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ARBORICULTURAL ASSESSMENT

Client

Gladman Developments Ltd

Project

Land off Henthorn Road Clitheroe

Date

December 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	HCK / 20.09.19	SMM / 20.10.19
-	Final	HCK / 29.10.19	SMM / 29.10.19
A	Final	DB / 03.09.25	HR / 09.09.25
B	Final	DB / 11.12.25	EC / 12.12.25
C	Final	DB / 15.12.25	EC / 15.12.25

1.0 INTRODUCTION

1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Gladman Developments Limited to present the findings of an Arboricultural Assessment and survey of trees located on land off Henthorn Road, Clitheroe (hereafter referred to as the site). The application site is centred on Ordnance Survey grid reference SD 729 406.

Site Description

1.2 The site is situated on the southwestern edge of Clitheroe, Lancashire. It is approximately 6.9ha in area and comprises three grassland field compartments separated into two halves by Henthorn Road which runs in a northeast to southwest orientation. The smaller of the three fields lies to the northwest of Henthorn Road and slopes from lower ground in the east to higher ground in the west. The largest of the three fields lies to the southeast of Henthorn Road and is formed of two combined fields separated by a shallow wet ditch which runs roughly parallel to Henthorn Road. Pendleton Brook lies beyond the site along the southern boundary, running through an area of ancient replanted woodland at the west end of the site.

1.3 The surrounding landscape beyond the site to the south and west is predominately agricultural with further areas of pastoral land use. The town of Clitheroe is beyond the site to the north, including new areas of residential development.

Scope of Assessment

1.4 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on 16th September 2019, with a resurvey carried out on 12th December 2024 in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).

1.5 This report has been produced to accompany an outline planning application for a residential development with supporting Green Infrastructure and an attenuation area and has included an assessment of any impact to the tree cover. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development.

1.6 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2024

2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.

2.2 In relation to arboriculture, the NPPF states that:

- 136 '*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 52), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
- *193 (c) 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 70) and a suitable compensation strategy exists'.*

  and provides specific guidance that:

- *193 (d) 'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.*

2.3 With reference to paragraph 193 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 70 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

Local Planning Policy

2.4 Local planning decisions regarding all future developments are assessed against a framework to ensure that the district or county in question is developed in a well-informed and coherently systematic manner, this may include decisions to ensure that the right number and types of houses are built and incorporating the correct type of shopping and recreation facilities, whilst protecting the local ecological resources, landscape context and intrinsic heritage value of an area.

2.5 Within the context of Ribble Valley Borough Council, the framework upon which local planning is currently guided is the Adopted Core Strategy 2008-2028 – A Local Plan for Ribble Valley. The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028. It was adopted by the Council on 16th December 2014 and forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028. It also includes development management policies to assist in the determination of individual planning applications.

2.6 In relation to arboriculture and the natural environment, following a review of the above Core Strategy, the following policies below are considered the most relevant:

Environment – Policy DME1: Protecting Trees and Woodlands

The contribution that trees and woodlands make to the character of the area is recognised by the Council to be of significance. The Council in establishing this approach to their management and protection is seeking to conserve and enhance the quality of the local area whilst recognising the need for sustainable development to be achieved.

10.7 - There will be a presumption against the clearance of broadleaved woodland for development purposes. The Council seeks to ensure that woodland management safeguards structural integrity visual amenity value of woodland, enhances biodiversity and provides environmental health benefits of the residents of the borough. The Council encourages succession tree planting to ensure tree cover is maintained in to future.

Where applications are likely to have a substantial effect on tree cover, the Borough Council will require detailed arboricultural survey information and tree constraints plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be within influencing distance and could also include other relevant information such as stem diameter and crown spread.

The Borough Council will ensure that:

1. *The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact the density of development, layout of roads, access points and services any affected trees.*
2. *That a detailed tree protection plan is submitted with appropriate levels of detail.*
3. *Site specific tree protection planning considerations are attached planning permissions.*

10.8 – Tree Preservation Orders

The Borough Council will make tree preservation orders where report individual trees and groups of trees and woodland of visual, and / or botanical and / or historical value appears to be under threat. The Council will expect every tree work application for work to protected trees to be in accordance with arboricultural practices and current British Standards.

10.9 - Ancient Woodlands

Development proposals result in loss damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where development would affect an ancient woodland, the Borough Council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

10.10 – Veteran and Ancient Trees

The Borough Council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran / ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long-term survivability.

10.11 – Hedgerows

The Borough Council will use the hedgerow regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

3.0 SURVEY METHODOLOGY

3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.

3.2 Trees have been assessed as groups, hedgerows or woodland where it has been determined appropriate.

- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
- For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
- For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'[1]. Woodlands, however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'[2].

3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categories

3.4 Trees, groups, and hedgerows have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.

3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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. Trees within this category are:

1 Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
2 http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low-quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Subcategory (ii) trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
- Subcategory (iii) trees with material conservation or other cultural value.

3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

Ancient and Veteran Trees

3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.

3.12 This Arboricultural Assessment has used the criterion for defining a veteran tree based upon the definition within BS5837:

'Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.'

NOTE These characteristics might typically include a large girth, signs of crown retrenchment / reorganisation and hollowing of the stem.

3.13 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (see para 3.17 below), shown below in Figure 1.

3.14 BS5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient trees is based upon government guidance on *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions* which states:

'All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate.'

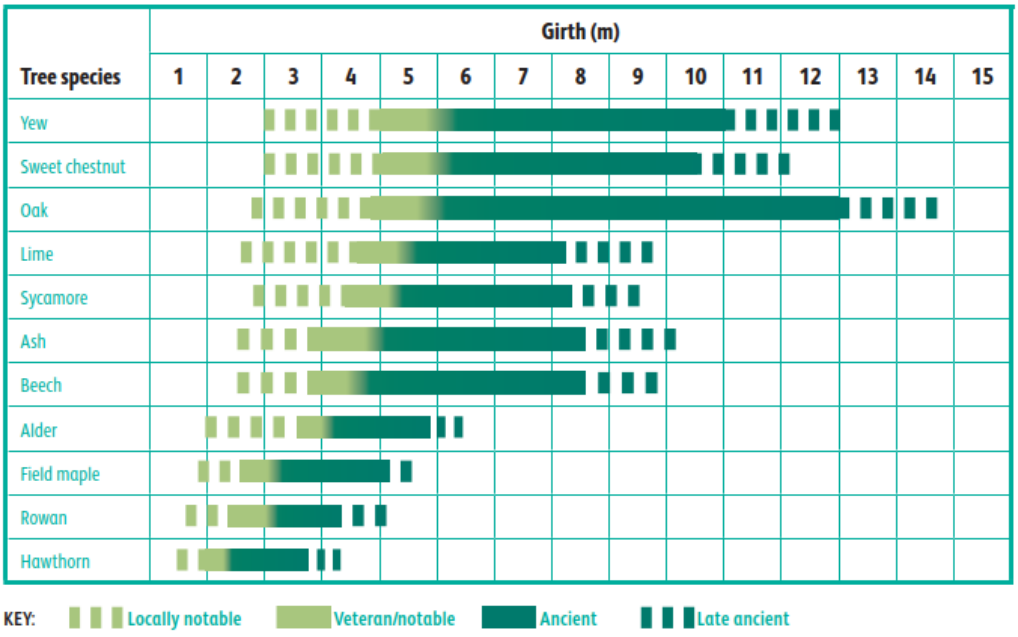

Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013).

3.15 Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2024, which includes its own definition of ancient and veteran trees. This Arboricultural Assessment has also considered any potential candidates against the below definition:

'A tree which, because of its age, size, and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'

3.16 When assessing potential veteran trees, reference has been made to number of publications which include RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Forbes-Laird (2023,) Reed, H. (2000). *Veteran Trees: A Guide to Good Management*. English Nature, and more recently Lonsdale, D. (ed.) (2013). *Ancient and other Veteran Trees: Further Guidance on Management*. The Tree Council. for recording characteristic ancient/veteran features and assessing potential candidates.

3.17 While the definition of a veteran tree with BS5837 states that veteran trees are 'not exclusive to, individuals surviving beyond the typical age range for the species concerned', to be considered a veteran tree in accordance with the definition within NPPF, veteran trees must be 'trees which, because of their age, size, and condition are of exceptional biodiversity, cultural or heritage value'. Therefore, to be considered a veteran tree, the tree must be of sufficient age and size with a stem girth which is considered large for its species (within the veteran range set out in Figure 1).

3.18 However, stem girth alone does not constitute a veteran tree, and veteran trees should display characteristics of ancient trees, showing strong signs of at least two primary characteristic and usually display a number of secondary characteristics, although individual trees will be assessed on their own merits.

3.19 Primary characteristics include:

- Major stem cavities with decay and/or hollowing
- Signs of crown reorganisation

3.20 Secondary characteristics include:

- Large quantity of dead wood in crown, ≥150mm diameter
- Major storm damage, e.g. breakout wounds, broken spars ≥300mm diameter
- Habitat spaces: decay holes and/ or crevices/ branch splits sheltered from direct rainfall
- Aerial rooting
- Sap run / slime flux
- Water pool
- Bark loss (exceeding 400cm^2) due to lightning strike
- Fungi (especially notable or protected species)
- Other epiphytic plants, including ferns & significant presence of lichens or mosses

3.21 It is considered that the greater the number and extent of these features present within a given tree, the greater its ecological habitat value.

Considerations and Limitations of the Tree Survey

3.22 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.

3.23 The statements made in this report regarding the assessed trees applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.

3.24 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted in accordance with BS5837 does not assess hedgerows against the Hedgerow Regulations 1997, or specifically from an ecological perspective, and is outside the scope of this assessment.

3.25 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within woodlands, tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

4.0 RESULTS

4.1 A total of twenty-four individual trees, nine groups of trees, nine hedgerows and a woodland were surveyed as part of the main Arboricultural Assessment. Trees were surveyed as individual trees, groups, and hedgerows as per the survey methodology.

4.2 Appendix A presents details of all individual trees, groups, hedgerows and woodland recorded during the main assessment, include heights, stem diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.

4.3 General observations, particularly of structural and physiological condition (for example the presence of any decay and physical defect and preliminary management recommendations), have also been recorded where appropriate.

4.4 The individual positions of trees, groups, and hedgerows have been shown on the Tree Survey Plan (9053-T-01 Tree Survey Plan). The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

Results Summary – Main Assessment

4.5 Tree cover associated with the application site and recorded by the assessment largely comprises of trees situated around the boundaries of the field compartments, including mostly mature age native species such as English oak *Quercus robur* and common ash *Fraxinus excelsior*. These trees are integral parts of the field boundaries being present as either single specimens or forming small groups. Two isolated specimens of English oak are situated within the fields to the southeast of Henthorn Road. Hawthorn *Crataegus monogyna* dominated hedgerows form the boundaries of the field compartments along with other native species and are a mixture of managed and unmanaged forms. A prominent group of mixed species mature trees are situated within the grounds of Siddows Hall and are directly adjacent to the site.

4.6 Individual trees of all quality (unsuitable, high, moderate and low) were found during the assessment, with the vast majority of individual trees within the site graded as being retention Category B. Groups and hedgerows with the exception of G3 were all deemed to be of moderate to low quality due, in the most part, to either their small proportions as a result of their age, or as a result of comprising trees which exhibited fair to poor overall condition. Three offsite Category U trees (T2, T3, and T8) surveyed in 2019 have since been removed and are discussed further within this assessment.

4.7 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category U – Unsuitable	T14, T19	2		0
Category A (High Quality / Value)	T4, T7	2	G2, G3	2
Category B (Moderate Quality / Value	T5, T6, T9, T10, T12, T15, T16, T18, T20, T23, T24, T26, T27	13	G1, G5, G6, G8, H2, H4, H5, H6, H7, H8, H9	11
Category C (Low Quality / Value)	T1, T11, T13, T17, T21, T22, T25	7	G4, G7, G9, H1, H3	5

4.8 The site housed two individual trees (T4 and T7), and a group of trees (G3) regarded as Category A. The two individual trees were both English oaks. T4, situated on the northeastern boundary alongside a new development, was a particularly good example of the species with a remaining life expectancy of at least 40 years.

4.9 T7 (Category A) was an isolated specimen located within the field compartment to the east of Henthorn Road. The specimen exhibited several characteristic features and attributes pertaining to veteran trees and T7 was considered a veteran tree in accordance with accepted guidance. It possessed a stem diameter of 1100mm, which according to Figure 1 would be referred to as 'locally notable' and not 'veteran' however for the species this stem size would be considered as being 'interesting' and meeting a baseline for veteran status. Along with the large stem size it also supported a number of further key habitat features associated with veteran trees which included a significant amount of dead wood within the crown, extensive hollowing of the central stem, decay holes in the form of other cavities within limbs and branches, crevices sheltered from the rainfall, loss of bark, epicormic growth (lower crown density) and considered to be in a prominent position within the landscape. The stem hollowing of main stem with large open cavity extended from ground level to a height of c.2.5m on the northwest side of the stem and visible within the cavity was evidence of brown rot although no fungal fruiting bodies were present at the time of inspection which also would be considered a feature associated with veteran trees.

4.10 G3, was a large and prominent group of mixed species situated within the grounds of Siddows Hall, the grounds of which adjoined the boundary of the site along the northwestern edge of the field compartment to the northwest of Henthorn Road. The group supported a mix of mainly broadleaved species including horse chestnut, common and large leaved lime *Tilia* spp., sycamore and common ash. For their visual contribution to the local landscape and good quality, G3 was recorded as retention Category A.

4.11 Two individual trees were recorded as unsuitable for retention and Category U. T14 a common ash which was recorded as Category C during the assessment in 2019 but had clearly declined in general arboricultural terms and was downgraded to Category U and T19, a horse chestnut which was assessed as Category B in 2019 but has died since the 2019 survey, transitioning from Category B to Category U.

4.12 T5 was also an isolated mature English oak within the field compartment to the south of Henthorn Road. T5 was approximately 10.5m in height and growing within the southwestern portion of the field. On close inspection, visible within the crown was a relatively recent obvious lateral crack which had formed within a main primary lateral limb, highly likely to have been caused by wind loading on the upward trending branch extending from the lateral through a 'twisting action'. The crack ran laterally along the horizontal grain of the limb terminating at the fork with the upward trending branch and appeared to be full thickness. The nature of the damage has significantly weakened the structural integrity of the limb and could potentially lead to complete and catastrophic failure of a substantial portion of the crown unless treated through intervention with tree surgery. To remediate the damage, implementation of corrective crown reduction work to the damaged limb and overall balancing would need to be applied to the extent which ultimately would dramatically alter the visual amenity of the specimen resulting in a much-reduced quality and character. The specimen also housed other crown dead wood and several notable sized entrance holes in the main body of the stem at approximately 3-4m above ground level which appeared to lead to a potential area of hollowing or cavity around the bole and extending vertically downwards. Due to the use of the field for grazing by livestock, with the absence of any stock proof fencing around the tree, the ground within the dripline was heavily poached.

4.13 The southern boundary where it extends from the eastern most corner westwards supports a collection of large and mature trees (T9-T23 and G6). These trees collectively form a prominent backdrop to the site. The conditions of trees varied as would typically be expected within a rural landscape where there has been a general absence of targeted tree management but generally trees were found to be in good health and condition. Retention categories were largely Category B with a small number of Category C. A Tree Condition Assessment of trees along this boundary was undertaken on 15th July 2025, following a noted decline in condition, adjustments have been made to retention categories and overall condition as needed and a copy of this Tree Condition Assessment is attached at Appendix D for completeness.

4.14 An area of woodland (W1) was recorded to the southwest of the field parcel northwest of Henthorn Road. Comprising a mixture of species including beech *Fagus sylvatica*, Scots pine *Pinus sylvestris*, alder *Alnus glutinosa*, sycamore and wych elm *Ulmus glabra.* The Multi Agency Geographic Information for the Countryside (MAGIC) website identified W1 as Replanted Ancient Woodland (PAWS). Plantations on ancient woodland sites are areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, predominantly of species not native to the site. These sites often retain some of the ancient woodland features such as soils, ground flora, fungi and woodland archaeology. Ancient woodland is a resource of great importance for its wildlife, soils, recreation, cultural value, history and the contribution to diverse landscapes and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2024, with W1 being recorded as Category A.

Ancient and Veteran Trees

4.20 A single tree, T7 was considered to be of veteran status in accordance with accepted methodologies and guidance. To afford this tree greater protection, a buffer zone has been provided calculated in accordance with the guidelines detailed within Lonsdale, D. (ed.) (2013). *Ancient and other veteran trees: further guidance on management*. London: The Tree Council. This buffer zone is defined as a distance equal to 15 times the trees stem diameter, or five metres beyond the canopy, whichever is the greater (Read, 2000). Further survey work of those trees and their communities may be necessary to inform future management.

Statutory Considerations

4.15 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPOs) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.

4.16 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.

4.17 It is understood following consultation with the Local Planning Authority, Ribble Valley Borough Council, that there are no Tree Preservation Orders or Conservation Area designations that would apply to any trees present on, or in proximity to the assessment site and therefore no statutory constraints would apply to the development in respect of trees.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.

5.2 The AIA has been based upon the Development Framework Plan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawings show the proposals for up to 115 dwellings with extensive public open space, landscaped areas, attenuation infrastructure, surface water outflow infrastructure, and buffering for notable tree species.

5.3 An overlay of the layouts has been incorporated in the Tree Retention Plans (9053-T-02 Tree Retention Plan) to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plans also identify which trees would be required to be removed or retained as part of the proposed development.

5.4 Table 2 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

Table 2 Summary of Impact on Tree Stock

	Trees to be Removed	Reason for Removal	Total
Category U (Unsuitable)	T19	Dead	1
Category B (Moderate Quality / Value	H4, H5, H6 partial removal	To facilitate site access points, pedestrian and cycle links, and visibility splays	3

Approximate Hedgerow Removal in metres:

- H4 – 15m
- H5 – 28m
- H6 – 32m

Detailed Access

5.5 Development is proposed with the smaller field parcel to the northwest of Henthorn Road and within the larger fields to the southeast of Henthorn Road. Access to the northern field would be through the recently constructed development to the northeast of the site, via an existing road and footway which extends up to the site boundary. This road and footway would be extended into the site to provide vehicular and pedestrian access requiring the removal of a short section of H4.

5.6 The position of this access and footway is fixed through the existing development and part of the existing footway south of the road is within the RPA of T4. The construction of this footway has caused no obvious detriment to T4, but this footway will need to be extended within the RPA of T4, a Category A, English oak. The extension of this footway is not anticipated to result in any significant impact to T4. However, it is recommended that works within this area should be supervised to assess and manage impacts to soil and tree roots should they be exposed. This could be detailed within an Arboricultural Method Statement which could be a condition of outline planning approval.

5.7 An extension to the footpath along Henthorn Road is also proposed to provide a pedestrian cycle link to the field parcel northwest of Henthorn Road. This will require the removal of a section H5 which is shown to be directly impacted by the footway.

5.8 To provide vehicular access into the larger fields to the southeast of Henthorn Road, a new access is proposed from Henthorn Road. This access will require the removal of a section of H6 which is directly impacted by the access and its visibility splay. A pedestrian cycle link into this parcel from the field parcel to the northwest of Henthorn Road is also likely to require the removal of a further short section of H6.

5.9 While H4, H5 and H6 were all recorded as Category B, these minor removals necessary to allow for the construction of pedestrian footways, cycle links, vehicular access points, and associated visibility splays should not be considered a significant arboricultural impact and could be mitigated for through new hedgerow planting on the site. Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

Outline Proposals

5.10 The Development Framework Plan indicative the approximate position of the built element and open space provision of the proposed development. Through its design and by virtue of the existing trees being positioned around the extents of the site, the outline proposals have demonstrated that much of the existing tree cover could be retained within proposed green space and green corridors along the site boundaries.

5.11 Arboricultural impacts across the development are likely be to be limited but may include the removal of T19, a Category U specimen shown to be situated adjacent to the proposed development area. Category U trees are not material considerations in the planning process from an arboricultural perspective due to their reduced life expectancy so the potential loss of T19 should not be regarded as an arboricultural impact or require mitigation.

5.12 The outline proposals have shown a development parcels extending up to tree cover along the eastern boundary. Tree cover associated with the eastern boundary mentioned in the Tree Condition Assessment at Appendix C will require special consideration within the final design layout to ensure that a sustainable long-term relationship between these retained trees and properties can be achieved. It is recommended that a buffer be provided along this boundary or the final layout should look to orientate properties to be front or side facing to these retained trees.

5.13 T7, the single veteran tree is shown to be retained centrally within the development area within an area of green space connecting to a green corridor along the site's northern boundary. The proposed green space has been shown to accommodate the full extent of the extended 'buffer zone' and this is a key constraint of the development which should be fully considered as part of a subsequent reserved matters application should outline approval be granted.

Drainage Outflow

5.14 A review of surface water attenuation and outfalls has identified that it may be necessary to provide an outfall from an attenuation feature in the field parcel to the northwest of Henthorn Road to a ditch which runs through W1 and into Pendleton Brook.

5.15 To inform the future design of this outfall a detailed assessment of the Ancient Replanted Woodland (W1) along the existing ditch was carried out on 14th November 2025, which recorded a further nineteen individual trees and one group of trees within the woodland. Appendix B presenting details of the individual trees and tree groups recorded and these have been plotted on the Tree Survey Plan (9053-T-04 Tree Survey Plan – Drainage), with the positions of trees being based on a topographical / land survey.

5.16 While the position and design of this outfall is subject to further design work and discussions with relevant parties, an overlay of the preferred drainage connection has been incorporated in the Tree Retention Plans (9053-T-05 Tree Retention Plan– Drainage) to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees.

5.17 To provide a drainage connection through W1 and into the existing ditch will require the removal of trees from within the woodland. The route of the pipe as shown which has been informed by the detailed tree survey, would directly impact ET4, a mature high quality beech, situated on the bank of the existing drain and ET7, a mature low quality ash situated on the woodland edge along with five immature wych elm which formed the understorey of the woodland and were recorded as EG1.

5.18 There may also, following discussions with the utility company, be a requirement to provide a 6m buffer to the pipe (3m either side), to allow for future maintenance and avoid potential damage to pipework from root ingress. If this buffer is required then a further two individual trees ET8, a semi mature sycamore and ET9, an early mature wych elm, along with an additional two trees within EG1 would also need to be removed.

5.19 While the loss of this tree cover will result in an arboricultural impact W1 is Ancient Replanted Woodland and its value is not necessarily in the trees but in its soil. Through careful planning and implantation impacts to the soil within the woodland could be reduced with soil being replaced following installation of the pipe. The loss of tree cover could then be mitigated for through new tree or woodland planting within the site but in proximity to W1.

Conclusion

5.20 In conclusion for arboriculture, the proposals are considered to meet the aims and objectives of local and national policy through careful consideration of the design and retention of a high proportion of the existing tree cover. The retention of this tree cover coupled with targeted future management and enhancement through new tree planting aligns with the requirements of local and national policy.

6.0 NEW TREE AND HEDGEROW PLANTING

6.1 The outline proposals have demonstrated that as part of the subsequent reserved matters application, should the application be approved, an adequate quantity of structured tree planting could be provided to mitigate for any tree removal necessary to implement the development and significantly increase tree cover on the site.

6.2 This new tree planting is identified within an area of open space to the southeast of Henthorn Road which extends to Pendleton Brook, and an area of open space to the northwest of Henthorn Road alongside W1. The purpose and function of this new tree planting should be understood from the start of any design stages so that key objectives from a landscape perspective can also be achieved.

6.3 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).

6.4 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.

6.5 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.

6.6 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

6.7 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.

6.8 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

7.0 TREE PROTECTION MEASURES

7.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.

7.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

7.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.

7.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.

7.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.

7.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

Tree Protection Barriers

7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.

7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix C.

7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

Protection outside the exclusion zone

7.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.

7.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.

7.12 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.

7.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.

7.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.

7.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

8.0 TREE MANAGEMENT

8.1 The layout of the development is currently reserved for subsequent approval. During a reserved matters application pursuant to layout, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.

8.2 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.

8.3 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).

8.4 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.

8.5 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk.

8.6 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.

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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.
The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Category U - Trees / Groups Unsuitable for Retention (BS5837:2012)
- Category A - Trees / Groups of High Quality (BS5837:2012)
- Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- Category C - Trees / Groups of Low Quality (BS5837:2012)
- Hedgerow
  Colour Indicates BS5837:2012 Category
- Woodland
  (Colour Indicates BS5837:2012 Category)
- Root Protection Area
- T1(A) G1(A) Individual/Group number and BS5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Veteran Tree and Ancient Woodland Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)

rev	date	description	drwn/chkd
-	18.09.19	First Issue	EKP/HCK
A	12.12.24	Resurvey	DWB
B	17.11.25	Update	EC

client
Gladman

project
Henthorn Road
Clitheroe

title
TREE SURVEY PLAN

scale
1:2000 @ A3

number
9053-T-01

status
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.
The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Category U - Unsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow proposed to be removed subject to relevant permissions
- Root Protection Area (Shown for retained trees only)
- T1 (A) G1 (A) — Individual / Group Number and BS Category
- T1 (A) G1 (A) — Individual / Group Number to be Removed and BS 5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Veteran/Ancient Tree and Ancient Woodland Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)

rev	date	description	drwn/chkd
A	03.09.25	First Issue	DB / HR
B	08.12.25	Update	DB / EC

client
Gladman

project
Henthorn Road
Clitheroe

title
TREE RETENTION PLAN

scale
1:2000 @ A3

number
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.
The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Category U - Trees / Groups Unsuitable for Retention (BS5837:2012)
- Category A - Trees / Groups of High Quality (BS5837:2012)
- Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- Category C - Trees / Groups of Low Quality (BS5837:2012)
- Hedgerow
  Colour Indicates BS5837:2012 Category
- Woodland
  (Colour Indicates BS5837:2012 Category)
- Root Protection Area
- T1(A) G1(A) Individual/Group number and BS5837:2012 Category
- Veteran Tree and Ancient Woodland Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)

rev	date	description	drwn/chkd
-	17.11.25	First Issue	EC
A	08.12.25	Red Line Added	EC

client
Gladman

project
Henthorn Road
Clitheroe

title
TREE SURVEY PLAN - DRAINAGE

scale
1:500 @ A3

number
9053-T-04

status
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.
The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Category U - Unsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained
- Hedgerow proposed to be removed subject to relevant permissions
- Indicative Line of Surface Water Connection with 6m Easement
- Root Protection Area (Shown for retained trees only)
- T1 (A) G1 (A) — Individual / Group Number and BS Category
- T1 (A) G1 (A) — Individual / Group Number to be Removed and BS 5837:2012 Category

rev	date	description	drwn/chkd
-	24.11.25	First Issue	EC
A	08.12.25	Update	EC

client
Gladman

project
Henthorn Road
Clitheroe

title
TREE RETENTION PLAN - DRAINAGE

scale
1:200 @ A3

number
9053-T-05

status
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Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	**YNG**: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	**Category U -** Trees 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	**SM:** Semi-mature trees less than 1/3 life expectancy	**Category A -** Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	**EM:** Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	**Category B** - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	**M:** Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	**Category 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.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	**The BS category particular consideration has been given to the following:** • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

Structural Condition	Physiological Condition
Good - No significant structural defects	**Good -** No significant health problems
Fair - Structural defects that can be remediated	**Fair -** Symptoms of ill-health that can be remediated
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	**Poor -** Significant ill-health. Unlikely the tree will recover in the long term
Dead - Dead tree with structural integrity of tree severely compromised	**Advanced Decline / Dead -** Advanced state of decline and unlikely to recover or Dead

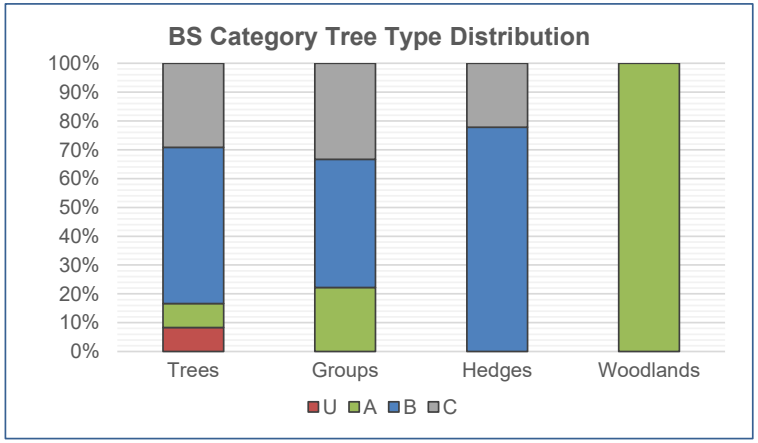
Root Protection Area (RPA)
• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.

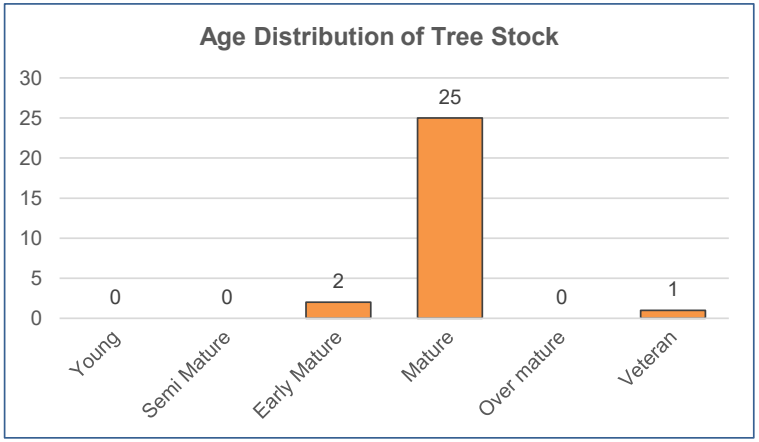
Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U	T14, T19	2		0
Category A	T4, T7	2	G2, G3, W1	3
Category B	T5, T6, T9, T10, T12, T15, T16, T18, T20, T23, T24, T26, T27	13	G1, G5, G6, G8, H2, H4, H5, H6, H7, H8, H9	11
Category C	T1, T11, T13, T17, T21, T22, T25	7	G4, G7, G9, H1, H3	5
	Total	24	Total	19

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

Age Distribution of Tree Stock shows the number of trees in each age category across the tree stock allowing assessment of their longevity to be made.





Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	Hawthorn Crataegus monogyna	6	7x 80	N - 3 S - 3 E - 1 W - 1	M	G	Small stature specimen situated along the fenceline separating the field from the access track to off-site property, Siddows Hall Typically characteristic for the species Multiple stemmed from ground level No obvious defects	20	2.5	C (i)
T4	English Oak Quercus robur	15.5	790	N - 7 S - 6 E - 6 W - 8	M	G	Branch stubs evident Broken branches evident Characteristic for species Even and typical crown form Minor dead wood evident in the crown (<75mm) Poached ground at the base which has exposed root butresses; note localised ground erosion	282	9.5	A (ii)
T5	English Oak Quercus robur	10.5	640	N - 7 S - 5 E - 6 W - 6	M	F	Specimen has suffered damage to primary branch from wind loading; crack visible Other broken branches evident Major and minor dead wood evident in the crown (>75mm and <75mm) Poached ground at the base Potential Roost Features (PRF) - several notable sized entrance holes in main body of stem at approximately 3-4m above ground level which appear to lead to an area of hollowing around the bole Storm damaged crown material also present	185	7.7	B (ii)
T6	Sycamore Acer pseudoplatanus	9	est 600	5	M	F	Characteristic for species Dense ivy cover on main stem Established ivy cover Minor dead wood evident in the crown (<75mm) Situated on south side of watercourse	163	7.2	B (ii)
T7	English Oak Quercus robur	14	1100	N - 5 S - 6 E - 6 W - 5	V	F	Signifiant amounts of crown dead wood and exposed heartwood Extensive hollowing of main stem with large open cavity extending from ground level to height of bole on north west side of the stem Visible within the stem cavity is evidence of brown rot although no fungal fruiting bodies were present at the time of inspection Crevices sheltered from rainfall Decay pockets Poached ground at the base Potential Roost Features (PRF) Storm damage present	855	16.5	A (iii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T9	English Oak Quercus robur	12.5	790	6	M	F	Basal cavity observed Characteristic for species Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Potential Roost Features (PRF)	282	9.5	B (ii)
T10	English Oak Quercus robur	13.5	700	N - 5 S - 7 E - 7 W - 6	M	F	Broken branches evident Characteristic for species Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	222	8.4	B (ii)
T11	Ash Fraxinus excelsior	15	est 400 400	N - 7 S - 7 E - 5 W - 3	M	P	Light ivy cover Situated offsite Storm damage present Twin stemmed from base Eastern stem failure in past whereby a stump of approximately 4m in height remains Crown structure compromised as a result and is unevenly weighted Tight union between main two stems Would require remedial treatment through the application of tree surgery to restore balance to acceptable safety levels; ownership unknown	145	6.8	C (ii)
T12	Ash Fraxinus excelsior	16	est 950	N - 6 S - 7 E - 7 W - 7	M	G	Branch stubs evident Broken branches evident Characteristic for species Light ivy cover Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Potential Roost Features (PRF) Situated offsite Storm damage present Woodpecker holes observed Daldinia concentrica noted on fallen timber	408	11.4	B (ii)
T13	Ash Fraxinus excelsior	15	est 970	N - 6 S - 7 E - 8 W - 6	M	P	Branch stubs evident Broken branches evident Characteristic for species Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Storm damage present Downgraded to Category C/poor condition since 2019 Crown showed signs of gradual thinning and decline likely due to ash dieback and changes in growing conditions	426	11.6	C (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T14	Ash Fraxinus excelsior	14	est 700	5	M	P	Branch socket cavities observed Delaminating bark on main stem Minor dead wood evident in the crown (<75mm) Storm damage present Signs of possible infection by Bacterial Canker of Ash Downgraded to Category U/poor condition since 2019 Major limb shed, with crown showing irreversible decline	N/A	N/A	U
T15	Ash Fraxinus excelsior	15	est 650	6	M	G	Characteristic for species Dense undergrowth at the base Minor dead wood evident in the crown (<75mm) Unable to gain access to base of stem at the time of assessment	191	7.8	B (ii)
T16	Ash Fraxinus excelsior	13	est 600	N - 6 S - 5 E - 5 W - 5	M	G	Minor dead wood evident in the crown (<75mm) Storm damage present Visible failed upright in mid crown with new growth attached	163	7.2	B (ii)
T17	Sycamore Acer pseudoplatanus	7	480	3	M	F	Delaminating bark on main stem Epicormic growth evident within the crown Storm damage present Main stem failed at 7m Visible deadwood associated with the upper section of approximately 2m in length Specimen has produced epicormic growth to compensate for loss	104	5.8	C (ii)
T18	Sycamore Acer pseudoplatanus	10	390	4	EM	G	Characteristic for species No major defects were noted Typical crown form	69	4.7	B (ii)
T19	Horse Chestnut Aesculus hippocastanum	13	630	N - 7 S - 4 E - 4 W - 5	M	D	Characteristic for species Minor dead wood evident in the crown (<75mm) Downgraded to Category U/dead since 2019 Tree showed no signs of bud development, with extensive flaking bark, bark loss, and retained/fallen dead wood	N/A	N/A	U
T20	Ash Fraxinus excelsior	14	730	6	M	G	Branch socket cavities observed Characteristic for species Minor dead wood evident in the crown (<75mm) Noted tree was positioned on other side of stock fence within the field to the south	241	8.8	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T21	Sycamore Acer pseudoplatanus	6	360	3	EM	F	Epicormic growth evident within the crown Storm damage present Main stem failed at 4m Specimen has produced epicormic growth to compensate for loss and establish a new crown Extensive stem cavity formed	59	4.3	C (ii)
T22	Sycamore Acer pseudoplatanus	15.5	400	N - 6 S - 2 E - 4 W - 4	M	F	Characteristic for species Minor dead wood evident in the crown (<75mm) Slight bias in weight to west and over the site Rhytisma acerinum (Tar spot of sycamore) present	72	4.8	C (ii)
T23	Ash Fraxinus excelsior	18.5	760	N - 6 S - 4 E - 5 W - 8	M	G	Branch stubs evident Characteristic for species Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	261	9.1	B (ii)
T24	Hawthorn Crataegus monogyna	7	350	4	M	G	Characteristic for species Even crown form No major defects were noted	55	4.2	B (ii)
T25	Hawthorn Crataegus monogyna	7	300	N - 3 S - 1 E - 1 W - 3	M	P	South eastern lead stem has failed and missing thus specimen has no crown Stem shows evidence of split Formed of two separate trees	41	3.6	C (ii)
T26	Hawthorn Crataegus monogyna	9	est 420	4	M	G	Characteristic for species No major defects were noted	80	5.0	B (ii)
T27	Hawthorn Crataegus monogyna	5	200 200	N - 2 S - 4 E - 3 W - 3	M	G	Characteristic for species	36	3.4	B (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Ash Fraxinus excelsior Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Hazel Corylus avellana	10	190 300 260 250	4	M	G	Characteristic for species Coppiced form Interlocking crowns Multi stemmed from base No major defects were noted Old laid forms Outgrown hedgerow	116	6.1	B (ii)
G2	Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Wild Cherry Prunus avium Holly Ilex aquifolium Lawson Cypress Chamaecyparis lawsoniana	15.5	est 900	6	M	G	Dense ivy cover on main stem Interlocking crowns Minor dead wood evident in the crown (<75mm) Situated 4m offsite on opposite site of driveway	366	10.8	A (ii)
G3	Ash Fraxinus excelsior Beech Fagus sylvatica Common Lime Tilia x europaea Elder Sambucus nigra Hawthorn Crataegus monogyna Horse Chestnut Aesculus hippocastanum Sycamore Acer pseudoplatanus Wild Cherry Prunus avium Laural Prunus Laurocerasus	26	est 1000	10	M	G	Coppiced form Maintained hedgerow New planting evident since 2019	452	12.0	A (i),A (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G4	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus	9	est 300 300	6	EM / M	F	Broken branches evident Characteristic for species Outgrown hedgerow Situated offsite Sporadic self-seeded group of trees	81	5.1	C (ii)
G5	Sycamore Acer pseudoplatanus	13	upto 550	N - 6 S - 4 E - 4 W - 5	M	G	Characteristic for species Interlocking crowns Minor dead wood evident in the crown (<75mm) No major defects were noted Typical crown forms	137	6.6	B (ii)
G6	Ash Fraxinus excelsior Sycamore Acer pseudoplatanus	20	upto 930	N - 6 S - 10 E - 7 W - 7	M	G	Characteristic for species Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Noted trees are positioned on other side of stock fence	391	11.2	B (ii)
G7	Hawthorn Crataegus monogyna	3	avg 80	2	SM	G	Characteristic for species Outgrown hedgerow Now close to new development	3	1.0	C (ii)
G8	Ash Fraxinus excelsior Hawthorn Crataegus monogyna	8	upto 350	5	EM	F / G	Characteristic for species Interlocking crowns Sporadic self-seeded group of trees Group along bank of river	55	4.2	B (ii)
G9	English Elm Ulmus procera Leyland Cypress Cupressocyparis leylandii	8	est 250	3	M	G	Characteristic for species Situated on boundary of cottages Provides screening to properties offsite Potentially roots have been affected by any works to culvert/pipe the watercourse	28	3.0	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Ash Fraxinus excelsior Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Hazel Corylus avellana	2	avg 70 50 100	0.5	M	G	Coppiced form Maintained hedgerow Old laid forms Note dead tree next to services pole	8	1.6	C (ii)
H2	Ash Fraxinus excelsior Hawthorn Crataegus monogyna	6	avg 170 130 350	1.5	M	G	Outgrown hedgerow	76	4.9	B (ii)
H3	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Holly Ilex aquifolium Privet Ligustrum ovalifolium	2	avg 70 50 100	0.5	M	G	Coppiced form Maintained hedgerow New planting evident since 2019	8	1.6	C (ii)
H4	Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Hazel Corylus avellana Holly Ilex aquifolium	2	avg 7x 30	1	M	G	Coppiced form Maintained hedgerow Old laid forms	3	1.0	B (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
H5	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Wild Cherry Prunus avium Hazel Corylus avellana	2	100 50 70	1.5	M	G	Coppiced form Maintained hedgerow	8	1.6	B (ii)
H6	Ash Fraxinus excelsior Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Hazel Corylus avellana	2	100 50 70	1.5	M	G	Coppiced form Maintained hedgerow Note where the watercourse crosses fields H6 becomes less main stained and more of an outgrown thicket	8	1.6	B (ii)
H7	Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna	4	avg 7x 40	2	M	G	Characteristic for species Outgrown hedgerow Now close to new development	5	1.3	B (ii)
H8	Ash Fraxinus excelsior Elder Sambucus nigra Hawthorn Crataegus monogyna Hazel Corylus avellana Guelder Rose	7	upto 7x 60	2	M	G	Characteristic for species Coppiced form Outgrown hedgerow There are several standard ash trees present which are up to 7m Rest of hedgerow is generally between 3 and 6m Note hedgerow runs along the entire boundary and provides intermittent understory	11	1.9	B (ii)
H9	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna	4	upto 7x 60	2	M	G	Characteristic for species Coppiced forms Outgrown hedgerow and un-maintained hedgerow Note the hedgerow runs along the entire boundary and provides intermittent understory but is gappy in places	11	1.9	B (ii)

Wood No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
WOODLANDS										
W1	Alder Alnus glutinosa Ash Fraxinus excelsior Beech Fagus sylvatica Scots Pine Pinus sylvestris Sycamore Acer pseudoplatanus Wych Elm Ulmus glabra	18	920	5	M	G	Area of woodland situiated beyond access road Drainage channels through woodland connecting to Pendleton Brook Limited understorey of sporadic elm No obvious management Failed trees noted Identified as Ancient Woodland on MAGIC Maps	383	11.0	A (ii)

Appendix B - Tree Schedule - Drainage Outfall

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	**YNG**: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	**Category U -** Trees 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	**SM:** Semi-mature trees less than 1/3 life expectancy	**Category A -** Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	**EM:** Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	**Category B -** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	**M:** Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	**Category 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.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	**The BS category particular consideration has been given to the following:** • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

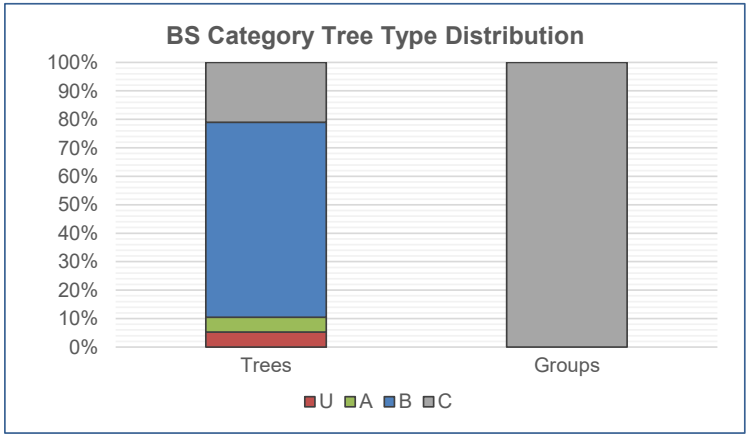
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	**Good -** No significant health problems	• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	**Fair -** Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	**Poor -** Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	**Advanced Decline / Dead -** Advanced state of decline and unlikely to recover or Dead	

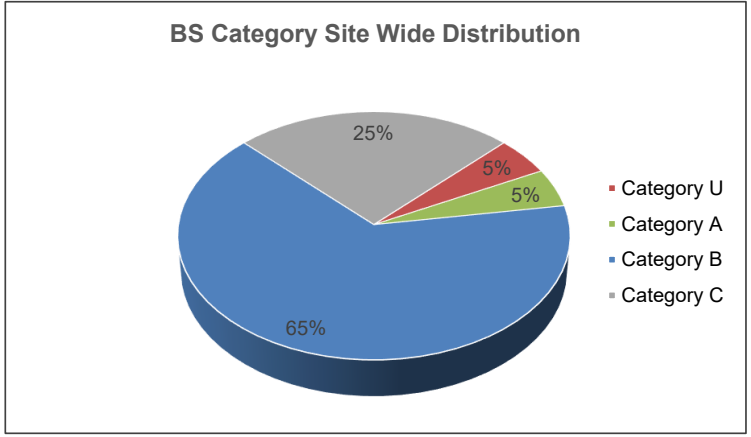
Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U	T17	1		0
Category A	T5	1		0
Category B	T1, T2, T3, T4, T9, T10, T11, T12, T13, T15, T16, T18, T19	13		0
Category C	T6, T7, T8, T14	4	G1	1
	Total	19	Total	1

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.

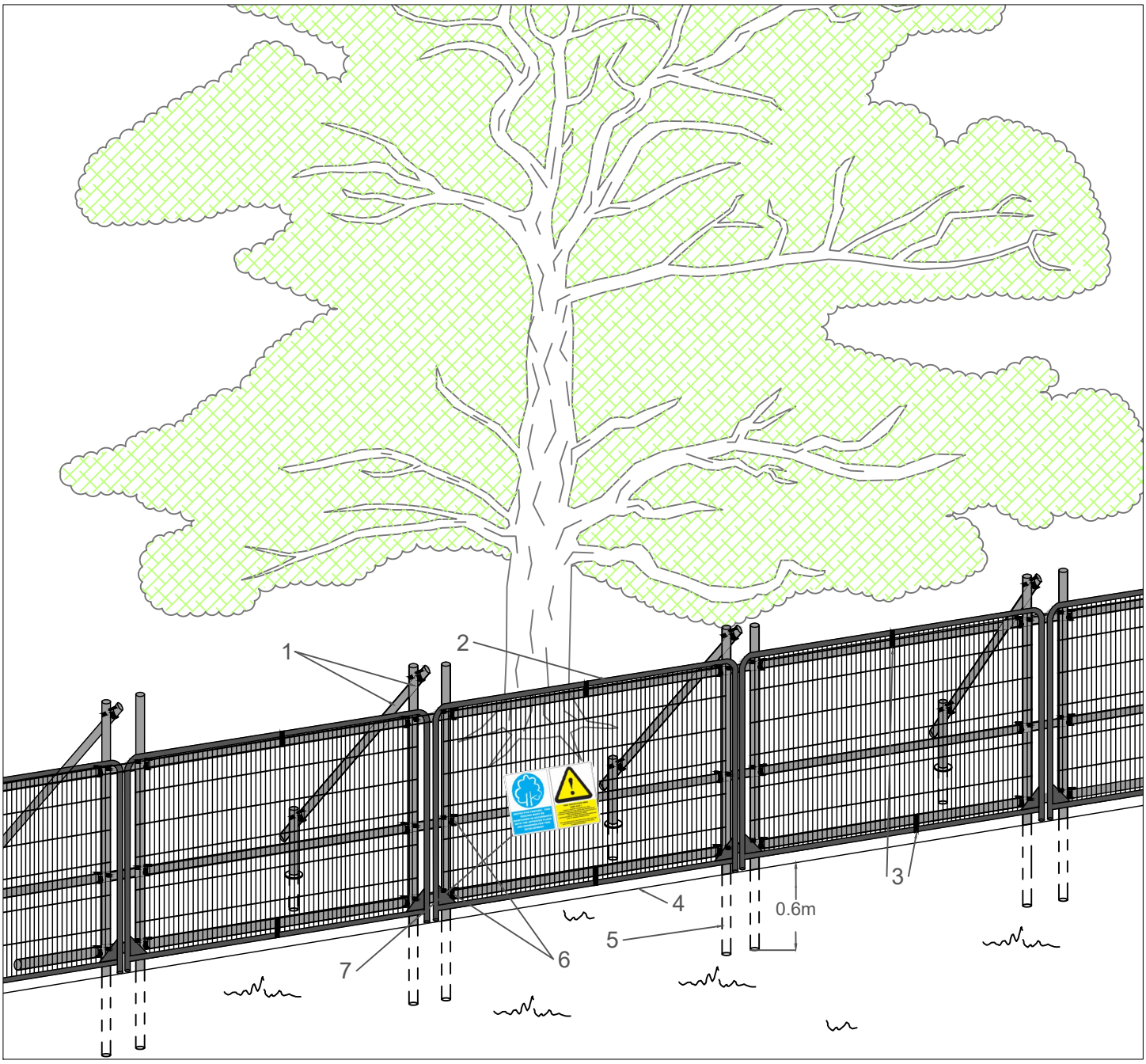




Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
ET1	Beech Fagus sylvatica	16	Over ivy 850	6	M	G	Woodland tree twin stemmed from 2m with included bark union noted between stems	327	10.2	B (i)
ET2	Beech Fagus sylvatica	16	Over ivy 490	5	M	G	Woodland tree situated on bank of existing drainage ditch	109	5.9	B (i)
ET3	Scots Pine Pinus sylvestris	18	530	3	M	G	Woodland tree situated on bank of existing drainage ditch	127	6.4	B (i)
ET4	Beech Fagus sylvatica	18	620	4	M	G	Woodland tree situated on bank of existing drainage ditch	174	7.4	B (i)
ET5	Beech Fagus sylvatica	18	920	5	M	G	Woodland tree situated on bank exposed roots at base	383	11.0	A (i)
ET6	Wych Elm Ulmus glabra	10	190 180	3	EM	F	Understorey tree regrowth from previously felled stump situated on bank of existing drainage ditch	31	3.1	C (i)
ET7	Ash Fraxinus excelsior	10	330	3	M	P	Woodland edge tree dense ivy cover obscures main stem	49	4.0	C (i)
ET8	Sycamore Acer pseudoplatanus	9	140	1.5	SM	F	Understorey tree self seeded	9	1.7	C (i)
ET9	Wych Elm Ulmus glabra	10	240	3	EM	F	Understorey tree	26	2.9	B (i)
ET10	Ash Fraxinus excelsior	16	570	4	M	F	Woodland tree dense ivy cover obscures main stem	147	6.8	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
ET11	Sycamore Acer pseudoplatanus	16	540	3	M	G	Woodland tree	132	6.5	B (i)
ET12	Sycamore Acer pseudoplatanus	18	580	3	M	G	Woodland tree	152	7.0	B (i)
ET13	Beech Fagus sylvatica	18	570	4	M	G	Woodland tree	147	6.8	B (i)
ET14	Sycamore Acer pseudoplatanus	16	460	2	M	P	Woodland tree decay evident within stool at base	96	5.5	C (i)
ET15	Ash Fraxinus excelsior	16	440	3	M	F	Woodland tree dense ivy cover obscures main stem	88	5.3	B (i)
ET16	Alder Alnus glutinosa	16	430	2	M	F	Woodland tree dense ivy cover obscures main stem situated on bank of drainage channel	84	5.2	B (i)
ET17	Alder Alnus glutinosa	8	460	0.5	M	D	Failed tree within woodland standing deadwood	N/A	N/A	U
ET18	Scots Pine Pinus sylvestris	18	670	3	M	G	Woodland tree	203	8.0	B (i)
ET19	Beech Fagus sylvatica	16	530	5	M	G	Woodland tree situated on bank of brook	127	6.4	B (i)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
EG1	Wych Elm Ulmus glabra	10	upto 190	2	SM	F	Understorey trees within woodland sporadic	16	2.3	C (ii)



Standard Specification for Tree Protective Fencing

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs

APPENDIX C
PROTECTIVE FENCING SPECIFICATIONS

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