



**LAKELAND**  
**TREE CONSULTANCY**  
ARBORICULTURAL PLANNING SPECIALIST

# Arboricultural Impact Assessment

Primrose Community Nature Reserve  
Clitheroe  
BB7 1DR

May 2026

## Project details

<b>Job no.</b>	LTC399
<b>Site</b>	Primrose Community Nature Reserve, Clitheroe, BB7 1DR
<b>Client</b>	Primrose Community Nature Trust
<b>Agent</b>	Fitzgerald Planning and Design
<b>Arboriculturist</b>	Jennie Keighley PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Date</b>	18 May 2026
<b>Issue</b>	Final issue for planning

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

01524 874124

[info@lakelandtreeconsultancy.co.uk](mailto:info@lakelandtreeconsultancy.co.uk)



## Contents

	Page no.
1. Executive Summary .....	1
2. Introduction .....	2
3. The Site and Tree Population.....	3
4. The Development Proposal and Arboricultural Impact Assessment .....	5
5. Protection of Retained Trees.....	11
6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints.....	17
References .....	19

## Appendices

Tree Survey Plan  
Tree Removal Plan  
Tree Protection Plan  
BS5837 Tree Protection Fencing  
BS5837 Tree Survey Schedule  
Ash Dieback Disease Classes

# 1. Executive Summary

- 1.1 This arboricultural impact assessment (AIA) relates to a planning application at Primrose Community Nature Reserve, Clitheroe for the proposed extension of the existing footpath through to the northern edge of the nature reserve.
- 1.2 A tree survey carried out in accordance with BS5837 identified five individual trees and four groups of trees with potential to be impacted by the proposed development works.
- 1.3 Assessment of the proposal indicates that construction of the development will require the removal of four small, low quality trees and an approximately 200m<sup>2</sup> area of scrub.
- 1.4 The planning application is to be supported by a biodiversity net gain (BNG) assessment, which will recommend suitable compensation for the development-related tree losses.
- 1.5 Several trees will require facilitation pruning works in order to provide suitable crown clearance over the working area during construction and over the new footpath to allow passage of pedestrians thereafter.
- 1.6 The retained trees can be adequately protected by means of temporary tree protection fencing and ground protection, 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 within an agreed area at Primrose Community Nature Reserve, Clitheroe and undertake an AIA in relation to a planning application for the proposed extension of the existing footpath through to the northern edge of the nature reserve.
- 2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 30<sup>th</sup> January 2026 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*.
- 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 the centre of the town of Clitheroe, Lancashire, and is currently part of Primrose Community Nature Reserve, on the western bank of Mearley Brook, and the southern extent of the neighbouring school grounds, which sit at a higher level to the riverbank, beyond a stone retaining wall (see Figure 1). The site is bounded to the north by Clitheroe St James' Church of England Primary School, to the east by the eastern bank of Mearley Brook, to the south by the existing footpath and footbridge over Mearley Brook, and to the west by an area of scrub.



Figure 1: Google Earth image of application site (dated 21 September 2025)

#### The tree population

3.2 Tree cover within the school grounds is comprised predominantly of small native deciduous trees growing along the boundary walls, including hazel, alder and several ash infected with ash dieback disease. Within the nature reserve, the riverbank is lined with large, mature ash, sycamore and alder. West of these is a dense area of bramble scrub that contains a number of young, self-set sycamore, hazel, blackthorn and hawthorn.

3.3 The BS5837 tree survey identified five individual trees and four groups of trees with potential to be impacted by the proposed development works. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.4 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended Tree Survey Schedule. One individual tree and one group of trees were categorised as moderate quality (B-category), the other three groups of trees were categorised as low quality (C-category), and the other four individual trees were categorised as unsuitable for retention (U-category) due to safety concerns associated with ash dieback disease infection.

#### Veteran trees

3.5 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as “irreplaceable habitats” within the National Planning Policy Framework (NPPF). The tree survey 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 General Arrangement, Long Section and Cross Section plan provided (drawing number PNRP2 - GA Rev I by Ribble Rivers Consultancy Ltd.) indicates that the planning application is for the proposed extension of the existing footpath through to the northern edge of the nature reserve. The path will connect from the existing footbridge, will lead along the riverbank and through the southern extent of the school grounds, before exiting onto the alley at the back of Woone Lane.
- 4.2 The plan provided also details the cut and fill works proposed in order to achieve required site levels along the route. The path will be 1.5m-wide bitmac, lined with new fencing and hedging to separate it from the school grounds and other neighbouring land.

### Services and drainage

- 4.3 Details of any required services or drainage are not available at this stage. Excavation for any new provisions, including service trenches and surface water drainage, if required, should be carried out in accordance with the NJUG Volume 4 guidance, where within the root protection areas (RPAs) of retained trees, taking care to minimise any root damage.

Tree removals

4.4 As shown on the appended Tree Removal Plan and in Table 1, below, construction of the development as proposed will require the removal of four small, low quality (C-category) trees and an area of low quality (C-category) scrub.

Table 1: Proposed tree removals

ID no.	Species	BS5837 category	Recommendation
G1	Alder, hazel, birch, willow	C	Remove northernmost two hazels, as indicated on the Tree Removal Plan, due to direct conflict with the new footpath
G2	Hazel	C	Remove two hazels, as indicated on the Tree Removal Plan, due to direct conflict with the new footpath
G4	Sycamore, hazel, thorn	C	Remove an approximately 200m <sup>2</sup> area of bramble scrub, as indicated on the Tree Removal Plan, in order to allow construction of new footpath
<b>Total tree removals</b>			<b>4no. C-category trees 1no. area of C-category scrub</b>

### Compensatory tree planting

4.5 The planning application is to be supported by a biodiversity net gain (BNG) assessment, which will recommend suitable compensation for the development-related tree losses. New tree planting should be implemented in accordance with the British Standard guidance BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*.

### Tree works

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

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

Table 2: Preliminary Tree Works Schedule

ID no.	Species	BS5837 cat.	Recommendation
T5	Field maple	<b>B</b>	Prune to lift crown to create a 2.5m ground clearance over working area for pedestrians
G1	Alder, hazel, birch, willow	<b>C</b>	Prune to lift crowns to create a 2.5m ground clearance over footpath and working area for pedestrians
G2	Hazel	<b>C</b>	Prune back from edge of footpath, as required
G3	Ash, sycamore, alder	<b>B</b>	Prune to lift crowns to create a 4m ground clearance over working area for construction vehicles, to facilitate cut-and-fill works

### RPA encroachments

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

- Installation of footpath within RPAs of trees T1, T2, T3, T4 and T5 and groups G1 and G3
- Cut and fill operations required within RPA of group G3
- Installation of fencing within RPAs of many of trees
- Planting of hedging within RPAs of many of trees

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

### Future tree pressures

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

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

- Risk posed by trees with ash dieback disease - surveyed trees T1, T2, T3, T4 and several trees within group G3 are ash infected with ash dieback disease. These may be prone to branch failures and possibly stem failure, which could present a risk of harm to future users of the new path. Should the proposed development be approved, risk level should be formally assessed in relation to the change in site use and any recommended tree works should be actioned accordingly.
- Future pruning works - retained trees are likely to require periodic pruning works, where branches overhang the footpath. A ground clearance of 2.5m over the footpath should be maintained to allow passage of pedestrians. Future pruning works should be proportionate and should comply with BS3998.
- Effects of root growth on footpath construction - footpath design should take account of the close proximity of adjacent trees and should be of an appropriate construction that accommodates the growth and movement of underlying tree roots, which often grow very close to the soil surface, to avoid any future issues relating to displacement of the surface and the development of potential trip hazards.

## 5. Protection of Retained Trees

### Tree protection fencing

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

### Ground protection

5.4 Where within the school grounds, construction access will be required within the RPAs of a number of retained trees. To prevent soil compaction and the associated root damage this causes, ground protection should be laid over any soft-surfaced RPA where repeated foot traffic or machinery access is required. An example ground protection specification is shown at Figure 2, but plywood sheets pinned in place over a compressible layer of woodchip would be equally suitable. Ground protection should be laid prior to the commencement of any works on site and should remain in place until construction is complete and all associated materials have been removed from site.



Figure 2: Example of suitable ground protection

Preliminary arboricultural method statement

5.5 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).

5.6 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
Installation of footpath within school grounds	<ul style="list-style-type: none"> <li>• Where within the school grounds, the new footpath shall be installed <i>above</i> the existing soil level, requiring no excavation within the RPAs of the retained trees</li> <li>• Edge supports must also sit at or above the existing soil level and be pinned in place</li> <li>• Surface vegetation shall be removed using hand-held tools only; there must be no mechanical excavation within RPAs</li> <li>• Tree roots &gt;25mm diameter must not be severed, as these may be important for the tree’s health or structural stability</li> <li>• Machinery must track on ground protection where passing over soft-surfaced RPAs</li> <li>• Materials, equipment, stone or earth shall not be stored directly on the ground within soft-surfaced RPAs</li> <li>• Where infill is required, it must be an inert granular material that remains gas- and water-permeable for its design life</li> <li>• The footpath specification must be free from fines, which can be injurious to tree roots</li> <li>• Oil, fuel, chemicals or cement must not be poured, stored, mixed, washed or discharged within tree RPAs</li> <li>• If pouring wet concrete for edge supports etc., an impermeable liner must be used to prevent toxic alkaline leachate from contaminating the RPA</li> </ul>

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

Operation	BS5837 Guidance
Cut-and-fill along riverbank	<ul style="list-style-type: none"> <li>• At the riverbank, cut-and-fill operations will be required within the RPA of G3 in order to achieve required ground levels for the footpath</li> <li>• Prior to <i>any</i> works on site, including scrub clearance, a temporary tree protection fence shall be erected in the location shown on the appended Tree Protection Plan and in accordance with the appended BS5837 specification</li> <li>• The fencing <i>must</i> be secured into the ground, so that it cannot easily be moved or shunted out of place whilst the earthworks are underway</li> <li>• The fencing position allows for an approximately 2m working area to the east of the footpath; beyond this is a construction exclusion zone that aims to protect the majority of important tree roots and preserve the trees' structural integrity</li> <li>• There must be no construction access, ground disturbance, raising or lowering of ground levels or storage of materials, equipment, stone or earth within the construction exclusion zone</li> <li>• The section drawing on the General Arrangement plan provided shows the level of excavation that will be required within the RPA of group G3 during the cut-and-fill operations</li> <li>• Excavation within the RPA must be carried out sensitively, taking care to minimise any root damage</li> <li>• Site operatives should be formally briefed on how to minimise root damage by a competent professional and can be supervised, where required</li> <li>• Any roots encountered during the excavation should not be left torn, pulled, scraped or damaged, so should be neatly pruned back to an appropriate point, making a clean cut with a sharp tool, such as bypass secateurs or handsaw, in order to minimise wound area</li> <li>• Avoid severing any tree roots &gt;25mm in diameter (thumb-width) where possible, as these may be important for the tree's health or structural stability</li> <li>• Roots should not be left exposed, so should be covered with topsoil as soon as possible to protect them from desiccation and rapid temperature changes</li> </ul>

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

Operation	BS5837 Guidance
Installation of permanent fencing	<ul style="list-style-type: none"> <li>• The footpath will be lined with a new security fence, where within the school grounds, and a stock fence, where along the riverbank - these will pass through the RPAs of a number of retained trees</li> <li>• Fence posts should be sited so as to avoid any substantial tree roots</li> <li>• Post holes shall be dug using hand-held tools only, where within RPAs, and must be lined with impermeable sheeting prior to the pouring of wet concrete to prevent toxic alkaline leachate from contaminating the RPAs</li> </ul>
Hedge planting	<ul style="list-style-type: none"> <li>• The planting of hedge plants and other soft landscaping operations shall be carried out using hand-held tools only where within RPAs, taking care to minimise any root damage</li> <li>• Tree roots &gt;25mm diameter must not be severed, as these may be important for the tree's health or structural stability</li> </ul>

## 5.6 General tree protection requirements

- The tree protection fencing and ground protection shall be installed prior to any works on site, including site preparation and deliveries
- The tree protection fencing and ground protection 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
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- 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](http://www.ribblevalley.gov.uk); searched 12/05/2026), the site is not located within a Conservation Area, although the boundary of Clitheroe Conservation Area lies approximately 100m north of the site. The website does not include an interactive TPO map or search function, so the presence of any TPOs would need to be checked with the Council directly. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.
- 6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

6.4 Hedgerows meeting a particular series of criteria may be classed as ‘important’ and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.

6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

## References

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

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

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

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

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

# Tree Survey Plan

## BS5837 Tree retention categories:

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

## Identification numbers:

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

## Site:

Primrose Community  
Nature Reserve  
Clitheroe  
BB7 1DR

## Client:

Primrose Community Nature Trust

**Date:** January 2026

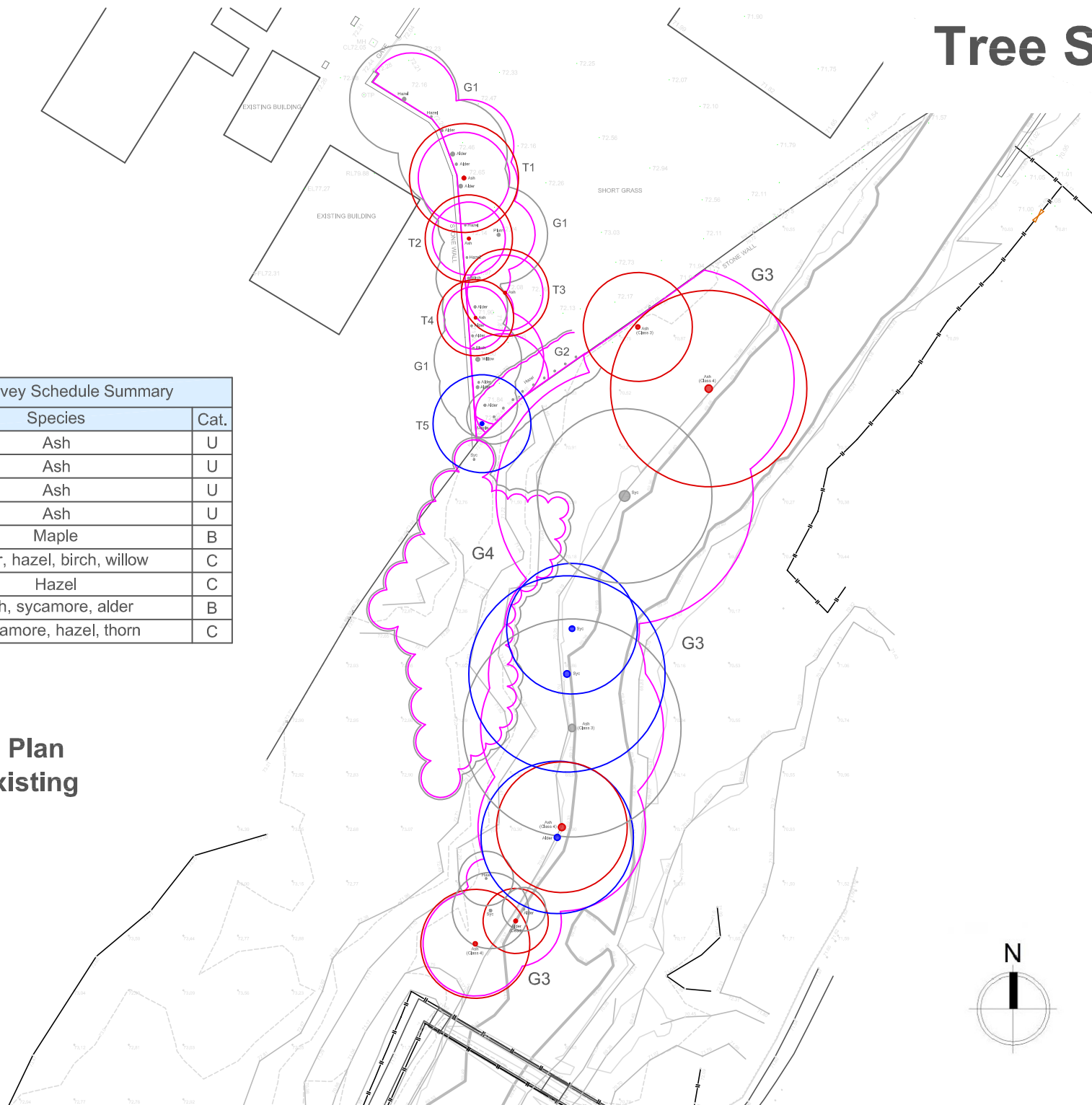
**Scale:** 1:500 at A4

**Drawing:** LTC399-TSP

**Drawn by:** JK







Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Ash	U
T2	Ash	U
T3	Ash	U
T4	Ash	U
T5	Maple	B
G1	Alder, hazel, birch, willow	C
G2	Hazel	C
G3	Ash, sycamore, alder	B
G4	Sycamore, hazel, thorn	C

**Site Plan  
as Existing**



Halton Mill, Mill Lane, Halton, LA2 6ND  
info@lakelandtreeconsultancy.co.uk  
01524 874124

# Tree Removal Plan

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

**Identification numbers:**

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

**Site:**

Primrose Community  
Nature Reserve  
Clitheroe  
BB7 1DR

**Client:**

Primrose Community Nature Trust

**Date:** April 2026

**Scale:** 1:500 at A4

**Drawing:** LTC399-TRP

**Drawn by:** JK



Halton Mill, Mill Lane, Halton, LA2 6ND  
info@lakelandtreeconsultancy.co.uk  
01524 874124

## Site Plan as Proposed

Remove 2no. hazel in direct conflict with path

Remove 2no. hazel in direct conflict with path

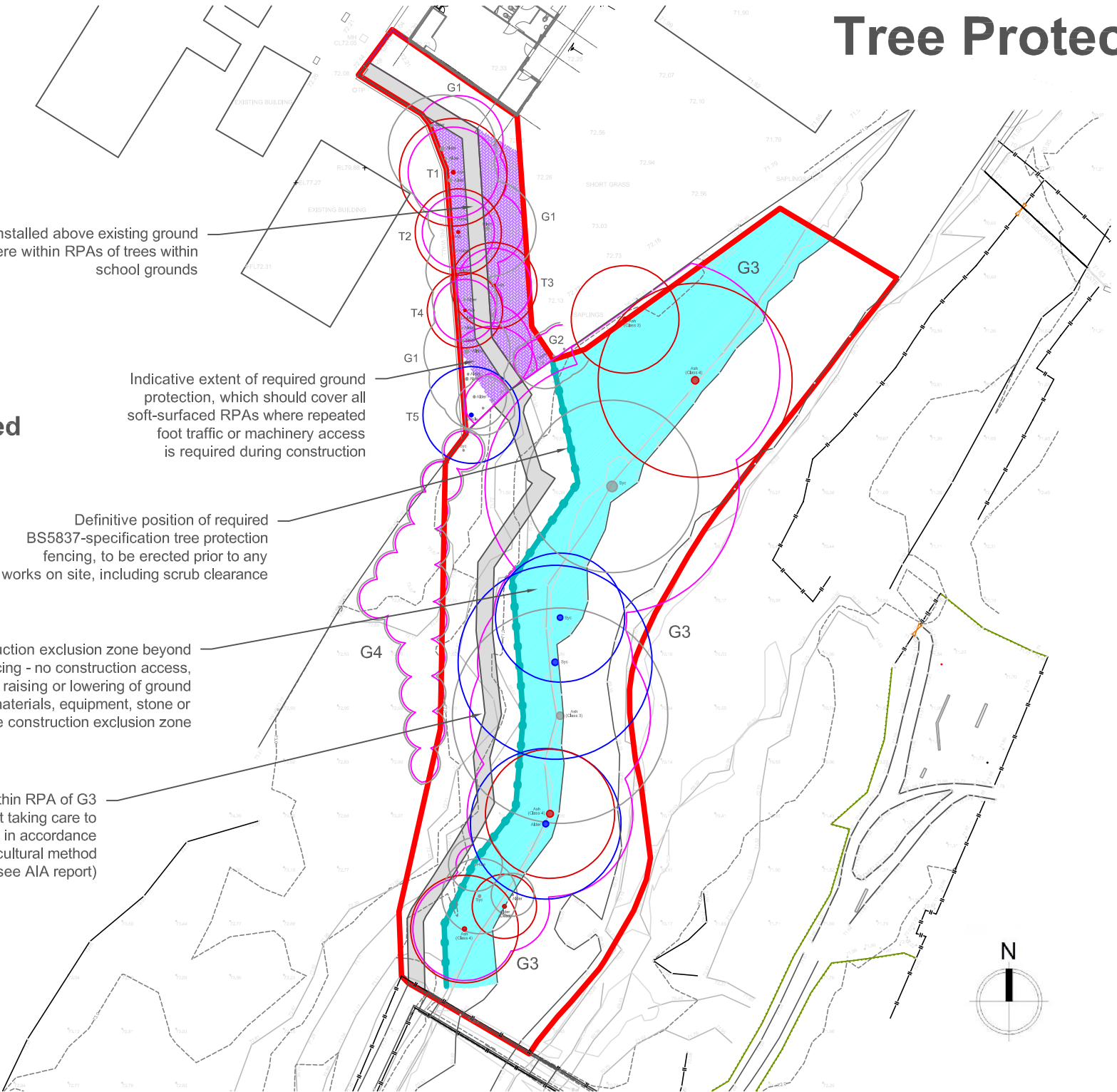
Remove ≈200m<sup>2</sup> area of scrub group G4 in order to construct path

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Ash	U	Retain
T2	Ash	U	Retain
T3	Ash	U	Retain
T4	Ash	U	Retain
T5	Maple	B	Retain
G1	Alder, hazel, birch, willow	C	Remove 2no. trees only
G2	Hazel	C	Remove 2no. trees only
G3	Ash, sycamore, alder	B	Retain in full
G4	Sycamore, hazel, thorn	C	Remove ≈200m <sup>2</sup> area only



# Tree Protection Plan

## Site Plan as Proposed







Footpath installed above existing ground levels where within RPAs of trees within school grounds

Indicative extent of required ground protection, which should cover all soft-surfaced RPAs where repeated foot traffic or machinery access is required during construction

Definitive position of required BS5837-specification tree protection fencing, to be erected prior to any works on site, including scrub clearance

Construction exclusion zone beyond tree protection fencing - no construction access, ground disturbance, raising or lowering of ground levels or storage of materials, equipment, stone or earth within the construction exclusion zone

Cut-and-fill operations within RPA of G3 along riverbank carried out taking care to minimise any root damage in accordance with preliminary arboricultural method statement (see AIA report)

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

**Site:**  
Primrose Community Nature Reserve  
Clitheroe  
BB7 1DR

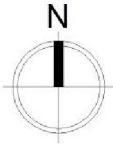
**Client:**  
Primrose Community Nature Trust

**Date:** May 2026

**Scale:** 1:500 at A4

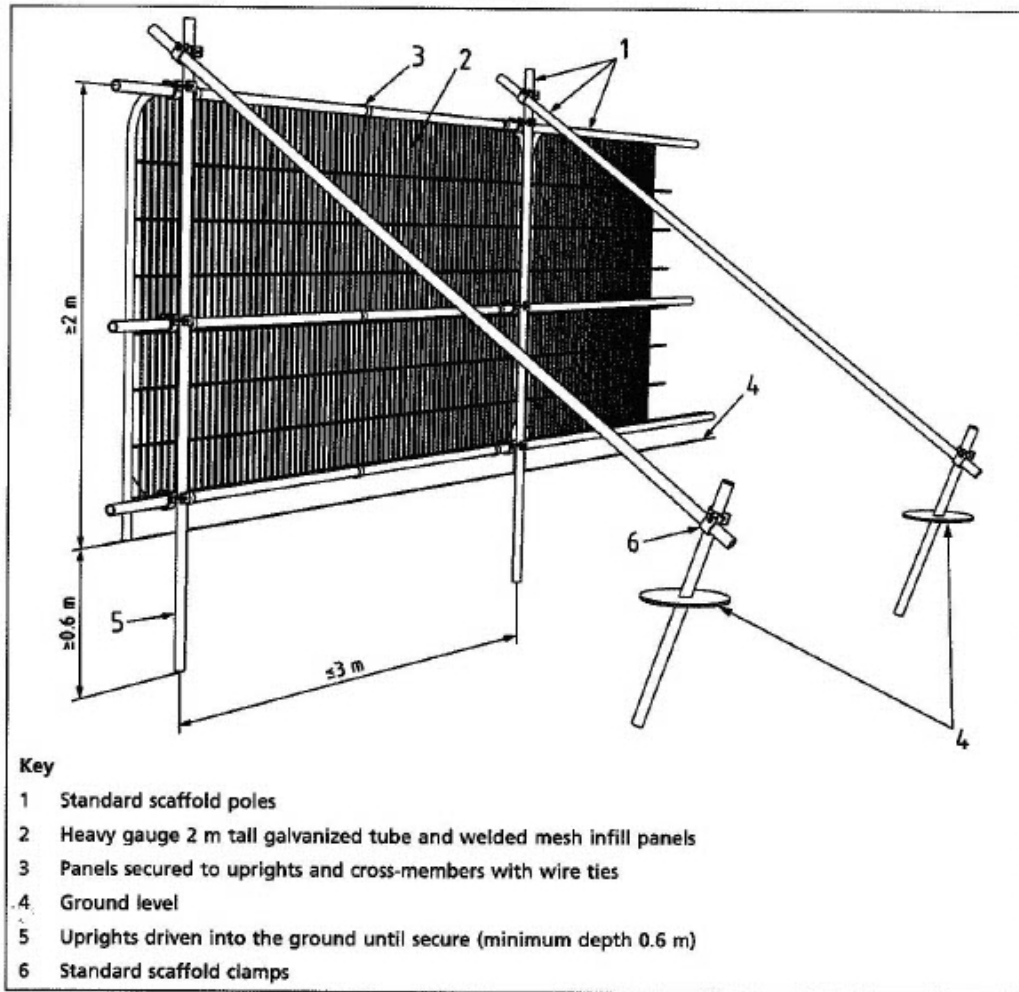
**Drawing:** LTC399-TPP

**Drawn by:** JK



Halton Mill, Mill Lane, Halton, LA2 6ND  
info@lakelandtreeconsultancy.co.uk  
01524 874124

# BS5837 Tree Protection Fencing



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

**TREE PROTECTION AREA  
KEEP OUT!**

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

**CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION**

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

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

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

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

# BS5837 Tree Survey Schedule

---

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

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

**A**

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

**B**

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

**C**

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

**U**

**Unsuitable for retention**

Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key to tree survey schedule: -

T	<b>Tree</b>	<b>Age</b> is classed as either: young; semi-mature, early-mature, mature or post-mature
G	<b>Group</b>	
W	<b>Woodland</b>	
H	<b>Hedge</b>	
RPA	<b>Root protection area</b>	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
#	<b>Estimated values</b>	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

## BS5837 Tree survey schedule

**Site** Primrose Community Nature Reserve, Clitheroe

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 30 January 2026

**Client** Primrose Community Nature Trust

**Conditions** Overcast, moderate breeze

**Job no.** LTC399

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	Common ash <i>Fraxinus excelsior</i>	350	Early-mature	16	N 5 E 5 S 5 W 5	4	Poor/ Moderate  Poor/ Moderate	<10	4.2	<b>U</b>	<ul style="list-style-type: none"> <li>Mid-stage terminal infection with ash dieback disease (Class 3)</li> <li>Risk of major branch or stem failure</li> <li>Unsuitable for retention within a school playground due to safety concerns</li> </ul>
T2	Common ash <i>Fraxinus excelsior</i>	280	Early-mature	15	N 4 E 4 S 4 W 4	3	Poor/ Moderate  Poor/ Moderate	<10	3.4	<b>U</b>	<ul style="list-style-type: none"> <li>Mid-stage terminal infection with ash dieback disease (Class 3)</li> <li>Risk of major branch or stem failure</li> <li>Unsuitable for retention within a school playground due to safety concerns</li> </ul>
T3	Common ash <i>Fraxinus excelsior</i>	290	Early-mature	16	N 4 E 4 S 4 W 4	7	Poor/ Moderate  Poor/ Moderate	<10	3.5	<b>U</b>	<ul style="list-style-type: none"> <li>Mid-stage terminal infection with ash dieback disease (Class 3)</li> <li>Risk of major branch or stem failure</li> <li>Unsuitable for retention within a school playground due to safety concerns</li> </ul>
T4	Common ash <i>Fraxinus excelsior</i>	240	Semi-mature	15	N 3.5 E 3.5 S 3.5 W 3.5	8	Poor  Poor/ Moderate	<10	2.9	<b>U</b>	<ul style="list-style-type: none"> <li>Advanced terminal infection with ash dieback disease (Class 4)</li> <li>Risk of major branch or stem failure</li> <li>Unsuitable for retention within a school playground due to safety concerns</li> </ul>
T5	Field maple <i>Acer campestre</i>	350	Mature	14	N 4.5 E 4.5 S 4.5 W 4.5	2	Good  Good	20+	4.2	<b>B</b>	<ul style="list-style-type: none"> <li>No significant visible defects</li> </ul>

## BS5837 Tree survey schedule

**Site** Primrose Community Nature Reserve, Clitheroe

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 30 January 2026

**Client** Primrose Community Nature Trust

**Conditions** Overcast, moderate breeze

**Job no.** LTC399

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								
G1	Black alder	≤ 360	Young to mature	≤ 16	N ≤ 5	≥ 0	Moderate/ Good to Good	10+	≤ 4.3	C	<ul style="list-style-type: none"> <li>Linear group of trees growing within school grounds, along base of western retaining boundary wall</li> <li>Occasional bark stripping and partially occluded stem damage throughout group (evidently vandalism)</li> </ul>								
	Hazel				E ≤ 5							Moderate to Good							
	Silver birch				S ≤ 5														
	Crack willow				W ≤ 5														
	<i>Alnus glutinosa</i>																		
	<i>Corylus avellana</i>																		
<i>Betula pendula</i>																			
<i>Salix fragilis</i>																			
G2	Hazel	Avg 4x80	Semi-mature to early-mature	≤ 6	N 2.5	≥ 0	Good	20+	1.9	C	<ul style="list-style-type: none"> <li>Linear group of trees growing within school grounds, along base of southern retaining boundary wall</li> <li>Continues eastwards, beyond survey area</li> </ul>								
	<i>Corylus avellana</i>				E 2.5		Good					S 2.5	W 2.5						
G3	Common ash	≤ 6x400 #	Young to post-mature	≤ 20	N ≤ 10	≥ 0	Poor to Good	20+	≤ 11.8	B	<ul style="list-style-type: none"> <li>Group of trees growing along river bank</li> <li>Group is collectively categorised as B-category, although lower category individuals are marked as such on the Tree Survey Plan for detailed reference</li> <li>Understorey of occasional small hazel and hawthorn</li> <li>Ash all in mid-stage to advanced terminal infection with ash dieback disease (Class 3 and Class 4)</li> <li>Large sycamore at north of group has advanced basal decay in all stems</li> </ul>								
	Sycamore				E ≤ 10							Dead to Good							
	Black alder				S ≤ 10														
	<i>Fraxinus excelsior</i>				W ≤ 10														
	<i>Acer pseudoplatanus</i>																		
	<i>Alnus glutinosa</i>																		

## BS5837 Tree survey schedule

**Site** Primrose Community Nature Reserve, Clitheroe

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 30 January 2026

**Client** Primrose Community Nature Trust

**Conditions** Overcast, moderate breeze

**Job no.** LTC399

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
G4	Sycamore	≤ 150 #	Young	≤ 8	N ≤ 2	≥ 0	Good	40+	≤ 1.8	C	<ul style="list-style-type: none"> <li>Group of young self-set trees growing within an area of dense bramble scrub</li> <li>Not shown on topographical survey provided, so extent of group shown on Tree Survey Plan is estimated</li> </ul>
	Hazel				E ≤ 2						
	Blackthorn				S ≤ 2						
	Hawthorn				W ≤ 2						
	<i>Acer pseudoplatanus</i>										
<i>Corylus avellana</i>		Good									
<i>Prunus spinosa</i>											
<i>Crataegus monogyna</i>											

# Ash Dieback Disease Classes



### Class 1

100% to 75% remaining canopy

Healthy crown or minor signs of disease



### Class 2

75% to 50% remaining canopy

Reduced leaf coverage and crown density



### Class 3

50% to 25% remaining canopy

Significantly reduced leaf coverage and crown density

Branch tips dying back



### Class 4

25% to 0% remaining canopy

Extremely sparse or no leaf coverage

Large dead branches