



ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Land at Pendle Road
Clitheroe
Lancashire
BB7 1FS

ISSUE DATE

22nd December 2025

SEED REF

2052-AIA-V1-B

CLIENT

Richborough

ARBORICULTURAL CONSULTANCY

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DOCUMENT CONTROL

Date	Author	Checked	Revision
15.12.2025	Wilson Scott, <i>BSc (Hons), MArborA</i>	SO	Rev A
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LIMITATIONS

The contents of this report are valid at the time of writing. SEED Arboriculture Ltd shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.



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Plans

Tree Constraints Plan

Ref: 2052-TCP-001-B Revision B

Arboricultural Impact Plan

Ref: 2052-AIP-001-B Revision: B

Draft Tree Protection Plan

Ref: 2052-TPP-003-B (Draft) Revision: B

1. Introduction

Background & Instruction

- 1.1.1. This report has been prepared by Wilson Scott *BSc (Hons). MArborA*, Senior Arboricultural Consultant at SEED Arboriculture Ltd. Wilson is a Professional Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Codes of Conduct.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Richborough in support of an *Outline planning application for the erection of up to 200 dwellings and associated landscaping, children's play area, sustainable urban drainage, and other infrastructure with all matters reserved except access* at Land at Pendle Road, Clitheroe, Lancashire, BB7 1FS (hereafter referred to as the 'Proposed Development').
- 1.1.3. The planning application is to be submitted to Ribble Valley Borough Council (RVBC).

Purpose

- 1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.1.5. This AIA report:
- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
 - Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan (TPP)

Site Description

- 1.1.6. The site is centred at UK National Grid Reference (SD 75423 41049) and comprises three agricultural fields under pasture. A north-north-west/south-south-east aligned brook runs through the centre of the western two fields and forms the northern boundary of the eastern field. Further agricultural fields are located north-east of the site. Pendle Road bounds the site to the south-west, with residential development beyond the road. To the north-west, the site is bound by High Moor Road, with a small collection of buildings and agricultural fields beyond. An unnamed minor road bounds the site to the south-east.
- 1.1.7. Tree stock at the site comprises a mixture of mature established trees, in addition to a number of small clusters of trees and understory shrubbery. The principal tree stock comprises a number of mature trees which align Pendle Road, together with an established pocket of woodland situated towards the northeastern extents of the site. This woodland has been designated as an Ancient Replanted Woodland.



Reference Documents

1.1.8. **Table 1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	255496-BWB-01-ZZ-DR-G-0001	BWB Consulting	August 2025
Site Location Plan	P25-2353_DE_003-01, Revision B	Pegasus Group	December 2025
Proposed Site Location Plan	P25-2353_DE_002-01E - Development Framework Plan	Pegasus Group	December 2025

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 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, 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.

2.1.3. **Paragraph 187 (b & d)**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. **Paragraph 193**

When determining planning applications, Local Planning Authorities (LPA) should apply the following principles: If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

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 and a suitable compensation strategy exists.

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.

Local Planning Policy

- 2.1.5. The Core Strategy 2008 – 2028 A Local Plan for Ribble Valley is the adopted local plan for RVBC and is the basis for determining planning applications. This Core Strategy document sets out the overall vision and planning strategy for development in the borough. Policy DME 1: Protection Trees and Woodlands relates specifically to trees as detailed below.

Policy DME1: Protecting Trees and Woodlands

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboricultural survey information and tree constraint 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 with in influencing distance and could also include other relevant information such as stem diameter and crown spread.

The borough council will ensure that:

- 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 of the density of development, lay out of roads, access points and services on any affected trees.
- That a detailed tree protection plan is submitted with appropriate levels of detail.
- Site-specific tree protection planning conditions are attached to planning permissions.

Tree preservation orders

The borough council will make tree preservation orders where important individual trees or 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 modern arboricultural practices and current british standards.

Ancient woodlands

Development proposals that would result in loss or 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 a development would affect an ancient woodland, the borough council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

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.

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.

Felling licences

When consulted on felling licence applications, the council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland.

Statutory Tree Protection & Designations

- 2.1.6. A search using the online mapping services available from RVBC (Dated 26th November 2025) confirmed that no trees on site are subject to a Tree Preservation Order (TPO), nor is the site located within a local Conservation Area.

Woodland Status

- 2.1.7. A review of Department for environment Food & Rural Affairs' (DEFRA) Magic Map was undertaken to understand the status of woodland either on the site or within influencing distance of 15 metres (statutory buffer zone). It was confirmed that as of 26/11/2025, woodland W1 is a designated **Ancient Replanted Woodland**¹.
- 2.1.8. Standing Advice, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions (Natural England and Forestry Commission, 2022) is a material planning consideration for Local Planning Authorities. In line with current planning policy, ancient woodland is defined as "irreplaceable habitat" (Paragraph 193 c, NPPF 2025).
- 2.1.9. The guidance recommends buffer zones for the protection of ancient woodland. The Buffer zone should be at least 15 metres from the boundary of the woodland. This will create a minimum RPA.
- 2.1.10. The ancient woodland buffer zone for W1 is illustrated with a dashed orange line on the plans at **Appendix 2**.

¹ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website (<https://magic.defra.gov.uk/MagicMap.aspx>) has been used to search for woodland designations on or adjacent to a site.



Figure 1 –DEFRA’s Magic Map shows area of Ancient Woodland hatched in olive.

Felling Licence

- 2.1.11. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”
- 2.1.12. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.
- 2.1.13. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

3. Baseline Tree Survey

- 3.1.1. The tree survey was undertaken in on 24th September 2025, by Wilson Scott *BSc (Hons), MArborA*, Senior Arboricultural Consultant at Seed Arboriculture Ltd.
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 2**) together with details of the constraints to new development in accordance with BS5837, including:
- Tree Retention Category (A, B, C and U)
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 1**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.5. It should be noted that Table 1 of BS5837:2012 only gives recommendations in relation to remaining years. A tree may be considered to have a longer remaining life, however, may still be considered to be of a lower category given its maturity, condition or overall impact to the application site.
- 3.1.6. The location of the trees and their associated constraints including canopy spreads and root protection areas are illustrated on the Tree Constraints Plan at **Appendix 2**. The Arboricultural Impact Plan at **Appendix 2** illustrates the impact of the Proposed Development.

Tree Survey Summary

Trees

- 3.1.7. The survey recorded 48no. individual trees, comprising of 2no. category A, 10no. category B, 32no. category C and 4no. category U retention value.

Groups

- 3.1.8. The survey recorded 13no. groups of trees, comprising of 1no. category B and 12no. category C retention value.

Woodlands

- 3.1.9. The survey recorded 1no. woodland of category B retention value.

Hedgerows

- 3.1.10. 3no. hedgerows were recorded during the survey; however these were not assigned a BS5837 retention value.

4. Impact Assessment

- 4.1.1. The impact of the Proposed Development upon existing trees is illustrated on the Arboricultural Impact Plan (**Appendix 2**).
- 4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to the building and engineering requirements, there is conflict with trees which is considered unavoidable.
- 4.1.3. The Proposed Development will necessitate the removal of 1no. individual tree. There will also be a part-loss of a further 3no. groups of trees and 1no. hedge. All trees identified for removal are of low arboricultural value with the development context (category C retention value).
- 4.1.4. Consideration has been given to the practical requirements of construction and where possible, specialised construction solutions can be implemented to reduce the impact upon retained trees. These special measures will be implemented wherever feasible.
- 4.1.5. For the purposes of this AIA the Development Framework Plan has been used to inform requirements for tree removal. During the design stages, there may be opportunities to explore amendments to the layout to retain additional trees where possible.
- 4.1.6. Any current conflict with trees will be considered and minimised as far as possible during the detailed design. An Arboricultural Method Statement (AMS) will be required to be produced following approval to consider details of construction and design confirmed by pre-commencement planning conditions and set out detailed tree protection measures.
- 4.1.7. **Table 2** details the tree and group removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

Tree Removal for Proposed Development			
Reference Number	BS5837:2012 Category	Reason	Notes
T38 (Hawthorn)	C	Conflict with internal layout	Low quality specimen. Retention impractical within revised context
Part-removal for Proposed Development (see Arboricultural Impact Plan at Appendix 2 for extent of part-removals)			
G1 (Common hawthorn)	C	Conflict with internal layout	Small number of peripheral trees to be removed.

G4 (Common hazel, Common hawthorn, Common ash)	C	Conflict with internal layout	Small number of peripheral trees to be removed.
G9 (Field maple, Common hawthorn, Common beech, Common ash, Elder)	C	Conflict with proposed vehicular and pedestrian access	Small number of internal trees to be removed.

- 4.1.8. The Proposed Development will also require part-removal of approximately 50m of hedgerow H1.
- 4.1.9. All trees / groups identified for removal are low quality specimens situated internal to site with limited remaining future contribution to the wider site context. Their loss is not considered to present a detrimental impact to the wider character and appearance of the area.
- 4.1.10. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

Mitigation

- 4.1.11. Detailed proposals will include a comprehensive landscaping scheme which should include sufficient new tree planting across the Proposed Development to include a variety of native and ornamental trees which are suited to the site context.

Root Protection Areas (RPAs)

- 4.1.12. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.1.13. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s) and this is to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.
- 4.1.14. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown as circles or polygons on the Tree Constraints Plan at **Appendix 2**. These plans illustrate the relationship between the RPAs associated with the trees and the Proposed Development.
- 4.1.15. In addition to the illustration of RPAs on the plans at **Appendix 2**, the numerical RPA values are provided within the Tree Schedule at **Appendix 1**. Within the schedule both RPA radius in metres from the main stem and total area for the RPA as square metres.

New RPA Incursions

- 4.1.16. The Development Framework Plan shows minor RPA incursions into the RPAs of retained trees, T20, T21, T22, T31, T32 and T35. The incursions are not considered to present a harmful impact to

the tree rooting environment. However, given the illustrative nature of the proposals, it is anticipated that these incursions can be further negated at the detailed design stage

Internal Access Road within RPA

- 4.1.17. The Proposed Development will result in a new incursion into the RPA of retained tree T35 for the construction of an internal access road connecting two development parcels.
- 4.1.18. The incursion is illustrated with a blue honeycomb hatch on the TPP at **Appendix 2**. Construction of the proposed road is considered achievable without representing an additional impact to the trees, subject to a sensitive working methodology and use of 'no-dig' surfacing.
- 4.1.19. As sections of the road are proposed to be constructed close to the main stem of a mature tree, it will be necessary for these sections to be built up above existing ground level using a cellular confinement tree root protection system. This is a 'no-dig' approach to minimise root damage and ground compaction. The final top surface will be of a permeable nature, therefore allowing rainwater filtration to the root systems of the trees.
- 4.1.20. Removal of any existing surfacing/vegetation within the RPAs must be undertaken using hand-tools only and under the direct supervision of the Arboricultural Clerk of Works (ACoW). This will ensure that foreseeable damage does not occur during this phase of development.
- 4.1.21. For the purposes of this report, Greenfix Geoweb has been recommended. Should a comparable alternative system be used, an updated installation method statement should be submitted to the LPA and approved in writing before the installation commences.
- 4.1.22. The manufacturers recommended method statement for installation of the system can be found at **Appendix 4**
- 4.1.23. Any large roots (>25mm diameter) identified during ground works should be retained as such roots may be essential to the tree's health and stability. Any minor/fibrous roots identified during ground works (<25mm diameter) may be pruned back to an appropriate growth point using sharp bypass secateurs or a root-pruning handsaw.

Tree Canopies & Shade

- 4.1.24. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 2**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 4.1.25. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.
- 4.1.26. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

- 4.1.27. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Future growth

- 4.1.28. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.
- 4.1.29. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

- 5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A Draft Tree Protection Plan (TPP) is provided at **Appendix 3**.
- 5.1.2. Full details of tree protection measures including construction methods, schedule of arboricultural supervision and specific forms of tree protection should be provided within a detailed Arboricultural Method Statement following planning approval and secured by suitably worded planning condition.

Tree Protection Fencing

- 5.1.3. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the trees other than for operations specified in the approved documents or those agreed with the LPA later.
- 5.1.4. The indicative location of Tree Protection Fencing (TPF) is illustrated on the Draft Tree Protection Plans at **Appendix 2**.
- 5.1.5. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the ACoW and, where necessary, approval from the Local Planning Authority.
- 5.1.6. Where applicable, temporary locations for TPF to allow sufficient working space to undertake construction works has been illustrated on the Draft Tree Protection Plans at **Appendix 2**.
- 5.1.7. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- 5.1.8. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 3**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 5.1.9. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 3**).

- 5.1.10. At the end of the project the fence will be removed only after confirmation by the ACoW and the Council that this is appropriate.

Tree Root Protection

- 5.1.11. To facilitate the installation of new hard surfacing within the RPAs of T35, a cellular confinement tree root protection system will be used. The location of this Tree Root Protection is shown on the Tree Protection Plan at **Appendix 2**.
- 5.1.12. For the purposes of this AIA, Greenfix Geoweb has been recommended. Should a comparable alternative system be used, an updated installation method statement should be submitted to the LPA and approved in writing before the installation commences.
- 5.1.13. For this application, the depth of system to be used varies by the proposed final use and includes:
- 75mm – Suitable for pedestrian foot traffic and cycleways (up to 1t gross weight).
 - 150mm – Suitable for vehicles up to 30t gross weight
- 5.1.14. The top surface for all areas shall be of a porous or semi-porous variety to allow rainwater filtration to the underlying root system.
- 5.1.15. The manufacturers recommended method statement for installation of the system can be found at **Appendix 3**.
- 5.1.16. The appointed ACoW will be on site throughout the installation of the Tree Root Protection system.

6. References

- 6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 6.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.1.4. National Planning Policy Framework (NPPF) 2025
- 6.1.5. The Forestry Act 1967
- 6.1.6. The Town and Country Planning Act 1990
- 6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Tree Schedule

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 24th September 2025

CLIENT: Richborough

SITE: Land off Pendle Road, Clitheroe

REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T1	Common ash	<i>Fraxinus excelsior</i>	16	1030	10	10	8	10	3	Mat	Fair	Good	Located at site boundary. Hard surfacing to south of tree likely impeding root growth. Canopy displaying a minor to moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Scattered deadwood. Dominant visual specimen, however downgraded due to reduced life expectancy.	No works required	20 to 40 years	B2	475	12.30
T2	Common ash	<i>Fraxinus excelsior</i>	8	350	5	5	6	5	3	S/Mat	Declining	Declining	Located at site boundary. Hard surfacing to south of tree likely impeding root growth. Canopy displaying a significant reduction in vitality likely attributed to a colonisation of ash dieback disease. No remaining future contribution to wider site context.	No works required	<10 years	U	55	4.20
T3	Common ash	<i>Fraxinus excelsior</i>	10	485	7	6	6	5	3	S/Mat	Good	Fair	Located at site boundary. Hard surfacing to south of tree likely impeding root growth. Canopy displaying a minor reduction in vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen. Some contribution to wider site value.	No works required	20 to 40 years	C2	102	5.70
T4	Common ash	<i>Fraxinus excelsior</i>	12	515	7	7	6	6	3	E/Mat	Fair	Fair	Located at site boundary. Hard surfacing to south of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a minor reduction in vitality likely attributed to a colonisation of ash dieback disease. Primary leader snapped out, with remains on ground at stem base. Visually dominant specimen.	No works required	20 to 40 years	C2	125	6.30

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 24th September 2025

CLIENT: Richborough

SITE: Land off Pendle Road, Clitheroe

REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T5	Common ash	<i>Fraxinus excelsior</i>	10	325	5	5	6	6	3	S/Mat	Fair	Fair	Located at site boundary. Hard surfacing to south of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value.	No works required	20 to 40 years	C2	48	3.90
T6	Common ash	<i>Fraxinus excelsior</i>	11	430	5	4	6	5	3	S/Mat	Fair	Fair	Located on slight ridge. Occluded stem damage at base, with buttress roots on southern side extensively decayed. Canopy displaying a moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value.	No works required	20 to 40 years	C2	82	5.10
T7	Common ash	<i>Fraxinus excelsior</i>	13	700	8	7	7	6	2	Mat	Good	Fair	Located on slight ridge. Occluded stem damage at base. Stem bifurcates at a height of approximately 2m, with included union observed. Canopy displaying a minor reduction in vitality likely attributed to a colonisation of ash dieback disease. Moderate remaining future contribution to wider site value.	No works required	20 to 40 years	B2	222	8.40
T8	Common ash	<i>Fraxinus excelsior</i>	11	530	7	6	6	5	4	E/Mat	Fair	Fair	Located on slight ridge. Occluded stem damage at base. Exposed structural roots. Canopy displaying a moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value.	No works required	20 to 40 years	C2	125	6.30

BS5837:2012 TREE SCHEDULE

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SITE: Land off Pendle Road, Clitheroe

REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T9	Common ash	<i>Fraxinus excelsior</i>	10	320	6	5	6	6	3	S/Mat	Fair	Fair	Located at site boundary. Hard surfacing to west of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a minor reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value. Not plotted on topographical survey.	No works required	20 to 40 years	C2	48	3.90
T10	Common ash	<i>Fraxinus excelsior</i>	9	310	5	5	4	6	3	S/Mat	Fair	Fair	Located at site boundary. Hard surfacing to west of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a minor reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value. Not plotted on topographical survey.	No works required	20 to 40 years	C2	41	3.60
T11	Common ash	<i>Fraxinus excelsior</i>	8	270	4	5	3	5	3	S/Mat	Fair	Fair	Located at site boundary. Hard surfacing to west of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value. Not plotted on topographical survey.	No works required	20 to 40 years	C2	34	3.30
T12	Common ash	<i>Fraxinus excelsior</i>	11	431	4	6	7	6	3	E/Mat	Fair	Good	Located at site boundary. Hard surfacing to west of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a minor to moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value. Not plotted on topographical survey.	No works required	20 to 40 years	C2	82	5.10

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 24th September 2025

CLIENT: Richborough

SITE: Land off Pendle Road, Clitheroe

REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T13	Common ash	<i>Fraxinus excelsior</i>	10	382	7	6	4	6	3	E/Mat	Fair	Fair	Located at site boundary. Hard surfacing to west of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a minor to moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value. Not plotted on topographical survey.	No works required	20 to 40 years	C2	64	4.50
T14	Common ash	<i>Fraxinus excelsior</i>	12	430	7	6	7	6	3	E/Mat	Fair	Fair	Located at site boundary. Hard surfacing to west of tree likely impeding root growth. Located within hedge and subsequently not accessed to inspect in detail. Dense ivy covering stem. Canopy displaying a minor to moderate reduction in vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution to wider site value. Not plotted on topographical survey.	No works required	20 to 40 years	C2	82	5.10
T15	Sycamore	<i>Acer pseudoplatanus</i>	12	486	7	3	7	6	3	E/Mat	Good	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey.	No works required	20 to 40 years	C2	102	5.70
T16	Sycamore	<i>Acer pseudoplatanus</i>	9	200	4	4	4	4	3	S/Mat	Fair	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey.	No works required	20 to 40 years	C2	18	2.40

BS5837:2012 TREE SCHEDULE

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SITE: Land off Pendle Road, Clitheroe

REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T17	Common alder	<i>Alnus gultinosa</i>	13	500	6	4	7	4	3	E/Mat	Fair	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey.	No works required	20 to 40 years	C2	113	6.00
T18	Common alder	<i>Alnus gultinosa</i>	13	470	6	4	5	3	3	E/Mat	Fair	Declining	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Extensive basal decay observed.	No works required	10 to 20 years	C2	102	5.70
T19	Common ash	<i>Fraxinus excelsior</i>	14	500	6	6	6	6	3	E/Mat	Fair	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Canopy displaying a moderate reduction in vitality likely attributed to colonisation of ash dieback disease.	No works required	20 to 40 years	C2	113	6.00
T20	Common alder	<i>Alnus gultinosa</i>	14	430	4	3	6	3	3	S/Mat	Good	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Canopy bias south.	No works required	20 to 40 years	C2	82	5.10
T21	Common apple	<i>Malus domestica</i>	8	370	1	2	3	2	2	S/Mat	Fair	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Poor shape and form.	No works required	20 to 40 years	C2	64	4.50

BS5837:2012 TREE SCHEDULE

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REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T22	Common alder	<i>Alnus glutinosa</i>	12	520	5	5	7	6	0	E/Mat	Good	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Site side canopy almost touching ground.	No works required	20 to 40 years	B2	125	6.30
T23	Common hazel	<i>Corylus avellana</i>	7	253	3	3	3	3	2	S/Mat	Fair	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Coppiced.	No works required	20 to 40 years	C2	28	3.00
T24	Common ash	<i>Fraxinus excelsior</i>	8	180	2	2	2	2	4	S/Mat	Fair	Fair	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey.	No works required	20 to 40 years	C2	14	2.10
T25	Common ash	<i>Fraxinus excelsior</i>	14	866	7	7	7	7	5	Mat	Good	Good	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Coppiced.	No works required	20 to 40 years	B2	346	10.50
T26	Common ash	<i>Fraxinus excelsior</i>	12	748	7	7	7	7	5	E/Mat	Good	Good	Located off site and subsequently not accessed to inspect in detail. Not plotted on topographical survey. Coppiced.	No works required	20 to 40 years	B2	254	9.00

BS5837:2012 TREE SCHEDULE

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SITE: Land off Pendle Road, Clitheroe

REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T27	Common hawthorn	<i>Crataegus monogyna</i>	6	200	2	2	2	2	1	S/Mat	Fair	Fair	Situated on stream bank. Not accessed to inspect in detail.	No works required	20 to 40 years	C2	18	2.40
T28	Common hawthorn	<i>Crataegus monogyna</i>	7	230	3	2	2	3	1	S/Mat	Fair	Fair	Situated on stream bank. Not accessed to inspect in detail.	No works required	20 to 40 years	C2	23	2.70
T29	Common hawthorn	<i>Crataegus monogyna</i>	5	173	3	2	2	3	1	S/Mat	Fair	Fair	Situated on stream bank. Not accessed to inspect in detail.	No works required	20 to 40 years	C2	14	2.10
T30	Common alder	<i>Alnus gultinosa</i>	10	700	4	7	7	7	3	Mat	Good	Fair	Located on field parcel boundary. Lower stem occluding barbed wire fence. Extensive bolting at stem base. Measurements estimated due to lower growth.	No works required	20 to 40 years	B2	222	8.40
T31	Common ash	<i>Fraxinus excelsior</i>	17	750	8	3	9	9	5	Mat	Good	Fair	Located on field parcel boundary. Lower growth restricted access to lower stem therefore measurements estimated. Soil erosion on eastern side of lower stem exposing structural roots. Canopy displaying a minor reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen.	No works required	40+ years	B2	254	9.00

BS5837:2012 TREE SCHEDULE

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REFERENCE: 2052-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T32	Common ash	<i>Fraxinus excelsior</i>	17	720	8	8	9	3	5	Mat	Fair	Fair	Located on field parcel boundary. Lower growth restricted access to lower stem therefore measurements estimated. Soil erosion on eastern side of lower stem exposing structural roots. Canopy displaying a minor to moderate reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen.	No works required	40+ years	B2	238	8.70
T33	Common ash	<i>Fraxinus excelsior</i>	16	650	5	9	3	6	5	Mat	Fair	Fair	Located on field parcel boundary. Lower growth restricted access to lower stem therefore measurements estimated. Soil erosion on eastern side of lower stem exposing structural roots. Previously twin stemmed, with one primary leader failed. Branch fracture on primary order branch overhanging site to the east. Canopy displaying moderate reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen, however downgraded due to limited remaining life expectancy.	No works required	10 to 20 years	C2	191	7.80
T34	Pedunculate oak	<i>Quercus robur</i>	7	650	3	3	7	4	2	Mat	Good	Fair	Located on field parcel boundary. Stem extensively decayed decay present up into canopy. Failed stem from neighbouring tree resting on top of tree. Limited remaining future contribution within the wider site context.	No works required	20 to 40 years	C2	191	7.80
T35	Common ash	<i>Fraxinus excelsior</i>	16	1080	8	9	5	4	5	O/Mat	Declining	Declining	Located on field parcel boundary. Previously twin stemmed, with one primary leader failed, with leader resting on top of adjacent tree. Canopy displaying an extensive reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. Daldinia fungal fruiting bodies present on extensive deadwood within upper canopy. Visually dominant specimen, however downgraded due to limited remaining life expectancy.	No works required	10 to 20 years	C2, 3	523	12.90

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T36	Common ash	<i>Fraxinus excelsior</i>	18	1370	10	9	9	9	5	Vet	Fair	Fair	Located on field parcel boundary. Canopy displaying a moderate reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. Inonotus hispidus fungal fruiting bodies on stem at a height of approx 4m. Canopy retrenchment observed. Visually dominant specimen.	No works required	40+ years	A3	707	15.00
T37	Common ash	<i>Fraxinus excelsior</i>	17	830	9	10	8	9	3	Mat	Fair	Good	Located on field parcel boundary. Canopy displaying a minor reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen.	No works required	20 to 40 years	B2	308	9.90
T38	Common hawthorn	<i>Crataegus monogyna</i>	5	162	2	2	2	2	1	S/Mat	Fair	Fair	Low quality specimen.	Fell for development	20 to 40 years	C2	10	1.80
T39	Common hawthorn	<i>Crataegus monogyna</i>	5	212	2	2	2	2	1	S/Mat	Fair	Fair	Low quality specimen.	No works required	20 to 40 years	C2	18	2.40
T40	Common hawthorn	<i>Crataegus monogyna</i>	5	139	2	2	2	2	1	S/Mat	Fair	Fair	Low quality specimen.	No works required	20 to 40 years	C2	10	1.80

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T41	Common hawthorn	<i>Crataegus monogyna</i>	5	200	2	2	2	2	1	S/Mat	Fair	Fair	Low quality specimen.	No works required	20 to 40 years	C2	18	2.40
T42	Common ash	<i>Fraxinus excelsior</i>	6	160	3	3	3	3	1	S/Mat	Fair	Fair	Low quality specimen.	No works required	20 to 40 years	C2	10	1.80
T43	Common ash	<i>Fraxinus excelsior</i>	14	450	5	5	5	5	5	E/Mat	Declining	Declining	Not accessed to inspect in detail. Displaying an irremediable state of decline.	No works required	<10 years	U	92	5.40
T44	Common ash	<i>Fraxinus excelsior</i>	14	550	7	7	7	7	5	E/Mat	Declining	Declining	Not accessed to inspect in detail. Displaying an irremediable state of decline.	No works required	<10 years	U	137	6.60
T45	Sycamore	<i>Acer pseudoplatanus</i>	19	1310	14	6	13	14	5	O/Mat	Fair	Fair	Mature Sycamore specimen situated on Woodland edge. Multiple stems at a height of approximately 5 m with one primary order stem failed. Extensive canopy bias due to stem failure. Large stem diameter, however lacking other features to be classed as veteran.	No works required	40+ years	A2	707	15.00

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T46	Common ash	<i>Fraxinus excelsior</i>	13	600	7	7	6	7	3	E/Mat	Good	Fair	Located at site boundary. Hard surfacing to east of tree likely impeding root growth. Canopy displaying a minor reduction in vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen. Some contribution to wider site value. Downgraded due to reduced life expectancy.	No works required	20 to 40 years	C2	163	7.20
T47	Common ash	<i>Fraxinus excelsior</i>	16	1050	7	5	6	7	3	E/Mat	Good	Fair	Located at site boundary. Hard surfacing to east of tree likely impeding root growth. Canopy displaying a minor reduction in vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen. Some contribution to wider site value. Downgraded due to reduced life expectancy.	No works required	20 to 40 years	B2	499	12.60
T48	Common ash	<i>Fraxinus excelsior</i>	12	350	6	3	6	7	3	E/Mat	Declining	Declining	Located at site boundary. Hard surfacing to east of tree likely impeding root growth. Canopy displaying an extensive reduction in vitality likely attributed to a colonisation of ash dieback disease. Visually dominant specimen. Some contribution to wider site value. Downgraded due to reduced life expectancy.	No works required	<10 years	U	55	4.20
G1	Common hawthorn		Min 4 - Max 7	Min 100 - Max 250	See associated plans				1	E/Mat	Good	Fair	Remnants of a lapsed field parcel hedge, which now forms a group. Fragmented in places. Trees within group displaying varying degrees of decline.	Partial removal to facilitate development	20 to 40 years	C2	See associated plans	
G2	Sycamore, Common hazel, Common hawthorn, Common ash		Min 5 - Max 8	Min 150 - Max 225	See associated plans				1	S/Mat	Good	Fair	Fragmented boundary group framing site boundary. Not plotted on topographical survey	No works required	20 to 40 years	C2	See associated plans	

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m²)	RPA Radius (m)
					N	E	S	W										
G3	Common hazel, Common hawthorn, Common ash		Min 5 - Max 8	Min 150 - Max 225	See associated plans				1	S/Mat	Good	Fair	Fragmented boundary group framing site boundary. Not plotted on topographical survey. Likely remnants of lapsed hedge.	No works required	20 to 40 years	C2	See associated plans	
G4	Common hazel, Common hawthorn, Common ash		Min 5 - Max 8	Min 150 - Max 225	See associated plans				1	S/Mat	Good	Fair	Remnants of a lapsed field parcel hedge, which now forms a group. Fragmented in places. Trees within group displaying varying degrees of decline.	Partial removal to facilitate development	20 to 40 years	C2	See associated plans	
G5	Common hawthorn		Min 6 - Max 7	Min 150 - Max 225	See associated plans				1	S/Mat	Good	Fair	Outgrown hedge framing site boundary. Provides some screen from adjacent land.	No works required	20 to 40 years	C2	See associated plans	
G6	Common hawthorn		Min 6 - Max 7	Min 150 - Max 225	See associated plans				1	S/Mat	Good	Fair	Extension of previous group.	No works required	20 to 40 years	C2	See associated plans	
G7	Common hawthorn, Common ash, Dog rose		Min 5 - Max 8	Min 100 - Max 300	See associated plans				1	S/Mat	Good	Fair	Small cluster of trees situated on stream banking. Predominantly hawthorn, with a single ash specimen observed.	No works required	20 to 40 years	C2	See associated plans	

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m²)	RPA Radius (m)
					N	E	S	W										
G8	Common hawthorn, Common ash		Min 5 - Max 7	Min 100 - Max 125	See associated plans				1	S/Mat	Good	Fair	Fragmented group, likely a separation of wider group.	No works required	20 to 40 years	C2	See associated plans	
G9	Field maple, Common hawthorn, Common beech, Common ash, Elder		Min 5 - Max 8	Min 150 - Max 300	See associated plans				1	S/Mat	Good	Fair	Outgrown hedge now forming a group. Fragmented in places however largely consistent. One larger field maple specimen located on the northern periphery of group.	Partial removal to facilitate development	20 to 40 years	C2	See associated plans	
G10	Elder		Min 5 - Max 6	Ave 170	See associated plans				1	S/Mat	Fair	Fair	Closely spaced pair. Low quality.	No works required	20 to 40 years	C2	See associated plans	
G11	Common hawthorn, Blackthorn, Elder		Min 5 - Max 6	Min 190 - Max 200	See associated plans				1	S/Mat	Fair	Fair	Cluster of boundary vegetation located on north side of stream.	No works required	20 to 40 years	C2	See associated plans	
G12	Common hawthorn, Blackthorn, Elder		Min 5 - Max 6	Min 190 - Max 200	See associated plans				1	S/Mat	Fair	Fair	Cluster of boundary vegetation located on north side of stream.	No works required	20 to 40 years	C2	See associated plans	

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 24th September 2025

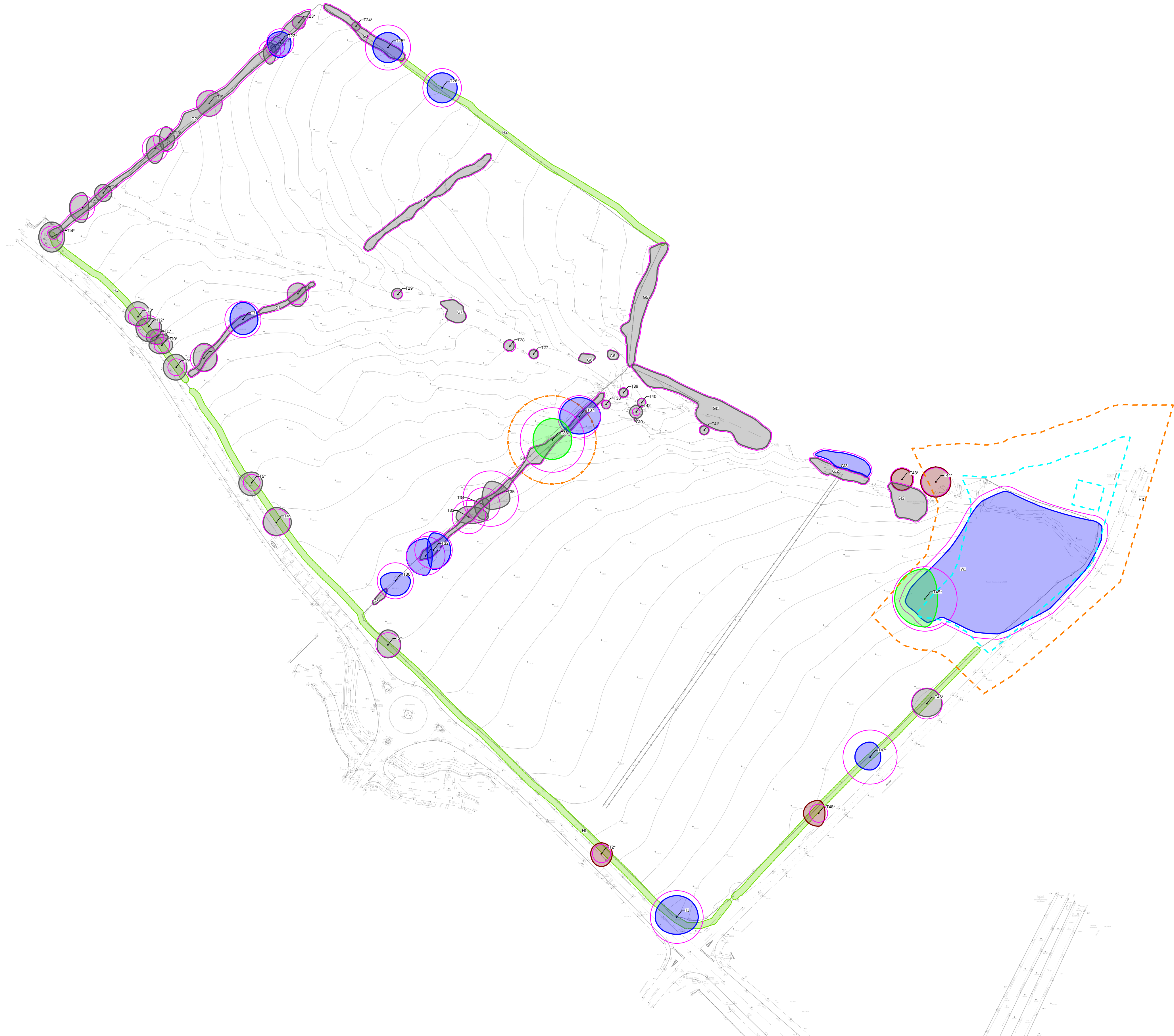
CLIENT: Richborough

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m²)	RPA Radius (m)
					N	E	S	W										
G13	Sycamore, Alder species		Min 10 - Max 12	Min 400 - Max 450	See associated plans				3	E/Mat	Good	Fair	Offsite group of trees not accessed to inspect in detail.	No works required	20 to 40 years	B2	See associated plans	
W1	Norway maple, Sycamore, Common beech		Ave 18	Min 500 - Max 750	See associated plans				4	Mat	Good	Fair	Established woodland area situated towards the site boundary. Predominantly sycamore, with scattered beech specimens. Some trees within area have failed. Not plotted on topographical survey. Designated as an Ancient Replanted Woodland.	No works required	40+ years	B2	See associated plans	
H1	Blackthorn, Common hawthorn, Common hazel		Min 2 - Max 3	Min 75 - Max 100	See associated plans				0	S/Mat	Fair	Fair	Established boundary hedgerows framing the site boundary. Managed in areas. Largely consistent, however fragmented in places.	Partial removal to facilitate development	20 to 40 years	-	-	0.00
H2	Blackthorn, Common hawthorn, Common hazel		Min 2 - Max 3	Min 75 - Max 100	See associated plans				0	S/Mat	Fair	Fair	Established boundary hedgerows framing the site boundary. Managed in areas. Largely consistent, however fragmented in places.	No works required	20 to 40 years	-	-	0.00
H3	Blackthorn, Common hawthorn		Min 2 - Max 3	Ave 75	See associated plans				0	S/Mat	Fair	Fair	Established boundary hedge framing site boundary.	No works required	20 to 40 years	-	-	0.00

Appendix 2 – Plans



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Veteran Tree Buffer Zone
- Root Protection Area

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

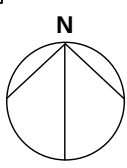
U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)

Ancient Woodland - Registered Woodland Edge (MAGIC)

Ancient Woodland - 15m Buffer from development

NOTES:
(*) Denotes tree locations estimated from measurements on-site.
No topographical survey available at the time of tree survey.



Rev	Description	Date
Rev B	PAWS update	21.10.2025
Rev A	Issue to client	26.09.2025
Rev		



SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Land off Pendle Road, Clitheroe

TITLE
Tree Constraints Plan

DRAWING REF
2052-TCP-001-B

SCALE
1:1000 @ A1

DRAWING NO
001

REVISION
Rev B



KEY.

Trees / Groups

Canopy Spread

Tree Stem

Veteran Tree Buffer Zone

Root Protection Area

A Category Tree

(High quality / retention value)

B Category Tree

(Moderate quality / retention value)

C Category Tree

(Low quality / retention value)

U Category Tree

(No remaining retention value)

Hedgerows

(Not assigned BS5837:2012 category)

Ancient Woodland - Registered Woodland Edge (MAGIC)

Ancient Woodland - 15m Buffer from development

TREE PROTECTION

Tree Protection Fencing

No-Dig Construction Methodology

Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

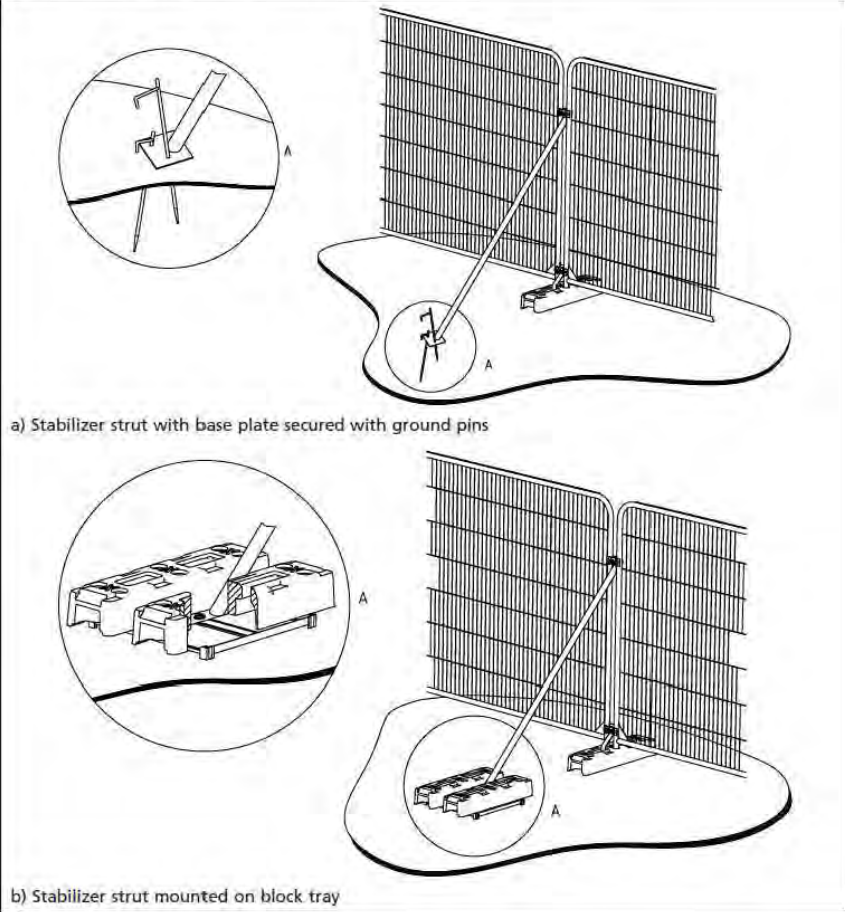
Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3

Figure 3 Examples of above-ground stabilizing systems



Rev A	Issue to client	12.12.2025
Rev	Description	Date

SEED

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Land off Pendle Road, Clitheroe

TITLE
Tree Protection Plan

DRAWING REF
2052-TPP-003-A

DRAWING NO
003

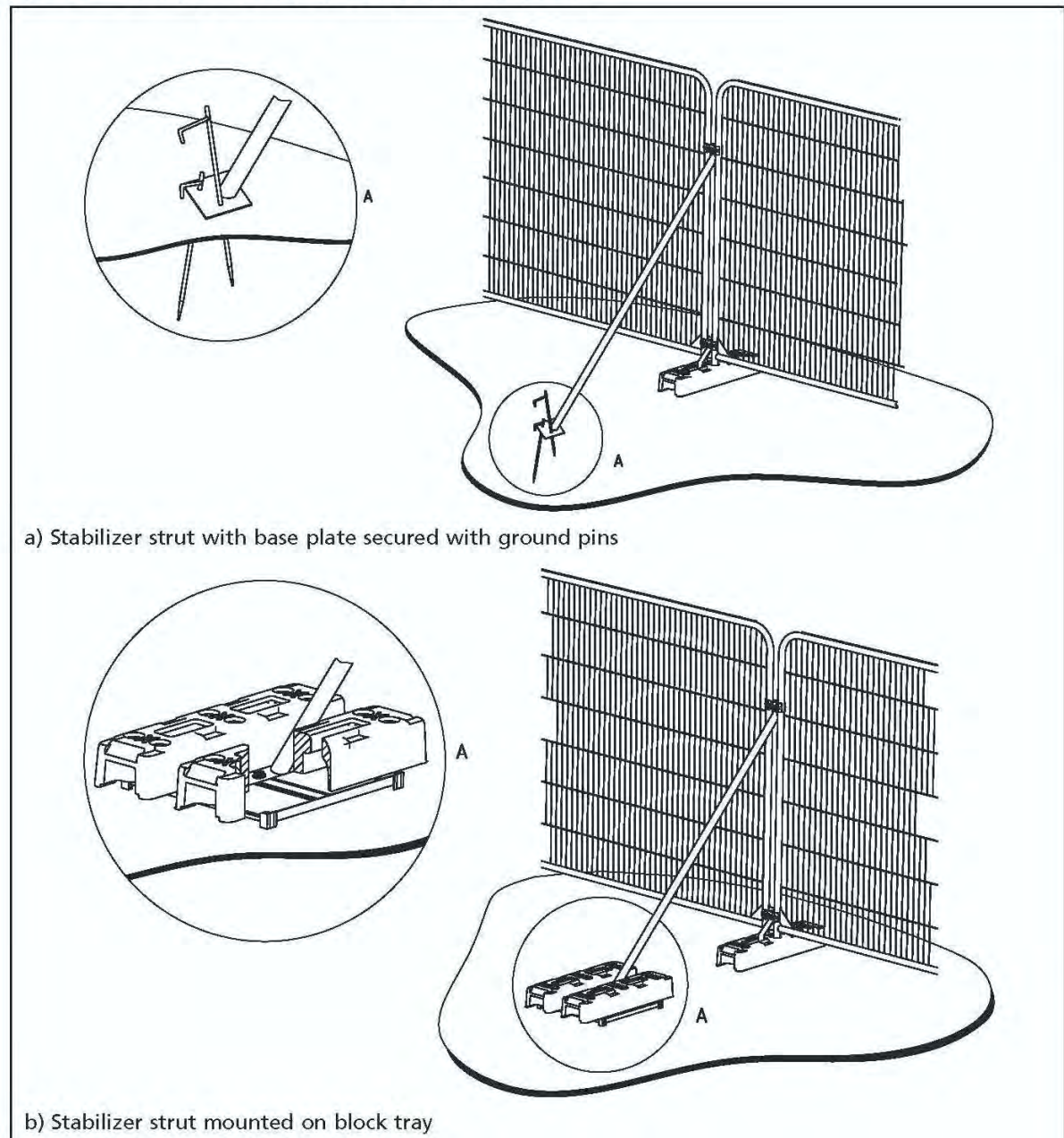
SCALE
1:1000 @ A1

REVISION
Rev A

Appendix 3 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems



TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.



ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

www.seed-arb.co.uk

- info@seed-arb.co.uk

- 01625 460 252

Appendix 4 –Greenfix Geoweb Installation Method

PRESTO



INSTALLATION GUIDE

■ **simplified**



GEOWEB® Tree Root Protection



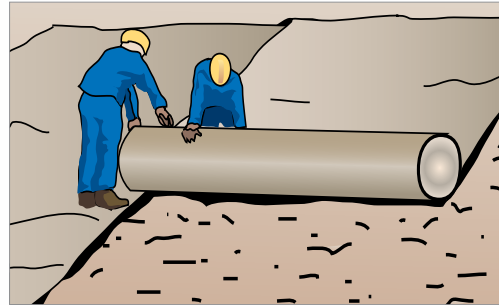


GEOWEB® Tree Root Protection

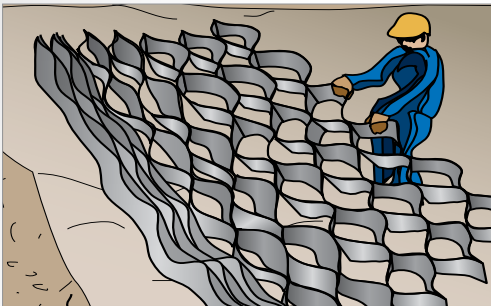
- 1 Prepare subgrade. Remove debris, rocks.



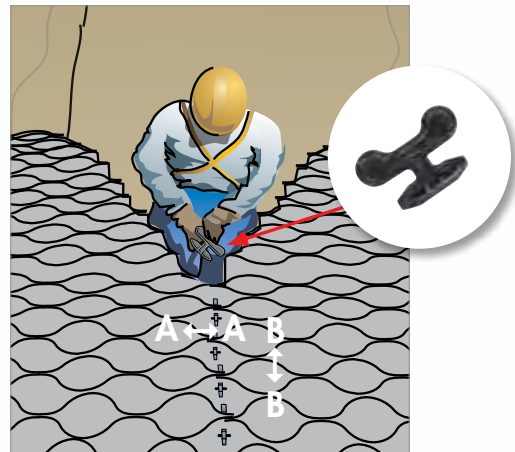
- 2 Install TRP4000 geotextile. Overlaps by minimum 300 mm.



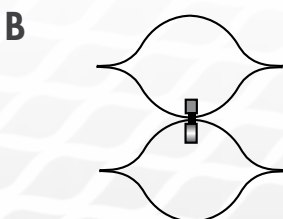
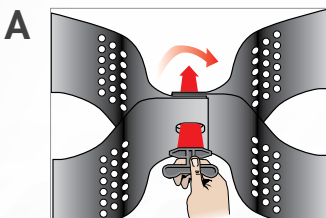
- 3 Partially expand GEOWEB® sections.



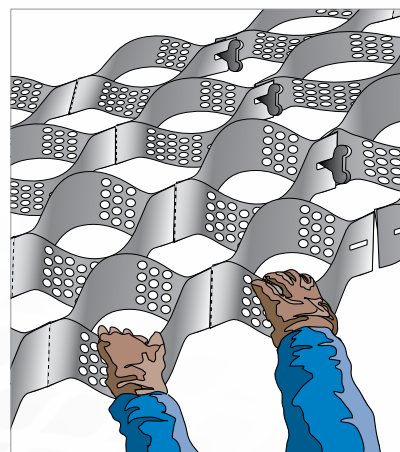
- 4 Connect GEOWEB® sections with ATRA® keys.



- 5 Connect side to side (A) and end to end (B).



- 6 Fully expand GEOWEB® sections.



IMPORTANT NOTE:

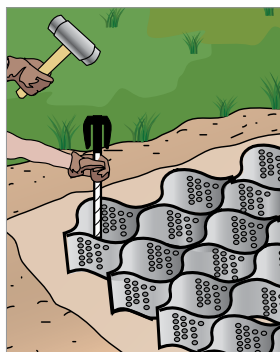
The simplified installation guide provided by Presto GEOSYSTEMS® is intended as a general guideline only. The contractor should follow contract plans and specifications and refer to detailed installation guidelines for more information.

- 7** Hold sections open. Use Options A, B, C or D.

A T-Bars



B ATRA® anchors



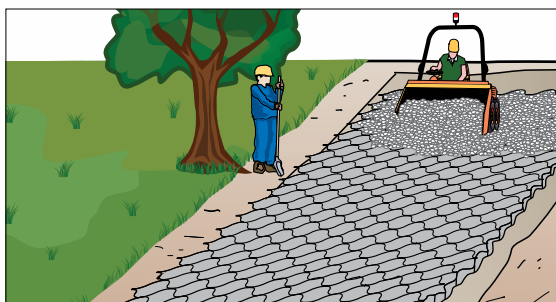
C Wood Stakes



D Infill Select Cells



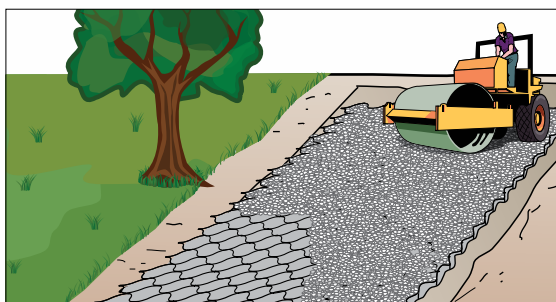
- 8** Infill GEOWEB® cells.



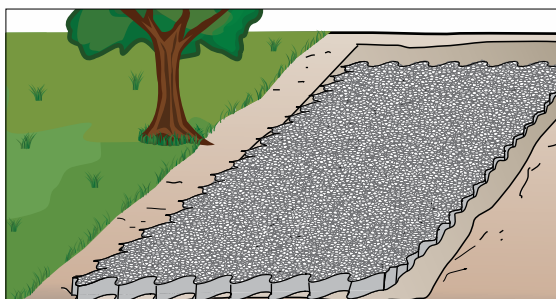
- 9** Spread Infill ensuring a 25 mm overfill at all times.



- 10** If required, use a 4t smooth, non-vibrating roller on overfilled GEOWEB® system. Refill as needed to ensure a 25 mm overfill.



- 11** Surface option ready to install according to specification.



Greenfix
Soil Stabilisation and Erosion Control Specialists

info@greenfix.co.uk
tel: 01608 666027
www.greenfix.co.uk

Geoweb infill material for Tree Root Protection
Clean Angular Stone 4-20mm

Specification for open graded infill material for Geoweb cellular confinement within tree root protection applications. The no fines material is to ensure high ratio void space which corresponds with ideal soil void ratios for tree root health.

Material to BS EN1342 or BS EN12620. Crushed gravel is not permitted.

Properties of material	Test	Value
Grading of particle size	BS EN 13242	Grading 4-20mm
Fines Content	BS EN 13242	f ₄
Shape flatness index	BS EN 13242	F ₄₅₀
Resistance to fragmentation	BS EN 13242	LA ₁₀
Resistance to wear	BS EN 13242	M ₁₀ 20
Water absorption rate BS EN 1097-6:2000 clause 7	BS EN 13242	WA ₂ 2
For typical WA > 2% magnesium sulphate soundness	BS EN 13242	MS ₁₈
Acid soluble sulphate content air-cooled blast furnace slag	BS EN 13242	ASo ₁
Acid soluble sulphate content non air cooled blast furnace slag	BS EN 13242	ASo ₂
Total sulphur aggregates other than air cooled blast furnace slag	BS EN 13242	<1% by mass
Total sulphur air cooled blast furnace slag	BS EN 13242	<2% by mass

Sieve Size mm	Percentage of 4-20mm passing
40	100
31.5	98 - 100
20	90 - 99
10	25 - 70
4	0 - 15
2	0 - 5
1	-

Air cooled blast furnace and steel slag should be free from Dicalcium silicate and iron disintegration in accordance with BS EN 13242:2002, 6.4.2.2 v5
Leaching of materials for blast furnace slag and other recycled materials should meet requirements of the Environmental waste acceptance criteria for inert waste when tested in accordance with BS EN 12457-3
On poor site conditions which require compaction, this should be minimum 4 passes of a smooth wheeled roller at max weight 1000kg/m width without vibration.

For assistance on correct 4–20mm clean angular stone infill specification, please contact Greenfix technical team.

MATERIALS SUPPLIED BY **Greenfix**

GEOWEB®



TRP4000
Non-woven Geotextile



ANCHORS



ATRA® KEY



ADDITIONAL MATERIALS REQUIRED

4–20mm clean, angular stone



LIMITED WARRANTY

Presto GEOSYSTEMS® warrants each GEOWEB® section which it ships to be free from defects in materials and workmanship at the time of manufacture. Presto's exclusive liability under this warranty or otherwise will be to furnish without charge to Presto's customer at the original f.o.b. point a replacement for any section which proves to be defective under normal use and service during the 10-year period which begins on the date of shipment by Presto. Presto reserves the right to inspect any allegedly defective section in order to verify the defect and ascertain its cause.

This warranty does not cover defects attributable to causes or occurrences beyond Presto's control and unrelated to the manufacturing process, including, but not limited to, abuse, misuse, mishandling, neglect, improper storage, improper installation, improper alteration or improper application.

PRESTO MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, IN CONNECTION WITH THE GEOWEB® SYSTEM. IN NO EVENT SHALL PRESTO BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTY OR FOR ANY OTHER REASON, INCLUDING NEGLIGENCE, IN CONNECTION WITH THE GEOWEB® SYSTEM.

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Appleton, Wisconsin, USA

EU HEAD OFFICE/ENGINEERING SUPPORT:



SOILTEC GmbH: Germany
www.soiltec-geosystems.de

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Greenfix Soil Stabilisation & Erosion Control Limited
Old Manor Farm Yard
Beckford Road
Ashton under Hill
Evesham
Worcestershire
WR11 7SU
info@greenfix.co.uk
www.greenfix.co.uk
01608666027