Land at Causeway Farm, Balderstone

Outline Arboricultural Impact Assessment

Prepared For: Specialist Diesels Ltd

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Executive Summary

1. TEP has been commissioned by Specialist Diesels Ltd to conduct a survey of land at Causeway Farm in Balderstone in Lancashire, and a review of designations, policies and other instruments of relevance to arboriculture. This report presents the results, and the effects on arboriculture that would arise in connection with the grant of outline planning permission.

2. 18 individual trees; 7 groups of trees; and 3 hedges were recorded within influencing distance of the application site. These are largely confined to existing field boundaries and are predominantly middle aged. Species composition is entirely broadleaved with common ash being the dominant species, many of which are affected by disease.

3. The desktop review and site survey identified one Tree Preservation Order covering 7 trees and 2 tree groups; no trees within a Conservation Area; no ancient woodland; no veteran trees; no trees within a Community Forest; and c. 841m of Hedgerow Habitats of Principal Importance. No other arboreal Habitats of Principal Importance were identified.

4. Outline planning permission is sought for up to 85 residential units with access applied for off A59 Longsight Road (all other matters reserved).

5. The layout elements that would be determined in detail by this application would necessitate the removal of 2 individual trees; and approximately 228m of hedgerow, some of which is outside the application boundary. All the hedgerow that would be removed is Hedgerow Habitats of Principal Importance.

6. The development would give rise to no unavoidable adverse effects that cannot be mitigated. It is reasonable to presume that a final detailed layout could be developed which would retain most existing trees. This is demonstrated by the Masterplan shown on Drawing 3. The removal of some low-quality trees is likely to be necessary by the scale and nature of the proposals, or due to existing poor condition. Development provides an opportunity for new trees to be established as replacements in similar locations.

7. Works associated with attenuation basins, a turning head and improvements to Public Rights of Way introduce potential pressures on trees covered by a Tree Preservation Order. The detailed design detail in this area will need to respond to these constraints.

8. If outline planning permission is granted, an *Arboricultural Impact Assessment* describing all effects on arboriculture based on the final layout, and identifying clearly which trees would be retained, removed or pruned; an *Arboricultural Method Statement* detailing protection measures and working methods to be observed during construction; and a *scheme of new planting* should be required and could be secured by condition.

1.0 Scope

1.1 TEP has been commissioned by Specialist Diesels Ltd to conduct an arboricultural survey of land at Causeway Farm in Balderstone in Lancashire, and to make an assessment in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 This report has been produced to support an outline planning application. It describes the findings of field and desktop surveys; the known and anticipated effects on arboriculture that would arise following the grant of outline planning permission; and measures that should be incorporated in the proposed development and/or detailed at reserved matters.

Survey

1.3 The survey was undertaken in September 2025 in accordance with BS 5837 by a qualified arboriculturist. The survey method is included at Appendix B.

1.4 A topographical survey was used to record the position of trees and vegetation (drawing reference: 22H208). Where trees were not shown on the topographical survey, their locations were estimated[1].

1.5 Trees on private land outside the application boundary, and at inaccessible locations[2] were surveyed insofar as was practicable. Whilst reasonable effort has been made to ensure the accuracy and comprehensiveness of such records, it cannot be guaranteed.

1.6 All approximated tree locations should be resolved prior to development. This may influence the conclusions of this report.

Limitation

1.7 This report relates to an outline development proposal and should not be interpreted as advice in any other circumstance, including but not limited to the promotion or assessment of alternative schemes; the design of buildings and foundations; management of tree risk; and tree-related subsidence.

1.8 This report constitutes a valid basis for the evaluation of impacts on trees resulting from the grant of outline planning permission for a period not exceeding 2 years from the survey date. After this, it would be necessary to review baseline data and conclusions to ensure reliability.

[1] Estimated feature locations are marked on Drawing 1
[2] Limitations to the survey are described at Appendix A

1.9 Conclusions are drawn based on professional judgement, experience and the information provided. If the proposed development changes, the conclusions of this report may cease to be reliable.

Other assessments

1.10 Woody vegetation may be described and evaluated by other assessments, including ecology, landscape, heritage and for biodiversity net gain calculations. It should be noted that these follow different methodologies and sometimes use the same terms to describe different parts of the treescape (e.g. 'hedgerow', and 'woodland'). Care should be taken when reading across or comparing assessments to ensure that comparisons are reliable. Specialist advice may be needed to understand apparent discrepancies in definition or measurement.

2.0 Baseline

The site

2.1 The site is located to the north-east of Mellor Brook and north-west of Mellor. It is located to the immediate south-east of A59 Longsight Road and east of Whalley Road. The site is approximately 4.1ha in size and is centred on grid reference SD 64578 31468.

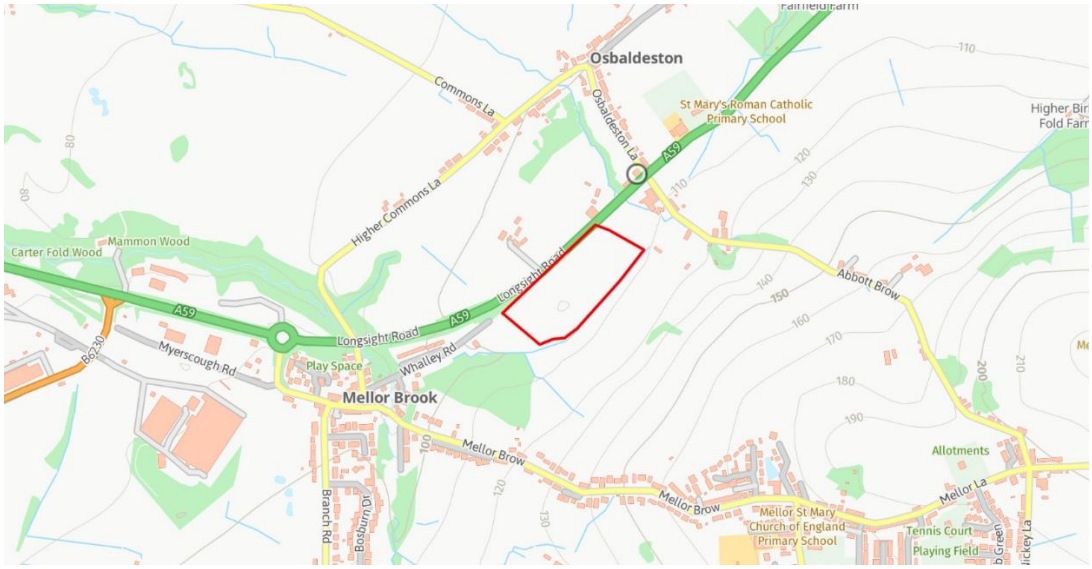


Figure 1: Site location and approximate boundary

Contains Ordnance Survey data © Crown copyright and database right 2025

2.2 At the time of the survey, the site comprised three pastoral fields for grazing livestock. The site slopes steeply up to the north-west from the brook and then gently slopes down to the north-west towards the A59. There are also small undulations across the site with two ponds within the largest field parcel to the south-west. Four informal public rights of way cross the site, all of which have formed reasonably distinct desire lines.

Tree survey

2.3 18 individual trees; seven groups of trees; and three hedges were recorded within influencing distance of the application site.

2.4 Trees, Groups, Woodland and Hedgerow are collectively referred to by this assessment as '*Features*'. These provide the resolution of the tree survey, and are defined according to Appendix B. Feature locations, their quality categories, canopy spreads and root protection areas are shown on Drawing 1.

2.5 Canopy cover, rather than number of features, is used by this assessment to describe the quantum of trees. The following table provides the aggregated canopy area for mapped trees and the total length of mapped hedgerow on Drawing 1. In some cases, this may be more than the absolute area due to canopy overlap between adjacent features.

Table 1: Existing canopy cover and hedgerow length

Trees	Groups	Woodland	Hedgerow
0.1448ha	0.4840ha	0ha	572m

2.6 All arboricultural information recorded during the survey is presented at Appendix A.

Overview

2.7 Tree cover across the site is mostly confined to the existing field boundaries, with limited canopy cover internally. Trees are largely middle aged with occasional mature individuals. Species composition includes common ash, pedunculate oak, common hawthorn and elder, with ash being the dominant species. Tree condition is variable, principally due to the presence of disease affecting many of the ash trees across the site.

2.8 The most contiguous area of tree cover on the site comprises group G5 that spans approximately half of the south-eastern site boundary and extends west beyond site. G5 is located on either side of a watercourse with some trees located on steeply sloping banks. Canopy cover in this area in dense and forms a significant landscape feature and habitat corridor.

Figure 2: Group G5 along south-eastern site boundary

2.9 The most significant trees comprise three mature oak (T9, T10 and T14). These are located to the south-east and are either within or in close proximity to G5. They are the largest trees on site with stem diameters ranging between 1060 to 1130mm. T9 and T10 are both in good condition with rounded canopies and no significant defects noted. T14 is in fair condition due to previous branch failures and cavities but is a significant tree within G5 with good habitat and landscape value, both individually and collectively as part of the wider tree group.

Figure 3: Mature oak trees T9 (right) and T10 (left)

2.10 Common ash is prevalent across the site, with some large middle aged individual specimens present. Many of these trees are infected with Chalara Ash Dieback disease (*Hymenoscyphus fraxineus*), a relatively recent but prevalent disease within the United Kingdom. Due to the current level of infection and associated symptoms of many of these trees, it is likely that most will die over the next decade, with some much sooner than this (e.g. T6, T8 and T18). Although a large proportion of the overall UK ash population is at risk of mortality, a small proportion has been found to have a natural genetic resistance. Current guidance therefore promotes a strategy of retaining ash trees (living and dead) where it remains safe to do so whilst the effects of the disease on the national population is studied.

2.11 Hedgerows, both managed (H1 to H3) and lapsed (G2 and G6), bound most of the edges of the site with the exception of the area spanned by G5. Species composition includes common hawthorn, blackthorn, holly and elder. The presence of hedgerows is commensurate with the wider agricultural landscape.

Figure 4: Moribund ash trees T6 (left image) and T8 (right image)

Tree quality

2.12 Under BS 5837 trees are objectively assigned one of four categories to describe their quality. The table below includes a description of each category and the amount of canopy cover meeting the classification. Hedgerows have not been categorised.

Table 2: Summary of BS 5837 quality categorisation[3]

Category	Description	Total existing
A	Trees of high quality, typically with a long remaining life expectancy; and with clear and identified merit as specimens, visually, culturally or for conservation.	0.0686ha (11%)
B	Trees of moderate quality, typically with at least a medium remaining life expectancy; with remediable defects only; or low quality but with collective merit.	0.3032ha (48%)
C	Trees of low quality, typically with at least a short remaining lift expectancy; unremarkable trees of limited merit or impaired condition; or young and small trees that could be replaced.	0.2239ha (36%)

[3] Refer to Appendix B for the full table

Category	Description	Total existing
U	Trees that cannot realistically be retained in the context of current land use for more than ten years; with serious and irremediable defects, pathogens or decline.	0.0330ha (5%)

2.13 The largest proportion of tree cover is of moderate quality (Category B). This is formed from a single large tree group (G5) and 5 individual trees (T1, T3, T9, T12 and T19). These have been categorised as such due to their collective function as a group and their merit as established standalone trees, but where remedial defects or reduced longevity prevent them attaining higher quality.

2.14 Low quality tree cover comprises the second largest proportion and consists generally of individual trees with irremediable defects; groups of smaller, scrubby trees; or lapsed hedgerows, and have been categorised as such because of this.

2.15 High quality canopy cover comprises three individual oak trees (T9, T10 and T14). These trees have been categorised as such due to their large size, maturity, landscape and habitat contribution and individual quality.

2.16 Poor quality canopy cover comprises the lowest proportion of tree cover and consists of five individual trees (T6, T7, T8, T18 and T21), all of which are dying common ash. Some of these trees may be suitable for retention within their current context, but would not be suitable if this context were to change. One tree (T6) is not suitable for retention in their current context and is recommended to be felled on health and safety grounds.

Root Protection Areas

2.17 Using the results of the field survey a Root Protection Area (RPA) has been calculated in accordance with BS 5837 using each tree's stem diameter[4]. The RPA represents the minimum area around each tree that must be left undisturbed to ensure its survival.

2.18 Where a tree's rooting pattern is expected to have been influenced by site conditions, the RPA has been adjusted or offset to represent the anticipated spread of roots[5]. On this site, influences on root morphology are considered to be ground poaching by livestock; the presence of the brook spanning the south-eastern boundary; and the A59 and associated pavement/footpath spanning the north-western site boundary.

[4] Refer to Appendix A for Stem Diameters and Appendix B for further information on methodology
[5] See Drawing 1 for RPA shapes

Policy, designations and protection

Planning policy

2.19 All trees are a material consideration in the planning process. Effects on trees will therefore be considered by the consenting authority. Adverse effects that cannot be mitigated and which are not acceptable on balance against other benefits may weigh against the granting of planning permission.

2.20 There should be a common-sense ambition to limit tree loss to that which is strictly necessary to facilitate the proposal, and to achieve a good design. Trees which are retained should not be harmed and the proposal should present a reasonable account of the prospects for tree retention in accordance with BS 5837.

National Planning Policy Framework

2.21 The National Planning Policy Framework (NPPF) has an overarching environmental objective. This embeds protecting and enhancing the natural environment, improving biodiversity, and adapting to climate change in decision making[6].

2.22 NPPF states that existing trees should be retained wherever possible[7].

2.23 Planning policies and decision making should recognise the wider benefits from natural capital and ecosystem services, including those provided by trees and woodland, and minimise impacts on and provide net gains for biodiversity[8].

2.24 Where significant harm to biodiversity cannot be avoided, mitigated, or compensation provided, planning permission should be refused[9]. Loss or fragmentation of trees and woodland may constitute or give rise to significant harm to biodiversity.

2.25 There is a strong policy presumption against loss or deterioration of irreplaceable habitats, such as ancient woodland and ancient or veteran trees. Development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists[10].

2.26 Opportunities should be taken to incorporate trees in developments, with appropriate measures to secure the long-term maintenance of new planting.

[6] NPPF paragraph 8 (c)
[7] NPPF paragraph 136
[8] NPPF paragraph 187 (b) (d)
[9] NPPF paragraph 193 (a)
[10] NPPF paragraph 193 (c)

Planning decisions should ensure that new streets are tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate[11].

Local planning policy

2.27 Ribble Valley Borough Council has an adopted Core Strategy (2008-2028) that contains policies of relevance to trees and this site. In particular, policies DME1 and DME2 are of relevance and are recreated in full or part below.

Policy DME1: Protecting Trees and Woodlands (full)

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:

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 of the density of development, lay out of roads, access points and services on any affected trees.

2. That a detailed tree protection plan is submitted with appropriate levels of detail.

3. 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

[11] NPPF paragraph 136

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.

Policy DME2: Landscape And Townscape Protection (part)

Development proposals will be refused which significantly harm important landscape or landscape features including:

4. Woodlands.

5. Copses.

6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).

Site allocation

2.28 The application site has no site allocation within the local plan.

Pre-app

2.29 Pre-application discussions are not known to have been held with the local planning authority.

Environment Act

2.30 The Environment Act places a duty on public bodies, including planning authorities, to conserve and enhance biodiversity through the exercise of their functions[12].

2.31 The Act makes provision for biodiversity gain to be a condition of planning permission in England. The assessment of baseline biodiversity includes trees, and any measures to offset losses may also include tree planting or enhancement. Biodiversity Net Gain (BNG) is not covered by this report, although data from this assessment may inform a BNG assessment and calculations.

2.32 Biodiversity is only one of the benefits provided by trees. Tree removal and planting may affect other functions or objectives, and the BNG assessment process does not provide a comprehensive means of either evaluating, mitigating or offsetting effects on arboriculture.

2.33 Tree planting or enhancement for biodiversity net gain should be regarded as part of arboricultural mitigation and offsetting measures and supplemented as necessary by other measures to render all adverse arboricultural effects acceptable.

Tree Preservation Orders

2.34 A check with the local authority was undertaken in November 2025. Ribble Valley Councils online TPO directory confirmed that trees within and adjacent to the site are protected by Tree Preservation Order.

Table 3: Tree Preservation Orders

Order name	Order feature reference	Survey feature reference
7/19/3/224 (Whalley Road, Mellor Brook)	W1	T8, T9, T10, T11, T12, T13, T14 G4, G5

[12] Environment Act 2021 Section 102 (1) and (2)

2.35 Works to TPO trees must only be undertaken with the written consent of the Local Authority, given in the form of a planning permission (other than an outline planning permission), discharge of reserved matters, or via a TPO application.

2.36 In the context of a planning application, the presence of a TPO is material but it does not necessitate the retention of protected trees within proposed development. Equally, the lack of a TPO does not mean that removal of any particular tree would be without significant impact. The existence of a TPO may indicate the local authority's view regarding priorities for tree retention and amenity value. BS 5837 recommends that TPOs should be considered in the design process.

Conservation Areas

2.37 A check with the local authority was undertaken in November 2025. Ribble Borough Council's online directory confirmed that no trees within or adjacent to the site are within a Conservation Area.

Ancient woodland

2.38 Ancient woodland is defined in England as any area that has been wooded continuously since at least 1600 AD; it is regarded as 'irreplaceable'[13]. The presence of ancient woodland has been identified based on Natural England's Ancient Woodland Inventory Revised (England) Completed Counties dataset[14].

2.39 There is no ancient woodland within or adjacent to the site.

Veteran trees

2.40 Veteran is a term that is used within arboriculture to describe a classification of trees with superlative significance and value. Various definitions exist. In the context of planning, the applicable definition is in NPPF[15].

2.41 NPPF defines veteran trees as those which, because of age[16], size[17] and condition[18], are of exceptional biodiversity, cultural or heritage value. Not all veteran trees are ancient, though they tend to be relatively old for the species. Veteran trees with exceptional biodiversity value are an irreplaceable habitat[19].

[13] NPPF Annex 2: Glossary
[14] https://magic.defra.gov.uk/magicmap.aspx
[15] NPPF Annex 2: Glossary
[16] See Forestry Commission Information Note (FCIN12) 1998
[17] See Appendix A
[18] See Fay, N. & De Berker, N. (1997) Specialist Survey Method. Veteran Trees Initiative, English Nature
[19] See NPPF Annex 2: Glossary

2.42 Trees that are not irreplaceable habitats, but which meet other definitions of veteran are likely to be trees of significance to culture, heritage and habitats, and may also merit significant conservation efforts.

2.43 There is no comprehensive national register of veteran trees. The Woodland Trust maintains an inventory of old and large trees, some of which meet the NPPF definition[20]. At the time of writing, it contained no records of relevance to the site.

2.44 An assessment of each tree was made by a qualified arboriculturist as part of the tree survey. There are no veteran trees within or adjacent to the site.

Community Forests

2.45 Online mapping[21] confirmed that the site is not within a Community Forest.

Habitats of Principal Importance

2.46 A list[22] of habitats which are of principal importance for the purpose of conserving[23] biodiversity is maintained by the Secretary of State[24]. The list includes habitat types that are defined by woody vegetation, which are listed below. The geographical extent and location of these habitats (excluding Hedgerow) is mapped by Natural England on the Priority Habitat Inventory[25]. Observations were also made to corroborate the mapping during the site survey.

2.47 All public authorities, including local planning authorities and statutory undertakers have a duty to have regard to the purpose of conserving and enhancing biodiversity[26]. Habitats of Principal Importance provide a means of evaluating effects on biodiversity, and relevant to the discharge of this duty. In the context of planning, adverse effects on Habitats of Principal Importance that cannot be mitigated are material to decision making.

Deciduous Woodland

2.48 Six distinct types of woodland[27] are amalgamated in the Inventory under the habitat type 'Deciduous Woodland'.

2.49 The Inventory has no records of Deciduous Woodland at the site.

[20] https://ati.woodlandtrust.org.uk/
[21] https://englandscommunityforests.org.uk/where-are-the-forests/
[22] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[23] The Environment Act 2021, 102 (1) and (2) amends this duty to include enhancement
[24] Natural Environment and Rural Communities Act 2006, 41 (1)
[25] https://magic.defra.gov.uk/MagicMap.aspx
[26] Natural Environment and Rural Communities Act 2006, 40 (1)
[27] Upland Oakwood; Lowland Beech and Yew Woodland; Upland Mixed Ashwoods; Wet Woodland; Lowland Mixed Deciduous Woodland; Upland Birchwoods

Wood Pasture and Parkland[28]

2.50 Wood Pasture and Parkland are mosaic habitats valued for their trees, especially veteran and ancient trees, and the plants and animals that they support. They are exclusively associated with some species of insects, lichens and fungi which depend on dead and decaying wood. Grazing animals and continuity of management are fundamental to the existence of the habitat, and it can be a type of ancient woodland.

2.51 The Inventory has no records of Wood Pasture and Parkland at the site.

Traditional Orchards[29]

2.52 Traditional Orchards are defined, for priority habitat purposes, as groups of fruit and nut trees planted on vigorous rootstocks at low densities in permanent grassland; and managed in a low intensity way. Habitat structure rather than vegetation type, topography or soils, is the defining feature of the habitat.

2.53 The Inventory has no records of Traditional Orchards at the site.

Hedgerows[30]

2.54 Hedgerow is any boundary line of trees or shrubs over 20m long and less than 5m wide, and where any gaps are less than 20m wide. It may include banks, walls, ditches, herbaceous vegetation, climbing plants or trees within 2m of the centre line. All hedgerows which comprise at least 80% woody native species are included.

2.55 The survey identified three hedgerows[31], all of which meet the description of the Habitat of Principal Importance. In addition, tree groups G2 and G6 are linear boundary features that should be regarded as also meeting this description. This equates to c. 841m of Habitat of Principal Importance Hedgerow.

Biodiversity Net Gain and arboriculture

2.56 Woody vegetation that is included in this assessment may also be mapped and classified as part of an ecological assessment.

2.57 Biodiversity gain assessments and calculations use *Broad Habitat Types* and *Habitat Definitions* derived from UKHab[32] to classify woody vegetation. These include *Individual trees, Hedgerow, Heathland and Shrub*, and *Woodland and*

[28] UK BAP Priority habitat Description for Wood-Pasture and Parkland
[29] UK BAP Priority habitat Description for Traditional Orchards
[30] UK BAP Priority habitat Description for Hedgerows
[31] See Appendix A
[32] See, The UK Habitat Classification Habitat Definitions Version 2.1 (July 2023)

Forest. These terms may be used with different definitions in other assessments, including tree surveys.

2.58 The sub-division of woody vegetation into assessment units or features may differ between ecological and arboricultural assessments; the former being a classification of habitats, and the latter being a classification that reflects management history and opportunities, landscape, amenity, culture, and heritage, as well as habitats.

2.59 The table below sets out the relationship between arboricultural and ecological classification of woody vegetation in general terms.

Table 4: Arboricultural and ecological classification of woody vegetation

Tree survey classification	Habitat Classification (UKHab)
Trees	Normally recorded as *Individual trees* (Urban tree or Rural tree) except where within another habitat (e.g. within a woodland, line or trees, or as a hedgerow tree), in which case trees may be part of the surrounding habitat[33]
Groups	No equivalent classification exists. Groups may comprise any combination of *Individual trees*; *Hedgerows*, (including *Lines of trees*); *Woodland and forest* Habitat Types with moderate or low distinctiveness[34]; and some *Heathland and shrub* habitats[35], especially where young or with developing composition
Woodlands	Typically, Woodland and forest Habitat Types with high distinctiveness[36] (e.g. Lowland Mixed Deciduous); also, less commonly, *Heathland and shrub* habitats comprising woody species, where representing the natural climax vegetation[37]
Hedgerow/Hedges	Typically, *Hedgerow* or *Line of trees*; less commonly may be mapped as *Woodland and forest* habitats, especially where within or on the edge of areas of trees or scrub

2.60 The term Woodland within the tree survey tends to correspond with Woodland Habitats of Principal Importance, and Woodland Habitat Types with high

[33] Tree surveys may isolate and record trees individually for a wide range of reasons that do not relate to habitat
[34] Loosely, 'Other Woodland' types, including UKHab Classifications w1g, w1h and their sub-classifications
[35] All types of Dense scrub h3 except h3d (Bramble scrub)
[36] For Very High distinctiveness, see Section 2.0 Habitats of Principal Importance, Wood Pasture and Parkland
[37] All types of Dense scrub h3, except h3d (Bramble scrub), and h3g (Rhododendron scrub)

distinctiveness. It is reserved for areas of tree cover with that have or are clearly developing the species, age and structural composition and characteristics of semi-natural woodland and represent a stable and naturally regenerating climax vegetation. This tends to exclude woodland and shrub habitats with moderate or low distinctiveness, such as plantation.

2.61 Under the Statutory Biodiversity Metric, Individual Trees are treated as having a habitat area based on the diameter of the stem. Small, Medium, Large and Very Large trees are defined as those with stem diameters between 75mm and 300mm, 300mm and 600mm, 600 and 900mm, and above 900mm respectively[38]. The data tables at Appendix A include stem diameter measurements for trees that were recorded as individuals by the tree survey, and stem diameter ranges for features containing multiple trees[39].

2.62 Irreplaceable habitats, including ancient woodland and veteran trees, must be recorded separately within the Statutory Biodiversity Metric. Accounting for loss or deterioration of irreplaceable habitats cannot be done using the Metric. Enhancement may contribute towards biodiversity where there is no loss or deterioration[40].

Protected species

2.63 No assessment of the presence of protected species has been made during the production of this report. Features of possible interest that were observed incidentally during the tree survey are recorded in Appendix A.

2.64 Works to and around trees have the capacity to affect protected species where present, particularly including birds, bats, great crested newts, badgers, dormice, otters and water voles. Contractors should be familiar with the locations and sensitivities of any protected species that are present and take reasonable avoidance measures or comply with the requirements of any licence agreement in accordance with the advice of an ecologist.

Birds

2.65 Intentional harm to a wild bird, egg, or a nest that is in use or being built is an offence[41]. Disturbance of certain wild birds that are building a nest, or are in, on or near a nest containing eggs or young, or disturbance of dependent young is also an offence[42].

[38] Stem diameters of 300mm (Small), 600mm (Medium), 900mm (Large) and 1,300mm (Very Large) are assumed
[39] Calculated according to BS5837 in the case of multi-stemmed trees
[40] See Biodiversity Metric User Guide, Section 3.5
[41] Wildlife and Countryside Act 1981, 1 (1)
[42] Wildlife and Countryside Act 1981, 1 (5)

2.66 All trees are a potential habitat for nesting birds so tree work should ideally, but not essentially, be undertaken outside the bird nesting season. Between March and August, a detailed inspection of each tree should be undertaken by a qualified ecologist to confirm the absence of nesting birds immediately prior to works.

2.67 Some birds nest outside the core nesting season. If an active nest is found at any time of year, work likely to affect the nest must be halted until the nest becomes inactive. This will vary depending on the species of bird but is typically up to six weeks. The advice of an ecologist regarding the duration and size of a protection buffer around the nest should be sought.

Bats

2.68 It is an offence to damage, destroy or obstruct access to any structure or place which is used for shelter or protection[43], or breeding or resting[44] by a bat. Mature trees often contain cavities, splits and ivy, which may be attractive to bats.

2.69 If the presence of a bat, or a roost or resting site is suspected whilst undertaking works on any trees, operations must be halted, and the advice of appropriately licensed ecologist should be sought.

[43] Wildlife and Countryside Act 1981, 9 (4)
[44] The Conservation of Habitats and Species Regulations 2017, 43 (1)

3.0 Effects

3.1 In simple terms, the effects on arboriculture comprise an account of which existing trees, groups of trees, hedgerow and woodland would not be retained within the proposed development; what significance they have; and whether adverse effects would or can be mitigated or offset.

3.2 Effects may also include changes to the prospects, qualities and/or future management of remaining trees.

3.3 In the context of an outline application, some effects can be predicted with certainty and described in detail; and others can be predicted but may or may not arise, depending on later decisions. This assessment separates these types of effect.

Proposed development

3.4 The proposed development comprises outline planning application for up to 85 residential units with access applied for off A59 Longsight Road (all other matters reserved).

3.5 The detailed elements of the proposed layout include new access off Longsight Road including new footpath connections. They are shown on Drawing 2, which is based on drawing the Proposed Site Access Plan (drawing reference: 3839-F02) provided by Eddisons. Proposed tree works associated with these elements are also shown on Drawing 2.

3.6 A Masterplan provided by the client is reproduced at Drawing 3. The proposed development would include tree planting. This is indicated on the Masterplan and includes tree-lined streets and trees in open space. The application under consideration would not secure the detail of this planting. Therefore, this planting cannot be relied upon to inform a planning decision, except insofar as it demonstrates what might be achieved.

Types of effect

3.7 This report supports an outline planning application. Tree removal and retention is a reserved matter and would not be determined by this application, except for tree removal that is necessary to facilitate parts of the layout that are proposed in detail.

3.8 To reflect the varying levels of detail that are available for different aspects of the final development, this report describes two types of effect on arboriculture:

- **Known effects** are those that can be described in detail now and would occur, pending the discharge of any pre-commencement conditions. Outline planning permission would determine and secure them.

- **Anticipated effects** are those that can be inferred from the type of development that is proposed, based on professional judgement and experience. It is reasonable to assume that similar effects would arise, but the particulars would not be determined or secured by this application.

Known effects

3.9 The **Known effects** are shown on Drawing 2. They comprise the extent of tree removal required by detailed elements of the layout, and any tolerable changes to retained trees necessitated or caused by a change in context.

3.10 To facilitate access into the site 2 trees and approximately 228m of hedgerow would be removed. The primary cause of effect is associated with visibility splays, and the creation of a new cycle path and walkway along parts of A59 Longsight Road.

Anticipated effects

3.11 Development of the type that is proposed will require new internal roads, improvement of existing footpaths and the introduction of utilities and drainage infrastructure across the site. These requirements are likely to create areas where the built form abuts or extends into the Root Protection Area of trees, particularly along the northern frontage, around the internal access route and within the southern tree belt. This is likely to necessitate some additional removal of trees.

Assessment of effects

3.12 This section assesses the extent to which the two types of effects would arise as a result of the grant of outline planning permission, with reference to a range of arboricultural receptors or indicators.

Tree removal

Known effects on canopy cover

3.13 The detailed elements of the proposed layout would require the removal of 2 individual trees (T18 and T21); and 283m of hedgerow.

Table 5: Reference number of features proposed for removal for detailed development

	Trees	Groups	Woodland	Hedgerow
Remove (on-site)	T18, T21	-	-	(H1)
Remove (off-site)	-	-	-	(H1)

(Features in brackets are those of which a part would be removed, and part retained)

3.14 If outline planning permission is granted with reference to this report, the removal of any feature not listed above and shown on Drawing 2 for removal may constitute a material amendment and may therefore require further permission[45].

3.15 The removal of hedgerow not wholly within the application boundary will require the permission of the landowner. It may be necessary to demonstrate the ability to undertake such works and how they would be secured prior to determination.

3.16 The following table provides an overview of the quantity and the percentage of trees that would be removed and a breakdown of the number of instances of removal by quality category. The total (gross) areas may be higher than the absolute area of tree cover on the site due to overlap between adjacent features.

Table 6: Quantity and percentage of trees proposed for removal for detailed development

Feature	Number of features affected				
	Category A	Category B	Category C	Category U	Hedges
Trees	-	1	-	1	1
Groups	-	-	-	-	
Woodland	-	-	-	-	
Total loss	0ha	0ha	0.0028ha	0.0092ha	228m
Proportion of existing	0%	0%	1%	3%	50%

3.17 Tree removal for the detailed access would result in the loss of 2 common ash in poor condition, and approximately 228m of roadside hedgerow.

3.18 The totals above represent the effects associated only with detailed layout elements, as per Drawing 2. The removal of additional trees within these areas may be proposed during later stages in the planning process. The potential for further tree removal to be required or proposed across the site generally is described below.

Anticipated effects on canopy cover

3.19 Development in broad accordance with the masterplan can reasonably be expected to lead to some anticipated effects on trees. This would be likely to include the removal of the following low and poor-quality features (Category C or Category U in accordance with BS 5837):

[45] E.g. Town and Country Planning Act s.73

- Tree T17 and part of hedge H2 for a new access road linking the two field parcels
- Tree T13 and group G4 to accommodate the internal private drive
- Group G3 where parking and the permanent easement intersect with the group
- Trees T6, T15 and T16 due to their existing and deteriorating condition due to disease

3.20 Works associated with attenuation basins, a turning head and improvements to Public Rights of Way will introduce potential pressures on features within group G5 and on trees T9, T10, T11 and T12 (covered by a TPO). The design detail in this area will need to respond to these constraints.

Tree Preservation Order

3.21 There would be no **Known effects** on TPO trees.

3.22 There are **Anticipated effects** on TPO trees. Any detailed layout will need to consider construction detail and working room around the features identified close to the southern belt of TPO trees to avoid adverse impacts.

3.23 The proposed development may result in an increased likelihood of applications to prune or remove TPO trees in the future. This will depend on the final proximity of plots adjacent to trees T10 and T11 and consideration of the shading they may create on new dwellings.

Habitats of Principal Importance

3.24 Loss of or harm to a Habitat of Principal Importance, without mitigation, constitutes an adverse effect that is likely to be regarded by the consenting authority as contrary to its duty to conserve and enhance biodiversity.

Hedgerow[46]

3.25 There would be **Known effects** on Hedgerow. Approximately 228m of H1 would be removed to facilitate detailed access.

3.26 There are **Anticipated effects** on Hedgerow. The removal of part of H2 is likely to be required to facilitate internal access and drainage easements.

[46] In this context, Hedgerow Habitat of Principal Importance, which may be different to 'Hedgerow' in Appendix A

Protected Species

3.27 The effects of the proposed development on protected species and significance thereof are considered by the relevant ecology reports.

4.0 Mitigation

4.1 This section describes opportunities to mitigate or offset adverse effects described by the previous section[47]. It summarises measures that are part of the proposed development and which are relied upon by this report, and measures that are not proposed but could be secured by planning condition or agreement. Conclusions are drawn regarding overall effects, and the requirements that should be imposed in order to secure the outcomes described.

4.2 Mitigation for **Known effects** would typically include new planting, tree protection, construction methodologies and/or tree management during and/or after construction.

4.3 Mitigation for **Anticipated effects** is not strictly required because the effects might not occur. Future requirements cannot be forecast until the actual effects have been resolved.

Proposed measures

4.4 The following measures are proposed and would be secured by a planning permission referencing and requiring compliance with this report. They may also be secured by planning condition, or other agreement.

Layout

4.5 Tree removal would be limited to that associated with the detailed elements of the proposed layout as shown on Drawing 2. This would not be implemented until any pre-commencement conditions have been discharged. No other tree or hedge would be removed without the permission of the local planning authority.

4.6 The Masterplan at Drawing 3 is a supporting document and is intended to establish broad layout principles. On this basis this application would establish that the majority of trees would *not* be affected by the development.

Planting

4.7 Tree planting within and around the layout elements that are proposed in detail is not proposed. It would be deferred and detailed as part of the wider landscaping proposals for the site. Development does however provide an opportunity for new trees to be established.as replacements for currently diseased trees in similar locations.

[47] For simplicity, 'mitigation' is used in this report to mean both mitigation (measures to reduce or avoid adverse effects) and offsetting (measures to counterbalance remaining adverse effects)

Recommended measures

4.8 The following measures should be secured by planning condition or other agreement referencing and requiring compliance with this report.

Layout

4.9 In areas that have not yet been detailed, adverse effects on trees should be minimised where it is reasonably practicable to do so within the final layout.

4.10 In particular, the refinement of road alignments, drainage corridors, private driveways and plot boundaries will provide opportunities to reduce encroachment into root protection areas and adjust engineering zones to better reflect arboricultural constraints. Care should be undertaken within the southern tree belt, where several retained trees are close to proposed housing plots. The final design should avoid unnecessary excavation within RPAs, ensure that the engineering of attenuation features does not compromise the trees in G5 or T9 to T12 (covered by a TPO), and confirm whether the proposed upgrade of the public right of way can be delivered without unacceptable root disturbance. Where above-ground construction is necessary, this should be carried out in a controlled way to prevent harm to surface roots and maintain long-term tree stability.

4.11 Design elements in Masterplan at Drawing 3 which should be preserved in the final detailed layout include the retention of the established tree belt along the southern boundary, the maintenance of the northern hedgerow frontage where feasible, and the broad alignment of the open space and attenuation network.

Arboricultural Impact Assessment

4.12 The effects of the final development layout on arboriculture, or any phase thereof, should be assessed within an Arboricultural Impact Assessment. This should be produced in accordance with BS5837 and should report effects against the baseline described in Section 2.0[48].

4.13 As a minimum, the Arboricultural Impact Assessment should include:

- Details of the proposed layout, including buried services, utilities, ground works and any other construction element that could affect trees
- A Tree Works Plan clearly establishing which trees would be retained, removed or pruned, including or superseding the tree removal shown on Drawing 2
- A specification for any pruning works that are proposed

[48] Subject to the limitations and caveats in Section 1.0

- Details of any mitigation measures that are relied upon by the assessment, including soft landscaping
- Conclusions regarding net effects on arboriculture

4.14 The Arboricultural Impact Assessment should be presented in the form of a report and drawings.

Arboricultural Method Statement

4.15 An Arboricultural Method Statement should be produced in accordance with BS5837. It should include:

- The location, size and buffer zones for all trees that would be retained in the context of the final layout and associated construction activities
- The arrangement of temporary protection measures that would be installed prior to commencement and maintained during construction
- The location of all proposed demolition, structures and surfaces, level changes, excavations and access requirements that could harm retained trees
- A methodology and/or details for all activities identified at point (iii) that will be followed to avoid harm to retained trees
- Details for all temporary protection measures, construction measures, products or construction methods that are specified
- A schedule of monitoring during construction and reporting on compliance

Planting

4.16 A scheme of tree planting should be produced and implemented. It should include:

- A sufficient number of trees to deliver an increase in long-term canopy cover across the site, with additional emphasis on reinforcing the southern tree belt and strengthening the Longsight Road frontage.
- A robust species palette focused on long-lived native and naturalised species suited to local conditions, providing resilience, seasonal interest and strong structural form.
- Appropriate tree sizes at planting, typically standards and heavy standards, to secure early visual presence while ensuring successful establishment.
- Tree-lined streets in accordance with NPPF[49]

[49] NPPF paragraph 136

4.17 Provision should be made for the maintenance of new planting in accordance with British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and replacement of failures for a period of at least 5 years.

Conclusions

4.18 **Known effects** on arboriculture can be mitigated and/or offset within the site by new planting. The local authority should evaluate them against policies in the Local Plan.

4.19 The **Anticipated effects** described by this report can and should be minimised or avoided during detailed design and described by a future assessment prior to any planning decision that would determine them.

Overall balance

4.20 **Known effects** on arboriculture can be mitigated and/or offset within the site. They should be minimised in accordance with this report, which should be a condition of any planning permission.

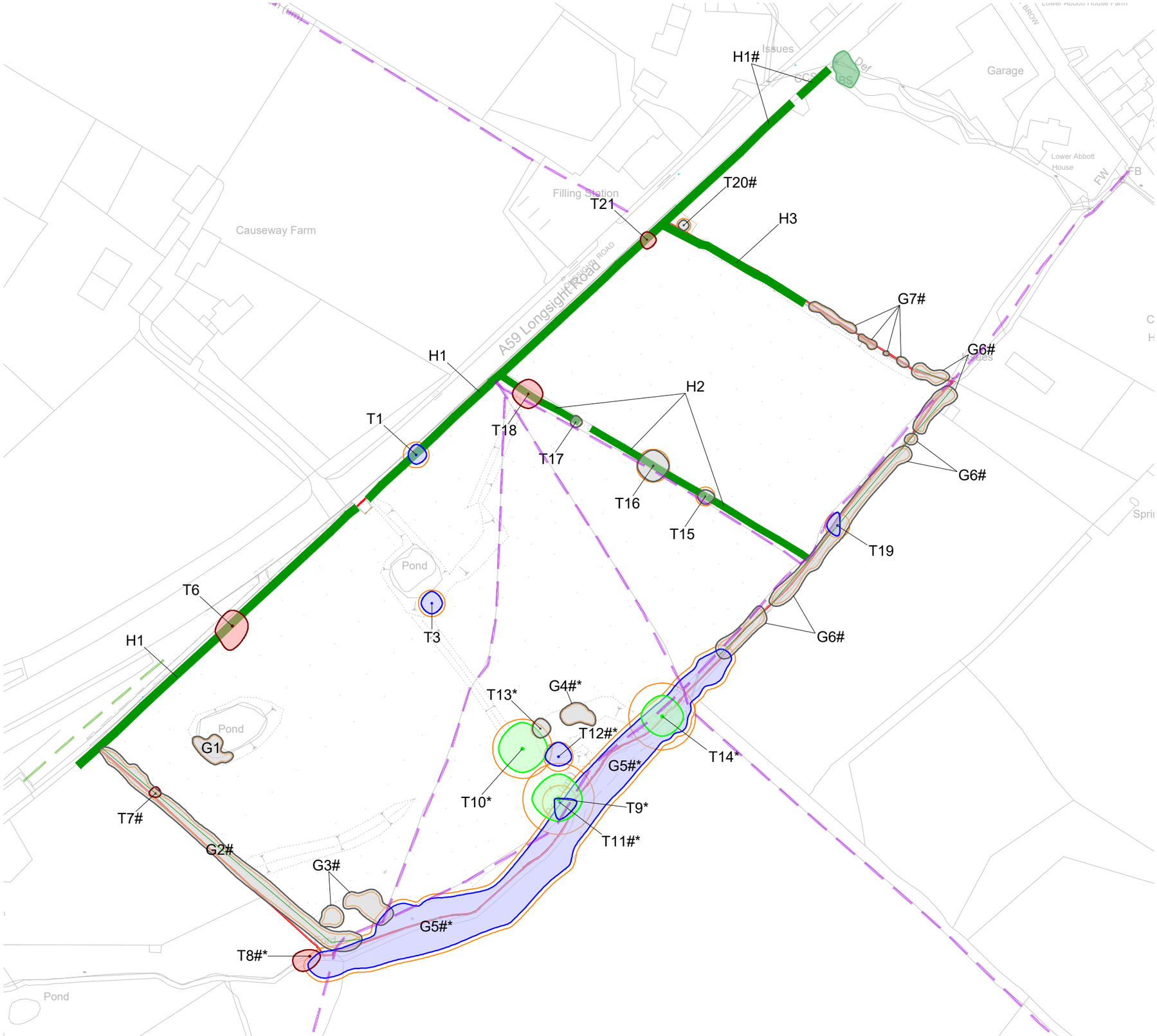
4.21 The **Anticipated effects** described by this report can and should be minimised or avoided during detailed design and described by a future assessment prior to any planning decision that would determine them.

Drawings

Drawing 1: Tree Constraints Plan

Drawing 2: Tree Works Plan (Known Effects)

Drawing 3: Illustrative Masterplan



KEY

[This drawing must be reproduced in colour]

- T1/G1 Trees and Groups
- H1 Hedgerow
- Root Protection Area (RPA)
- Application Boundary
- # Approximate location (Feature not shown on supplied topographical survey)
- * Tree Preservation Order No. 7/19/3/224
- Unsurveyed Trees (North-western end of wider tree belt)
- Public Right of Way (PRoW)

Tree Quality Categorisation

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)
- Hedgerow (Not categorised)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).

Rev	Description	Drawn	Approved	Date

TEP THE ENVIRONMENT PARTNERSHIP

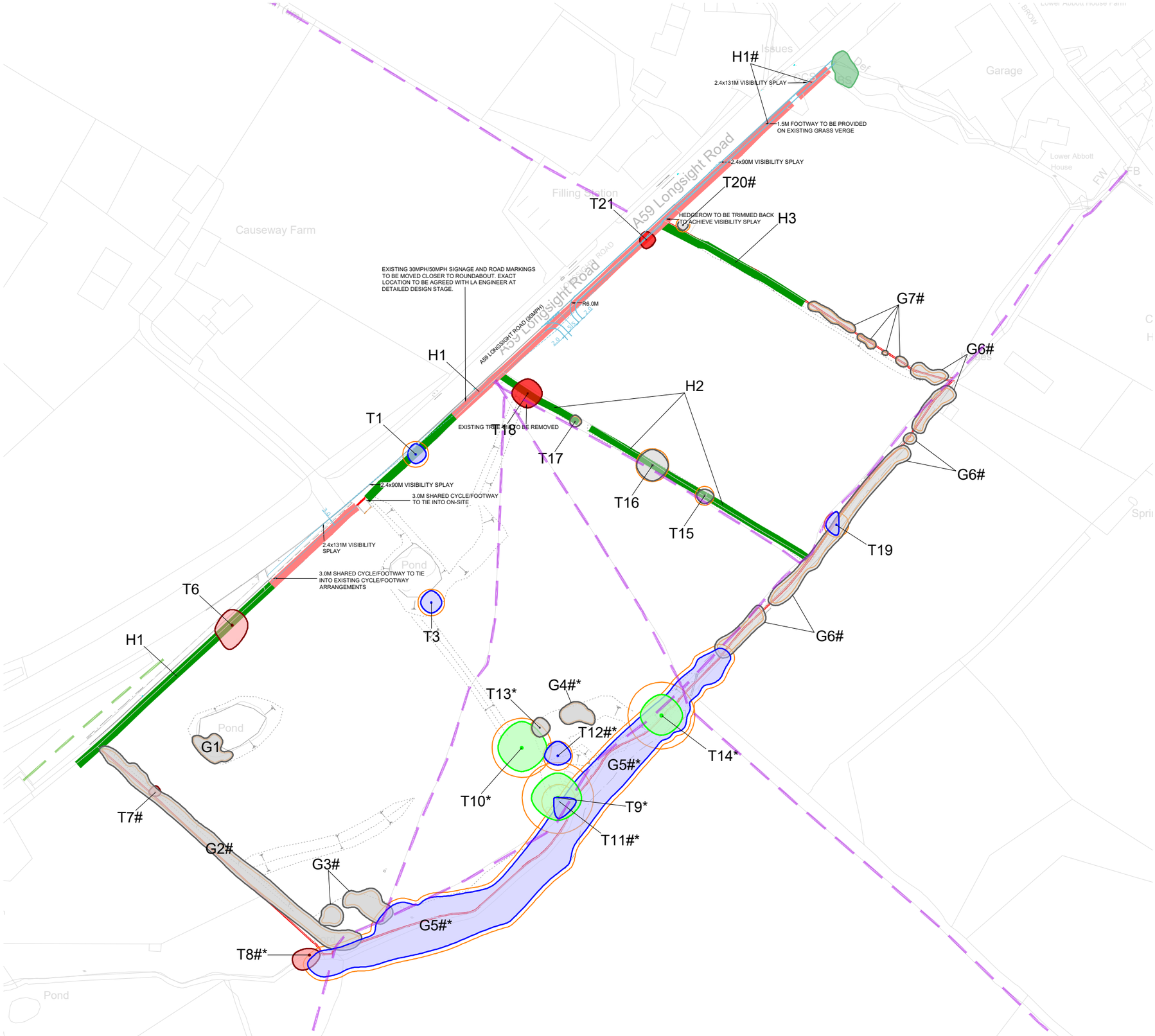
401 Faraday Street, Birchwood Park, Warrington WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Land at Causeway Farm, Balderstone, Blackburn
Outline Arboricultural Impact Assessment

Title
Drawing 1: Tree Constraints Plan [BASELINE]

Drawing Number
D9656.01.001

Drawn	Checked	Approved	Scale	Date
HEE	JGS	JGS	1:1,500 @ A3	10/10/2025



KEY

[This drawing must be reproduced in colour]

- T1/G1 Trees and Groups
- H1 Hedgerow
- Root Protection Area (RPA)
- Application Boundary
- # Approximate location (Feature not shown on supplied topographical survey)
- * Tree Preservation Order No. 7/19/3/224
- Unsurveyed Trees (North-western end of wider tree belt)
- Public Right of Way (PRoW)

Proposals

- Access Junction
- Visibility Splays

Trees and hedgerow to be retained and protected

- Category B (Moderate quality)
- Category C (Low quality)
- Category U (May be retained for habitat value)
- Hedgerow (Not categorised)

Proposed tree and hedgerow works

- Trees to be removed (Canopy outline denotes tree quality category)
- Hedgerow to be removed
- Hedgerow to be pruned

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).

Rev	Description	Drawn	Approved	Date

TEP | THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington WA3 6GA
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Project
Land at Causeway Farm, Balderstone, Blackburn
Outline Arboricultural Impact Assessment

Title
Drawing 2: Tree Works Plan [Known effects]

Drawing Number
D9656.01.002

Drawn	Checked	Approved	Scale	Date
HEE	RMG	JGS	1:1,500 @ A3	20/11/2025

Illustrative Masterplan (for indicative purposes only)
This plan illustrates one possible arrangement of development within the parameters defined on the submitted Parameters Plans.

Causeway Farm

Filling Station

2.4x90M VISIBILITY SPLAY

APPROXIMATE ROUTE OF DRAINAGE & INDICATIVE EASEMENT

OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT AND BNG DELIVERY WITHIN BUFFER ZONES

LONGSIGHT ROAD

ACCESS DESIGN TO BE AGREED WITH LHA TO BALANCE VISIBILITY AND HEDGEROW RETENTION

PROW DIVERTED THROUGH THE SITE

2.4x90M VISIBILITY SPLAY

POTENTIAL PLAY SPACE WITHIN A FOCAL VILLAGE GREEN TYPE FRONTAGE

POTENTIAL ACTIVE TRAVEL ROUTE THROUGH SITE TO LINK TO EXISTING CYCLE/FOOTWAY ARRANGEMENTS

AREA PROPOSED FOR GREEN/BLUE SPACE (CURRENT MID-HIGH RISK FOR SURFACE WATER FLOODING)

USE OF DUAL-ASPECT HOMES TO PROVIDE ACTIVE FRONTAGE TO PROW

USE OF DUAL-ASPECT HOMES TO PROVIDE ACTIVE FRONTAGE TO LONGSIGHT ROAD

DENOTES POOR QUALITY TREES IDENTIFIED FOR REMOVAL

"WOODLAND CORRIDOR" TREES PART OF TPO 7/19/3/224

POTENTIAL SURFACE WATER ATTENUATION FEATURE

OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT AND BNG DELIVERY WITHIN BUFFER ZONES

WHALLEY ROAD

Glengarth

Pond

Ford

PROW

Lower Abbott House

FB

Issues

PROW

Calf House

Spring

N

1:1250 0 12.5 25 37.5 62.5m

...

Causeway Farm Osbaldeston

Illustrative Masterplan

Gallagher Technical & Design Ltd | james@g-t-d.uk

Sept 25
1:1250@A3

1588-MP-01 -

Appendix A: Arboricultural Survey Data

APPENDIX A: Arboricultural Survey Data Sheets

Surveyor Paul Jones
Survey Date 22.09.2025
Site Land at Causeway Farm, Balderstone, Blackburn
Drawing Ref D9656.01.001

Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in current context	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
Trees																	
T1	Sycamore	9.0	2.5	*410*	1	*4.0*	3.5	4.0	*3.0*	2.5	NE	Middle Age	Good	Hedgerow tree on field boundary adjacent to placement and A59. Bifurcate at 2m with wide union. Rounded canopy form. No major defects noted.		B ,1	Long
T3	Common ash	10.0	1.5	420	1	4.5	4.0	4.0	4.0	2.0	E	Middle Age	Fair	Open grown tree within field on sloped bank of pond. Pond contains Himalayan balsam. Fairly narrow and columnar form. Minor tip dieback evident, likely caused by chalara ash dieback disease, although symptoms are very minor at present.		B ,1	Medium
T6	Common ash	15.0	3.0	*650*	1	*6.0*	9.0	6.0	*6.0*	3.5	S	Middle Age	Poor	Hedgerow tree on field boundary adjacent to placement and A59. Bifurcate mid-stem with wide union. Moderate to major deadwood. Chalara ash dieback disease symptoms evident with little live foliage remaining. Some small branch socket cavities.	Fell to hedge height due to proximity of tree to road and pavement. Remove limbs and leave as standing habitat pole as minimum.	U	Very Short
T7	Common ash	*5.0*	2.0	*250*	1	2.5	*1.5*	2.0	2.5	2.0	NW	Middle Age	Poor	Small tree within field boundary group. Significant ash dieback symptoms with limited live foliage remaining.		U	Very Short
T8	Common ash	*14.0*	*3.0*	*600*	*1*	*2.5*	*5.0*	*4.0*	*6.0*	*3.0*	W	Middle Age	Poor	Tree located within boundary group close to corner of site. Moribund due to chalara ash dieback symptoms.		U	Very Short
T9	Pedunculate oak	15.0	1.5	1130	1	9.5	8.5	*9.0*	10.0	4.0	S	Mature	Good	Tree at field edge on north-easterly slope. Forms part of boundary group. Leans to north. Basal wound on south-west side. Moderate to major deadwood in lower canopy. Bifurcate at 4m with wide union. Rounded and wide spreading canopy with attractive form. No major defects noted. Ground poaching around base.		A ,1, 2	Long
T10	Pedunculate oak	11.0	1.5	940	1	10.0	9.0	9.5	9.0	2.5	S	Mature	Good	Open grown tree close to edge of field. Rounded and attractive form, albeit squat. Bifurcate at 2.5m with wide union. Minor deadwood. No major defects noted.		A ,1	Long
T11	Pedunculate oak	*12.0*	2.0	540	1	1.5	6.5	*6.5*	2.0	2.5	S	Middle Age	Fair	Tree forming part of boundary group. Growing very close to larger oak and suppressed because of this with canopy biased to south and east. Leans to east. Growing on easterly slope. Ground poaching around base.		B ,2	Medium
T12	Goat willow	7.0	0.5	*463*	4	5.5	3.5	5.0	5.0	1.0	N	Middle Age	Good	Multi-stemmed tree growing on north-easterly slope. Tight stem unions. No major defects.		B ,1	Long
T13	Common hawthorn	4.0	1.0	*296*	4	4.0	3.5	4.0	3.0	1.5	E	Middle Age	Good	Tree growing on easterly slope down to ground hollow. Hollow contains Himalayan balsam. Multi-stemmed form with tight unions.		C ,1	Long
T14	Pedunculate oak	14.0	2.0	1060	1	*8.0*	*7.5*	*8.0*	8.0	2.5	E	Mature	Fair	Tree within boundary group on south side of ditch and to the west of a small crossing point into adjacent field. Multi-stemmed at 4m. Burring and bud proliferation evident on stem. Previously failed moderate and major limbs with largest in lower western canopy leaving a long remnant stub. Bat potential in failure wounds and cavities.		A ,2, 3	Long
T15	Downy birch	7.0	2.5	300	1	2.5	3.0	3.5	3.0	2.0	E	Middle Age	Fair	Tree located in field boundary hedge. Dog rose from hedge growing up into canopy. Large basal cavity on east side with hollowing up and through stem just below bifurcation union. Trifurcate.		C ,2, 3	Short
T16	Common ash	12.0	2.5	*520*	1	6.0	*6.0*	6.0	6.0	3.0	W	Middle Age	Fair	Hedgerow tree between fields. Heavily ivy clad. Rounded canopy. Displaying chalara ash dieback symptoms affecting c. 20% of the canopy at present. Ground poaching around base.		C ,2	Short
T17	Common ash	5.0	2.0	*160*	1	2.5	2.0	*2.5*	2.0	2.0	E	Middle Age	Fair	Small hedgerow tree adjacent to field entrance. Minor tip dieback evident.		C ,3	Short
T18	Common ash	10.0	1.5	*420*	1	5.5	*5.5*	5.5	6.0	2.0	NW	Middle Age	Fair	Hedgerow tree on field boundary. Significant chalara ash dieback symptoms evident throughout canopy, affecting c. 50%. Minor deadwood associated with dieback. Ground poaching around base.		U	Very Short
T19	Pedunculate oak	6.0	1.0	*390*	1	5.0	*4.0*	*1.0*	4.0	2.0	N	Middle Age	Good	Tree within field boundary group on east side of ditch. Located immediately adjacent to electricity pole and wires. Multi-stemmed at c. 2m with rounded canopy. Lower limbs flailed creating bushy lower canopy. No major defects noted. Tree has been reduced in height and pruned on its eastern canopy to create clearance from electricity wires.		B ,1	Long
T20	Pedunculate oak	4.0	2.0	*220*	1	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	E	Middle Age	Good	Small self-set oak tree within boundary hedge immediately adjacent to electricity pole and wires.		C ,1	Long

APPENDIX A: Arboricultural Survey Data Sheets

Surveyor Paul Jones
Survey Date 22.09.2025
Site Land at Causeway Farm, Balderstone, Blackburn
Drawing Ref D9656.01.001
Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in current context	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
T21	Common ash	5.0	2.0	*220*	1	3.0	*3.5*	3.5	*2.5*	2.0	NE	Middle Age	Poor	Moribund ash tree within hedge adjacent to pavement and A59. Chalara ash dieback symptoms evident.		U	Very Short
Groups																	
G1	Blackthorn, Goat willow, Elder	2 to 4	0.0	*50 to 130*	*15*							Middle Age	Good	Small cluster of predominantly willow and blackthorn on edge of and within pond. Multi-stemmed forms.		C ,2	Medium
G2	Common hawthorn, English holly, Elder	3 to 5	0.0	*75 to 150*	*60*							Middle Age	Fair	Field boundary group that was likely a former hedge that has now lapsed out of management. Understorey overgrown by bramble. Himalayan balsam also in group.		C ,2	Medium
G3	Common hawthorn, Elder	*3 to 7*	0.0	*75 to 150*	*7*							Middle Age	Mixed	Small clusters of largely hawthorn. Elder in group dying back. Some dead stems.		C ,2	Short
G4	Common hawthorn, Elder	2 to 4	0.0	*75 to 130*	*5*							Middle Age	Fair	Small cluster of trees overgrown by bramble and located on easterly slope down to ground hollow.		C ,2	Medium
G5	Common hazel, Common hawthorn, Common ash, English holly, Blackthorn, Pedunculate oak, Goat willow, Elder	*2 to 13*	0.0	*100 to 700*	*100*							Mixed Age	Mixed	Field boundary group located on either side of ditch and on sloped banks. PROW bridge located in northern end of group. Occasional mature specimens, but largely middle aged. Occasional ash in group with chalara ash dieback symptoms to varying degrees. Dense group and significant landscape feature.		B ,2, 3	Long
G6	Common alder, Common hazel, Common hawthorn, English holly, Pedunculate oak, Elder	3 to 6	0.0	*75 to 150*	*40*							Middle Age	Fair	Linear boundary group of trees on either side of ditch. Parts overgrown by bramble. Multi-stemmed forms. Likely a former hedge in part that has lapsed.		C ,2	Long
G7	Common hawthorn, English holly	2 to 4	0.0	*60 to 130*	*15*							Middle Age	Mixed	Scattered stems along field boundary. Some in fair condition but also some dead or moribund stems.		C ,3	Short
Hedges																	
H1	Field maple, Common hawthorn, English holly, Dog rose	2 to 4		*50 to 130*	n/a							Mature	Good	Field boundary hedge that is currently slightly outgrown. Lapsing in a couple of places where it passes beneath hedgerow tree canopies and close to their stems.		n/a	Long
H2	Common hawthorn, Dog rose, Elder	2 to 2.5	1.0	*40 to 140*	n/a							Mature	Fair	A largely hawthorn field boundary hedge. Some small gaps. Trees within hedge have leggy forms at bottom but upper canopy managed as hedge.		n/a	Medium
H3	Common hawthorn, Blackthorn	2 to 4.5		*60 to 140*	n/a							Mature	Fair	Lapsing field boundary hedge. Some small gaps.		n/a	Long

Appendix B: Survey Method

Limitation

Trees are dynamic living organisms with a constantly changing structure; even healthy trees can change or decline. Survey information is presented as being correct at the time of survey. Limitations to the reliability of the survey data are noted within Appendix A and the main report text.

Scope

All woody vegetation with a stem diameter exceeding 75mm is recorded. Below this threshold, vegetation may also be recorded at the discretion of the surveyor. The survey includes woody vegetation within a defined boundary, and on adjacent land where the characteristics, location or context of the tree mean that activity within the boundary could affect the tree, or be influenced by it. This is typically up to 15m outside the boundary.

Resolution

Vegetation is recorded as either an individual *Tree*, *Group* of trees, *Woodland*, or *Hedgerow*. This is done at the discretion of the surveyor to provide a useful resolution to the survey data, to differentiate between features with varying attributes and group those with common attributes, and collective value or function.

Typically, *Trees* are recorded where they are arranged separately; different from adjacent trees; or where the assessment would benefit from greater detail. *Groups* are coherent arboricultural features comprising trees with a collective form, function, history or management opportunities. *Woodland* is recorded where areas of tree cover have the qualities of a woodland habitat, including age and species structure, natural regeneration, and associated non-arboreal features. *Hedgerow* describes linear features largely comprising woody vegetation that are under, or could be returned to, regular hedgerow management. It should be noted that these terms are also used in other assessment types, sometimes with different definitions.

Tree locations

The location of trees is based on stem locations and canopy spreads taken from a topographical survey, where available. Where this information is not available, this is noted in Appendix A and locations should be regarded as approximate. Approximate locations are based on one or more of: GPS data captured during the survey; aerial photographs; and measurement from known points of reference. Approximate stem locations are typically accurate to within a few metres. Stem locations are shown for all *Trees*.

Groups, *Woodland* and *Hedges* are principally described in terms of their canopy outline, although stem locations may also be shown. Individual tree canopy outlines are projected on Drawings based on measurements taken as described below (see Crown Spread). *Groups*, *Woodland* and *Hedges* canopy outlines are projected based on the same hierarchy of source data as stem locations.

Tree survey

The survey is conducted from ground level by an arboriculturist, taking account of the tree, and its context. The nature of the soil is not assessed. Non-invasive assessment tools may be used as appropriate, including hypsometer, measuring tape, probe and nylon mallet.

The following attributes are recorded for each feature (see Arboricultural Survey Data Sheets at Appendix A):

Reference Number	A unique code per feature, typically but not necessarily a chronological sequence, in the form T*n* for *Trees*; G*n* for *Groups*; W*n* for *Woodlands*; and H*n* for *Hedgerows*
Species	The common name is given. All species are listed for *Groups*, *Woodland* and *Hedgerows*. The Latin name may also be given if further clarification is required.
Height	Top height recorded in metres, or the range for *Groups*, *Woodland* and *Hedgerows*
Canopy Ground Clearance	The height of the canopy above ground level in metres
Stem Diameter	A measurement taken at 1.5 metres above ground level, or the nearest representative point below, in millimetres. For multi-stemmed trees a single figure is calculated according to BS5837 4.6. For *Groups*, *Woodland* and *Hedgerows,* the range of diameters

No. of Stems / Individuals	The number of stems arising below a height of 1.5 metres, or for *Groups*, *Woodland* and *Hedgerows* an estimate or count of the number of trees
Crown Spread	Radial branch spread in metres at cardinal points (N, S, E, W) from the location of the *Tree* stem at ground level (for *Groups*, *Woodland* and *Hedgerows*, see *Tree Locations*)
Lowest Branch Height	The height of the first significant branch at the point of attachment (*Trees* only)
Lowest Branch Direction	The direction of growth of the first significant branch from the point of attachment (*Trees* only)
Maturity	Classification describing age relative to the species, and size and growth potential, in order to inform management decisions • ***Young*** means small and/or recently planted and could be relocated, or replaced on a like for like basis • ***Middle Age*** means established and independent, within the growth stage of life, and with potential to continue increasing in height and/or spread • ***Mature*** means having reached ultimate height and/or spread, given the location and surroundings; further increases will be slow or limited • ***Mixed Age*** (*Groups*, *Woodland* and *Hedgerows* only) means comprising all three maturity classes
Condition	An overall assessment of a feature's physiological and structural state, informing longevity and quality categorisation, and supported by *Comments* • ***Good*** condition means with vitality and resilience commensurate with species and age, and without significant defects or pathogens • ***Fair*** condition means with tolerable reduction of vitality and resilience, and/or remediable or tolerable defects and/or pathogens • ***Poor*** condition means with declining or significant loss of vitality and resilience, and/or significant and irremediable defects and/or pathogens • ***Dead*** condition means without photosynthetic or metabolic capacity, or moribund and in imminent terminal decline • ***Mixed*** (*Groups* and *Woodland*) means comprising more than one condition class • ***Veteran*** means trees of exceptional value, meeting recognised criteria including age, size and characteristics. Classification is partly informed by the sustained presence of structural defects, physiological decline, and pathogens, and their contribution to biodiversity. Undesirable characteristics in ordinary trees may be desirable in veteran trees, therefore *Veteran* can be understood as a superlative *Condition* that supersedes other categories (excluding *Dead*).
Comments	A description of all significant characteristics of the feature and its context that are not described by other attribute fields; including observations to support the classification of *Condition*, *Quality Category* and *Estimated Remaining Contribution* as appropriate
Management Recommendations	Recommendations for arboricultural works based on the current land use, in the interests of good arboricultural practice. These are incidental to the primary survey purpose, and not a comprehensive schedule in pursuit of any particular objective.
BS 5837 Quality Category	Tree quality assessment based on Table 1 of BS 5837:2012 (see below) comprising quality categories **A**, **B**, **C** and **U** and sub-categories **1**, **2** and **3**
Estimated Remaining Contribution	A forecast of the durability of the feature in its current form and context, and therefore the reliance that can be placed on any benefits or functions it provides. This is influenced by *Species* and *Condition*, and is not necessarily a forecast of life expectancy. • **Long** means more than 40 years • **Medium** means 20 to 40 years • **Short** means 10 to 20 years • **Very Short** means less than 10 years

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	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	Trees with material conservation or other cultural value	See Table 2
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Table 1: Extract from **British Standards Institution (2012)** *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*, page 9

Note on Root Protection Areas:

Data is captured during the survey to inform the design of Root Protection Areas (RPA). These are a design tool, representing the area around a tree in which restrictions to some activities may be required to avoid significant harm, particularly to roots and soil. The RPA is a function of *Stem Diameter*, and additional considerations including management history, barriers to root growth, topography, ground conditions and tree characteristics. These factors are combined by an arboriculturist to produce a buffer zone for each feature from which the exclusion of construction activities would ensure the continued reliability of the survey data at Appendix A, including *Condition*, BS 5837 *Quality Category* and *Estimated Remaining Contribution*.

For *Trees*, RPA is defined as a circle with a radius 12 times the *Stem Diameter*, which may be modified to reflect the considerations above.

For *Groups* and *Woodland* RPA is based on the size and location of peripheral constituent trees, and presented as an offset from the canopy edge giving equivalent or greater protection to all trees of any size, or modified to reflect significant variation in constituent tree sizes and/or the considerations above.

For Hedgerow, no RPA is shown. Typically, hedgerow requires a smaller stand-off than trees due to reduced crown dimensions. Any stand-off should include sufficient space for access and ongoing management and should therefore normally be based on the canopy spread rather than root spread.

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