Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN

Arboricultural Impact Assessment

Morris Homes

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P.2367.25
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Reference	Site	Client	Date
P.2367.25	Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN	Morris Homes	22/12/2025

Field work	Document author(s)	Technical review	Quality & approval
Conor McKeown	Conor McKeown	Kevin Pope	Richard Anderson, Quality & Office Administrator

Revision	Date	Details	Name

IMPORTANT: Any recommendations made within this report are subject to the appropriate consents being in place in advance. We cannot be held responsible for the actions of others not adhering to statutory controls.

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Executive Summary

A survey of the existing trees on and adjacent land at Land at Highmoor Farm, Clitheroe, BB7 1PN has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent to the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 124 dwellings, one playground and one pump house which will require the removal of a number of existing trees, and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape

1. Introduction

1.1

Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land at Land at Highmoor Farm, Clitheroe, BB7 1PN and to assess the potential impact of the development as proposed on trees within/adjacent to the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

1.2

The site was visited on 8th December 2025 by Conor McKeown, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent to the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2. Objectives

2.1

Our client's objective is to develop the site by the construction of 124 Dwellings, one playground and one Pump house.

2.2

Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent to the site and to record and categorise them in a manner consistent with BS5837: 2012
- Identify which trees will need to be removed directly as a result of the proposed development of the site
- Identify any indirect impact from the proposed development on trees proposed for retention
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site

3. Planning Policy and Relevant Legislation

3.1

The revised National Planning Policy Framework, updated on 12 December 2024, sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be designed and produced.

3.2

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **An economic objective:** To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure.

b) **A social objective:** To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.

c) **An environmental objective:** To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. The Framework promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

3.3

The site lies within the Lancashire County Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4

Checks have been made with the Local Planning Authority, DEFRA MAGIC Map and Ancient Tree Inventory resources. At the time of writing this report, the results of those checks are as follows:

Conservation Area	**Mario maps and council website states no. Although, due to the non-definitive nature of the information provided we are awaiting response from tree officer**
Tree Preservation Order(s)	**Council website map: 7 19 3 67 1982 north of Pendle Road Clitheroe States that T13 and W1 are protected. Although, due to the non-definitive nature of the information provided we are awaiting response from tree officer**
Ancient Woodlands	N/A
Ancient and/or Veteran Trees	N/A

NOTE: Our searches are mainly undertaken using Local Authority and government interactive websites, the reliability of which can sometimes be questionable. A more detailed search should therefore be carried out prior to any works to trees being commenced.

Irrespective of the above and the outcome of the planning application, in advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.5

British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6

Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4. Survey and Survey Methodology

4.1

We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of Section 4.2 of BS5837: 2012 for the site. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off-site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2

Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the medium to low range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.

4.3

Our survey of the trees within and adjacent to the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 8th December 2025 during overcast with a light breeze weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with Section 4.5 and Table 1 of the Standard.

4.4

Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5

Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6

Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within Section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5. Survey Results and Impact Assessment

5.1

Existing Tree Cover: Seven individual, 13 groups of trees and 13 hedges were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross-referenced with drawing P.2367.25.T01 *Tree Survey*.

5.2

Direct Impact on Trees: The development of the site as proposed will directly require the removal of T6, G6, G8, G10, H3, H10 H11, and part of G5, G6, W1, H4, H5, H8 and H9.

5.3

Trees/ hedges to be removed for site safety:
The development of the site as proposed will directly require the removal of T2, T3, T13 , and part of W1, G3, G4 and G11 for site safety.

5.4

Trees/ hedges to be removed for low retention value:
The development of the site as proposed will directly require the removal of T2 and T3 as they are of low retention value.

5.5

Landscape Compensation: Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium- to long-term impact of the development will be positive.

5.6

Indirect Impact on Trees: In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent to site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.

5.7

Hedgerows: In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance, the development will require the removal of H3, H10, H11, and part of H4, H5, H8 and H9, for which appropriate compensation by way of new planting can be provided at the landscape stage of the project in line with current planning policy and legislation.

5.8

Potential Mitigation for Development Impacts: Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site-specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.

5.9

Potential for Shading and Nuisance: Mature trees in urban and suburban areas add significant value and environmental benefits to sites; however, it is acknowledged that some land/property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf/fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden/open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner/occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.

5.10

Boundary Screening: Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, or to carry out additional planting to screen views. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.

5.11

Long-term Spatial Constraints: The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees where they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent to sites, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.

5.12

Existing Areas of Hardstanding: There are a number of existing areas of hardstanding across the site, remnants from the site's previous use. Where there is a risk of damage to retained trees from the proposed removal of these surfaces, appropriate controls and safeguards will need to be implemented, for example the erection of suitable protective fencing in advance of the commencement of works and the careful breaking up and removal of surfaces using tools and equipment suitable for the task without causing unnecessary damage either to above or below ground parts of trees. This element of the project should be agreed in advance and documented within a suitable Method Statement. Specific areas requiring attention in this regard are marked on the drawings supporting this report.

5.13

Existing buildings/structures to be removed: There are no buildings to be demolished and therefore there are no arboricultural implications associated to demolition.

5.14

Proposed Areas of Hardstanding: Areas where proposed hard surfaces encroach within or are immediately adjacent, root protection areas of retained trees are marked on the drawings appended to this report and the extent of precautionary measures required in order to safeguard retained trees are also indicated.

5.15

Proposed Buildings Located Adjacent / Within Root Protection Areas: The drawings appended to this report indicate areas where proposed built structures encroach within / are located immediately adjacent to root protection areas of retained trees. The drawings also suggest appropriate measures for the safeguarding of retained trees, the final details for which should be agreed in advance and documented within a suitable Method Statement.

5.16

Proposed Drainage and Domestic Services: At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.

5.17

Working Space During the Construction Phase: Considering the layout of trees on site and in some cases their close proximity to areas proposed for intense development activity, it is possible that working space across the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

5.18

Access Facilitation Pruning: There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.19

Protection of Planting Areas: It is often desirable to fence off areas that are to be newly planted to protect the soil structure for future planting; however, works will be required across the majority of the site, therefore there is little scope to set aside areas for such treatment. Provided that adequate provisions are made for ground preparations in advance of the landscape stage, there is unlikely to be a negative impact on the viability of newly planted stock.

5.20

Requirement for an Arboricultural Method Statement: It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.

5.21

Planning for New Landscaping: If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long-term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6. Tree Protection Measures

6.1

Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 and 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2

In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a Tree Protection Method Statement between the project arboriculturist, design and construction teams and the local planning authority tree officer. The Method Statement will need to address and make allowance for the following:

- All forms of access required to the site
- Site cabins and storage areas
- Proposed parking for site personnel
- Phasing of works
- Space required for excavations (including foundation excavations)
- Any required special construction techniques (for example provision of porous surfaces)
- The location and construction methodology for installation of services in close proximity to retained trees and hedges
- Any changes in ground levels and any resulting requirement for retaining structures
- Proposed root zone enhancement measures
- Working space for cranes, plant and scaffolding
- Management of waste products within the site
- Protection of the soil structure within the proposed planted areas (where applicable)
- Planting operations within the root protection areas of retained trees
- Any required/additional precautions outside of construction exclusion zones in relation to the treatment and landscaping of garden or open space areas
- System of arboricultural site monitoring / schedule of site visits and resulting actions

7. Summary of Impacts and Potential Mitigation Factors

7.1

Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent to the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within/adjacent to the site

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees/hedges to be removed	T2, T3, T6, G6, G8, G10, H3, H10, H11, and part of G3, G4, G5, G6, G11, W1 H4, H5, H8 and H9	Appropriate compensation can be provided by way of new/replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Trees/ Hedges to be removed for site safety	T2, T3, T13 and part of W1, G3, G4 and G11	Appropriate compensation can be provided by way of new/replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Trees to be removed for limited retention value	T2 and T3	Appropriate compensation can be provided by way of new/replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	T4, T7, G1, G3, G4, G5, G9, T13, G11, W1, H1, H2, H4, H5, H7, H8, H9, H12 and H13	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent to root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent.
Removal of existing hardstanding	T2, G1, G4, H2, H4 and H5	Existing hardstanding should be removed with care and no excavations permitted deeper than existing sub-base without adequate precautionary measures to prevent unnecessary damage to retained trees.
Provision of new hard surfaces	T13, G1 and W1	Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Careful excavations with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.
Construction of new buildings/ structures	T4 and part of G5, G11 and H13	Sections of foundations within and immediately adjacent to root protection areas to be excavated carefully, with machinery located outside of RPAs and roots pruned cleanly back to the soil surface when necessary. Works in these areas of the site to be subject to a tree Arboricultural Method Statement.
Provision of drainage/services	Awaiting further plans	Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.
Working Space	T4, G1, G5, H8 and part of G11 and H13	Working methodology to be agreed in advance.
Access Facilitation Pruning	T1, T4, G4, G5, G11, W1 and H13	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 *Tree work – Recommendations.*
Protective fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2

On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8. Conclusions and Recommendations

8.1

The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2

We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

9. References

Ministry of Housing, Communities & Local Government (December 2024) *National Planning Policy Framework*.

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4.*

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Appendix 1

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Site:	**Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN**	Surveyor:	**Conor McKeown**
Client:	**Morris Homes**	Survey Date:	**8th December 2025**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast with a light breeze**

ASCERTA LANDSCAPE | TREES | ECOLOGY

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
T1	Sycamore	20	330+ 290+ 390+ 480	9.10	7.5	5.7	6.0	8.2	5.0	M	Fair	Typical form for multi-stemmed species. Minor epicormic growth and Deadwood. All major forks included. Has been crown lifted to 5 m on the roadside, exhibiting small to large partially occluded wounds, one on a major fork.	Crown lift over road by 5m to facilitate development.	30+	**B2**
H1	Ash, Hawthorn	8-10	Ave 200	2.40	See plan				3.5	Y /EM /M	Fair	Dense lapsed laid hedge. One large decaying Ash stump with epicormic growth to the roadside.	Cut roadside epicormic growth for safety.	<10 /30+	**B2 /C1**
G1	Ash, Maple	15	#700	8.40	See plan				3.5	EM	Fair	Typical form for species. Pruned in past. Minor deadwood. Likely minor ash dies back in the ash. Overhanging site access. In private garden	Crown lift Ash over lane to 5m for site access.	30+	**B2**
H2	Ash, Elder, Hawthorn, Hazel, Holly	6-8	Ave 100	1.20	See plan				4.0	Y /EM	Fair /Poor /Dead	Dense hedge with some dead and dying stumps. Has been cut back from road in past.	Crown lift to 5m for site access.	30+	**B2 /C2**
H3	Ash, Elder, Hawthorn	10-11	Ave 150	1.80	See plan				3.0	Y /EM /M	Fair /Poor	Dense Ivy clad mostly hawthorn hedge. With one ash stump cur to 5m with 6m of epicormic growth. Ash has tip dieback.	Remove to facilitate development.	30+	**B2**
H4	Alder, Bird Cherry, Guelder Rose, Hawthorn, Hazel	2-9	<100	1.20	See plan				0.0	Y /EM	Fair /Poor	Dense lapsed laid hedge. Likely flailed occasionally. With some large tree stumps throughout.	Remove in part to facilitate development, see plan. Cut back on north side to facilitate access.	30+	**B2 /C2**
H5	Dog Rose, Elder, Hawthorn, Hazel	4	<70	0.84	See plan				0.0	Y /EM	Fair /Poor	Lapsed flailed dense mostly hawthorn hedge	Remove in part to facilitate development, see plan.	30+	**B2 /C2**
T2	Alder	17	#800	9.60	8.3	3.1	7.0	6.0	4.0	M	Fair	Asymmetry to north. Some likely windblown failures. Epicormic growth at base. Previous failures, one tear damaged limb over rd. Some small hung-up limbs. Cut back from telephone cables. Limited retention value.	Remove to facilitate development.	10+	**C2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

Site:	**Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN**	Surveyor:	**Conor McKeown**
Client:	**Morris Homes**	Survey Date:	**8th December 2025**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast with a light breeze**

ASCERTA LANDSCAPE | TREES | ECOLOGY

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
					N	S	E	W							
T3	Alder	14	#730	8.76	7.4	3.5	6.0	5.0	4.0	M	Fair	Asymmetry to north. Cut back from road in past. Epicormic growth around base. Part occluded cavity on south stem at 4m. Minor epicormic growth throughout crown. Minor dead wood. Evidence of previous failures. Cut back from telephone cables. Limited retention value.	Remove to facilitate development.	10+	**C2**
T4	Ash	27	1270	15.00	9.0	13.4	11.0	11.1	2.5	M	Fair	Typical form for species. Prominent landscape feature. Some minor epicormic growth throughout. Many partially occluded wounds throughout. One major peeled out limb to west of crown leaving shard. Some major dead wood. Telephone cables to roadside of tree.	Remove dead wood. Crown Lift by 5m and cut back by 2.5m to growth point to accommodate site access. Monitor annually.	20+	**B2**
T5	Norway maple	13	240+ 240	4.07	6.0	4.0	6.0	5.0	4.0	EM	Fair	Typical form for species. Has been cut back from the road. Telephone cable going through	Crown lift over road by 5m to accommodate site access.	30+	**B2**
G2	Cypress, Dog Rose, Goat Willow, Plum	6-9	Ave 150+ 150+ 150+ 150	3.60	See plan				0.0	Y /EM	Fair	Dense group growing in and blocking a path to an abandoned private residence.	Nothing at this time.	30+	**B2**
G3	Ash, Oak	15-16	#620	7.44	See plan				4.0	Y /EM	Fair /Poor	Linear group of trees growing on other side of a waterlogged ditch. One Ash has a >90% Ash die back coverage.	Remove dying Ash, see plan.	<10 /30+	**B2 /C1**

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Species: Common name used
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Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
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# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

Site:	**Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN**	Surveyor:	**Conor McKeown**
Client:	**Morris Homes**	Survey Date:	**8th December 2025**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast with a light breeze**

ASCERTA LANDSCAPE | TREES | ECOLOGY

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
H6	Ash, Blackthorn, Hawthorn, Hazel, Holly, Willow	4-15	Ave 120	1.44	See plan				0.0	Y /EM	Fair /Poor	Dense hedge growing in and around the site boundary. With a stream running through it to the west. Some Ash die back.	Nothing at this time.	30+	**B2 /C2**
G4	Ash, Crack Willow, Elder, Goat Willow, Hawthorn, Hazel	4-16	#510+ 510+ 510	10.60	See plan				0.0	Y /EM	Fair /Poor /Dead	Dense stand of trees growing outside of site boundary immediately adjacent river. Ash dieback throughout out. Prolific ivy. One failed elder on fence. Two Ash with considerable Ash die back, major deadwood and failures.	Prune back from site by 2.5m to growth points and crown lift by 5m where necessary. Remove two dying Ash for site safety and remove northern section to facilitate site access, see plan.	10+ /30+	**B2 /C2**
H7	Dog Rose, Hawthorn, Hazel, Holly	1.5-5m	Ave 100	1.20	See plan				0.0	Y	Fair	Dense linear hedge. Immediately adjacent site boundary.	Nothing at this time.	30+	**B2**
G5	Ash, Beech, Horse Chestnut, Sycamore	15-17	#570	6.84	See plan				1.0	EM	Fair	Linear dense stand of trees. With slightly raised root girdled root plates. With an under story of hawthorn hedge.	Remove in part to facilitate development, see plan. Prune back from northern building by 3m to growth point.	30+	**B2**
H8	Hawthorn	4-6	#150	1.80	See plan				0.0	Y /EM	Fair	Dense supressed hedge. Growing under a linear group of trees.	Remove in part to facilitate development, see plan.	30+	**C2**
G6	Crab Apple, Plum	7-12	#350	4.20	See plan				1.0	Y /EM	Fair	Growing in the garden of an abandoned house. Completely sealed off by protective fencing.	Remove to facilitate development, see plan.	30+	**B2**
G7	Ash	6	Ave 200	2.40	See plan				2.0	Y	Fair	Growing from hardstanding.	Nothing at this time.	30+	**C2**
G8	Cypress	16	Max 350		See plan				1.5	Y/EM	Fair	Dense lapsed linear 14x conifer hedge.	Remove to facilitate development, see plan.	30+	**B2**
H9	Ash, Hawthorn, Oak	4-10	Ave 210	2.52	See plan				0.0	Y	Fair	Dense hedge with the odd young tree growing along the eastern boundary.	Remove in part to facilitate development, see plan.	30+	**B2**

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Est. (yrs): Estimated remaining contribution in years

Site:	**Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN**	Surveyor:	**Conor McKeown**
Client:	**Morris Homes**	Survey Date:	**8th December 2025**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast with a light breeze**

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
T6	Whitebeam	10	330	3.96	2	2	2	2	4.0	EM	Fair	Typical form for species. Growing from hedge.	Remove to facilitate development. Replace with appropriate specimens at the landscaping stage.	30+	**B2**
H10	Blackthorn, Elder, Hawthorn, Horse Chestnut, Sycamore	6-8	Ave 150	1.80	See plan				0.0	Y /EM	Fair	Dense lapsed old boundary laid hedge with gaps.	Remove to facilitate development. Replace with appropriate specimens at the landscaping stage.	30+	**B2**
H11	Blackthorn, Elder, Hawthorn, Horse Chestnut, Sycamore	6-8	Ave 150	1.80	See plan				0.0	Y /EM	Fair	Dense partially lapsed laid hedge. Flailed on the southwest side. With the odd gap.	Remove to facilitate development. Replace with appropriate specimens at the landscaping stage.	30+	**B2**
T7	Norway maple	12	350	4.20	See plan				4.0	Y	Fair	Slightly etiolated asymmetrical lean to the north likely due to adjacent trees, of which are no longer there.	Nothing at this time.	30+	**C2**
H12	Ash, Dog Rose, Hawthorn, Hazel, Holly	2-3	<70	0.84	See plan				0.0	Y	Fair	Dense hedge along northwest boundary with some gaps.	Nothing at this time.	30+	**B2**
G9	Cherry, Hawthorn, Plum, Rowan, Silver Birch	2-20	#220	2.64	See plan				3.0	Y /EM /M	Fair /Poor	Trees growing in private properties immediately adjacent site boundary. One Plum showing signs of silver leaf.	Nothing at this time.	30+	**B2 /C2**
W1	Alder, Ash, Crack Willow, Hawthorn, Hazel, Holly, Poplar	6-21	Max #600+ 600+ 600+ 600	14.40	See plan				0.0	Y /EM /M /D	Fair /Poor /Dead	Protected woodland. Dense group of trees adjacent the northwestern boundary with a river running through. One dead Alder. One collapsed at ground level union willow. Two Ash with severe Ash dieback.	Prune back from site by 2.5m to growth points and crown lift by 5m on south boundary where necessary to facilitate development. Remove collapsed Willow, dead Alder and Ash with ash dieback for site safety, see plan.	30+	**B2 /C2**

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
G10	Ash	21	Max 920	11.04	See plan				2.0	M	Poor	Two mature Ash with severe Ash Dieback, major deadwood, hangers and previous failures. Ash to the southeast of the group has a large cavity at base. All trees are likely compacted due to grazing animal field use and bottling around the buttress. With understory of hawthorn hedge.	Remove for site safety. Replace with appropriate specimens at the landscaping stage.	<20	**C2**
T13	Ash	28	1150	13.80	10.6	11.3	11.4	10.2	2	M	Poor	This tree has a TPO. One mature Ash with significant Ash Dieback, major deadwood, hangers and minor to significant previous failures. Significant Epicormic growth. Likely compacted due to grazing animal field use. Bottling around the buttress. Exhibiting saprotrophic fungus on some limbs. With understory of hawthorn hedge.	Remove for site safety.	<20	**C2**
G11	Ash, Crack Willow, Goat willow	8- 22	#500+ 500+ 500+ 500+ 500	13.42	See plan				20.0	Y /EM /M	Fair /Poor	Linear group of trees along site boundary. Some behind the river. All growing in waterlogged soil. Fallen Ivy clad Hawthorn over river. Multiple Ash with severe Ash Dieback. One Ash with a failed open top. One failed partially collapsed Crack willow. Some major deadwood throughout.	Prune back from site by 2.5m to growth points and crown lift by 5m where necessary. Remove in part to facilitate site development and safety, see plan. Replace with appropriate specimens at the landscaping stage.	<10 /30+	**B2 /C2**
H13	Ash, Hawthorn, Holly	7-10	#320	3.84	See plan				0.0	Y /EM	Fair /Poor	Dense hedge growing along northern boundary on raised embankment.	Cut back where necessary to facilitate development.	30+	**B2**

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Client:	**Morris Homes**	Survey Date:	**8th December 2025**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast with a light breeze**

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
					N	S	E	W							
G12	Ash	6-12	#250+ 250+ 250	5.20	See plan				4.0	Y /EM	Fair	Dense group immediately adjacent northeastern site boundary. With Hawthorn understory.	Nothing at this time.	30+	**B2**

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Appendix 2

ASCERTA
LANDSCAPE | TREES | ECOLOGY

DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA.

KEY

Sureveyed tree to be retained

Sureveyed tree to be removed

20m Silver Birch 220Ø
G9
W1
G12
Dead Alder #260Ø
Collapsed Willow #4x300
8x 6-12m Group of Poplar Ave150
H12
7m Hawthorn #150Ø
Ash Severe Ash Die back
16m Ash #2x250Ø
Fallen Ivy clad Hawthorn over river
18m Ash missing top #580Ø
G11
H13
19m Ash #850Ø
10m Goat Willow #600Ø
14m Ash #300Ø
22m Crack Willow semi collapsed #7x500Ø
T13
28 Ash 1150Ø
H10
H11
21m Ash #920Ø
G10
21m Ash 830Ø
19m Ash significant deadwood #600Ø
5m Hawthorn 100Ø
8m Plum 220Ø
6m Rowan 100Ø
9m Cherry 220Ø
T6
10m Whitebeam 330Ø
15m Ash #800+2x300Ø
6m Dying Ash #4x100Ø
12m Ash #3x250Ø
H9
G8
12m Norway Maple 350Ø
T7

N

REV | DESCRIPTION | DATE

ASCERTA
LANDSCAPE | TREES | ECOLOGY

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www.landscapetreesecology.com

CLIENT:
Morris Homes

PROJECT:
Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN

DRAWING TITLE:
Tree Survey 2-2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A1	CM		
DATE:	CHKD BY:		
8/12/2025	KP	P.2367.25.T01	-

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DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID
LOCATED TO OS NG BY BEST FIT TO DETAIL
EXTRACTED FROM OS DIGITAL DATA.

KEY

Surveyed tree to be retained

Sureveyed tree to be removed

9m Cherry 220Ø
H11
H12
12m Norway Maple 350Ø
T7
H7
8m Ash #570Ø
G1
10m Maple #570Ø
H2
4m dead stump
H3
H4
Stump
17m Alder #800Ø
T2
14m Alder #730Ø
T3
H5
Stump
H1
G4
Failed Elder on fence
16m Ash #3x510Ø
18m Ash #2x400 3x150Ø
G4
14m Goat Willow #220Ø
16m Ash #260Ø
12m Goat Willow #2x250Ø
H6
G3
16 Oak #600Ø
16m Ash Ash Die back #620Ø
H8
13m Ash #300Ø
T6
19m Whitebeam 330Ø
H10
H10
H11b
H9
G11
15m Ash #800+2x300Ø
H12
G11
8m Dying Ash #4x100Ø
G12
12m Ash #3x250Ø
H9
H8
G8
9M Ash #260Ø
G7
G5
15m Beech 410Ø
H8
17m Sycamore 440Ø
15m Horse Chestnut 530Ø
16m Beech #570Ø
H8
G5
17m Ash 640Ø
G6
11m Plum #350Ø
7m Crab Apple #200Ø
H4
T4
27m Ash 1270Ø
H5
6m Cypress #3x100Ø
16m Cypress #300Ø
16 Cypress #300Ø
8m Plum #6x100Ø
9m Goat Willow #4x100 2x80Ø
G9
8m Cypress #4x150Ø
T5
13m Norway Maple #2x450Ø
H5
Stump
H9

N

REV	DESCRIPTION	DATE

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DRAWING TITLE:
Tree Survey 2-2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A1	CM		
DATE:	CHKD BY:		
8/12/2025	KP	P.2367.25.T01	-

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DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA.

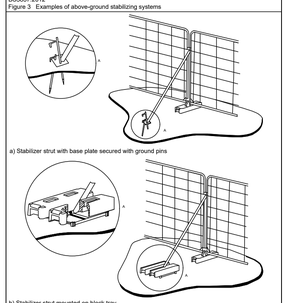
KEY

Sureveyed tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*

Proposed location of protective fencing - see inset for type / construction detail

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

REV	DESCRIPTION	DATE

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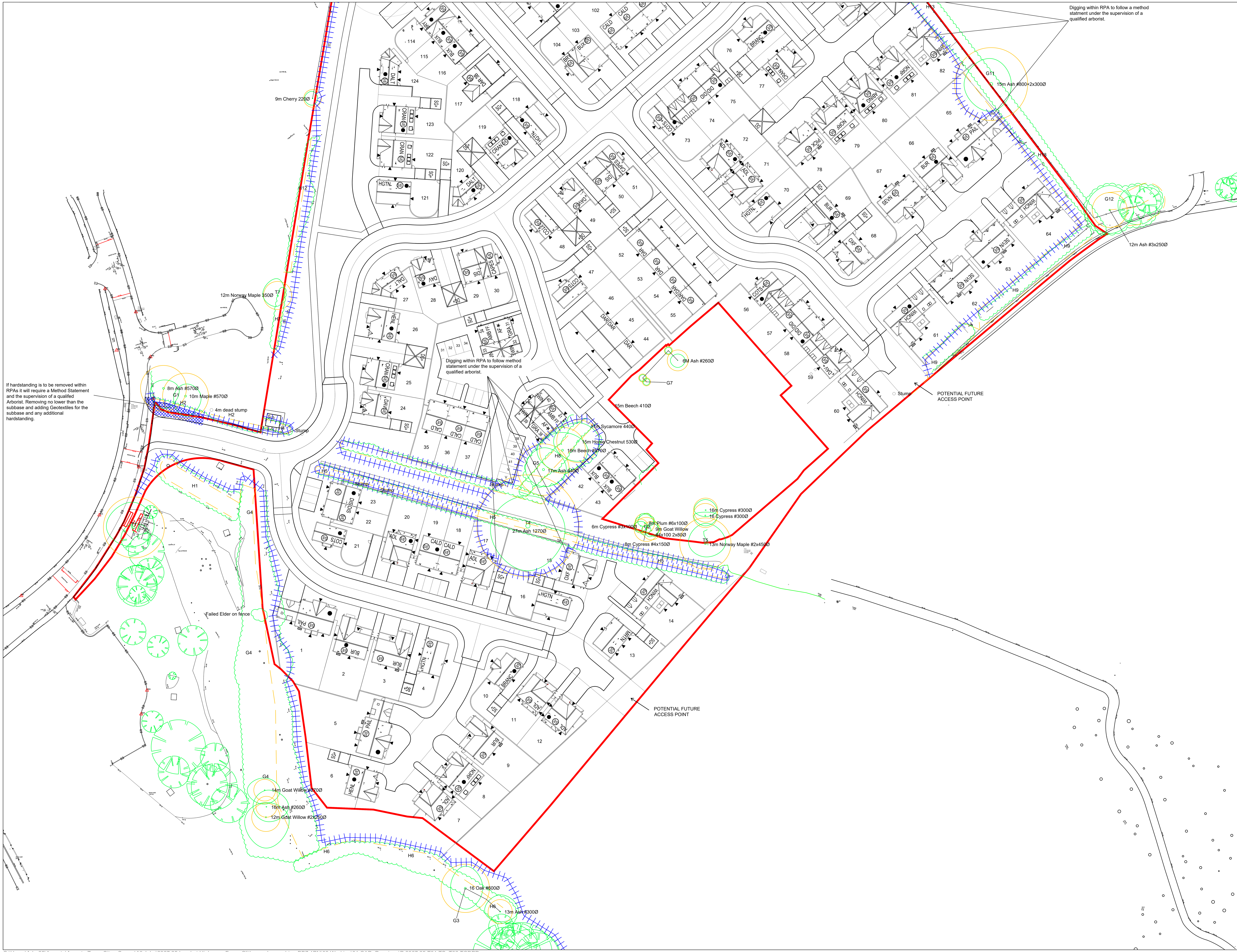
Morris Homes

PROJECT:
Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN

DRAWING TITLE:
Tree Constraints Plan 1-2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A1	CM		
DATE:	CHKD BY:		
8/12/2025	KP	P.2367.25.T02	-



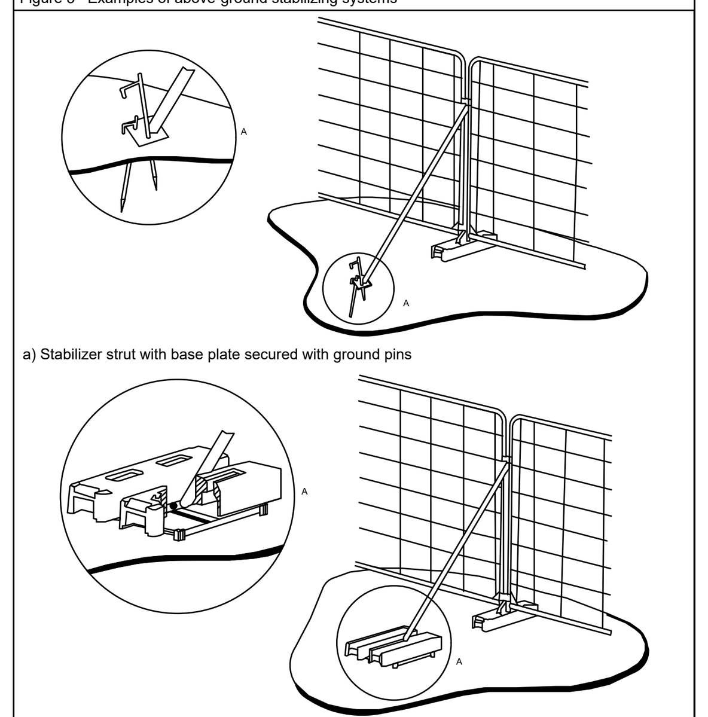
DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA.

KEY

- Surveyed tree to be retained
- Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*
- Proposed location of protective fencing - see inset for type / construction detail. BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*
- Proposed location of Geotextile root protection. BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

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REV	DESCRIPTION	DATE

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CLIENT:
Morris Homes

PROJECT:
Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN

DRAWING TITLE:
Tree Constraints and Draft Protection Drawing 2-2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A1	CM		
DATE:	CHKD BY:		
8/12/2025	KP	P.2367.25.T02	-

C:\Users\Arb_25\Ascerta\Ascerta Team Site - Server\All Jobs\2367.25 Land at Highmoor Farm, Clitheroe, Lancashire, BB7 1PN\03 Working\01 CAD_Drawings\P.2367.25.T01 TS_T02 TCDPD