LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Everything Retreat
Primrose Lane
Mellor
BB2 7EQ

March 2026

Project details

Job no.	LTC291
Site	Everything Retreat, Primrose Lane, Mellor, BB2 7EQ
Client	Louise Monk
Agent	Zara Moon Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	6 March 2026
Issue	Final issue for planning

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LAKELAND TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

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1. Executive Summary

1.1 This arboricultural impact assessment (AIA) relates to a planning application at Everything Retreat, Primrose Lane, Mellor for the proposed demolition of the existing stable block, extension of the existing building to provide purpose-built back-of-house accommodation, treatment rooms and yoga studio, extension of the existing office building, and creation of a natural outdoor swimming pool with associated landscaping.

1.2 A tree survey carried out across the wider site in accordance with BS5837 identified 11 individual trees, 17 groups of trees and a hedge. Of these, one low quality tree, five low quality groups and one moderate quality group have potential to be impacted by the proposed development works.

1.3 Assessment of the proposal indicates that construction of the development will not require the removal of any of the existing trees. One moderate quality group of trees is projected to require some facilitation pruning works in order to implement the proposals.

1.4 The existing trees 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 Everything Retreat, Primrose Lane, Mellor and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the proposed demolition of the existing stable block, extension of the existing building to provide purpose-built back-of-house accommodation, treatment rooms and yoga studio, extension of the existing office building, and creation of a natural outdoor swimming pool with associated landscaping.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 22nd August 2024 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 tree survey was subsequently updated in March 2026 following provision of recent site photographs.

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 located in a rural area to the north-east of the village of Mellor, Lancashire and forms part of the Everything Retreat luxury lodge and wellness site (see Figure 1). The proposed development area comprises the existing site access, a stable block, an ancillary building containing a multi-purpose room, an office block containing the site reception and an area of soft landscaping. The site is bounded by further extents of the wellness retreat, agricultural pasture and a residential property, which is also owned by the applicant.

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

The tree population

3.2 The tree cover at the site is comprised of groupings of relatively young trees that were evidently planted as part of site landscaping when the site was first developed. These groups are predominantly alder and willow. There is also a more established group of trees growing along the western site boundary, within the garden of the neighbouring house. This contains a mix of deciduous and coniferous ornamental and native species with a dense understorey of smaller trees and shrubs.

3.3 A BS5837 tree survey of the wider retreat site identified 11 individual trees, 17 groups of trees and a hedge. 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 tree and five groups were categorised as moderate quality (B-quality), nine trees, nine groups and the hedge were categorised as low quality (C-category) and one tree and three groups were categorised as unsuitable for retention (U-category) due to their limited remaining life expectancies.

3.5 It is noted that, of these, only one low quality tree, five low quality groups and one moderate quality group are located within or directly adjacent to the confirmed red line development boundary, which only encompasses the north-west section of the retreat site.

Veteran trees

3.6 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 did not identify any notable, veteran or ancient trees at this site, as defined by Lonsdale (2013). It may not have been possible to thoroughly inspect all trees, however, where they were located off-site or where they were located within heavily overgrown areas, for example.

4. The Development Proposal and Arboricultural Impact Assessment

The development proposal

4.1 The Existing & Proposed Site Plan (drawing number 200.24 02 Rev B) and Pre-Application Statement by Zara Moon Architects indicate that the planning application is for the proposed demolition of the existing stable block, extension of the existing building to provide purpose-built back-of-house accommodation, treatment rooms and yoga studio, extension of the existing office building, and creation of a natural outdoor swimming pool with associated landscaping.

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.

4.3 New provisions, 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. 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 Assessment of the proposal indicates that construction of the development will not require the removal of any of the existing trees or hedging.

Table 1: Proposed tree/hedge removals

ID no.	Species	BS5837 category	Recommendation
-	-	-	-
Total tree/hedge removals			**NIL**

Tree works

4.5 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.

4.6 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
G15	Native/ornamental mix	B	Prune to lift crowns and/or reduce lateral spreads where overhanging existing and proposed buildings in order to create suitable clearance from demolition and construction works prior to commencement

RPA encroachments

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

- Demolition of stable block adjacent to group G15
- Construction of back-of-house and wellness buildings adjacent to group G15
- Construction of natural outdoor pool close to groups G13 and G15

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

4.8 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.

4.9 The following potential future sources of conflict and any proposed solutions have been identified at the site in question: -

- Crowns overhanging roof of new building - the crowns of neighbouring group G15 are likely to require regular pruning works to prevent branches from conflicting with the new building, especially if solar panels are to be installed on part of the roof. Whilst no maintenance strip is proposed at the rear of the building to allow access for tree pruning, it is noted that the neighbouring property is under the ownership of the applicant, so access for tree maintenance can be gained from within the neighbouring garden. Future pruning works must comply with the British Standard guidance BS3998 (2010) *Tree work - Recommendations*
- Leaf litter in natural outdoor pool - surrounding deciduous trees within groups G13 and G15 will produce seasonal leaf litter and other debris, which is likely to make its way into the new natural outdoor pool. The pool should be maintained in accordance with the supplier's guidelines, which is likely to involve monitoring for and removing leaf litter and other debris on a regular basis

4.10 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 with an all-weather notice stating 'TREE PROTECTION AREA - KEEP OUT!'. The construction exclusion zones indicated on the Tree Protection Plan 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, tracking of vehicles or plant, or excessive foot traffic, is prohibited within construction exclusion zones.

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 stable block	• Demolition of the existing stable block is required directly adjacent to group of trees on neighbouring land G15 • 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 • Demolition arisings or any other building waste, contaminants or materials shall not be allowed to enter the construction exclusion zones shown on the appended Tree Protection Plan • 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
Construction of buildings	• Construction of the new wellness building encroaches slightly within the RPA of group G15 • As the RPA encroachment is minor, the roots may be pruned back towards the site boundary • Any tree roots exposed during excavation shall be neatly pruned back to the edge of the excavation, making a clean cut with a suitable sharp tool, such as a handsaw or bypass secateurs, so that the wound area is as small as possible • Large tree roots must not be pulled or left torn, excessively damaged or exposed • Works must not encroach past the boundary and into the construction exclusion zone indicated on the appended Tree Protection Plan • Construction of the new back-of-house building replaces an existing stable block and an existing wall that is projected to be presenting a barrier to root growth, preventing the RPA of G15 from encroaching into the site at this point
Construction of natural outdoor pool	• Earthworks to form a natural outdoor pool will be required close to trees within groups G13 and G15 • The two G13 alder trees closest to the pool shall be fenced-off as a construction exclusion zone prior to any works on site in order to protect them from damage • Earth excavated to form the pool shall not be stored, deposited or redistributed within RPAs of existing trees • Vehicles/plant must not track within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed

5.6 General tree protection requirements

- The tree protection fencing shall be installed as shown on the Tree Protection Plan 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 26/02/2026), 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 (2012) *BS5837 Trees in relation to design, demolition and construction - Recommendations*

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

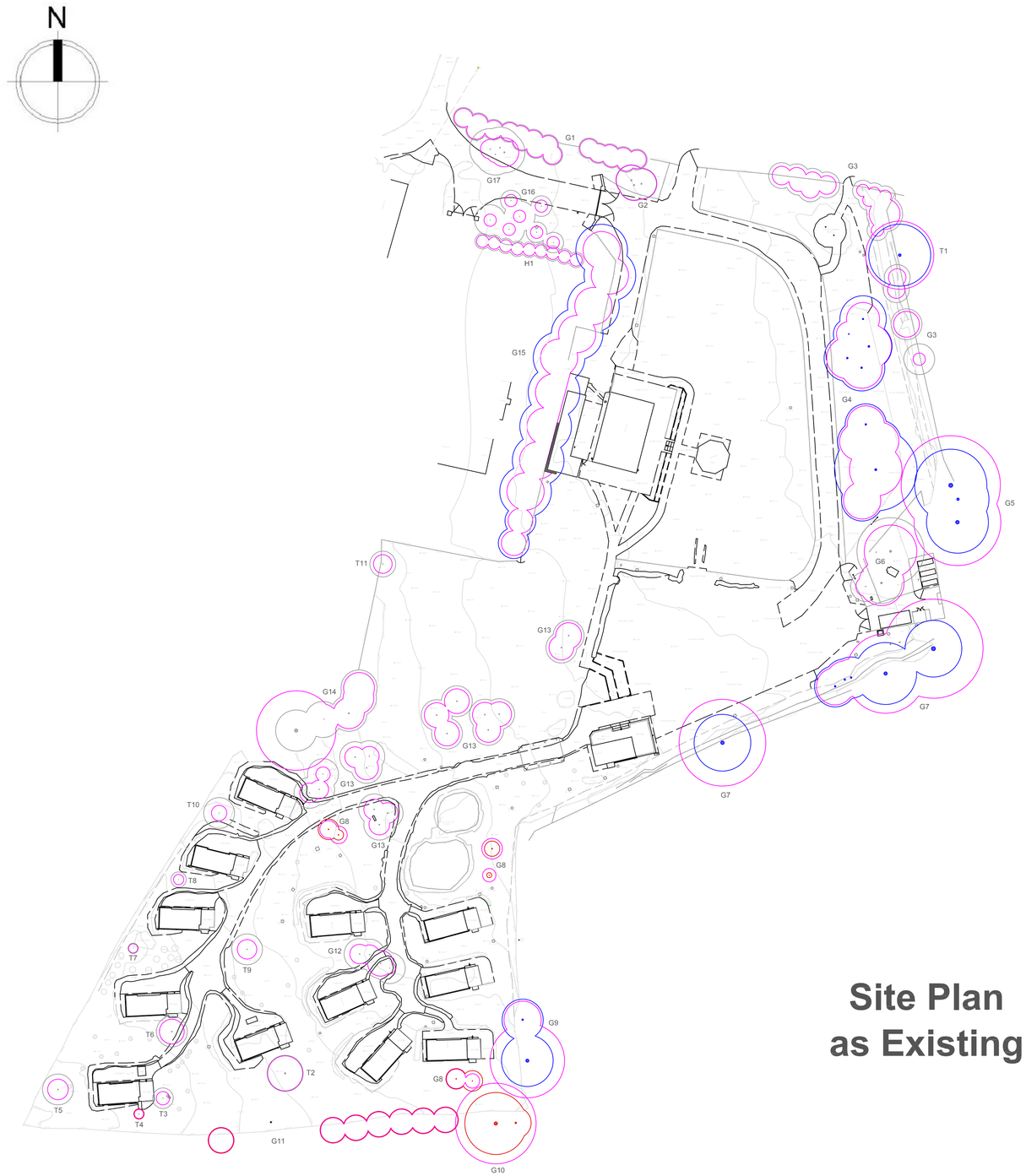
Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

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

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Oak	B
T2	Alder	C
T3	Pine	C
T4	Ash	U
T5	Alder	C
T6	Alder	C
T7	Cherry	C
T8	Birch	C
T9	Alder	C
T10	Osier	C
T11	Willow	C
G1	Native/ornamental mix	C
G2	3no. osier	C
G3	Native mix	C
G4	Native mix	B
G5	3no. alder	B
G6	2no. osier, 2no. hazel	C
G7	6no. alder	B
G8	6no. ash	U
G9	1no. alder, 1no. rowan	B
G10	2no. ash	U
G11	Elder, hawthorn, ash	U
G12	4no. alder	C
G13	17no. alder	C
G14	3no. willow	C
G15	Native/ornamental mix	B
G16	4no. apple, 3no. pear	C
G17	4no. birch	C
H1	Hornbeam	C



Site Plan as Existing

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:
Everything Retreat
Primrose Lane
Mellor
BB2 7EQ

Client:
Louise Monk

Date: February 2026
Scale: 1:500 at A1
Drawing: LTC291-TSP Rev A
Drawn by: JK

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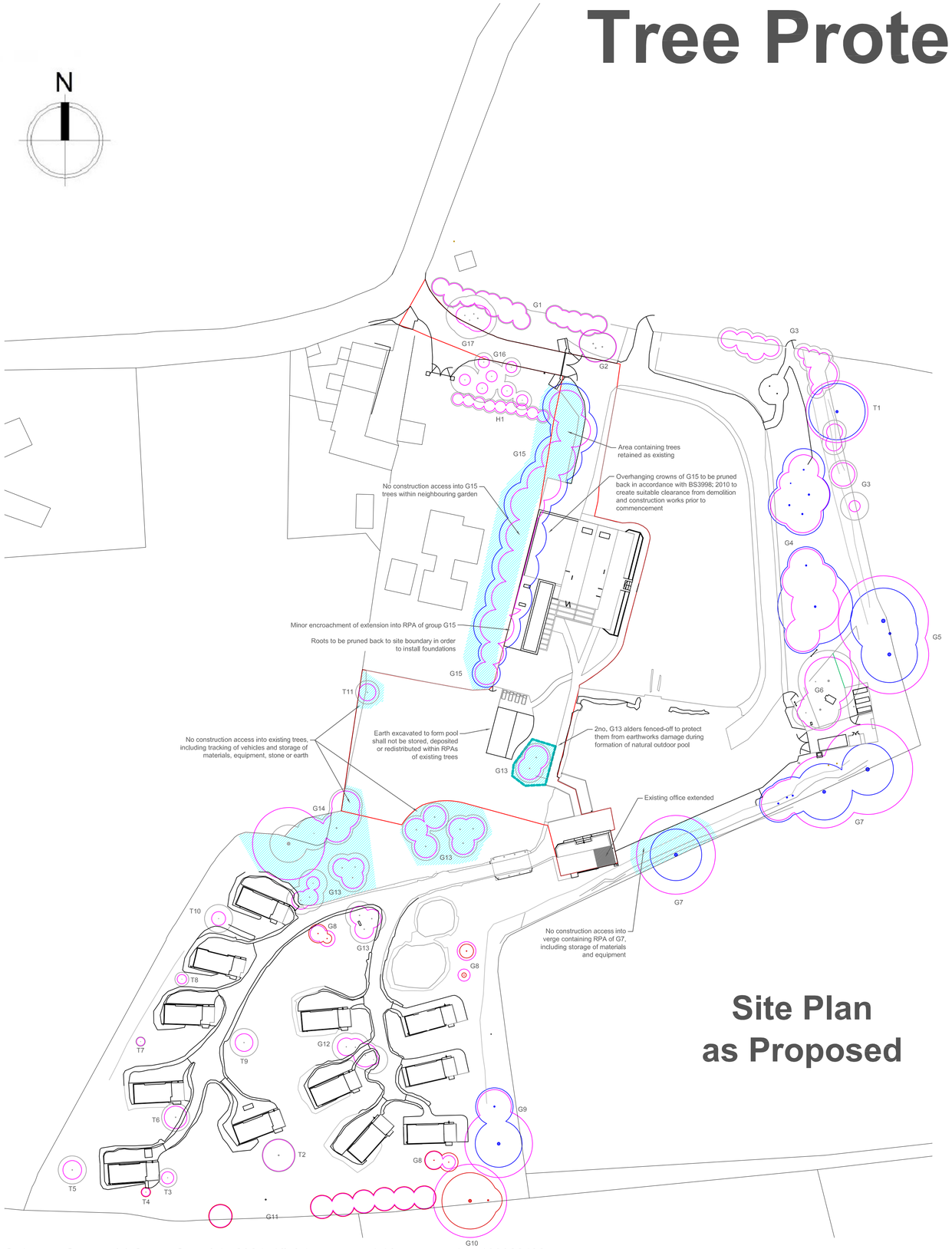
Tree Protection Plan

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Oak	B	Retain
T2	Alder	C	Retain
T3	Pine	C	Retain
T4	Ash	U	Retain
T5	Alder	C	Retain
T6	Alder	C	Retain
T7	Cherry	C	Retain
T8	Birch	C	Retain
T9	Alder	C	Retain
T10	Osier	C	Retain
T11	Willow	C	Retain
G1	Native/ornamental mix	C	Retain
G2	3no. osier	C	Retain
G3	Native mix	C	Retain
G4	Native mix	B	Retain
G5	3no. alder	B	Retain
G6	2no. osier, 2no. hazel	C	Retain
G7	6no. alder	B	Retain
G8	6no. ash	U	Retain
G9	1no. alder, 1no. rowan	B	Retain
G10	2no. ash	U	Retain
G11	Elder, hawthorn, ash	U	Retain
G12	4no. alder	C	Retain
G13	17no. alder	C	Retain
G14	3no. willow	C	Retain
G15	Native/ornamental mix	B	Retain
G16	4no. apple, 3no. pear	C	Retain
G17	4no. birch	C	Retain
H1	Hornbeam	C	Retain



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 zones and temporary tree protection fencing

Identification numbers:

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

Site:
Everything Retreat
Primrose Lane
Mellor
BB2 7EQ

Client:
Louise Monk

Date: February 2026

Scale: 1:500 at A1

Drawing: LTC291-TPP

Drawn by: JK

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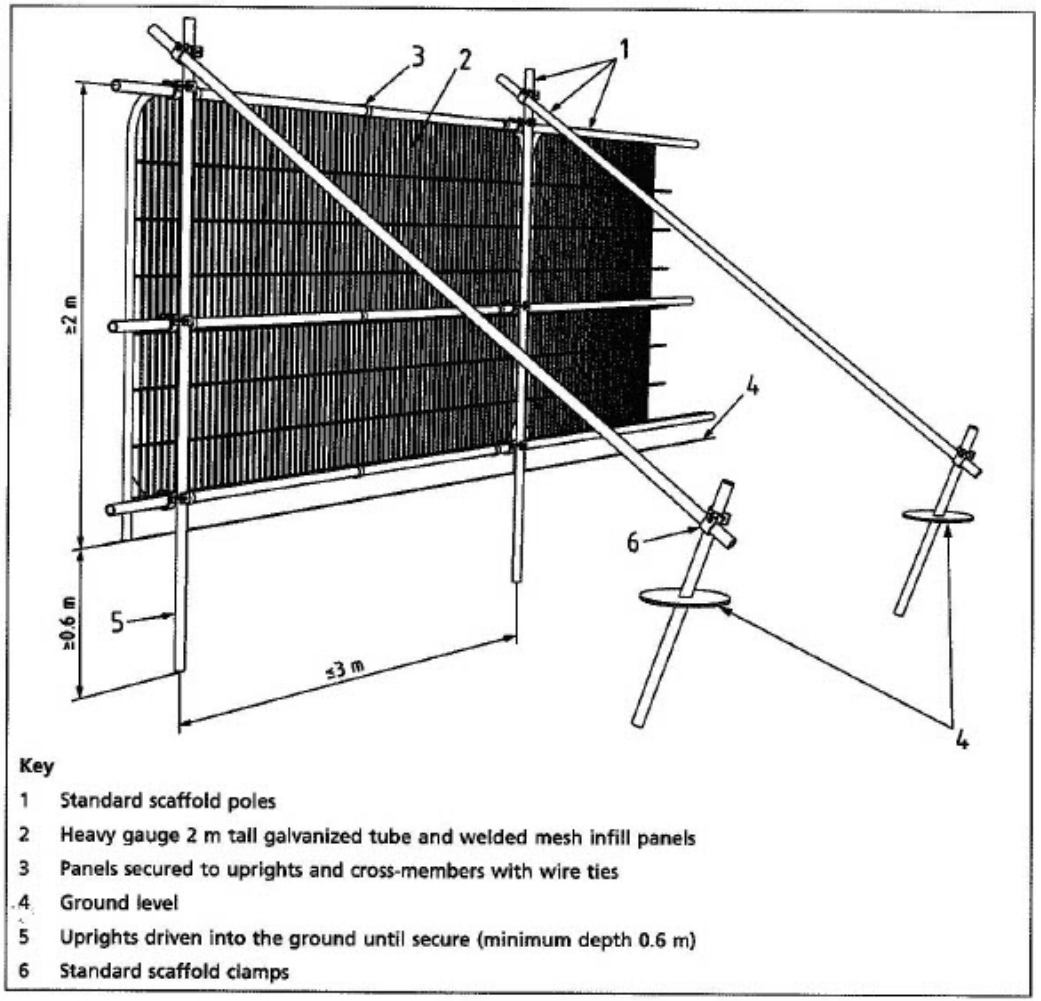
BS5837 Tree Protection Fencing



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

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!”

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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 G W H	**Tree** **Group** **Woodland** **Hedge**	**Age** is classed as either: young; semi-mature, early-mature, mature or post-mature **Life expectancy** is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	**Root protection area**	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 (March 2026 update)

Site	Everything Retreat, Primrose Lane, Mellor	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	22 August 2024
Client	Louise Monk	**Conditions**	Light rain, moderate wind	**Job no.**	LTC291

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	English oak *Quercus robur*	550 #	Mature	10	N 6 E 6 S 6 W 6	1.5	Good Good	40+	6.6	B	• Growing beyond boundary fence on far side of brook and therefore evidently under neighbouring ownership • No significant visible defects
T2	Black alder *Alnus glutinosa*	280	Semi-mature	8	N 3.5 E 3.5 S 3.5 W 3.5	2	Moderate Good	10+	3.4	C	• Major stem wound from base to a height of 1m with hairy curtain crust fungus (*Stereum hirsutum*) growing on decaying stem tissue • Wound will occlude over time but stem may continue to hollow
T3	Scots pine *Pinus sylvestris*	110	Young	3	N 2 E 2 S 2 W 2	0	Good Good	40+	1.3	C	• No significant visible defects
T4	Common ash *Fraxinus excelsior*	80	Young	3.5	N 1 E 1 S 1 W 1	1.5	Moderate Poor/ Moderate	<10	1	U	• Exhibiting signs of early infection with ash dieback disease • Still has good foliage cover but main leader is dead • Strimmer damage to base
T5	Black alder *Alnus glutinosa*	170	Young	5	N 3 E 3 S 3 W 3	2	Good Good	20+	2	C	• Strimmer damage to base

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BS5837 Tree survey schedule (March 2026 update)

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Client	Louise Monk	**Conditions**	Light rain, moderate wind	**Job no.**	LTC291

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
T6	Black alder *Alnus glutinosa*	200	Semi-mature	4	N 3 E 3 S 3 W 3	1	Good Good	20+	2.4	C	• Strimmer damage to base
T7	Japanese cherry *Prunus serrulata*	80	Young	4	N 1 E 1 S 1 W 1	2	Good Good	10+	1	C	• Strimmer damage to base
T8	Silver birch *Betula pendula*	80	Young	3.5	N 1.5 E 1.5 S 1.5 W 1.5	1.5	Good Good	20+	1	C	• No significant visible defects
T9	Black alder *Alnus glutinosa*	160	Young	5.5	N 3 E 3 S 3 W 3	2	Good Good	20+	1.9	C	• Old strimmer damage to base
T10	Osier *Salix viminalis*	6x50 #	Early-mature	4	N 3 E 3 S 3 W 3	0	Good Good	20+	1.5	C	• No significant visible defects

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BS5837 Tree survey schedule (March 2026 update)

Site	Everything Retreat, Primrose Lane, Mellor	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	22 August 2024
Client	Louise Monk	**Conditions**	Light rain, moderate wind	**Job no.**	LTC291

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
T11	Crack willow *Salix fragilis*	150 #	Young	6.5	N 2.5 E 2.5 S 2.5 W 2.5	0.5	Moderate/ Good Moderate/ Good	10+	1.8	C	• Last remaining living tree in a planted row of four along boundary • One of codominant leaders dead and decaying
G1	Holly Dogwood Hawthorn Sycamore Western red cedar *Ilex aquifolium* *Cornus sanguinea* *Crataegus monogyna* *Acer pseudoplatanus* *Thuja plicata*	≈ 150	Young to mature	≤ 8	N 2 E 2 S 2 W 2	0	Good Good	20+	1.8	C	• Group growing to north of entrance
G2	3no. osier *Salix viminalis*	≈ 250	Mature	≤ 8.5	N 3 E 3 S 3 W 3	≥ 1.75	Good Good	20+	3	C	• Closely spaced cluster of trees at site entrance

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G3	Holly Elder Osier Black alder Rowan *Ilex aquifolium* *Sambucus nigra* *Salix viminalis* *Alnus glutinosa* *Sorbus aucuparia*	≤ 200 150 #	Young to mature	≤ 10	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	≥ 0	Moderate to Good Moribund to Good	20+	≤ 3	C	• Group growing along site boundary
G4	Black alder Osier Field maple Goat willow Hazel *Alnus glutinosa* *Salix viminalis* *Acer campestre* *Salix caprea* *Corylus avellana*	≤ 8x150 #	Semi-mature to early-mature	≤ 12	N ≤ 8 E ≤ 8 S ≤ 8 W ≤ 8	≥ 0	Good Good	40+	≤ 5.1	B	• Group growing between footpath and access road

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G5	3no. black alder *Alnus glutinosa*	≤ 800 #	Mature	≤ 11	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	≥ 1	Good Good	20+	≤ 9.6	B	• Growing on far side of brook • Basal epicormics and Himalayan balsam obscure view (boundary fence not visible) • May be under neighbouring ownership
G6	2no. osier 2no. hazel *Salix viminalis* *Corylus avellana*	≤ 8x150 #	Mature	≤ 8	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	≥ 1	Good Good	20+	≤ 5.1	C	• Group growing in and around chicken enclosure
G7	6no. black alder *Alnus glutinosa*	≤ 800 #	Semi-mature to post-mature	≤ 12	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 1.5	Poor/ Moderate to Good Moderate/ Good to Good	20+	≤ 9.6	B	• Group growing along brook • Three larger trees are on far side of brook and may be under neighbouring ownership • Three smaller trees are on near side of brook • Westernmost tree hollow and post-mature
G8	6no. common ash *Fraxinus excelsior*	≤ 170	Young	≤ 7	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	≥ 1.5	Poor Poor	<10	≤ 2	U	• Three planted pairs of trees scattered around site • All exhibiting signs of mid-stage to advanced infection with ash dieback disease • Terminal decline projected within less than five years

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G9	1no. black alder 1no. rowan *Alnus glutinosa* *Sorbus aucuparia*	≤ 600 #	Mature	≤ 14	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 0	Good Good	20+	≤ 7.2	B	• Pair of trees on far side of brook • Dense understorey of holly and elder
G10	2no. common ash *Fraxinus excelsior*	≤ 650 #	Early-mature to mature	≤ 14	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 2	Poor Moribund	<10	≤ 7.8	U	• Pair of trees on far side of brook • Exhibiting signs of advanced infection with ash dieback disease • Risk of major branch or stem failures • Removal recommended due to safety concerns
G11	Elder Hawthorn Common ash *Sambucus nigra* *Crataegus monogyna* *Fraxinus excelsior*	≈ 200	Mature	≤ 7	N 2.5 E 2.5 S 2.5 W 2.5	≥ 0	Poor Dead to Moribund	<10	2.4	U	• Linear group of dead and dying trees on far side of brook • Group also includes one young ash with ash dieback disease
G12	4no. black alder *Alnus glutinosa*	≤ 210	Young to semi-mature	≤ 6	N 3 E 3 S 3 W 3	≥ 1.5	Good Good	20+	≤ 2.5	C	• Cluster of trees between lodges • Strimmer damage to all of bases

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G13	17no. black alder *Alnus glutinosa*	≤ 210	Young to semi-mature	≤ 8	N 3 E 3 S 3 W 3	≥ 1	Good Good	20+	≤ 2.5	C	• Group planted in clusters of two or three • Strimmer damage to many of bases • Some trees have wounding to stems, patches of branch dieback and are exhibiting general signs of reduced vitality
G14	3no. goat willow *Salix caprea*	≤ 500 400 #	Mature	≤ 7	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Good Good	10+	≤ 7.7	C	• Group growing along site boundary
G15	Hornbeam Osier Black alder Silver birch Copper beech Western red cedar Lawson cypress *Carpinus betulus* *Salix viminalis* *Alnus glutinosa* *Betula pendula* *Fagus sylvatica purpurea* *Thuja plicata* *Chamaecyparis lawsoniana*	≤ 300 #	Young to mature	≤ 13	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 0	Moderate to Good Poor to Good	20+	≤ 3.6	B	• Group forming a dense screen along western boundary • Understorey of dogwood, blackthorn and hazel • Located on neighbouring land, with crowns overhanging site by up to 4m • Crowns growing in contact with roofs of outbuildings

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G16	4no. apple 3no. pear *Malus domestica* *Pyrus communis*	≈ 100	Semi-mature to early-mature	≤ 4	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0.5	Moderate to Good Moribund to Good	20+	1.2	C	• Orchard area at site entrance • One tree moribund
G17	4no. Himalayan birch *Betula utilis*	≤ 230	Semi-mature to early-mature	≤ 10	N 4 E 4 S 4 W 4	≥ 2	Good Good	20+	≤ 2.8	C	• Closely spaced cluster of trees at site entrance • Crowns lifted, leaving unoccluded wounds and pruning stubs to a diameter of 140mm and length of 300mm
H1	Hornbeam *Carpinus betulus*	≈ 100	Mature	6	N 1.5 E 1.5 S 1.5 W 1.5	0	Good Good	20+	1.2	C	• Unmanaged length of high hedge