



# **Arboricultural Impact Assessment**

in Relation to Proposed 60-Unit Residential Development at



**Land at Higher Standen Drive,  
Clitheroe, Lancashire, BB7 1HA**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

January 2026

**ARBORICULTURAL IMPACT ASSESSMENT  
LAND AT HIGHER STANDEN DRIVE, CLITHEROE**

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**CONTROL SHEET**

**Project No.:** BTC3342

**Site:** Land at Higher Standen Drive, Clitheroe, Lancashire, BB7 1HA

**Client:** Applethwaite Homes Ltd

**Council:** Ribble Valley Borough Council

**Survey Date:** 09 October 2025

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## DISCLAIMER

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**Survey Limitations:** Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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**Validity:** The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

**ARBORICULTURAL IMPACT ASSESSMENT  
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## 1.0 INTRODUCTION

### Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
  - Annotate the existing and proposed site plans to produce a Tree Constraints Plan and Tree Impact Plan;
  - Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
  - Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
  - Advise on removal, retention and management options for the trees in the current context, and in the context of the proposed development;
  - Advise on suitable retained tree protection measures required during development; and
  - Produce an Arboricultural Impact Assessment report in regard to the above.

### Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Ribble Valley Borough Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.
- 1.3 Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

### Site Visit, Data Collection and Tree Plans

- 1.4 Further to the instruction it is confirmed that a tree survey was carried out, in accordance with the preceding disclaimer, on 09 October 2025, with all tree data collected on site subsequently set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.5 The survey identified three individual trees (prefixed 'T'), and two groups of trees (prefixed 'G'), which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP) as appended.
- 1.6 The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP is based on the development proposal plan supplied. In this regard, both the plans were provided in electronic format by the client, Applethwaite Homes Ltd, and, for the purpose of this report, we presume the provided plans' details to be accurate.

## 2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

### Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA

in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

- 2.2 According to Ribble Valley Borough Council's website, checked on 27 November 2025, the site does not stand within a CA or contain any trees with an extant TPO within the site boundaries. That said, online information cannot always be guaranteed to be up to date and it is imperative that the presence and extents of any statutory TPO protection be checked and verified directly with the council prior to scheduling or undertaking tree works that are not authorised by a full planning permission granted under the Town and Country Planning Act 1990.

### **Protected Species**

- 2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be undertaken under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

### **Felling Licences**

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.
- 2.7 A felling licence is, however, not required for the felling of trees immediately necessary for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

## **3.0 THE SITE AND THE SURROUNDINGS**

- 3.1 The site under consideration is a field at the south-western end of the Higher Standen Drive housing estate, bisected by a post and wire fence running from north-west to south-east, with a small number of desire paths connecting to the site's north, east and south-west.
- 3.2 The site is located to the south-west of Clitheroe, to the north of Pendleton Brook, and the north-west of Higher Standen, sitting west of the A59 (see TCP).

- 3.3 There is currently a vehicular access point to the site off Higher Standen Drive, which connects to the Higher Standen Drive, and an additional access point at the site’s south-east, connecting to a stone track that forms the southern edge of site (see TCP).
- 3.4 The site is bordered from the south-west to the north by a wide linear group of trees located behind a stock fence, to the north-east by security fencing understood to be associated with Castlewood Care Home, to the east by Higher Standen Drive, and from the south-east to south-west by a stone track, beyond which is further fields.
- 3.5 According to the topographical survey plan provided, and as detailed on the TCP, ground levels across the site vary by up to approximately seven metres between the highest point to the east, down to the lowest point to the south-west.

**4.0 THE TREE POPULATION**

- 4.1 As noted previously, a total of three individual trees, and two groups of trees were surveyed for the purpose of this appraisal. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.
- 4.3 Under the UK’s planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column (‘Cat. Grade’) listing the trees’ respective retention values, where they are rated either ‘A’, ‘B’, ‘C’ or ‘U’, as per BS5837:2012 Table 1 (Appendix One). ‘A’ category trees are those considered to be of ‘high quality’ and, accordingly, the most suitable for retention, whilst ‘B’ category trees are those considered to be of ‘moderate quality’, and ‘C’ category trees are those considered to be of ‘low quality’ with a correlated low retention value. In turn, ‘U’ category trees are those that are considered to be ‘unsuitable for retention’.

**Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation**

	Ret. Cats.	Tree/Group Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	‘A’	-	-
	‘B’	T1, T2	2 Trees
Those of a low quality that should not be considered a significant constraint to development	‘C’	T3* G1*	1 Tree 1 Group
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	‘U’	G2*	1 Group
			<b>3 Trees &amp; 2 Groups in total</b>

\*Denotes vegetation located on or partially on areas of land outside red-line boundary, and subsequently understood to be under third party ownership

- 4.4 As detailed in Table A, two trees were categorised as moderate quality (i.e. ‘B’ category), and one tree, and one group were categorised as low quality (i.e. ‘C’ category). Additionally, one group was categorised as unsuitable for retention (‘U’ category), regardless of the proposals, due to various structural and/or physiological reasons.

## 5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

### The Development Proposal

5.1 As indicated on the proposed site plan and the appended TIP, the proposal is for a 60-unit residential development with vehicular and pedestrian access points proposed off Higher Standen Drive. Along with associated landscaping and areas of public open space (see TIP).

### Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in context of development	'B'	T1	-	1 Tree
Those of a low quality that should be afforded appropriate consideration in context of development	'C'	-	-	-
Those that should be removed for sound management reasons regardless of plans	'U'	-	-	-
<b>Totals</b>		<b>1 Tree</b>	<b>-</b>	<b>1 Tree in Total</b>

5.2 From the information provided to date it is projected that, as detailed in Table B, above, construction of the development as proposed is only projected to require the removal of one tree of moderate quality.

### Compensation for Projected Arboricultural Losses

5.3 Although the removal of only one tree of moderate quality is required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for extensive new tree planting as a component of a high quality landscaping scheme, both within areas of designated public open space to the west of the proposed development as well as in the private gardens of the proposed properties. Indicative locations for proposed new tree planting are given on the TIP.

5.4 Consequently, specific details regarding new tree planting as part of a landscape scheme should be prepared by a suitably qualified and experienced landscape architect in accordance with the guidance at paragraphs 7.5 and 7.6, and based on the project ecologist’s BNG assessment of the development. Accordingly, the provision of and adherence to a detailed landscape proposal plan for the development, inclusive of suitable compensatory tree planting, can be assured through the imposition of a suitably worded condition attached to a planning approval.

### Biodiversity Net Gain (BNG) and Ecological Mitigation

5.5 In regard to the above it is noted that there will be necessary for the application under consideration to meet the applicable Biodiversity Net Gain (BNG) requirements. BNG is a government approach to development designed to ensure that habitats for wildlife are left in a measurably better state than they were pre-development (10% BNG increase), that is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

5.6 In consideration of the above, it is noted that project ecologists, are to supply a detailed BNG assessment of the development’s projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application.

5.7 As such, it will be necessary for the information provided within this report to be supplied to the project ecologist in order that any proposed tree losses can be adequately mitigated through on or off site

mitigation in accordance with BNG calculations. Furthermore, it will be necessary for the project ecologist and landscape architects to liaise to ensure the proposed new tree shrub and hedge planting forms suitable mitigation under BNG.

Finally, where tree removals are proposed for development or general management reasons tree parts, such as timber from stems and branches, should be retained on site as standing and fallen deadwood in appropriate locations where possible to form part of ecological mitigation on site.

**Retained Trees in Relation to the Development Proposals**

- 5.8 From the plans provided it was identified that various elements of the proposals are located in proximity of a number of trees that are proposed for retention, with resultant associated potential to impact upon the roots and/or canopies of some of the applicable retained trees. Such proposals are acceptable, provided the trees and their associated RPA's are protected in accordance with guidance in paragraphs 6.1 to 6.3.
- 5.9 Additionally, there is potentially minor encroachment of the foul water drainage into the RPA of group G1. The roots are considered likely to be of smaller diameter, and relatively insignificant in relation to maintaining the overall structural and physiological condition of the trees. As such, minor pruning works to any such roots, if/where required, is not projected to cause any significant long term structural and/or physiological impacts to retained trees, providing this is undertaken in accordance with the details set out at Table C, below.

**Special Design, Construction & Protection Considerations in Relation to Retained Trees**

- 5.10 The appraisal identified that there are a number of site development works proposed in close proximity to and within the RPAs and canopies of G1 & G2, mainly the proposed surface drainage outfall, as detailed on the TIP. Nonetheless, it should be noted that such works are permissible under current industry guidance (i.e. BS5837:2012 & Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook), providing that they are planned and implemented whilst affording a suitable level of protection to the trees in question, such as through the use of appropriate working methods and procedures.
- 5.11 As such, it will subsequently be necessary to ensure that the identified trees above are suitably protected in strict accordance with BS5837:2012 through the use of special working procedures, construction methods, and protection measures, the aspects of which are given in Table C, below. In turn, as also detailed in Table C, it will be necessary for the responsible applicable professional(s) to provide further detailed information regarding the proposed works and the special measures to be utilised, the provision of which can be assured through the imposition of a suitably worded condition attached to a planning approval.

**Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Special Measures Required**

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Installation of drainage runs within retained tree RPAs	G1 & G2	<ul style="list-style-type: none"> <li>▪ Guidelines detailed in paragraphs 6.4-6.6 to be followed.</li> <li>▪ Routes that pass through RPAs to be agreed between project tree consultant and relevant development team member responsible for planning of drainage routing.</li> <li>▪ Specialist excavation methods, under arboricultural supervision, to be used where drainage is required to pass through RPAs.</li> <li>▪ Inspection chambers for services to be positioned outside RPAs.</li> </ul>	7.7	Detailed services plan to be supplied by relevant consultant. Groundworks contractor to supply detailed schedule of works and method statement for incorporation into AMS All works to comply with Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)

\*All documentation and information supplied by the stated professional(s) should afford a suitable level of protection for the tree(s) under consideration in accordance with BS5837:2012

- 5.12 Further to the above, all works involving plant and machinery with moving booms, jibs or counterweights in close proximity to retained trees should be undertaken under supervision of a banksman to ensure adequate canopy clearances are maintained throughout.
- 5.13 Consequently, in order to ensure adequate protection of the retained trees throughout the development, specific details regarding the timing, procedures, working methods and protective measures to be used in relation to the proposed construction works within and in close proximity to Root Protection Areas (RPAs – see paragraph 6.1), as detailed in Table C, should be included on a Tree Protection Plan (TPP) and in an Arboricultural Method Statement (AMS), as discussed at paragraph 6.7, and based on information provided from the applicable specialist(s) detailed at Table C, previous page.

## **6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT**

### **Root Protection Areas and Construction Exclusion Zones**

- 6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.
- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

### **Underground Utilities and Drainage**

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 To date, no service plan showing proposed service runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services outside the RPAs of retained trees. In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs routed outside retained tree RPAs, can be conditioned to a planning approval.
- 6.6 The proposed site plan provided indicates that there should be sufficient space to run the foul drainage with little to no impact on the RPAs of retained trees, however the surface water drainage outfall will be routed through the RPA of a low quality group, and a group considered unsuitable for long term retention, as noted in Table C. Any other surface drainage runs should be routed outside of the RPAs of any retained trees and groups.

## Arboricultural Method Statement and Tree Protection Plan

- 6.7 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.
- 6.8 A Method Statement is, as it suggests, a statement of a methodology that will be implemented at a particular point, following a set process, involving pre-agreed procedures and to be adhered to by relevant persons, irrespective of what the issue is. In turn, for this to occur, the author of the Method Statement must be in full receipt of the facts of a particular situation to prepare a Statement that will both stand up to scrutiny and be fit for purpose.
- 6.9 In light of the above, and as detailed in Table B1 of BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations, a detailed AMS should not be prepared at the pre-approval stage as various elements of the design can be subject to substantial changes during the planning deliberation process and details in relation to constructions methods and further detailed design elements are often not available at the pre-approval design stage. Furthermore, appointed contractors will likely need to be consulted during this stage, and such contractors will not be appointed or available to input into tree protection documents at a pre-approval stage.
- 6.10 As such Table D, below, sets out the proposed development's identified AMS Heads of Terms', which should be addressed within a detailed site and development specific AMS and associated TPP, the production of which and adherence to should be detailed by the LPA in a suitably worded pre-commencement planning condition in order to help ensure successful tree retention, both during the construction process and post-completion.

**Table D: Arboricultural Method Statement (AMS) Heads of Terms:**

Item no.	Development Details to be Considered in AMS
1	Schedule of arboricultural site monitoring prepared (by project arboriculturist)
2	Pre-commencement site meeting held
3	Tree and partial tree group pruning and/or removal works undertaken
4	Tree protection barriers/ground protection erected, approved, and signed off
5	Main construction phase commenced and completed
6	Tree protection barriers removed, following on from approval of site conditions
7	Final landscaping, inclusive of any new tree/shrub/hedge planting, undertaken

## 7.0 OTHER RECOMMENDATIONS

### Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

### Tree Work Related Consents

- 7.2 No tree pruning or removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

### Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

#### **Contractors and Subsequently Identified Tree Defects**

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then these should be notified immediately to the client and the consultant.

#### **New Tree Planting**

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

#### **Landscaping Within and Close to Retained Trees' RPAs**

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

#### **Retained Tree Management**

- 7.7 Under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

### **8.0 SUMMARY AND CONCLUSIONS**

- 8.1 Three individual trees, and two groups of trees were surveyed in respect of a proposed residential development with associated vehicular access and landscaping at the above site
- 8.2 Two trees were categorised as moderate quality, one tree and one group were categorised as low quality, whilst one group was categorised as unsuitable for retention regardless of the proposals.
- 8.3 An appraisal of the proposal documentation provided to date identified that, excluding trees considered unsuitable for retention regardless of the proposals, construction of the development as proposed will require the removal of one tree of moderate quality.
- 8.4 Although only minimal vegetation removal is required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for extensive new tree planting as a component of a high quality landscaping scheme, with some indicative
- 8.5 In regard to the above it will be essential for the information provided within this arboricultural report to be supplied to the relevant parties undertaking the overall BNG assessment of the application (in this case the project ecologist) in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated.

- 8.6 Accordingly, specific details regarding new tree planting as part of a detailed landscape scheme should be prepared by a suitably qualified and experienced landscape architect in accordance the provision of and adherence to which can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 8.7 Consequently, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.
- 8.8 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that any retained trees are protected in strict accordance with current industry guidance and the recommendations included herein.
- 8.9 Accordingly, in order to ensure adequate protection of retained trees a suitably detailed Arboricultural Method Statement and Tree Protection Plan can be produced, the adherence to which can be conditioned to a planning approval.
- 8.10 It is emphasised that specific details of demolition, working methods and construction details will be required to be discussed with applicable contractors to ensure successful tree retention. Such contractors have not been appointed at the preapproval stage and subsequently construction details will need to be considered as part of a subsequent discharge of conditions, to ensure tree protection is assured.
- 8.11 Finally, it is emphasised that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

## REFERENCES

- BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
- BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
- National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
- National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

## APPENDICES



<b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT</b>	
<b>Site:</b>	Land at Higher Standen Drive, Clitheroe, Lancashire, BB7 1HA
<b>Client:</b>	Applethwaite Homes Ltd

<b>Surveyor:</b>	Noah Singleton BSc(Hons)
<b>Survey Date:</b>	09 October 2025
<b>Job Reference:</b>	BTC3342

<b>Page:</b> 1 of 2
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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)	
T1	Common Oak	11	640#	N E S W	5.5 5.5 6 5	N/A 1.5	EM	M-G	<ul style="list-style-type: none"> <li>Moderate density epicormic growth from approximately 1-3.5m height reduces accuracy of stem measurement.</li> <li>Four branches lost or removed from south of stem between 3-4.5m height and between approximately 150-250mm leading to lack of southern lower canopy.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree within context of proposed development.</li> </ul>	20+	B2	185	7.68
T2	Common Oak	13	700#	N E S W	6 6 6 6	N/A 2	M	G	<ul style="list-style-type: none"> <li>Located behind Heras fencing and subsequently not accessed to inspect in detail.</li> <li>Minor deadwood up to 100mm diameter.</li> <li>Bat boxes attached to stem at approximately 4.5m height.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Ensure protection of tree's Root Protection Area (RPA) through establishment of Construction Exclusion Zone (CEZ) in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.</li> </ul>	20+	B2	222	8.4
T3	Common Hawthorn	4.5	300	N E S W	2.5 2.5 2.5 2.5	N/A 1	SM	G	<ul style="list-style-type: none"> <li>Moderate stem lean east.</li> <li>Approximately 1m tall and 400mm wide at base partially occluded brown rot decay cavity at stem base.</li> <li>Approximately 1m long, 80mm wide tear out wound from 1-2m height with evident brown rot decay.</li> <li>Located outside of red-line application boundary and subsequently not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	10+	C1	41	3.6

**Headings and Abbreviations:**

<b>No.</b>	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
<b>Species:</b>	Common name
<b>Height:</b>	In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
<b>Stem Diam.:</b>	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
<b>Branch Spread:</b>	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
<b>Branch &amp; Canopy Clearances:</b>	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
<b>Life Stage:</b>	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
<b>PC:</b>	Physiological Condition - a measure of the tree('s') overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
<b>General Observations and Comments:</b>	Comments relating to the tree('s') overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
<b>Management Recommendations:</b>	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
<b>ERC:</b>	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
<b>Cat. Grade:</b>	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
<b>RPA m<sup>2</sup>:</b>	Root Protection Area in m <sup>2</sup> - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
<b>RPA Radius (m):</b>	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
<b># (Estimated Dimensions):</b>	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a '#' symbol

<b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT</b>	
<b>Site:</b>	Land at Higher Standen Drive, Clitheroe, Lancashire, BB7 1HA
<b>Client:</b>	Applethwaite Homes Ltd

<b>Surveyor:</b>	Noah Singleton <small>BSc(Hons)</small>
<b>Survey Date:</b>	09 October 2025
<b>Job Reference:</b>	BTC3342

<b>Page:</b> 2 of 2
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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
G1	Common Hazel, Goat Willow, Sycamore, Common Ash, Common Holly, Common Hawthorn, Common Elder, Blackthorn	≤ 12	≤ 450#	N ≤ 7 E ≤ 7.5 S ≤ 5 W ≤ 6	N/A ≥ 0	Y-EM	G	<ul style="list-style-type: none"> <li>▪ Closely spaced linear group.</li> <li>▪ Located west of stock fence and subsequently not accessed to inspect in detail.</li> <li>▪ This group represents a line of younger trees to the east of a wider group and stream, with larger older trees set back from the west of the stream and on raised land.</li> <li>▪ One Willow has stem located on neighbouring land however severe lean/ failed to east causing significant canopy encroachment onto surveyed site.</li> <li>▪ Ash within group has canopies showing signs of minor/moderate colonisation by Ash Dieback Disease (ADD) with remaining canopy falling under Class 1/2.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 225mm diameter surface water drainage outfall proposed to be installed through group RPA in accordance with BS5837:2012 and Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook (See AIA Table C).</li> <li>▪ Potential minor encroachment of foul water drainage into RPA of group expected to have minor physiological impact on retained trees.</li> <li>▪ Ensure protection of remaining group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.</li> </ul>	10+	C2	≤ 92	≤ 5.4
G2	approx. 29 no. Common Ash	≤ 12.5	≤ 400#	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	N/A ≥ 3	Y-SM	MD-P	<ul style="list-style-type: none"> <li>▪ Located on neighbouring land and subsequently not accessed to inspect in detail.</li> <li>▪ Close to loosely spaced group towards east of wider group.</li> <li>▪ Canopies showing signs of significant/severe colonisation by ADD with remaining canopy falling under Class 3/4.</li> <li>▪ Many trees within group have dense Ivy throughout length of stems and into branches.</li> <li>▪ Northern-most tree of group evidently has branch failure of approximately 130mm over surveyed site.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 225mm diameter surface water drainage outfall proposed to be installed through group RPA in accordance with BS5837:2012 and Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook (See AIA Table C).</li> <li>▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.</li> </ul>	<10	U	≤ 72	≤ 4.8

**BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment**

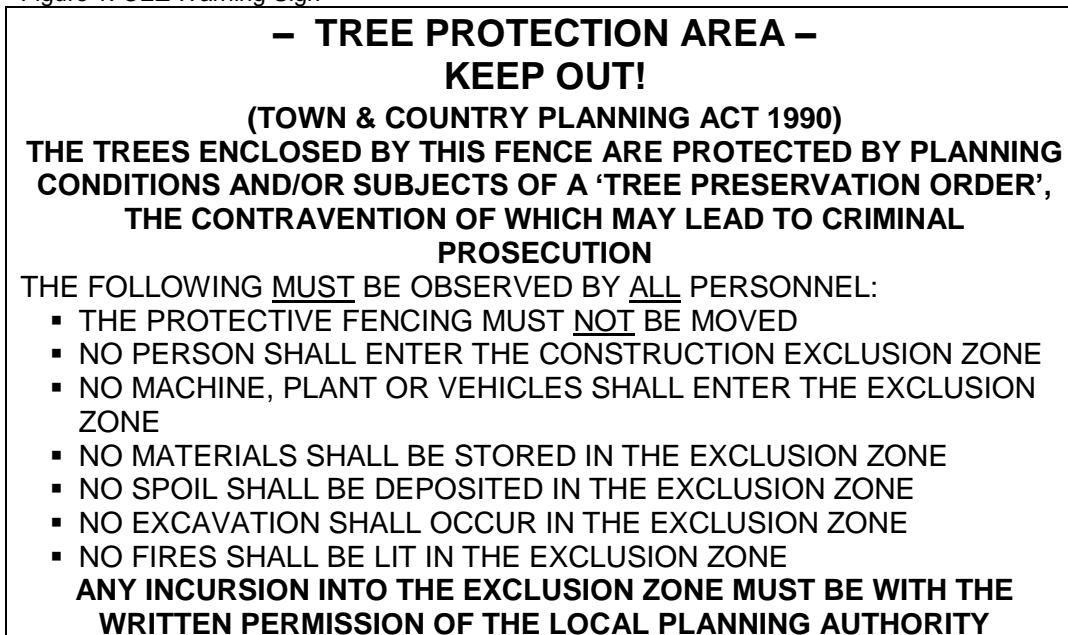
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention</b> (see Note)				
<p><b>Category U</b></p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> <li>▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
<b>1. Mainly arboricultural qualities</b>		<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
<p><b>Category B</b></p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
<p><b>Category C</b></p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>			

## - TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

**Construction Exclusion Zones (CEZs)**, shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

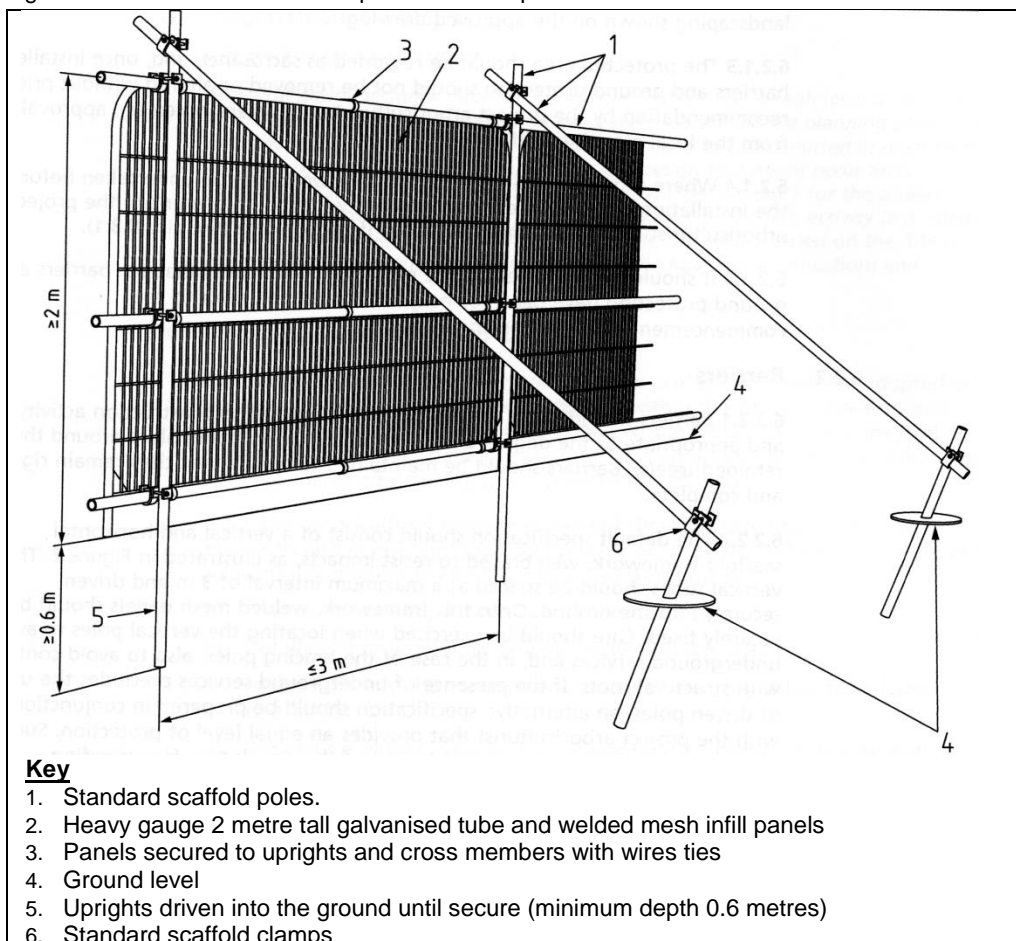
Figure 1: CEZ Warning Sign



**Type 1 (i.e. 'Default') Temporary Protective Fencing Construction** (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

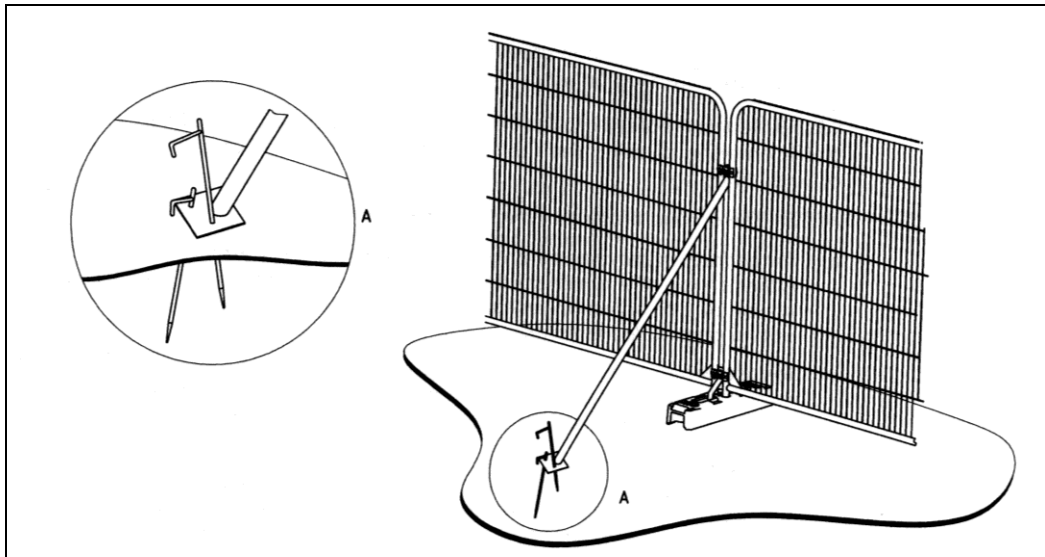
Figure 2: BS5837:2012 Default specification for protective barrier



### **Type 2 Temporary Protective Fencing Construction** (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

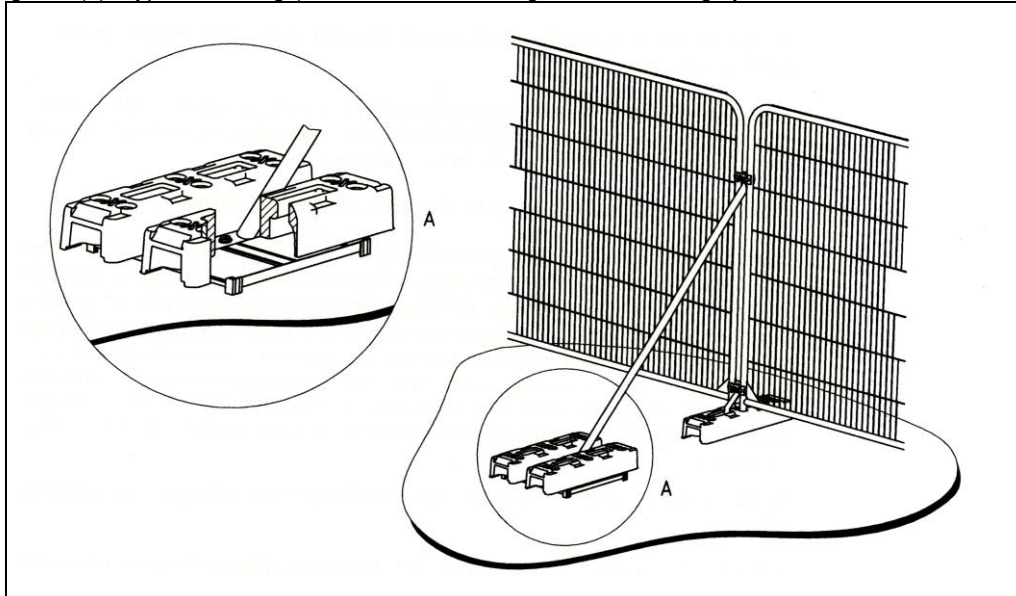
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



### **Type 3 Temporary Protective Fencing Construction** (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

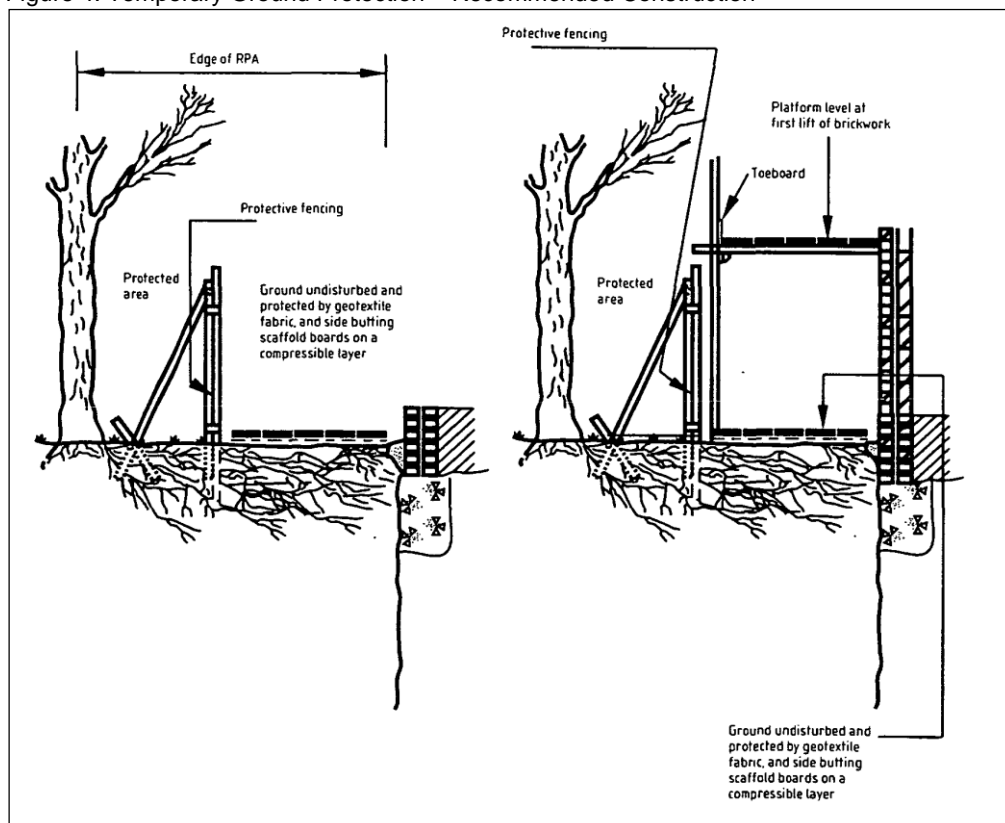
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



### Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





Approximately 7m long tree stem laid south-west along ground in this area



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

**KEY**

T = Individual Tree  
G = Group of Trees

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

**Tree Categorisations:**

Those to be Considered for Retention:

Category 'A' Tree/Group  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group  
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

Note: The stem locations of trees T2 & T3 and the groups of trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of these trees and groups cannot therefore be considered to be entirely accurate.

**Root Protection Areas (RPAs):**

RPAs  
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

**Project:**  
LAND AT HIGHER STANDEN DRIVE  
CLITHEROE  
LANCASHIRE  
BB7 1HA

**Client:**  
APPLETHWAITE HOMES LTD

**Title:**  
**TREE CONSTRAINTS PLAN**  
in Relation to Proposed 60-unit Residential Development

Scale: 1:1000@A3  
Date: November 2025  
Drawn by: NS  
Checked by: JL

**Bowland**   
Tree Consultancy Ltd  
e: info@bowlandtreeconsultancy.co.uk  
t: 01772 437150







**KEY**

T = Individual Tree  
G = Group of Trees

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

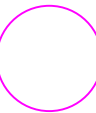
**Tree Categorisations:**

- Those to be Considered for Retention:
-  Category 'A' Tree/Group  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
  -  Category 'B' Tree/Group  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
  -  Category 'C' Tree/Group  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Those Considered Unsuitable for Retention:
-  Category 'U' Tree/Group  
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





Note 1: The stem locations of trees T2 & T3 and the groups of trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of these trees and groups cannot therefore be considered to be entirely accurate.

Note 2: Trees with their identifying numbers and stems coloured in red are proposed for removal in the context of the proposed development

**Root Protection Areas (RPAs):**

-  RPAs  
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

**Proposed Landscaping Key:**

-  Proposed Tree
-  Proposed Wildflower Seed Mix (Emorsgate EM1)
-  Proposed Wetland Seed Mix (Emorsgate EM8)
-  Proposed Amenity Grassland

**Project:**  
LAND AT HIGHER STANDEN DRIVE  
CLITHEROE  
LANCASHIRE  
BB7 1HA

**Client:**  
APPLETHWAITE HOMES LTD

**Title:**  
**TREE IMPACT PLAN**  
in Relation to Proposed 60-unit Residential Development

Scale: 1:1000@A3  
Date: January 2026  
Drawn by: NS  
Checked by: JL

**Bowland**   
**Tree Consultancy Ltd**  
e: info@bowlandtreeconsultancy.co.uk  
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Ref: BTC3342-TIP Rev:

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon