



Toward Tree Consultancy

RVBC Conservation Area - Tree Works Application Supporting Information

Site: Slaidburn Estate, Slaidburn, BB7 3EP

TTC Survey Ref: TTC004.2 (extract from TTC0042025)

Report Author: Chris Toward

Date Released: 25th of January 2026

TTC Contact Details:

- Mobile, [REDACTED]
- Email, [REDACTED]

Contents Page

<u>Sct</u>	<u>Description</u>	<u>Page(s)</u>
-	Contents Page	1
1.	Client and Site Details <ul style="list-style-type: none"> - Client Details - Site Location and Area Map(s) 	2-3
2.	Site Survey <ul style="list-style-type: none"> - Survey Details - Site Map - Survey Report 	4-15
3.	Appendices <ul style="list-style-type: none"> - Appendix 1, Survey Report Terms of Reference - Appendix 2, Tree Height Calculation - Appendix 3, Supporting Photographs 	16-21

1. Client, Site, and Survey Details

- Client/agent Details

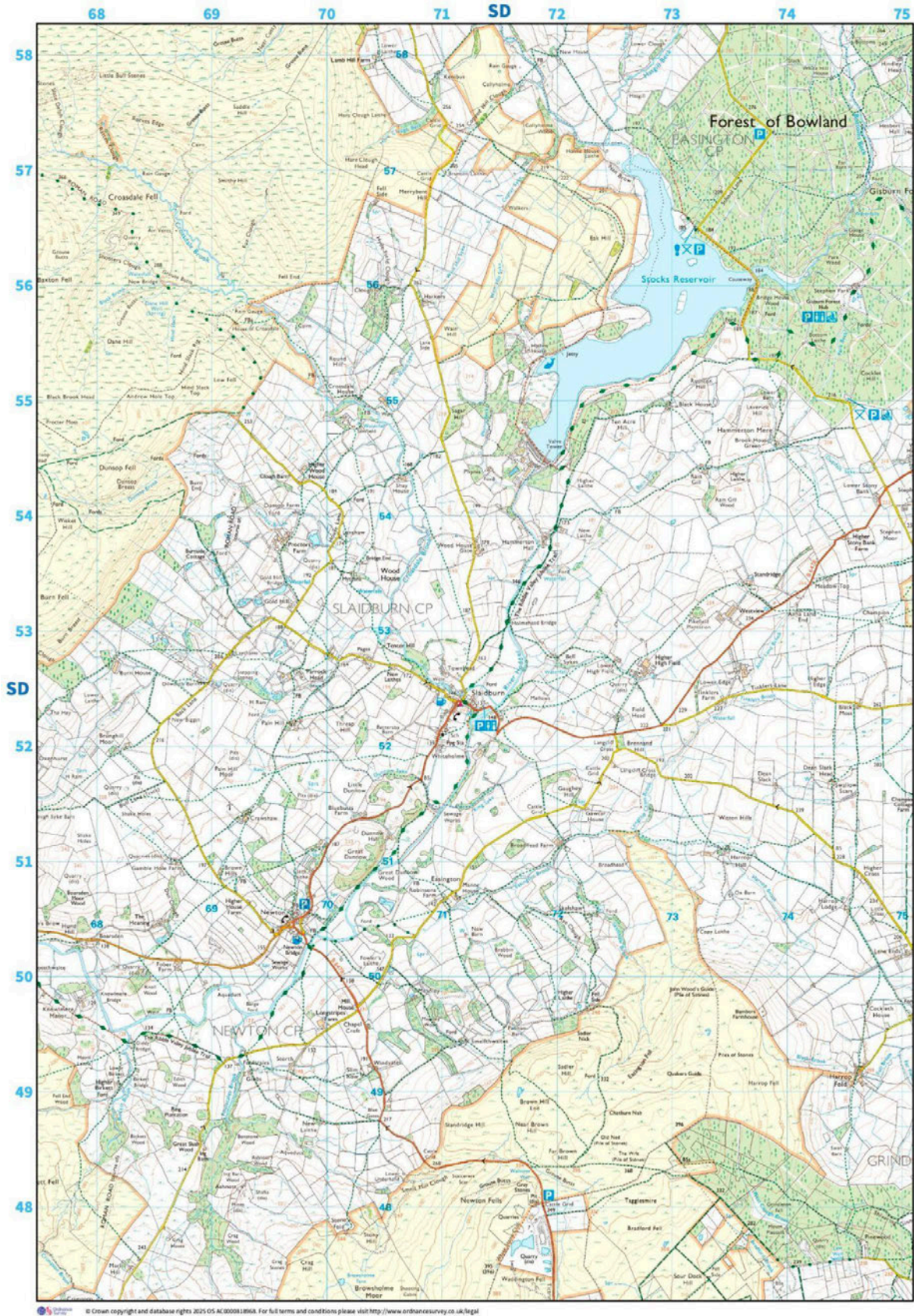
- + Name: Slaidburn Estate, % Mr.J.Forrester - Estate Land Agent
- + Address: John Forrester Limited, Chartered Surveyors & Land Agents, First Floor, 19/21 Chapel Brow, Leyland, PR25 3NH
- + Phone: [REDACTED]
- + Email: info@johnforrester.co.uk

- Site Location and Area Map

This is the location of the survey site(s) in the format of either an address, Ordnance Survey Grid Reference, What 3 Words, or other recognisable location method.

- + Site site location: Slaidburn Estate, Slaidburn, Clitheroe, Lancashire, BB7 3EP

— Area Map continued on next page —



(OS Overview 1:25000)

2. Site Survey

- Survey Details

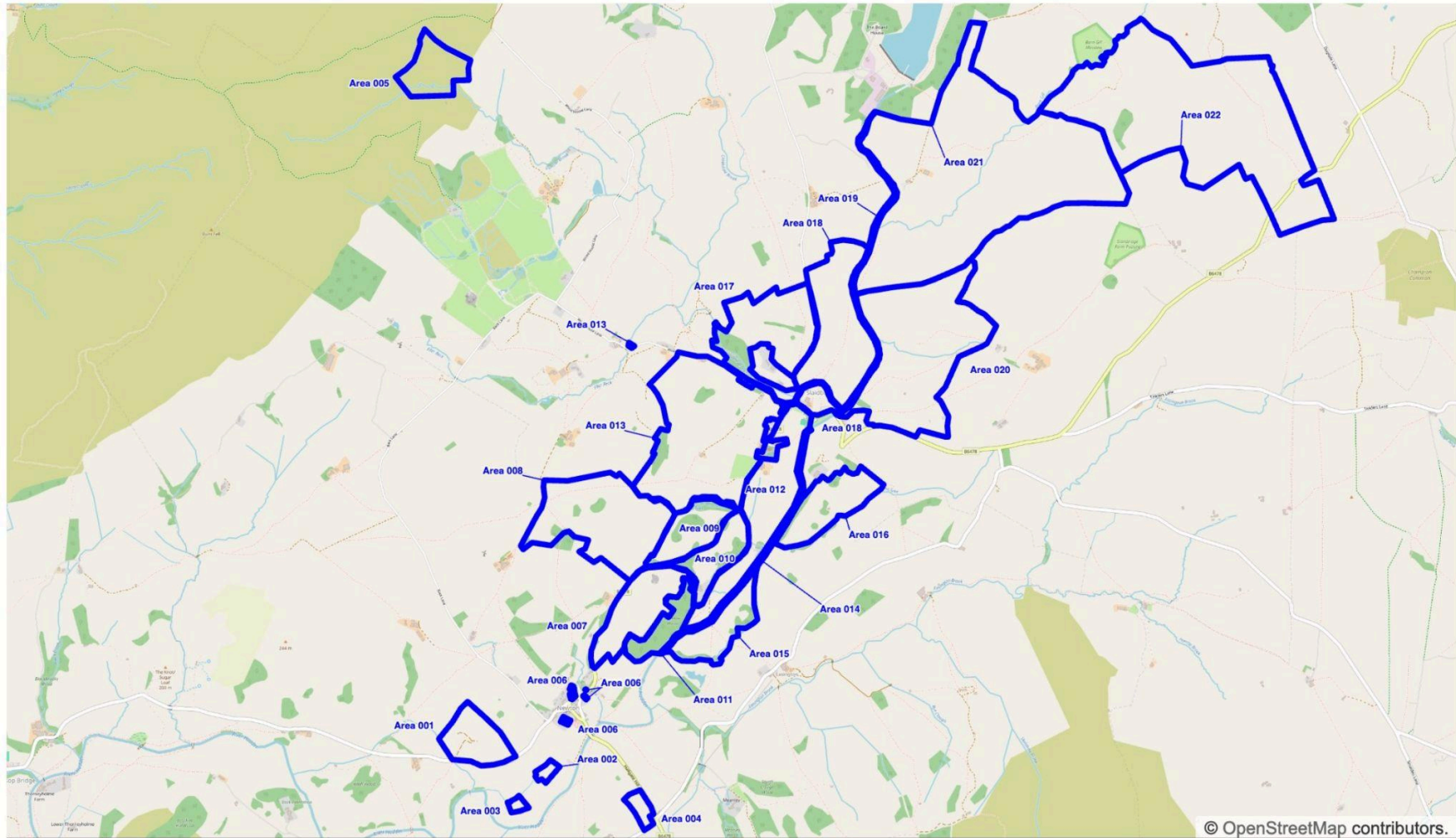
Tree Safety and Condition Surveys were conducted on the following dates/areas:

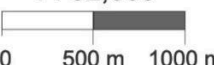


- Area 12 surveyed on 2nd of September 2025, and 12th of September 2025
- Area 13 surveyed on 13th of September 2025
- Area 17 surveyed on 13th of September 2025, and 19th of September 2025

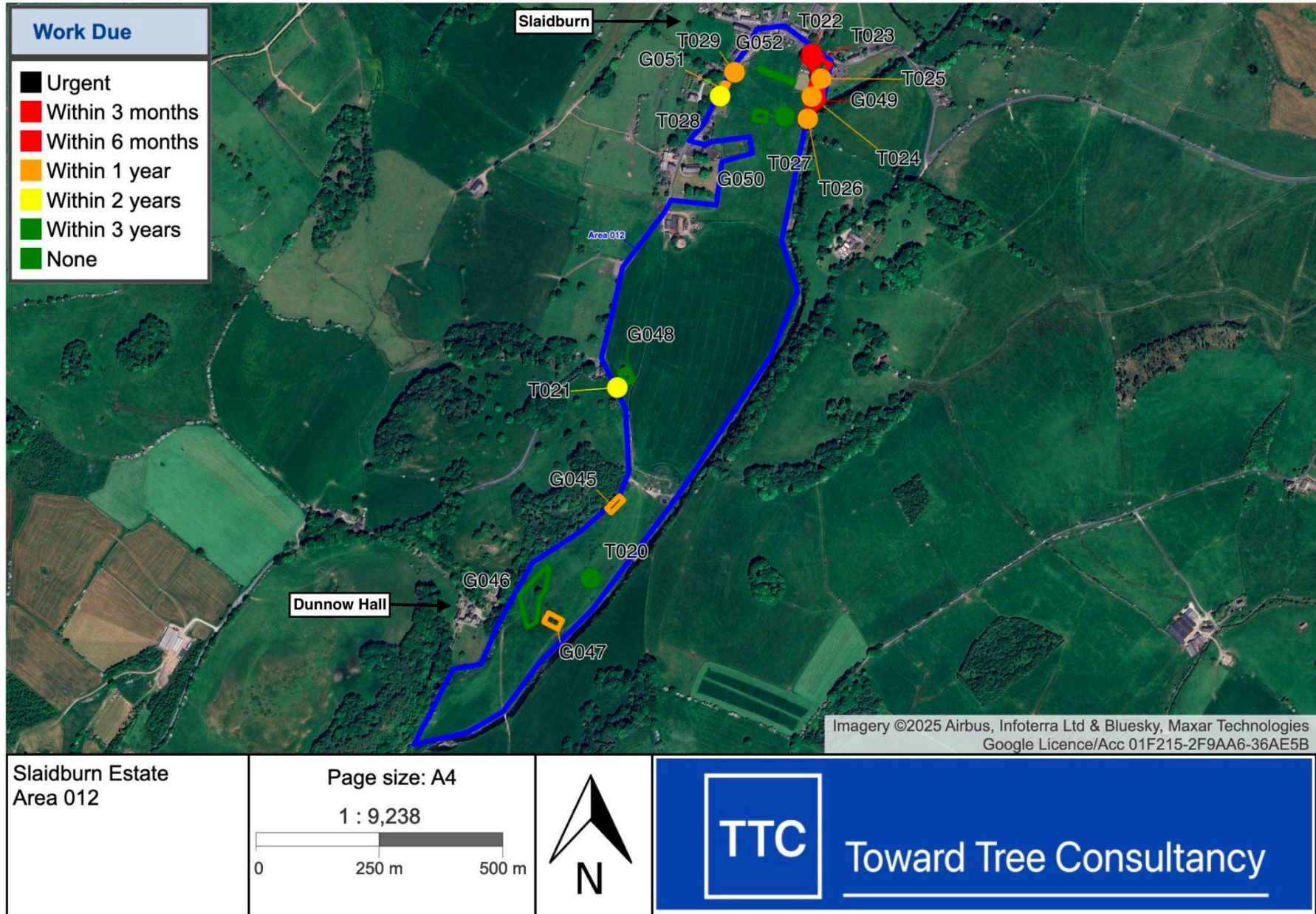
All surveys were performed by Chris Toward (TTC Arboricultural Surveyor)

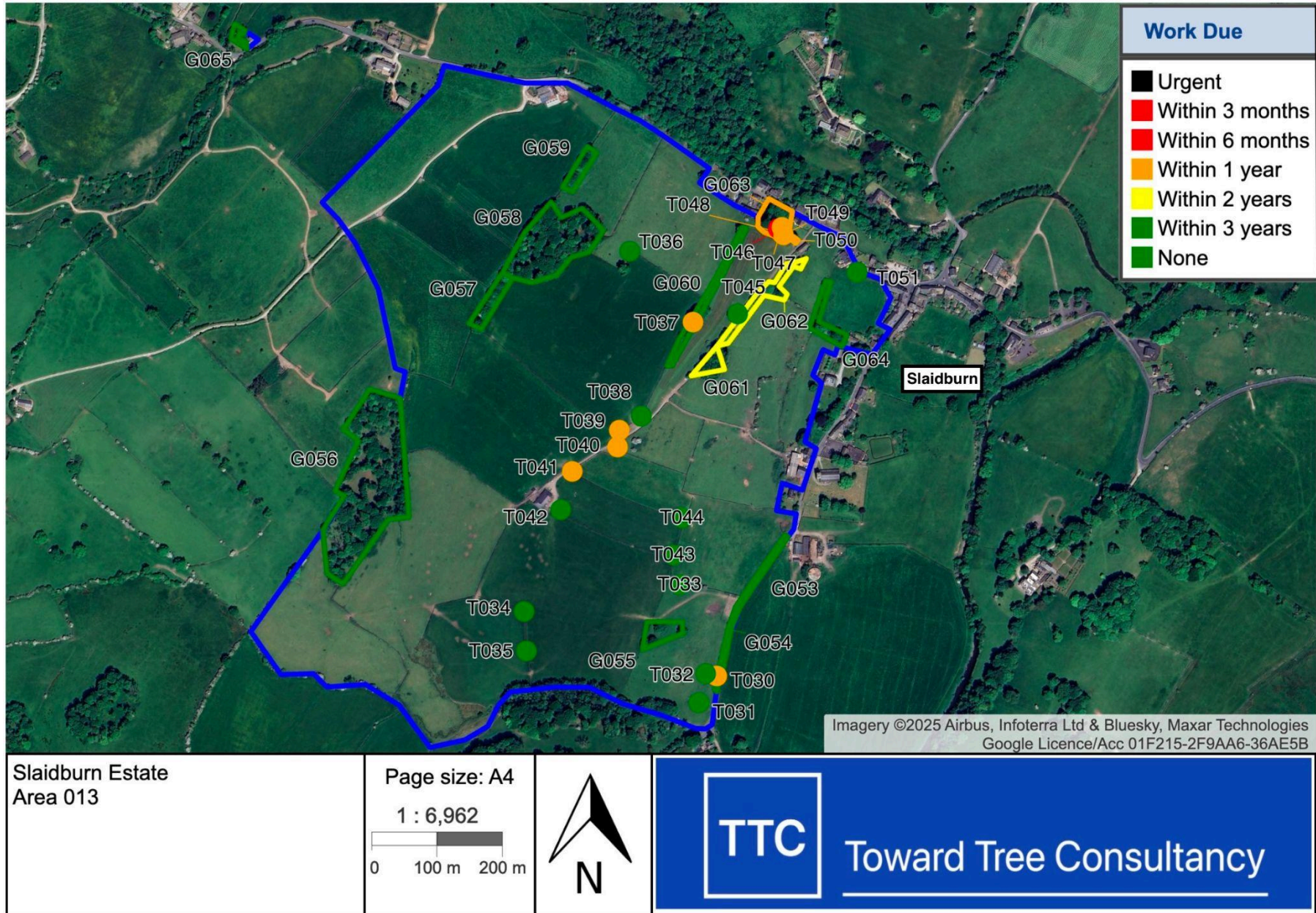
- Site Maps

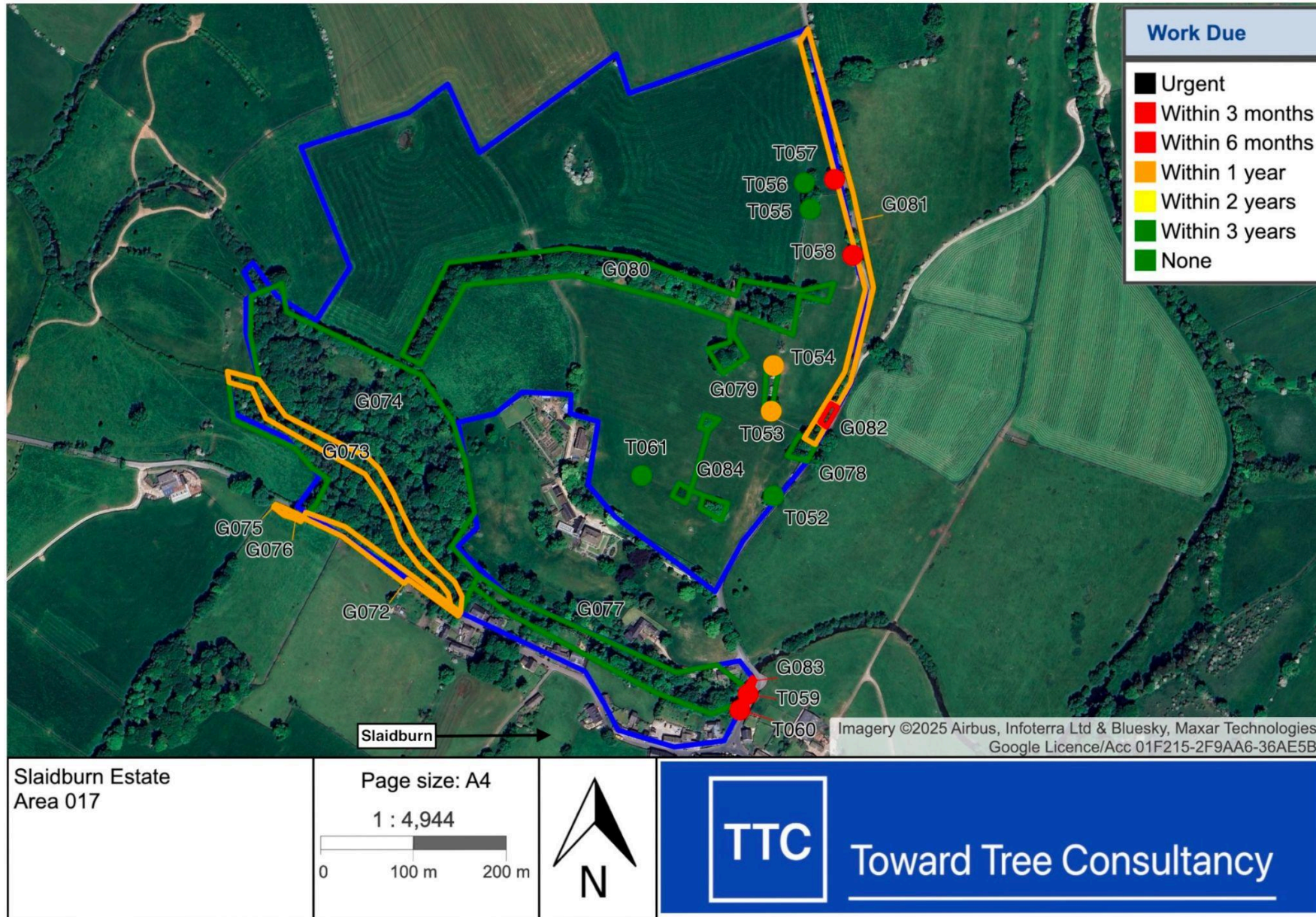
See next page



<p>Slaidburn Estate John Forrester Ltd, First Floor 19/21 Chapel Brow, Leyland, Lancashire, PR25 3NH</p>	<p>Page size: A4 1 : 32,803</p> 		
--	---	--	---







- Survey Report

Area	Tree No.	Structure	Species	Approx. Height (m)	Life Stage	Location	Description	Survey Notes	Overall Condition	Risk Rating	Recommendations (+ Timescale)
A012	G049	Woodland	Mixed species (Mixed species)	30	Mature	SD 7126 5227	Mixed Woodland Acer, Ash, Beech, Horse Chestnut Oak, Scots Pine, Willow Owned by the estate. Woodland tree. Targets: - building - car park - dwelling - footpath - overhead wires - playground - road - street lights - Bowls area Within 1x tree height	Group generally in Fair-Good condition. Deadwood throughout the group some above paths. Low hanging crowns over road and paths. Ash Dieback observed in all Ash trees. Pests and Diseases: Ash Dieback	Fair	Moderate	Mitigation Actions 1: Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood Timescale: 12-Mar-2026 (6 Months) Mitigation Actions 2: Monitor Timescale: 12-Sep-2028 (3 Years)
A012	T022	Tree	Sycamore (<i>Acer pseudoplatanus</i>)	27	Mature	SD 7125 5234	Owned by the estate. Woodland tree. Targets: - building - car park - dwelling - footpath - overhead wires - wall/fence - road - bowls area - street lights Within 1x tree height	Previous pruning wounds, some reactive growth. Mid Crown large branch failures, fungi observed on limb (<i>Cerioporus squamosus</i>). Several areas of Deadwood throughout the structure. Fungus: <i>Cerioporus squamosus</i> (Dryad's saddle)	Poor	Moderate	Mitigation Actions 1: Remove deadwood Remove damaged limbs above road Timescale: 12-Mar-2026 (6 Months) Mitigation Actions 2: Monitor Timescale: 12-Sep-2028 (3 Years)
A012	T023	Tree	Sycamore (<i>Acer pseudoplatanus</i>)	22	Semi Mature	SD 7125 5233	Owned by the estate. Woodland tree. Targets: - car park - footpath - overhead wires - bowls area - road - street lights Within 1x tree height	Tree has large areas of Deadwood, and previous failure points.	Poor	Moderate	Mitigation Actions 1: Fell tree. Timescale: 12-Mar-2026 (6 Months) Mitigation Actions 2: Replant Timescale: 12-Sep-2027 (2 Years)

A012	T024	Tree	Oak (<i>Quercus robur</i>)	22	Mature	SD 7125 5225	Owned by the estate. Woodland tree. Targets: - footpath - bowls area - fence - light Within 1x tree height	Tree structural collapsing with large amounts of Deadwood throughout	Poor	Moderate	<p>Mitigation Actions 1: Fell tree. Timescale: 12-Sep-2026 (1 Year)</p> <p>Mitigation Actions 2: Replant Timescale: 12-Sep-2027 (2 Years)</p>
A012	T025	Tree	Horse chestnut (<i>Aesculus hippocastanum</i>)	34	Mature	SD 7127 5229	<p>Query owned by the estate or by local council. Woodland tree. Targets: - building - car park - footpath - playground Within 1x tree height</p>	<p>Bleeding cankers observed. A large amount of decay around the base with some fissuring of bark. Several previous failures and pruning wounds. Deadwood throughout the structure. Main weight of tree is away from high risk targets into woodland but there is a large limb overhanging the village hall</p> <p>Pests and Diseases: Bleeding Canker/Phytophthora</p>	Poor	Moderate	<p>Mitigation Actions 1: Remove limb overhanging village hall Timescale: 12-Sep-2026 (1 Year)</p> <p>Mitigation Actions 2: Monitor Timescale: 12-Sep-2028 (3 Years)</p>
A012	T026	Tree	Scots pine (<i>Pinus sylvestris</i>)	16	Mature	SD 7124 5220	Owned by the estate. Woodland tree. Targets: - footpath - fence - river Within 1x tree height	Several failure points throughout the structure. Low hazard beam/failed limb grounded over footpath	Poor	Low	<p>Mitigation Actions 1: Remove limb (hazard beam/failed) over footpath Timescale: 12-Sep-2026 (1 Year)</p> <p>Mitigation Actions 2: Monitor Timescale: 12-Sep-2028 (3 Years)</p>
A012	T028	Tree	Common lime (<i>Tilia x europaea</i>)	0	Dead	SD 7106 5225	Owned by the estate. Parkland tree.	Dead and fallen tree	Dead	Low	<p>Mitigation Actions 1: Clear fallen tree Timescale: 12-Sep-2027 (2 Years)</p> <p>Mitigation Actions 2: Replant with suitable guarding Timescale: 12-Sep-2028 (3 Years)</p>
A012	T029	Tree	Common lime (<i>Tilia x europaea</i>)	31	Mature	SD 7109 5230	Owned by the estate. Parkland tree. Targets: - building - car park - dwelling - footpath - overhead wires - wall - road	Tree in Fair condition. Some Deadwood throughout the structure, some over road/parking. Signs of grazing/stock damage around base. Small number of low hanging branches over road/parking	Fair	Low	<p>Mitigation Actions 1: Crown lift to 5.2 m for highway clearance. Remove deadwood Install suitable guarding around base Timescale: 12-Sep-2026 (1 Year)</p> <p>Mitigation Actions 2: Monitor Timescale: 12-Sep-2028 (3 Years)</p>

							- street lights Within 1x tree height				
A013	G061	Group	Mixed species (Mixed species)	30	Mature	SD 7082 5227	Mixed Species Group Acer, Beech, Hawthorn, Horse Chestnut Owned by the estate. Woodland tree. Targets: - wall - footpath - track Within 1x tree height	Group generally in Fair condition. Horse Chestnut E side main stem @10m previously failed and has Fungal fruiting bodies (Unidentified), failed limb on fenceline. Horse Chestnut central previously fallen and stump remaining. Small amount of low hanging branches over track from the group. Fungus: Unidentified	Fair	Low	Mitigation Actions 1: Crown lift to 3 m for pedestrian clearance. Timescale: 13-Sep-2027 (2 Years) Mitigation Actions 2: Monitor Timescale: 13-Sep-2028 (3 Years)
A013	G062	Hedge	Mixed species (Mixed species)	16	Early Mature	SD 7090 5237	Mixed historical Hedgerow, now independent trees (some both sides of track) Acer, Ash, Blackthorn, Elm, Hawthorn, Hazel Owned by the estate. Tree in hedge. Targets: - fence - footpath - overhead wires - track Within 1x tree height	Group generally in Fair-Good condition. Several Ash trees among the group with varying levels of Ash Dieback. Throughout the group low branches overhanging track. Grazing/Stock damage around base throughout the group. Pests and Diseases: Ash Dieback	Fair	Low	Mitigation Actions 1: Crown lift to 3 m for pedestrian clearance. Timescale: 13-Sep-2027 (2 Years) Mitigation Actions 2: Monitor Ash Timescale: 13-Sep-2028 (3 Years) Long term Recommendations: Estate to consider installing suitable guarding and Laying of Hedgerow
A013	G063	Woodland	Mixed species (Mixed species)	35	Mature	SD 7092 5249	Mixed Woodland Acer, Beech, Conifer, Holly, Yew Owned by the estate. Woodland tree. Targets:- building - car park - dwelling - footpath - overhead wires - road - street lights Within 1x tree height	Group generally in Fair condition. E side along the road several areas of Deadwood and low hanging branches. S side previously felled Ash with 10m stem remaining. Beech W side with some decay and signs of Bleeding Cankers observed Pests and Diseases: Bleeding Canker/Phytophthora	Fair	Low	Mitigation Actions 1: Crown lift to 5.2 m for highway clearance. Timescale: 13-Sep-2026 (1 Year) Mitigation Actions 2: Monitor Beech trees Timescale: 13-Sep-2028 (3 Years) Long term Recommendations: Consider replanting open area E side
A013	T046	Tree	Not identified	15	Dead	SD 7093 5248	Dead fallen stem hung up in T047 Owned by the estate.	Dead stem as described	Dead	High	Remove from T047 Timescale: 13-Mar-2026 (6 Months)

							Woodland tree. Limited public access, main issue is weight on T047/safe working area				
A013	T047	Tree	Common beech (<i>Fagus sylvatica</i>)	35	Mature	SD 7093 5248	Owned by the estate. Woodland tree. Targets: - building - oil tank - dwelling - overhead wires Within 1x tree height	Marked RED X. Large tree with several areas of previous branch failures. Some Deadwood in the remaining Crown. Tree is structurally in Poor condition, large decay site mid Main Stem. Fungal fruiting bodies observed across Main Stem (<i>Ganoderma</i> spp) Fungus: <i>Ganoderma</i> spp	Poor	Moderate	Fell tree. Timescale: 13-Sep-2026 (1 Year) Mitigation Actions 2: Replant Timescale: 13-Sep-2027 (2 Years)
A013	T048	Tree	Common beech (<i>Fagus sylvatica</i>)	15	Early Mature	SD 7093 5247	Owned by the estate. Woodland tree. Target: - fence Within 1x tree height	Tree with large arch and lean out of woodland. Fair condition but is obstructing access/safe working area for T047	Fair	Low	Mitigation Actions 1: Arbs will potentially have to Fell tree for T047 access/safe working area. Otherwise monitor Timescale: 13-Sep-2026 (1 Year) Mitigation Actions 2: Replant Timescale: 13-Sep-2027 (2 Years)
A013	T049	Tree	Common beech (<i>Fagus sylvatica</i>)	22	Early Mature	SD 7094 5247	Owned by the estate. Woodland tree. Targets: - building - dwelling - oil tank - overhead wires Within 1x tree height	RED Spot marked. Tree in Fair condition. Observed several previous branch failures with poor stubs/tears in situ. Tree is weighted away from targets.	Fair	Low	Mitigation Actions 1: Target prune and clean previous failure points Timescale: 13-Sep-2026 (1 Year) Mitigation Actions 2: Monitor Timescale: 13-Sep-2028 (3 Years)
A013	T050	Tree	Sycamore (<i>Acer pseudopla tanus</i>)	22	Early Mature	SD 7095 5246	Owned by the estate. Parkland tree. Targets: - building - car park - dwelling - footpath - overhead wires - track Within 1x tree height	Tree in Fair condition. Ivy from base into lower Canopy.	Fair	Low	Sever ivy at base. Timescale: 13-Sep-2026 (1 Year)

A017	G072	Woodland	Mixed species (Mixed species)	25	Mature	SD 7080 5261	Mixed Woodland (roadside) Acer, Ash, Elm, Hawthorn, Hazel Owned by the estate. Roadside tree. Woodland tree. Targets: - overhead wires - road - wall/fence Within 1x tree height	Roadside trees are generally in Fair-Good condition. Several Ash both small/young and Mature with varying stages of Ash Dieback. Throughout the group low hanging branches and understory spreading into highway line of sight/clearance. Several large trees with Ivy at base and into structure. Small amounts of Deadwood throughout the group. Pests and Diseases: Ash Dieback	Fair	Moderate	Mitigation Actions 1: Crown lift to 5.2 m for highway clearance. Coppice saplings along the roadside. Coppice Ash and other Species marked RED DOT. Target Prune species spreading into the highway back into woodland. Severe ivy at base. Timescale: 13-Sep-2026 (1 Year) Mitigation Actions 2: Larger Ash - Monitor Timescale: 13-Sep-2028 (3 Years)
A017	G073	Woodland	Mixed species (Mixed species)	26	Young	SD 7077 5269	Mixed Woodland (along footpath) Acer, Ash, Beech, Birch, Hazel, Elm, Oak, Willow Owned by the estate. Woodland tree. Targets: - footpath - overhead wires Within 1x tree height	Woodland species along footpath, generally in Fair condition. Several Ash trees with varying stages of Ash Dieback, some collapsing. Previously felled Ash and timber observed. Fallen tree with large amount of timber still held above ground level (N area). Low hanging branches throughout woodland over footpath. Pests and Diseases: Ash Dieback	Poor	Low	Mitigation Actions 1: Fell all trees marked RED DOT Crown lift to 3 m for pedestrian clearance. Timescale: 13-Sep-2026 (1 Year) Mitigation Actions 2: Monitor larger Ash Timescale: 13-Sep-2028 (3 Years)
A017	G083	Group	Common ash x4 (<i>Fraxinus excelsior</i>)	12	Semi Mature	SD 7120 5247	Owned by the estate. Parkland tree. Riverside tree. Targets: - road - wall Within 1x tree height	Group in poor condition. Ash Dieback observed throughout the group in later stages. Deadwood throughout group Pests and Diseases: Ash Dieback	Poor	Moderate	Mitigation Actions 1: Fell trees Timescale: 19-Mar-2026 (6 Months) Mitigation Actions 2: Replant Timescale: 19-Sep-2026 (1 Year)
A017	T059	Tree	Cherry (<i>Prunus sp.</i>)	9	Semi Mature	SD 7120 5246	Owned by the estate. Parkland tree. Targets: - building - car park - dwelling - wall - road Within 1x tree height	Tree is in a poor condition with a very sparse Crown. Deadwood throughout the structure. Ivy throughout structure	Poor	Moderate	Mitigation Actions 1: Fell tree. Timescale: 13-Mar-2026 (6 Months) Mitigation Actions 2: Replant Timescale: 13-Sep-2026 (1 Year)

A017	T060	Tree	Sycamore (<i>Acer pseudoplatanus</i>)	16	Semi Mature	SD 7119 5244	Owned by the estate. Parkland tree. Target: - building - car park - dwelling - overhead wires - wall - road Within 1x tree height	Tree in Poor condition with large amounts of decline. Deadwood throughout the structure and several previous failure points. Ivy from base into mid Main stem	Poor	High	<p>Mitigation Actions 1: Fell tree. Timescale: 13-Dec-2025 (3 Months)</p> <p>Mitigation Actions 2: Replant Timescale: 13-Sep-2026 (1 Year)</p>
------	------	------	--	----	----------------	-----------------	---	---	------	------	--

3. Appendices

- Appendix 1, Survey Report Terms of Reference

Section	Note/Key																																																										
Description	Target - this is any entity which could be destroyed, damaged, or impacted in any way by tree partial or full failure for example residential dwellings, utilities, etc.																																																										
Height	Measured in Metres (m), measured using a Clinometer at 20m from base of tree, this is a rough measurement due to variables (eg weather conditions, season, etc)																																																										
Grid Reference	Recorded as an 8 figure Ordnance Survey Grid Reference to aid with locating trees/groups																																																										
Overall Condition	<p>Dead - Dead</p> <p>Dangerous - Requires work on defects within 1 month</p> <p>Poor - Significant defect/defects with no remedial options/work</p> <p>Fair - Significant defect/defects with remedial options/work</p> <p>Good - No significant defects</p>																																																										
<p>Risk Rating:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><i>Matrix 1. Likelihood matrix.</i></p> <table border="1"> <thead> <tr> <th rowspan="2">Likelihood of Failure</th> <th colspan="4">Likelihood of Impacting Target</th> </tr> <tr> <th>Very low</th> <th>Low</th> <th>Medium</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Imminent</td> <td>Unlikely</td> <td>Somewhat likely</td> <td>Likely</td> <td>Very likely</td> </tr> <tr> <td>Probable</td> <td>Unlikely</td> <td>Unlikely</td> <td>Somewhat likely</td> <td>Likely</td> </tr> <tr> <td>Possible</td> <td>Unlikely</td> <td>Unlikely</td> <td>Unlikely</td> <td>Somewhat likely</td> </tr> <tr> <td>Improbable</td> <td>Unlikely</td> <td>Unlikely</td> <td>Unlikely</td> <td>Unlikely</td> </tr> </tbody> </table> </div> <div style="width: 45%;"> <p><i>Matrix 2. Risk rating matrix.</i></p> <table border="1"> <thead> <tr> <th rowspan="2">Likelihood of Failure & Impact</th> <th colspan="4">Consequences of Failure</th> </tr> <tr> <th>Negligible</th> <th>Minor</th> <th>Significant</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>Very likely</td> <td>Low</td> <td>Moderate</td> <td>High</td> <td>Extreme</td> </tr> <tr> <td>Likely</td> <td>Low</td> <td>Moderate</td> <td>High</td> <td>High</td> </tr> <tr> <td>Somewhat likely</td> <td>Low</td> <td>Low</td> <td>Moderate</td> <td>Moderate</td> </tr> <tr> <td>Unlikely</td> <td>Low</td> <td>Low</td> <td>Low</td> <td>Low</td> </tr> </tbody> </table> </div> </div> <p>Sourced: OTISS/ISA TRAQ Matrix</p>		Likelihood of Failure	Likelihood of Impacting Target				Very low	Low	Medium	High	Imminent	Unlikely	Somewhat likely	Likely	Very likely	Probable	Unlikely	Unlikely	Somewhat likely	Likely	Possible	Unlikely	Unlikely	Unlikely	Somewhat likely	Improbable	Unlikely	Unlikely	Unlikely	Unlikely	Likelihood of Failure & Impact	Consequences of Failure				Negligible	Minor	Significant	Severe	Very likely	Low	Moderate	High	Extreme	Likely	Low	Moderate	High	High	Somewhat likely	Low	Low	Moderate	Moderate	Unlikely	Low	Low	Low	Low
Likelihood of Failure	Likelihood of Impacting Target																																																										
	Very low	Low	Medium	High																																																							
Imminent	Unlikely	Somewhat likely	Likely	Very likely																																																							
Probable	Unlikely	Unlikely	Somewhat likely	Likely																																																							
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely																																																							
Improbable	Unlikely	Unlikely	Unlikely	Unlikely																																																							
Likelihood of Failure & Impact	Consequences of Failure																																																										
	Negligible	Minor	Significant	Severe																																																							
Very likely	Low	Moderate	High	Extreme																																																							
Likely	Low	Moderate	High	High																																																							
Somewhat likely	Low	Low	Moderate	Moderate																																																							
Unlikely	Low	Low	Low	Low																																																							

- Appendix 2, Tree Height Calculation

Distance from Stem in Metres (m)	Clinometer Reading	Surveyor Eye Level (m)	Tree Height Metres (m)
20	+0.92	1.6	20

Tree height is calculated by: (Distance x Clinometer) + Eye Level = Tree Height

The highest tree in a Group was measured in this method and this was then used as a baseline height guide for all other nearby trees. There is an accepted variation within the height measurements of +/- 10% of the given height.

- Appendix 3, Supporting Photographs

Photo 1



Note: Area 0121 - Showing T022 Sycamore (*Acer pseudoplatanus*) presence of *Cerioporus squamosus* (Dryad's saddle)

Photo 2



Note: Area 012 - Showing T024 Oak (*Quercus spp.*) in decline and collapsing on boundary of Lawn Bowls area and over footpath

Photo 3



Note: Area 012 - Showing T026 Scots Pine (*Pinus sylvestris*) with large failed hazard beam limb over footpath

Photo 4



Note: Area 013 - Showing T047 (centre photo) Beech (*Fagus sylvatica*) with large wounding from previously failed limb mid stem and declining vigour and proximity to dwelling and other targets

Photo 5



Note: Area 017 - Showing T059 Cherry (*Prunus spp.*) and T060 Sycamore (*Acer pseudoplatanus*) in memorial garden with Poor condition and decline within proximity to highway and other targets