



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Rose Hill Farm
Whalley Old Road
Billington
BB7 9JF

February 2026

Project details

Job no.	LTC336
Site	Rose Hill Farm, Whalley Old Road, Billington, BB7 9JF
Client	Damian Hanson
Agent	Zara Moon Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	18 February 2026
Issue	Final issue for planning

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Tree Survey Plan
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BS5837 Tree Protection Fencing
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1. Executive Summary

- 1.1 This arboricultural impact assessment (AIA) relates to a planning application at Rose Hill Farm, Billington for the proposed demolition of the existing dwelling and outbuildings, and the subsequent erection of a replacement dwelling and outbuildings, along with the creation of a new access lane.
- 1.2 A tree survey carried out in accordance with BS5837 identified four individual trees, six groups of trees and a hedge with potential to be impacted by the proposed development works. One of the individual trees was identified as being a high quality veteran tree.
- 1.3 Assessment of the proposal indicates that construction of the development will require the removal of one small, low quality birch tree, which is located unsuitably close to the proposed new dwelling. One moderate quality group of trees is projected to require some pruning works in order to facilitate demolition of the outbuildings.
- 1.4 The proposed new tree planting is projected to adequately compensate for the development-related tree loss, the provision of which can be secured by means of a condition attached to a planning approval.
- 1.5 The retained trees and hedges can be adequately protected by means of temporary tree protection fencing, which is to be laid-out as shown on the appended Tree Protection Plan, and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

2.1 The client's agent instructed Lakeland Tree Consultancy to survey the trees at Rose Hill Farm (formerly Smalleys Farm House), Whalley Old Road, Billington and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the proposed demolition of an existing dwelling with attached garage and detached outbuilding; and the replacement with 1no. self-build eco-home with detached outbuilding and detached garage; along with the creation of a new access lane.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 8th May 2025 and surveyed all trees with reasonable potential to be impacted by the proposed works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*. The site was subsequently resurveyed on 10th February 2026.

2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

The site

- 3.1 The site is in a rural location between the villages of Langho and Billington, Lancashire, and is currently a detached residential dwelling with a series of stone and timber outbuildings, and part of a steeply-sloping field that lies to the south of the residential curtilage (see Figure 1). The site is bounded to the north and west by agricultural pasture, to the east by a tree-lined brook and to the south by Whalley Old Road. Vehicular access is currently from the east, via a private driveway that also serves three other dwellings. Public rights of way (PROW) pass along the south of the residential curtilage and up the sloping field, linking to Whalley Old Road.



Figure 1: Google Earth image of application site
(dated 1 May 2025)

The tree population

- 3.2 There are established belts of native deciduous trees running along the east and west site boundaries, most of which are growing beyond the fence lines. Clusters of smaller trees and shrubs, predominantly holly, gorse and hawthorn, can be found around the field edges. There is a native mix group growing along the Whalley Old Road frontage comprising a grown-out hedge and young self-set trees. Within and close to the residential curtilage are two ornamental trees, a large beech and a managed garden hedge.

3.3 The BS5837 tree survey identified four individual trees, six groups of trees and a hedge with potential to be impacted by the proposed development works. These were located both within the site and on areas of immediately adjacent land. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.4 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended Tree Survey Schedule. One individual tree was categorised as high quality (A-category), two trees and two groups were categorised as moderate quality (B-category) and one tree, four groups and the hedge were categorised as low quality (C-category).

Veteran trees

3.5 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as “irreplaceable habitats” within the National Planning Policy Framework (NPPF). The tree survey identified one veteran tree at this site, as defined by Lonsdale (2013). Beech T3 (Photographs 1 and 2) was found to be exhibiting signs of advanced age, including a very large stem diameter, with a second large codominant stem previously removed near ground level. Significant stem decay is evidenced by numerous fungus brackets of white rot decay species *Ganoderma australe* growing around the full circumference of the base. Further veteran characteristics include flaking bark, knotholes and deadwood.



Photograph 1: Veteran beech T3,
showing codominant stem previously removed



Photograph 2: Veteran beech T3,
showing general form and evident failure at apex

3.6 Veteran and ancient trees are invaluable reservoirs for biodiversity and may also be of cultural or heritage significance. It is imperative that they are retained and protected from development works by following the guidance outlined in Section 5.

4. The Development Proposal and Arboricultural Impact Assessment

The development proposal

- 4.1 The Proposed Site Plan (drawing number 219.25 07) and Design and Access Statement by Zara Moon Architects indicate that the planning application is for the proposed demolition of the existing dwelling and outbuildings, and the subsequent erection of a replacement dwelling with a detached garage and detached outbuilding containing a gym and guest suite. Creation of a new access lane is proposed, leading through the sloping field to Whalley Old Road. The existing access will be retained for users of the PROW.

Services and drainage

- 4.2 The Proposed Site Plan provided does not show proposed services or drainage at this stage, although it is anticipated that these will largely utilise existing infrastructure and there is no foreseeable requirement for new provisions to be sited within the root protection areas (RPAs) of retained trees or hedges.
- 4.3 New provisions, if required, including service trenches, electric car charging points and connections, heat pump infrastructure and foul and surface water drainage, including pipes, channels, sewage treatment plants and surface water attenuation features, must be sited so as to avoid the RPAs of retained trees and hedges wherever possible. To ensure this, provision of a proposed services and drainage plan can be conditioned to a planning approval. Where the installation of services or drainage within RPAs cannot be avoided, excavation must be carried out using hand-held tools only and in accordance with the NJUG Volume 4 guidance, taking care to minimise any root damage.

Tree/hedge removals

4.4 As shown on the appended Tree Removal Plan and in Table 1, below, construction of the development as proposed will require the removal of one small, low quality birch tree, which is located unsuitably close to the proposed dwelling.

Table 1: Proposed tree/hedge removals

ID no.	Species	BS5837 category	Recommendation
T4	Birch	C	Remove due to unsuitably close proximity to proposed dwelling
Total tree/hedge removals			1no. C-category tree

Compensatory tree planting

4.5 As shown on the Proposed Site Plan, a number of new trees, shrubs and hedges are proposed as part of site landscaping, the provision of which is projected to adequately compensate for the development-related tree loss. The specification, delivery and aftercare of replacement planting can be secured by means of a suitably worded condition attached to a planning approval and should be implemented in accordance with the British Standard guidance, BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*.

Tree works

4.6 Anticipated facilitation pruning requirements are shown in the preliminary Tree Works Schedule below (Table 2). The proposed works should be reviewed prior to construction, should the development be approved, in case any aspects of the site design or layout have changed since this report was prepared.

4.7 All tree works should be carried out by a suitably qualified, experienced and insured arborist, taking account of nesting bird season (from March to August inclusive), and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - Recommendations*.

Table 2: Preliminary Tree Works Schedule

ID no.	Species	BS5837 cat.	Recommendation
G1	Native mix	B	Prune back overhanging crowns in order to create suitable clearance from demolition works prior to commencement

RPA encroachments

4.8 As shown on the appended Tree Protection Plan, proposed works within or close to the RPAs of retained trees include: -

- Demolition of existing outbuildings and concrete yard adjacent to group G1
- Cut and fill for access lane likely to encroach close to groups G1 and G5
- Relandscaping close to RPA of veteran beech T3

The above operations have potential to impact tree RPAs and must be carried out in accordance with the preliminary arboricultural method statement and general tree protection requirements provided later in Section 5.

Future tree pressures

4.9 The AIA seeks to identify any reasonably foreseeable sources of conflict between the existing trees and the proposed development that would lead to future pressure to remove or significantly prune the trees. This can include shading issues and nuisance issues, such as the dropping of fruit or leaf litter. The assessment does not include proposed new trees, the details of which may not have been available at the time this report was prepared.

4.10 No specific future tree pressures have been identified in relation to the proposed development at this site.

4.11 The AIA does not include the collection of soil samples to assess the potential for roots of existing, proposed or removed trees to affect soil structure and potentially impact neighbouring foundations. It is recommended that soils are professionally assessed and foundations are designed accordingly, in line with the guidance provided in the NHBC Standards (2025) *4.2 Building near trees*.

5. Protection of Retained Trees

Tree protection fencing

- 5.1 Adequate protection of the retained trees during the development is paramount in ensuring their future health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.
- 5.2 For the development in question, the default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required. The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation, demolition and deliveries, and shall remain in place until construction is complete and all associated materials have been removed from site.
- 5.3 Once erected, the tree protection fencing shall be labelled at regular intervals with all-weather notices stating 'TREE PROTECTION AREA - KEEP OUT!'. The construction exclusion zone shall be considered sacrosanct and the tree protection fencing must be kept well-maintained and functional for the duration of the construction works. Any form of construction access, including storage of materials, equipment, stone or earth and tracking of vehicles or plant, is prohibited within the construction exclusion zone.

Preliminary arboricultural method statement

5.4 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 3, below).

5.5 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and programme of site monitoring and arboricultural supervision, can be conditioned to a planning approval, where necessary.

Table 3: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Demolition of outbuildings	• Demolition of the existing outbuildings and concrete yard is required, which directly abut trees in group G1 • Overhanging tree crowns shall be pruned back in accordance with BS3998: 2010 to create suitable clearance prior to works, so that branches are not broken, damaged or torn by machinery during demolition operations • BS5837-specification tree protection fencing (minus the angled support struts) must be laid-out along the top of the tree-lined banking prior to works to form a construction exclusion zone and prevent demolition works from encroaching towards neighbouring trees • Demolition arisings or any other building waste, contaminants or materials shall not be allowed to enter the construction exclusion zone • Where there is a significant build-up of dust on the foliage, it might be necessary to hose down the trees

Table 3 continued: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Cut and fill for access lane	• Cut and fill operations for creation of the new access lane have potential to encroach towards neighbouring trees within groups G1, G3, G4 and G5 • BS5837-specification tree protection fencing must be laid-out at the pinch-points where the road is closest to the trees, exactly as indicated on the appended Tree Protection Plan, prior to any works on-site • The fencing shall be kept well-maintained and functional for the duration of the works • The construction exclusion zones shown on the appended Tree Protection Plan shall be strictly adhered-to, with no vehicle access, ground level amendments or storage/deposition/redistribution of stone or earth within these areas
Relandscaping	• The insertion of a new retaining wall as part of garden relandscaping is required close to the RPA of veteran beech tree T3 • Veteran trees are of very high value and, as they are often of an advanced age, may be especially vulnerable to the impacts of development, as they are less able to tolerate disturbance or adapt to rapid changes than a more vigorous, younger tree • It is imperative that the RPA is retained as existing, with no ground disturbance, levels changes, soil compaction or excavation, during the demolition, construction and landscaping phases of development, or thereafter • BS5837-specification tree protection fencing must be laid-out exactly as indicated on the appended Tree Protection Plan to form a construction exclusion zone prior to any works on-site • The fencing shall be kept well-maintained and functional for the duration of the works • The construction exclusion zone shall be strictly adhered-to, with no vehicle access, scraping, regrading or installation of services, drainage or any other infrastructure within this area

5.6 General tree protection requirements

- The tree protection fencing shall be installed prior to any works on site, including site preparation, demolition and deliveries
- The tree protection fencing shall be kept well-maintained and functional for the duration of the works and shall not be moved until construction is complete and all associated materials have been removed from site
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil within RPAs shall not be scraped, skimmed or mechanically compacted. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of tree RPAs
- Fires shall not be lit within 10m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within soft-surfaced RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane or tipper truck shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage
- Incidents of damage to a tree or with potential to damage a tree, such as an incursion, accident, impact or spillage, shall be logged and reported to the Project Arboriculturist forthwith, who will advise on the nature and timescale of any remedial action required

6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints

- 6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.
- 6.2 According to Ribble Valley Borough Council's website (www.ribblevalley.gov.uk; searched 17/02/26), the site is not located within a Conservation Area. The website does not include an interactive TPO map or search function, so the presence of any TPOs would need to be checked with the Council directly. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.
- 6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

- 6.4 Hedgerows meeting a particular series of criteria may be classed as 'important' and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.
- 6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

References

British Standards Institute (2014) *BS8545 Trees: from nursery to independence in the landscape - Recommendations*

British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - Recommendations*

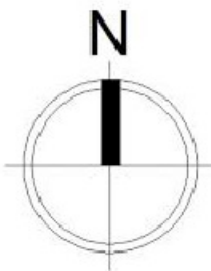
British Standards Institute (2010) *BS3998 Tree work - Recommendations*

Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

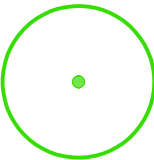
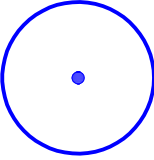
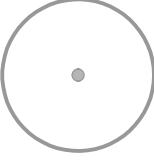
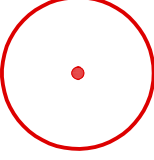
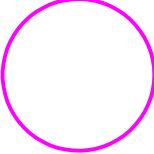
NHBC (2025) *NHBC Standards: 4.2 Building near trees*. Available online at <https://nhbc-standards.co.uk/>

The National Joint Utilities Group (2007) *Volume 4 - NJUG Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*

Tree Survey Plan



BS5837 Tree retention categories:

-  Category A
High quality tree
-  Category B
Moderate quality tree
-  Category C
Low quality tree
-  Category U
Unsuitable for retention
-  Root protection areas (RPAs)

Identification numbers:

- T = individual tree
- G = group of trees
- W = woodland
- H = hedge

Site:
Rose Hill Farm
Whalley Old Road
Billington
BB7 9JF

Client:
Damian Hanson

Date: February 2026

Scale: 1:500 at A2

Drawing: LTC336-TSP Rev A

Drawn by: JK

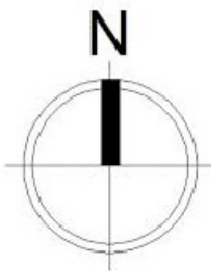
Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Maple	B
T2	Sycamore	B
T3	Beech	A
T4	Birch	C
G1	Native mix	B
G2	5no. hawthorn, holly	C
G3	Gorse	C
G4	Native mix	C
G5	Native mix	B
G6	≈13no. holly, hazel, hawthorn	C
H1	Native mix	C

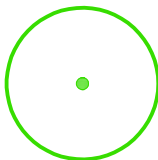
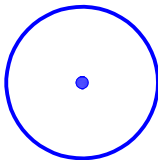
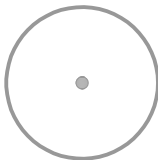
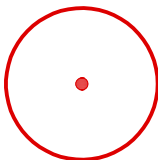
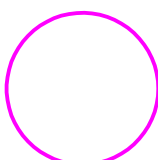
Site Plan
as Existing



Halton Mill, Mill Lane, Halton, LA2 6ND
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Tree Removal Plan



-  Category A
High quality tree
-  Category B
Moderate quality tree
-  Category C
Low quality tree
-  Category U
Unsuitable for retention
-  Root protection areas (RPAs)
-  Proposed tree removals

Identification numbers:

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Drawn by: JK



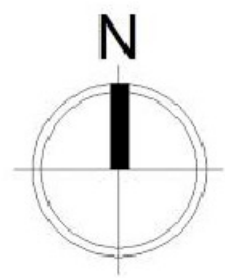
LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

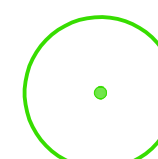
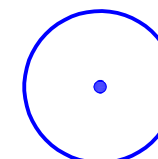
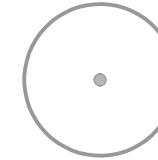
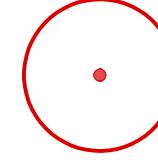
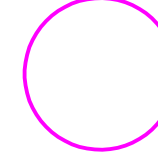
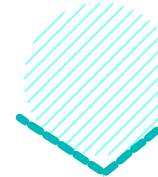
Halton Mill, Mill Lane, Halton, LA2 6ND
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Site Plan as Proposed

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Maple	B	Retain
T2	Sycamore	B	Retain
T3	Beech	A	Retain
T4	Birch	C	Remove
G1	Native mix	B	Retain
G2	5no. hawthorn, holly	C	Retain
G3	Gorse	C	Retain
G4	Native mix	C	Retain
G5	Native mix	B	Retain
G6	≈13no. holly, hazel, hawthorn	C	Retain
H1	Native mix	C	Retain

Tree Protection Plan



-  Category A
High quality tree
-  Category B
Moderate quality tree
-  Category C
Low quality tree
-  Category U
Unsuitable for retention
-  Root protection areas (RPAs)
-  Construction exclusion zone and temporary tree protection fencing

Identification numbers:
T = individual tree
G = group of trees
W = woodland
H = hedge

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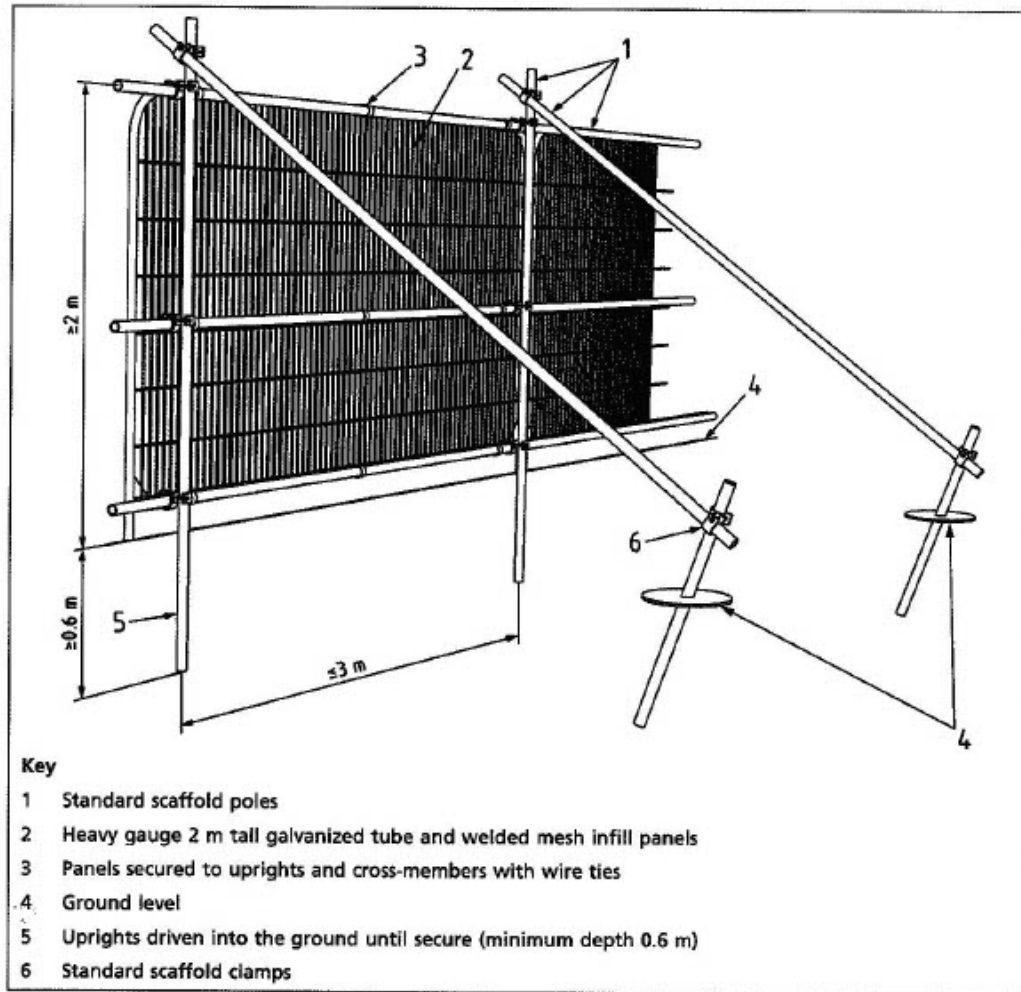
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Site Plan
as Proposed

BS5837 Tree Protection Fencing



Reproduced from BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating "TREE PROTECTION AREA - KEEP OUT!"

BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012)

Trees in relation to design, demolition and construction - Recommendations: -

A

Trees of **high quality** with an estimated remaining life expectancy of at least 40 years

B

Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years

C

Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U

Unsuitable for retention

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

Key to tree survey schedule: -

T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
RPA	Root protection area	Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
		The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival
		Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	Estimated values	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy
		Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site Rose Hill Farm, Whalley Old Road, Billington

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 10 February 2026

Client Damian Hanson

Conditions Overcast, gentle breeze

Job no. LTC336

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Purple Norway maple <i>Acer platanoides</i> Crimson King	520	Mature	12	N 5 E 5 S 5 W 5	2	Good Good	20+	6.2	B	Crown previously lifted; pruning wounds partially to fully occluded
T2	Sycamore <i>Acer pseudoplatanus</i>	300 #	Early-mature	9	N 4 E 4 S 4 W 4	1.75	Good Good	40+	3.6	B	- Growing beyond boundary stock fence and therefore evidently under neighbouring Highways Authority ownership - Single better quality tree growing within C-category group G4 - Light ivy cover growing up stem
T3	European beech <i>Fagus sylvatica</i>	1250	Mature	14	N 7 E 7 S 7 W 7	1.5	Moderate Moderate/Good	20+	15	A	- Veteran tree - Codominant stem removed in the past at a height of 1.5m - Stem diameter only refers to remaining stem, measured at a height of 1.75m - Approximately 12no. young to mature brackets of white rot decay fungus <i>Ganoderma australe</i> growing around full circumference of tree from base to a height of 1.25m (max. bracket width 700mm) - Large raised buttress roots on northern side - Flaking bark on remnants of removed stem - Several visible knotholes of varying sizes - Frequent deadwood on southern side of crown to a diameter of 100mm and length of 1m - Stem evidently failed at apex

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T4	Himalayan birch <i>Betula utilis</i>	230	Early-mature	10	N 3.5 E 3.5 S 3.5 W 3.5	1.5	Good Good	20+	2.8	C	- Ornamental tree within garden - No significant visible defects
G1	English oak Common ash Holly Hawthorn Rowan Sycamore Silver birch Hazel Field maple Black alder <i>Quercus robur</i> <i>Fraxinus excelsior</i> <i>Ilex aquifolium</i> <i>Crataegus monogyna</i> <i>Sorbus aucuparia</i> <i>Acer pseudoplatanus</i> <i>Betula pendula</i> <i>Corylus avellana</i> <i>Acer campestre</i> <i>Alnus glutinosa</i>	≤ 800 #	Young to mature	≤ 20	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	≥ 0	Poor to Good Dead to Good	40+	≤ 9.6	B	- Group of trees growing predominantly beyond boundary stock fence and therefore evidently under neighbouring ownership - Some of ash crowns exhibiting very early signs of infection with ash dieback disease - Large oak by site entrance has lost a large codominant leader in the past

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G2	3no. hawthorn 2no. holly <i>Crataegus monogyna</i> <i>Ilex aquifolium</i>	≤ 5x100 #	Mature	≤ 7	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good Good	20+	≤ 2.7	C	• Scattered linear group of small trees growing in raised verge on southern side of driveway
G3	Gorse <i>Ulex europaeus</i>	≈ 100	Mature	≤ 3.5	N 2.5 E 2.5 S 2.5 W 2.5	0	Good Good	20+	1.2	C	• Dense thickets at field edge
G4	Hawthorn Goat willow Common ash Sycamore English oak Holly European beech <i>Crataegus monogyna</i> <i>Salix caprea</i> <i>Fraxinus excelsior</i> <i>Acer pseudoplatanus</i> <i>Quercus robur</i> <i>Ilex aquifolium</i> <i>Fagus sylvatica</i>	≤ 250 #	Young to mature	≤ 9	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 0	Poor to Good Dead to Good	20+	≤ 3	C	• Grown-out hedge and young trees growing along road verge and atop old stone boundary wall • Growing beyond boundary stock fence and therefore evidently under neighbouring Highways Authority ownership • Historically laid • Ash crowns exhibiting signs of early to advanced infection with ash dieback disease • Some of ash dead • One sycamore moribund

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Job no. LTC336

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G5	English oak	≤ 500 #	Young to mature	≤ 18	N ≤ 8 E ≤ 8 S ≤ 8 W ≤ 8	≥ 0	Poor to Good	40+	≤ 6	B	- Group of trees growing predominantly beyond boundary stock fence and therefore evidently under neighbouring ownership - Ash crowns exhibiting signs of advanced infection with ash dieback disease - Single oak growing within site has a woodpecker nest hole at chest height
	Hazel										
	Holly										
	Black alder										
	Common ash										
	Rowan										
	European beech										
	Blackthorn										
	Hawthorn										
	Bird cherry										
	<i>Quercus robur</i>										
	<i>Corylus avellana</i>										
	<i>Ilex aquifolium</i>										
	<i>Alnus glutinosa</i>										
	<i>Fraxinus excelsior</i>										
	<i>Sorbus aucuparia</i>										
	<i>Fagus sylvatica</i>										
	<i>Prunus spinosa</i>										
	<i>Crataegus monogyna</i>										
	<i>Prunus padus</i>										
							Moribund to Good				

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ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G6	≈10no. holly 2no. hazel 1no. hawthorn <i>Ilex aquifolium</i> <i>Corylus avellana</i> <i>Crataegus monogyna</i>	≤ 250 #	Young to mature	≤ 8	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Moderate to Good Moribund to Good	10+	≤ 3	C	- Clusters of small trees within north-western corner of field - Trees mostly multi-stemmed - Two of hollies moribund
H1	Hornbeam Hazel Hawthorn Holly Elder Sycamore European beech <i>Carpinus betulus</i> <i>Corylus avellana</i> <i>Crataegus monogyna</i> <i>Ilex aquifolium</i> <i>Sambucus nigra</i> <i>Acer pseudoplatanus</i> <i>Fagus sylvatica</i>	≈ 80	Mature	≤ 3	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	0	Good Good	40+	1	C	- Garden boundary hedge - Managed at varying heights - Predominantly hornbeam and hazel where surrounding lawn