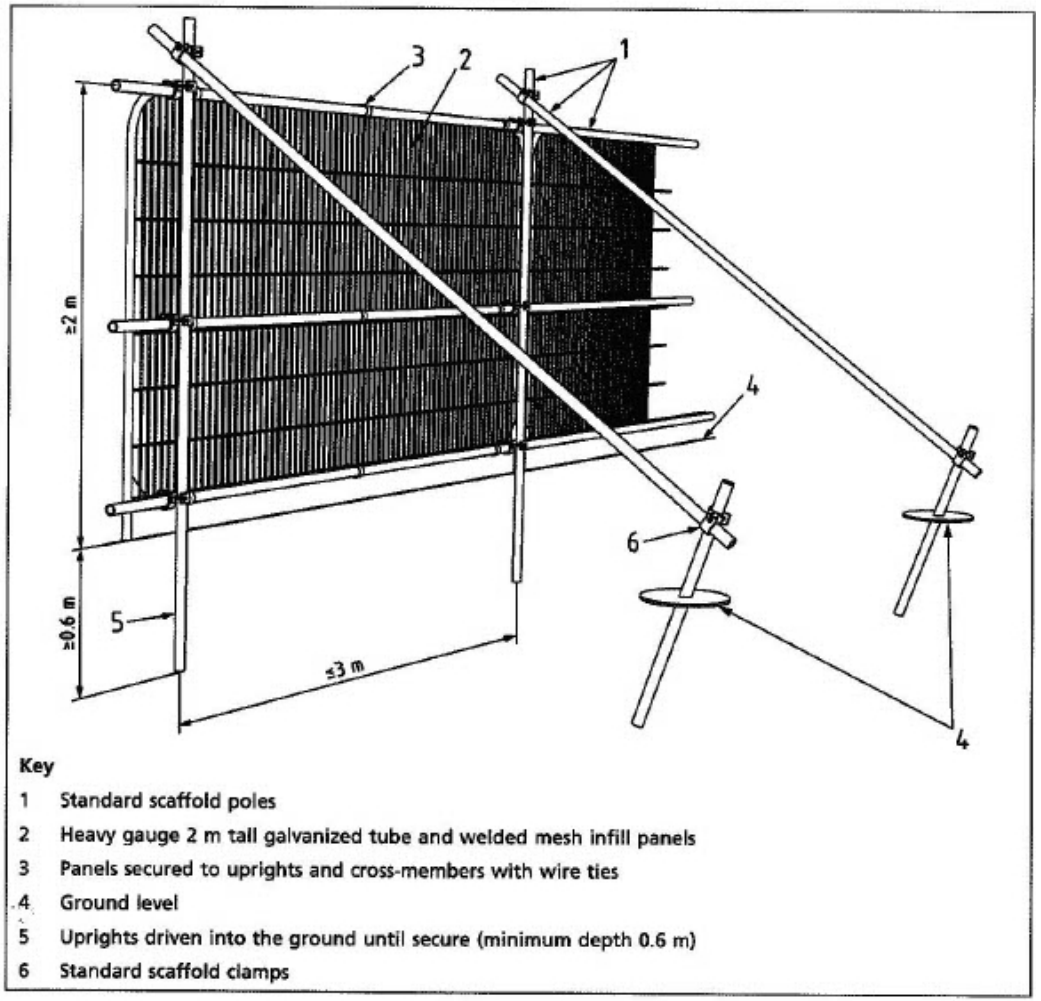
BS5837 Tree Protection Fencing



Key

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

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!”

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BS5837 Tree Survey Schedule

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

A	Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
B	Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
C	Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
U	**Unsuitable for retention** Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key to tree survey schedule: -

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

BS5837 Tree survey schedule

Site	Bromiley, Ribchester Road, Clayton-le-Dale, BB1 9EG	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	19 August 2025
Client	John Hetherington	**Conditions**	Overcast, settled	**Job no.**	LTC314

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	Copper beech *Fagus sylvatica* Purpurea	710	Mature	15	N 5 E 5 S 5 W 5	1.75	Good Good	20+	8.5	B	• Tree growing at road frontage • Crown lifted slightly recently, leaving minor pruning wounds • Previous crown lift pruning wounds to a max. diameter of 200mm are partially occluded to fully occluded
T2	Copper beech *Fagus sylvatica* Purpurea	510	Mature	14	N 4.5 E 4.5 S 4.5 W 4.5	4	Good Good	20+	6.1	B	• Tree growing within side garden border • Crown lifted; minor pruning wounds unoccluded to partially occluded
T3	Common ash *Fraxinus excelsior*	600 #	Mature	15	N 8 E 8 S 8 W 8	1.75	Moderate Moderate/ Good	10+	7.2	C	• Tree growing within side garden border • Small leaves and occasional twig dieback indicate early stage infection with ash dieback disease • Light ivy cover growing up stem
T4	Sessile oak *Quercus petraea*	610	Mature	15	N 6.5 E 6.5 S 6.5 W 6.5	1.25	Good Good	40+	7.3	B	• Tree growing at eastern field boundary • Moderate ivy cover growing to upper crown

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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
G1	Flowering cherry European beech Holly Rowan English yew *Prunus serrulata* *Fagus sylvatica* *Ilex aquifolium* *Sorbus aucuparia* *Taxus baccata*	≈ 200	Young to mature	≤ 6	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Moderate to Good Moderate to Good	10+	2.4	C	• Group of small trees growing within side garden border • Heavily covered in ivy
G2	2no. European beech *Fagus sylvatica*	≤ 240 220	Semi-mature	≤ 12	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 3.5	Good Good	20+	≤ 3.9	C	• Closely spaced pair of trees with stems growing <200mm from timber panel boundary fence
G3	Western red cedar Lawson cypress Leyland cypress Norway spruce *Thuja plicata* *Chamaecyparis lawsoniana* *Cupressus* x *leylandii* *Picea abies*	≤ 660	Early-mature to mature	≤ 15	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 0	Good Good	20+	≤ 7.9	B	• Roughly linear group of trees providing an evergreen screen along western site boundary • Predominantly western red cedar

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Client	John Hetherington	**Conditions**	Overcast, settled	**Job no.**	LTC314

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
G4	English oak Common ash Silver birch Sycamore Common lime European beech Hornbeam Sweet chestnut *Quercus robur* *Fraxinus excelsior* *Betula pendula* *Acer pseudoplatanus* *Tilia* x *europaea* *Fagus sylvatica* *Carpinus betulus* *Castanea sativa*	≤ 580	Young to mature	≤ 24	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	≥ 0	Poor to Good Dead to Good	40+	≤ 7	B	• Deciduous group of trees at rear of site • Continues north-west (not inspected in full) • Understorey of young holly • Ash crowns exhibiting signs of early- to mid-stage infection with ash dieback disease
G5	Apple Plum *Malus domestica* *Prunus domestica*	≤ 360	Early-mature to mature	≤ 9	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 0	Poor to Good Poor to Good	10+	≤ 4.3	C	• Orchard area • Unmanaged and becoming overgrown with young holly • Many of stems significantly decayed

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BS5837 Tree survey schedule

Site	Bromiley, Ribchester Road, Clayton-le-Dale, BB1 9EG	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	19 August 2025
Client	John Hetherington	**Conditions**	Overcast, settled	**Job no.**	LTC314

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
G6	4no. English oak 1no. silver birch 1no. Norway spruce *Quercus robur* *Betula pendula* *Picea abies*	≤ 730	Semi-mature to mature	≤ 18	N ≤ 7.5 E ≤ 7.5 S ≤ 7.5 W ≤ 7.5	≥ 0	Good Good	40+	≤ 8.8	B	• Group of trees growing in corner of field • No significant visible defects
G7	Silver birch European beech English oak *Betula pendula* *Fagus sylvatica* *Quercus robur*	≤ 460	Young to mature	≤ 18	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 0	Good Good	40+	≤ 5.5	B	• Group of trees growing at road frontage • Understorey of hawthorn and holly • Some of trees covered in ivy

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BS5837 Tree survey schedule

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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	Cherry laurel *Prunus laurocerasus*	≈ 150	Mature	4	N 1.25 E 1.25 S 1.25 W 1.25	0	Good Good	10+	1.8	C	• Short section of managed hedge
H2	Hawthorn Holly Cherry laurel Hornbeam Laburnum *Crataegus monogyna* *Ilex aquifolium* *Prunus laurocerasus* *Carpinus betulus* *Laburnum anagyroides*	≈ 100	Mature	≤ 6	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0	Good Good	10+	1.2	C	• Managed boundary hedge • Fragmented • Laid in the past • Includes a laburnum tree, which has also been laid and managed as part of the hedge in the past, but is now outgrown
H3	Hawthorn *Crataegus monogyna*	≈ 100	Mature	≤ 6	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	0	Good Good	20+	1.2	C	• Managed boundary hedge • Laid • Larger in central section

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