LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Aisled Barn
Chatburn Road
Downham
BB7 4BN

May 2026

Project details

Job no.	LTC231
Site	Aisled Barn, Chatburn Road, Downham, BB7 4BN
Client	Downham Estate
Agent	Sunderland Peacock & Associates
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	6 May 2026
Issue	Final issue for planning

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ARBORICULTURAL PLANNING SPECIALIST

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1. Executive Summary

1.1 This arboricultural impact assessment (AIA) relates to a planning application at Aisled Barn, Chatburn Road, Downham for the proposed conversion of existing barns and outbuildings to commercial office space, residential unit and conference room.

1.2 A tree survey carried out in accordance with BS5837 identified 18 individual trees and five 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 one moderate quality tree and one low quality group in order to construct the new site access as proposed.

1.4 The site can accommodate new tree planting in order to compensate for the development-related tree losses, the provision of which can be secured by means of a condition attached to a planning approval.

1.5 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 at the site in question and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the proposed conversion of existing barns and outbuildings to commercial office space, residential unit and conference room.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 26th October 2023 and surveyed all trees with reasonable potential to be impacted by the proposed works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*. The site was subsequently resurveyed on 14th October 2025.

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 at the north-western extent of the village of Downham, Lancashire and is currently a partially Grade II Listed complex of former agricultural buildings comprising a barn, cart shed, piggery and outbuilding, and part of the existing access track leading to Downham Hall (see Figure 1). The site is bounded to the north by Chatburn Road, from which there are two existing vehicular access points, and to the east, south and west by the grounds of Downham Hall.

Figure 1: Google Earth image of application site (dated 10 March 2025)

The tree population

3.2 The existing trees all sit beyond the immediate walled curtilage of the barn. There is a belt of large, mature oak and sycamore trees lining the Chatburn Road frontage. Behind these sits a group of smaller trees, comprised predominantly of beech and sycamore. There are further small trees around the edges of the barn complex, including holly, yew and laburnum, standing both as individuals and growing as dense shrub groups.

3.3 The BS5837 tree survey identified 18 individual trees and five groups of trees with potential to be impacted by the proposed development works. These were located both within the site and on areas of immediately adjacent land. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.4 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended Tree Survey Schedule. One individual tree and one group of trees were categorised as high quality (A-category), 11 individual trees were categorised as moderate quality (B-category), three trees and four groups were categorised as low quality (C-category) and three trees were categorised as unsuitable for retention (U-category) due to their limited remaining life expectancies.

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 Proposed Site Plan provided (drawing number 6838-P10 by Sunderland Peacock Architects) indicates that the planning application is for the proposed conversion of existing barns and outbuildings to commercial office space, residential unit and conference room. A short length of new access track will be constructed in order to link the site with the existing access track to Downham Hall. New estate fencing and access gates to Downham Hall will be installed in order to separate Downham Hall from the site. Alterations will be made to the Chatburn Road entrance and the front boundary wall will be lowered in height.

Services and drainage

4.2 The Proposed Site Plan provided does not show proposed services or drainage at this stage. New provisions, including service trenches, electric car charging points and connections, heat pump infrastructure and foul and surface water drainage, including pipes, channels, sewage treatment plants and surface water attenuation features, must be sited so as to avoid the root protection areas (RPAs) of retained trees wherever possible. To ensure this, provision of a proposed services and drainage plan can be conditioned to a planning approval. Where the installation of services or drainage within RPAs cannot be avoided, excavation must be carried out using hand-held tools only and in accordance with the NJUG Volume 4 guidance, taking care to minimise any root damage.

Tree removals

4.3 As shown on the appended Tree Removal Plan and in Table 1, below, construction of the development as proposed will require the removal of one moderate quality (B-category) tree and one low quality (C-category) group in order to construct the new site access and erect the new estate fencing as proposed.

Table 1: Proposed tree removals

ID no.	Species	BS5837 category	Recommendation
T4	Beech	B	Remove in order to construct access as proposed
G2	Holly, yew, elder	C	Remove group in full in order to construct access and erect estate fencing as proposed
Total tree removals			**1no. B-category tree** **1no. C-category group**

4.4 It is noted that U-category sycamore trees T14 and T18 were found to be in poor structural condition during the October 2025 tree survey and have since been approved for removal by Ribble Valley Borough Council under Conservation Area application number 3/2025/0904 due to the risk of harm posed to users of adjacent Chatburn Road.

Compensatory tree planting

4.5 A landscape area is proposed to the rear of the barn, which can accommodate new tree planting in order to compensate for the development-related tree losses. Further compensatory tree planting can be proposed across the wider Downham Estate, if required. The specification, delivery and aftercare of compensatory tree planting can be secured by means of a suitably worded condition attached to a planning approval and should be implemented in accordance with the British Standard guidance BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*.

Tree works

4.6 Anticipated facilitation pruning requirements are shown in the preliminary Tree Works Schedule below (Table 2). The proposed works should be reviewed prior to construction, should the development be approved, in case any aspects of the site design or layout have changed since this report was prepared. All tree works should be carried out by a suitably qualified, experienced and insured arborist 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
G5	Apple	C	Reduce crown of apple within group by up to 30%, in line with recommended fruit tree management, in order to create clearance for erection of scaffolding around barns

RPA encroachments

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

- Conversion of outbuilding close to group G3
- Lowering of front boundary wall within RPAs of G3

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

Future tree pressures

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

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

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

5. Protection of Retained Trees

Tree protection fencing

5.1 Adequate protection of the retained trees during the development is paramount in ensuring their future health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.

5.2 For the development in question, the default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required. The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation, demolition and deliveries, and shall remain in place until construction is complete and all associated materials have been removed from site.

5.3 Once erected, the tree protection fencing shall be labelled 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 RPAs cannot reasonably be excluded from the construction area using tree protection fencing, exposed sections of soft-surfaced RPA must be covered by ground protection in order to help prevent soil compaction, which can damage tree roots and have a detrimental impact on tree health and longevity.

5.5 At the site in question, the lowering of the front boundary wall will require working within the RPAs of group G3. To protect the RPAs from soil compaction as a result of repeated foot traffic and potentially the storage of stone, ground protection should be laid as indicated on the appended Tree Protection Plan prior to the commencement of works and shall comprise a geotextile membrane base layer, on top of which a compressible layer of wood chip is laid before topping with load-appropriate plywood sheets, scaffold boards or similar. Ground protection must be kept well-maintained and functional for the duration of the construction works.

Preliminary arboricultural method statement

5.6 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).

5.7 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
Conversion of outbuilding	• Conversion of a small outbuilding that directly abuts A-category group G3 is proposed • There must be no construction access within the construction exclusion zone indicated in blue on the appended Tree Protection Plan, other than for the erection of scaffolding around the building, if required • There must be no storage of materials, equipment, stone or earth within group G3 • Substances injurious to trees, including oil, fuel, chemicals or cement, must not be allowed to run-off into group G3
Lowering of front boundary wall	• Construction access within group G3 in order to lower the front boundary wall shall be restricted to foot traffic only • There must be no tracking of vehicles or machinery within the RPA of G3 • Ground protection shall be laid within the working area to prevent soil compaction from repeated foot traffic and the associated root damage this can cause • Stone shall not be stored directly on the ground within soft-surfaced RPAs and shall sit on ground protection only • There must be no construction access within the construction exclusion zone indicated in blue on the appended Tree Protection Plan

5.8 General tree protection requirements

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

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

6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.

6.2 According to Ribble Valley Borough Council's website (www.ribblevalley.gov.uk; searched 17/12/25), the site is located fully within the Downham Conservation Area and the surveyed trees are, therefore, afforded the associated protection. The website does not include an interactive TPO map or search function, so the presence of any additional TPOs would need to be checked with the Council directly. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.

6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

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

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

References

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

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

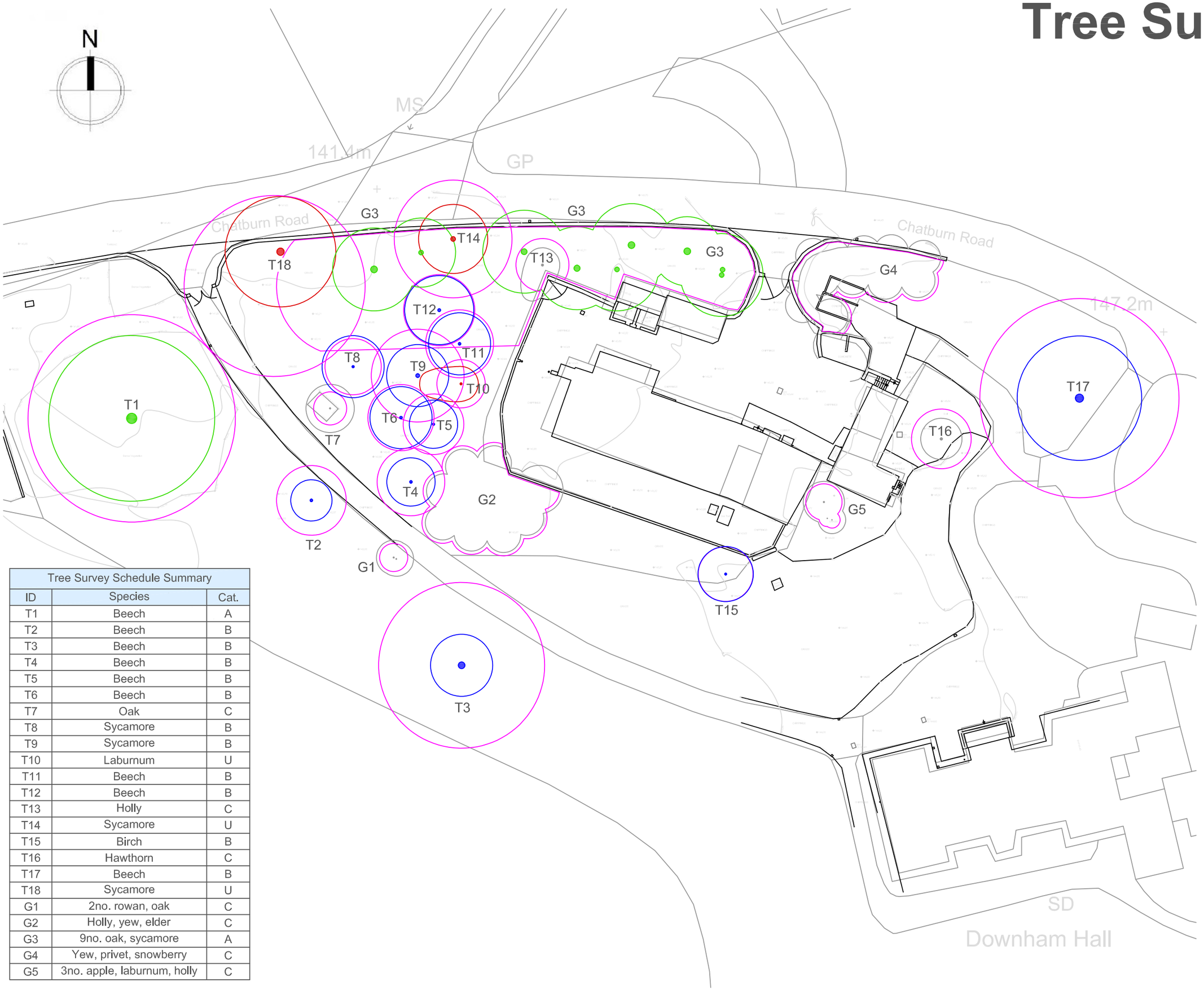
British Standards Institute (2010) *BS3998 Tree work - Recommendations*

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

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

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

Tree Survey Plan



Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Beech	A
T2	Beech	B
T3	Beech	B
T4	Beech	B
T5	Beech	B
T6	Beech	B
T7	Oak	C
T8	Sycamore	B
T9	Sycamore	B
T10	Laburnum	U
T11	Beech	B
T12	Beech	B
T13	Holly	C
T14	Sycamore	U
T15	Birch	B
T16	Hawthorn	C
T17	Beech	B
T18	Sycamore	U
G1	2no. rowan, oak	C
G2	Holly, yew, elder	C
G3	9no. oak, sycamore	A
G4	Yew, privet, snowberry	C
G5	3no. apple, laburnum, holly	C

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:
Aisled Barn
Chatburn Road
Downham
BB7 4BN

Client:
Downham Estate

Date: October 2025
Scale: 1:500 at A3
Drawing: LTC231-TSP Rev A
Drawn by: JK

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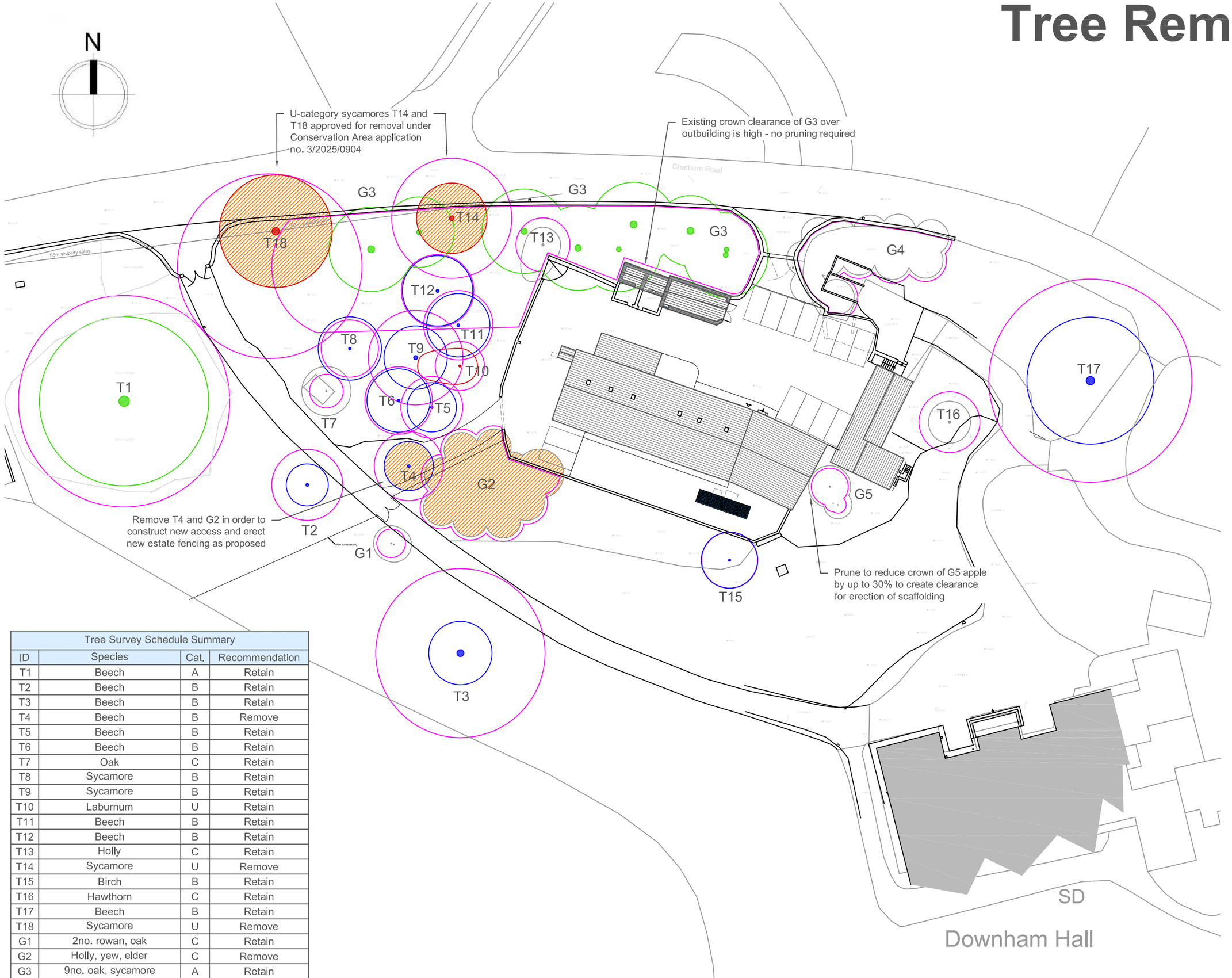
Tree Removal Plan



Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Beech	A	Retain
T2	Beech	B	Retain
T3	Beech	B	Retain
T4	Beech	B	Remove
T5	Beech	B	Retain
T6	Beech	B	Retain
T7	Oak	C	Retain
T8	Sycamore	B	Retain
T9	Sycamore	B	Retain
T10	Laburnum	U	Retain
T11	Beech	B	Retain
T12	Beech	B	Retain
T13	Holly	C	Retain
T14	Sycamore	U	Remove
T15	Birch	B	Retain
T16	Hawthorn	C	Retain
T17	Beech	B	Retain
T18	Sycamore	U	Remove
G1	2no. rowan, oak	C	Retain
G2	Holly, yew, elder	C	Remove
G3	9no. oak, sycamore	A	Retain
G4	Yew, privet, snowberry	C	Retain
G5	3no. apple, laburnum, holly	C	Retain

Category A
High quality tree

Category B
Moderate quality tree

Category C
Low quality tree

Category U
Unsuitable for retention

Root protection areas (RPAs)

Proposed tree removals

Identification numbers:

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

Site:
Aisled Barn
Chatburn Road
Downham
BB7 4BN

Client:
Downham Estate

Date: December 2025

Scale: 1:500 at A3

Drawing: LTC231-TRP

Drawn by: JK

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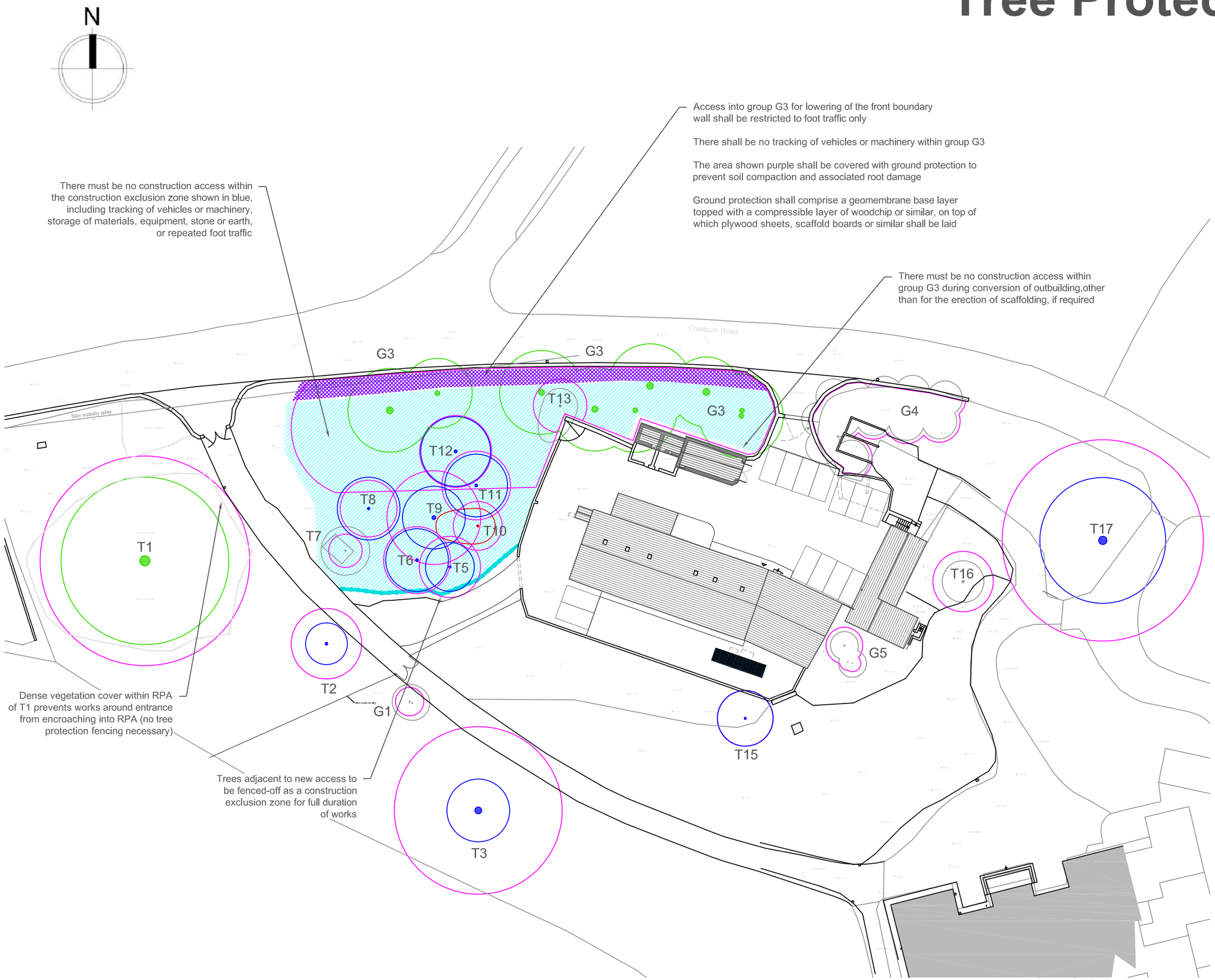
Tree Protection Plan



Category A
High quality tree

Category B
Moderate quality tree

Category C
Low quality tree

Category U
Unsuitable for retention

Root protection areas (RPAs)

Tree protection measures:

Ground protection

Construction exclusion zone and tree protection fencing

Site:
Aisled Barn
Chatburn Road
Downham
BB7 4BN

Client:
Downham Estate

Date:	December 2025
Scale:	1:500 at A3
Drawing:	LTC231-TPP
Drawn by:	JK

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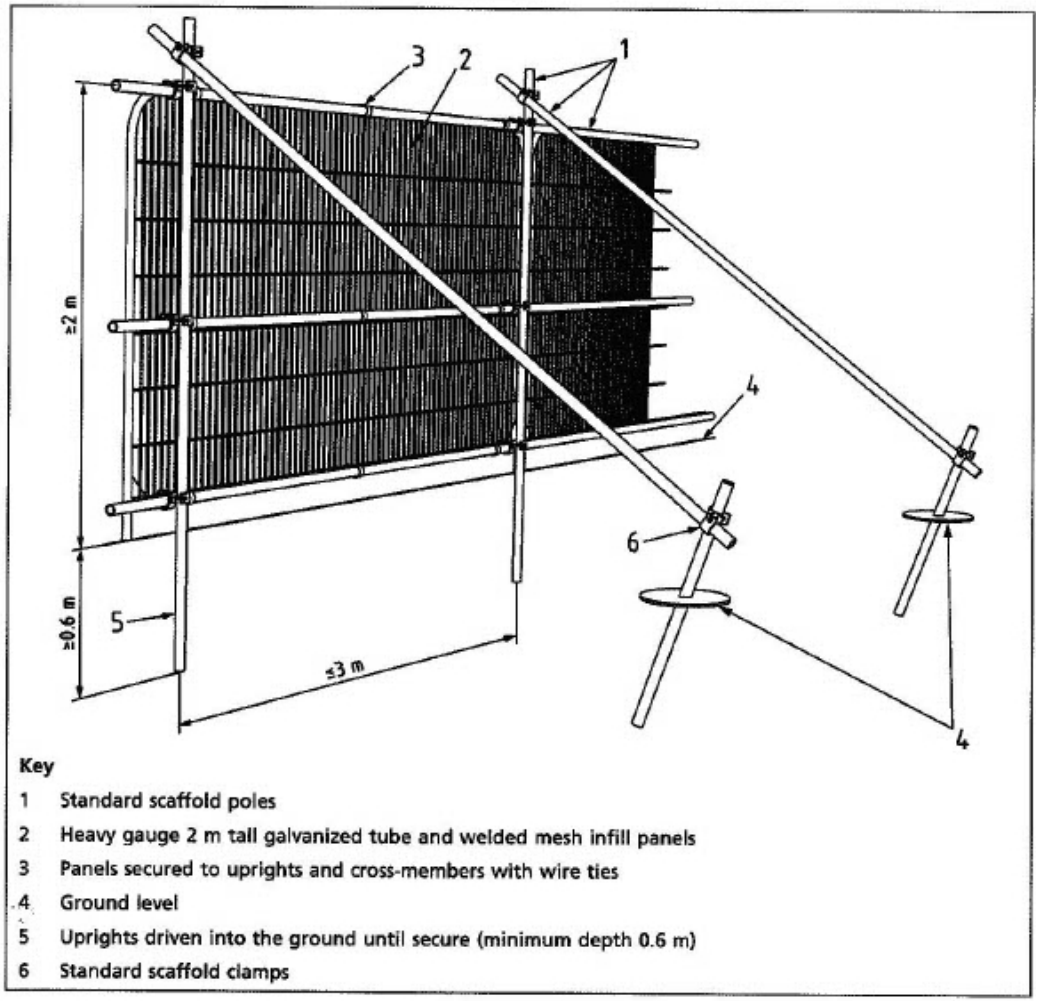
BS5837 Tree Protection Fencing



Key

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

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

TREE PROTECTION AREA
KEEP OUT!

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

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

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

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

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

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

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BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*: -

A	Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
B	Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
C	Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
U	**Unsuitable for retention** Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key to tree survey schedule: -

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

BS5837 Tree survey schedule

Site Aisled Barn, Chatburn Road, Downham, BB7 4BN **Surveyor** Jennie Keighley PhD MSc MArborA **Survey date** 14 October 2025

Client Downham Estate **Conditions** Broken cloud, settled **Job no.** LTC231

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	European beech *Fagus sylvatica*	1500 #	Mature	26	N 12 E 12 S 12 W 12	7	Good Good	40+	15	A	• Surrounded by an expanse of young beech growth • Holly around base partially impedes inspection • Primordial fruiting body of white rot decay fungus *Ganoderma* sp. forming in one of western buttresses (normal for a tree of this age; the tree is likely to tolerate infection for a number of years) • Major decaying pruning wounds with cavities forming around mid-stem • Crown lifted; wounds partially occluded
T2	European beech *Fagus sylvatica*	420	Early-mature	11	N 3 E 3 S 3 W 3	4	Good Good	40+	5.04	B	• Crown lifted; wounds unoccluded to fully occluded • Very slight stem lean east
T3	European beech *Fagus sylvatica*	1000 #	Mature	14	N 4.5 E 4.5 S 4.5 W 4.5	3.5	Moderate Moderate	20+	12	B	• Growing beyond survey area and therefore not inspected in detail • In a state of terminal decline • Has sustained a major crown reduction and loss of apex
T4	European beech *Fagus sylvatica*	410	Early-mature	9	N 3.5 E 3.5 S 3.5 W 3.5	3.5	Good Good	40+	4.9	B	• Crown lifted; wounds fully occluded

BS5837 Tree survey schedule

Site Aisled Barn, Chatburn Road, Downham, BB7 4BN
Surveyor Jennie Keighley PhD MSc MArborA
Survey date 14 October 2025
Client Downham Estate
Conditions Broken cloud, settled
Job no. LTC231

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
T5	European beech *Fagus sylvatica*	370	Early-mature	12	N 3.5 E 3.5 S 3.5 W 3.5	4	Good Good	40+	4.4	B	• Crown lifted; wounds fully occluded • Epicormic growth emerging from old wounds
T6	European beech *Fagus sylvatica*	400	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	5	Good Good	40+	4.8	B	• Crown lifted; wounds fully occluded
T7	English oak *Quercus robur*	200	Young	7	N 3.5 E 3.5 S 3.5 W 3.5	1.5	Good Good	40+	2.4	C	• Growing within stock-fenced area • Younger trees growing underneath
T8	Sycamore *Acer pseudoplatanus*	340	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	6	Good Good	40+	4.1	B	• Holly growing at base • Crown lifted; wounds partially occluded
T9	Sycamore *Acer pseudoplatanus*	560	Mature	15	N 4.5 E 4.5 S 4.5 W 4.5	6	Good Good	40+	6.7	B	• Light ivy cover growing to upper crown

BS5837 Tree survey schedule

Site Aisled Barn, Chatburn Road, Downham, BB7 4BN
Surveyor Jennie Keighley PhD MSc MArborA
Survey date 14 October 2025
Client Downham Estate
Conditions Broken cloud, settled
Job no. LTC231

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
T10	Voss's laburnum *Laburnum x watereri* Vossii	250 150	Mature	4.5	N 2.5 E 2.5 S 2.5 W 6	0	Poor Good	<10	3.5	U	• Horizontal form • Two of primary leaders dead and partially submerged in ground • Decay from dead leaders projected to spread into remaining leaders • Garden waste piled around base
T11	European beech *Fagus sylvatica*	410	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	5	Good Good	40+	4.9	B	• Moderate ivy cover growing to mid-crown
T12	European beech *Fagus sylvatica*	430	Early-mature	14	N 5 E 5 S 5 W 5	5	Good Good	40+	5.2	B	• Crown lifted; wounds fully occluded
T13	Holly *Ilex aquifolium*	320	Mature	6	N 2.5 E 2.5 S 5.5 W 2.5	1.75	Good Good	20+	3.8	C	• Growing under crown of large oak • Crown weighted south due to suppression • Moderate ivy cover

BS5837 Tree survey schedule

Site	Aisled Barn, Chatburn Road, Downham, BB7 4BN	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	14 October 2025
Client	Downham Estate	**Conditions**	Broken cloud, settled	**Job no.**	LTC231

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
T14	Sycamore *Acer pseudoplatanus*	710	Mature	18	N 5 E 5 S 5 W 5	4.5	Poor Moderate/ Good	<10	8.5	U	• October 2023 survey identified a large patch of honey fungus mushrooms (white rot decay species *Armillaria mellea*) on southern side of base (partially masked by ivy growth) • Ivy removed from base and lower stem of tree immediately prior to 2025 survey • October 2025 survey identified honey fungus growing around base and extensively in ground around full circumference of tree, suggesting root system is extensively colonised and, hence, structurally compromised • Sounding with a nylon mallet indicates severely defective wood around full circumference of tree from base to a height in excess of 2m • Tree is projected to be at **high risk of base or rootplate failure** as a result of advanced honey fungus infection and **should be removed as a priority** due to risk of harm posed to road users
T15	Himilayan birch *Betula utilis*	330	Mature	10	N 4 E 4 S 4 W 4	2	Good Good	10+	4	B	• Growing within neighbouring garden area, on far side of boundary wall • First primary branch removed on site side
T16	Hawthorn *Crataegus monogyna*	360	Mature	5.5	N 3 E 3 S 3 W 3	1	Good Good	10+	4.32	C	• Moderate ivy cover growing to apex

BS5837 Tree survey schedule

Site Aisled Barn, Chatburn Road, Downham, BB7 4BN **Surveyor** Jennie Keighley PhD MSc MArborA **Survey date** 14 October 2025

Client Downham Estate **Conditions** Broken cloud, settled **Job no.** LTC231

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 cat.	General observations
T17	European beech *Fagus sylvatica*	1200 #	Mature	12	N 9 E 9 S 9 W 9	3	Moderate Moderate	10+	14.4	B	• Growing beyond survey area and therefore not inspected in detail • Has sustained a major crown reduction and loss of apex
T18	Sycamore *Acer pseudoplatanus*	1090	Mature	16	N 8 E 8 S 8 W 8	2	Poor/ Moderate Moderate	<10	13.1	U	• Ivy removed from base and lower stem of tree immediately prior to 2025 survey • Honey fungus mushrooms on eastern, southern and western sides of tree from base to a distance of 3m away from tree (of which thought to be associated with this particular tree) • Sounding with a nylon mallet indicates defective wood (significant, although not yet severe) in all buttresses on southern side of tree plus a significant decay column on south-eastern side of stem extending from base to a height in excess of 2m • Extent of mushrooms suggests root system is extensively colonised by honey fungus and may, therefore, be structurally compromised, although infection has evidently not yet spread severely in stem • Tree is projected to be at **moderate risk of rootplate failure** as a result of honey fungus infection and **client should consider removal** due to risk of harm posed to road users • Large gap in south-western side of crown where large branch previously failed • Small leaves, particularly in upper crown suggests a significant reduction in vigour • Evidence of movement in wall adjacent to tree

BS5837 Tree survey schedule

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Client Downham Estate **Conditions** Broken cloud, settled **Job no.** LTC231

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	1no. English oak 1no. rowan *Quercus robur* *Sorbus aucuparia*	≤ 170	Young	≤ 8	N 2.5 E 2.5 S 2.5 W 2.5	≥ 1.75	Good Good	40+	≤ 2	C	• Closely spaced pair of trees growing at side of driveway
G2	Holly Yew Elder *Ilex aquifolium* *Taxus baccata* *Sambucus nigra*	≤ 250 #	Young to mature	≤ 8	N 2.5 E 2.5 S 2.5 W 2.5	≥ 0	Good Good	20+	≤ 3	C	• Dense group of small trees and lower shrubs
G3	8no. English oak 1no. sycamore *Quercus robur* *Acer pseudoplatanus*	≤ 1000 #	Mature	≤ 20	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 1.75	Moderate/ Good to Good Moderate/ Good to Good	40+	≤ 12	A	• Roughly linear group of large trees lining Chatburn Road site boundary • High visual amenity value • Some of trees heavily covered in ivy, which inhibits detailed inspection • Some of trees exhibiting defects, including branch tip dieback, chlorosis/early abscission, and potential for honey fungus infection • Advise ivy is removed from lower stems to facilitate future inspections and monitor for signs of decay/decline • Trees should be annually risk-assessed due to proximity to Chatburn Road

BS5837 Tree survey schedule

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ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G4	Yew Privet Snowberry *Taxus baccata* *Ligustrum ovalifolium* *Symphoricarpos albus*	≤ 250 #	Mature	≤ 6	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good Good	20+	≤ 3	C	• Dense shrubby group growing at a higher level to main site
G5	1no. apple 1no. Voss's laburnum 1no. variegated holly *Malus domestica* *Laburnum x watereri* Vossii Ilex aquifolium	≤ 220	Semi-mature to mature	≤ 5	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good Good	10+	≤ 2.6	C	• Cluster of small ornamental trees growing between buildings • Crown of apple just making contact with neighbouring buildings