



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Land at Woodpecker House
Sawley
BB7 4LF

June 2026

Project details

Job no.	LTC270
Site	Land at Woodpecker House, Sawley, BB7 4LF
Client	Anthony Burns
Agent	Judith Douglas Town Planning Limited
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	8 June 2026
Issue	Final issue for planning

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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.....	9
6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints.....	12
References	14

Appendices

Tree Survey Plan
Tree Removal Plan
Tree Protection Plan
BS5837 Tree Protection Fencing
BS5837 Tree Survey Schedule

1. Executive Summary

- 1.1 This arboricultural impact assessment (AIA) relates to a planning application at Land at Woodpecker House, Sawley for the proposed construction of a single-storey short-term holiday let.
- 1.2 A tree survey carried out in accordance with BS5837 identified two individual trees and four groups of trees growing within and close to the site.
- 1.3 Assessment of the proposal indicates that construction of the development will require the removal of seven low-quality trees. All other trees are to be retained. One retained group of trees is projected to require some pruning works in order to facilitate the proposed earthworks.
- 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 The retained trees can be adequately protected by means of temporary tree protection fencing, which is to be laid-out as shown on the appended Tree Protection Plan, and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

- 2.1 The client instructed Lakeland Tree Consultancy to survey the trees at Land at Woodpecker House, Sawley and undertake an AIA in relation to a planning application for the proposed construction of a single-storey short-term holiday let.
- 2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 7th May 2024 and 30th April 2026 and surveyed all trees with reasonable potential to be impacted by the proposed development 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 at the north of the village of Sawley, Lancashire, and is currently a parcel of roughly-vegetated ground on a west-facing slope (see Figure 1). The site is bounded to the north and east by grazing land and to the south and west by neighbouring residential properties. Vehicular access is available via a private drive leading from Laneside, to the south.

The tree population

3.2 There are scattered small trees within the site, comprising hawthorn, sycamore, and goat willow, alongside a relatively low-level group of trees growing along the eastern site boundary. This group is dominated by hawthorn and is likely to be a grown-out hedge. However, the site was heavily overgrown with dense ground vegetation at the time of the tree survey, so it was not possible to access the group to inspect it in detail. One larger tree, an oak, sits on neighbouring land to the north of the site, and there is a pair of small ornamental cypresses growing within the neighbouring garden to the south of the site.



Figure 1: Google Earth image of application site
(dated 28 June 2018)

3.3 The BS5837 tree survey identified two individual trees and four groups of trees. These were located both within the site and on areas of immediately adjacent land. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

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

Veteran trees

3.5 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as “irreplaceable habitats” within the National Planning Policy Framework (NPPF). The tree survey 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 planning application is for the proposed construction of a single-storey short-term holiday let, as illustrated on the Proposed Site Plan provided (drawing number 6962-P10 by Sunderland Peacock Architects). A new vehicular access will be provided off the existing access road.

Services and drainage

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

Tree removals

4.4 As shown on the appended Tree Removal Plan and in Table 1 below, construction of the development will require the removal of seven low-quality trees from two groups. G2 is a small cluster of young, self-set sycamore stems that conflict with the northern visibility splay required for the new site access, and G3 is a pair of mature hawthorns that conflict directly with the footprint of the proposed unit.

Table 1: Proposed tree removals

ID no.	Species	BS5837 category	Recommendation
G2	5no. sycamore	C	Remove group in full in order to achieve required visibility splays
G3	2no. hawthorn	C	Remove both trees due to direct conflict with unit
Total tree removals			7no. C-category trees

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

Table 2: Preliminary Tree Works Schedule

ID no.	Species	BS5837 cat.	Recommendation
G1	Native mix	C	Prune to lift crowns and/or reduce lateral crown spreads at point where G1 is close to north-eastern corner of holiday let plot in order to erect tree protection fencing and carry out earthworks as proposed Main tree stems must not be removed and group G1 must not be fragmented

RPA encroachments

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

- Earthworks may encroach slightly within RPA of group G1

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

Future tree pressures

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

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

5. Protection of Retained Trees

Tree protection fencing

- 5.1 Adequate protection of the retained trees during the development is paramount in ensuring their future health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.
- 5.2 For the development in question, the default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required. The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation, demolition and deliveries, and shall remain in place until construction is complete and all associated materials have been removed from site.
- 5.3 Once erected, the tree protection fencing shall be labelled with 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, tracking of vehicles or plant, or excessive foot traffic, is prohibited within the construction exclusion zone.

Preliminary arboricultural method statement

- 5.4 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 3, below).
- 5.5 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and programme of site monitoring and arboricultural supervision, can be conditioned to a planning approval, where necessary.

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

Operation	BS5837 Guidance
Earthworks	• Excavating into the existing sloped ground to form the proposed site levels will involve earthworks with potential to encroach towards surrounding retained trees T2 and G1 • As shown on the appended Tree Protection Plan, T2 and G1 will be fenced-off as construction exclusion zones prior to any works on site to protect them from the adjacent earthworks • As shown on the appended BS5837 fencing specification, the fence panels shall be secured into the ground with driven posts or poles, so that they cannot easily be shunted out of place whilst the earthworks are underway • As shown on the appended Tree Protection Plan, the temporary tree protection fencing shall be erected 2m from the line of the proposed retaining wall, where the north-eastern corner of the plot is close to group G1 - a minor encroachment into the RPA of group G1 may be required at this point • Any roots encountered during the excavation at this point should not be left exposed, torn, scraped or damaged, so should be neatly pruned back to the edge of the excavation, making a clean cut with a sharp tool, such as bypass secateurs or handsaw, in order to minimise wound area. This will give the root system the best chance of recovery

5.6 General tree protection requirements

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

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

- 6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.
- 6.2 According to Ribble Valley Borough Council's website (www.ribblevalley.gov.uk; searched 28/06/2026), the main body of the site is directly adjacent to the boundary of Sawley Conservation Area. The surveyed trees all appear to fall outside this boundary, so are evidently not subject to Conservation Area protection. 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*

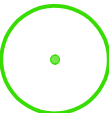
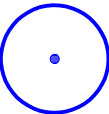
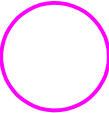
British Standards Institute (2010) *BS3998 Tree work - Recommendations*

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:
Land at Woodpecker House
Sawley
BB7 4LF

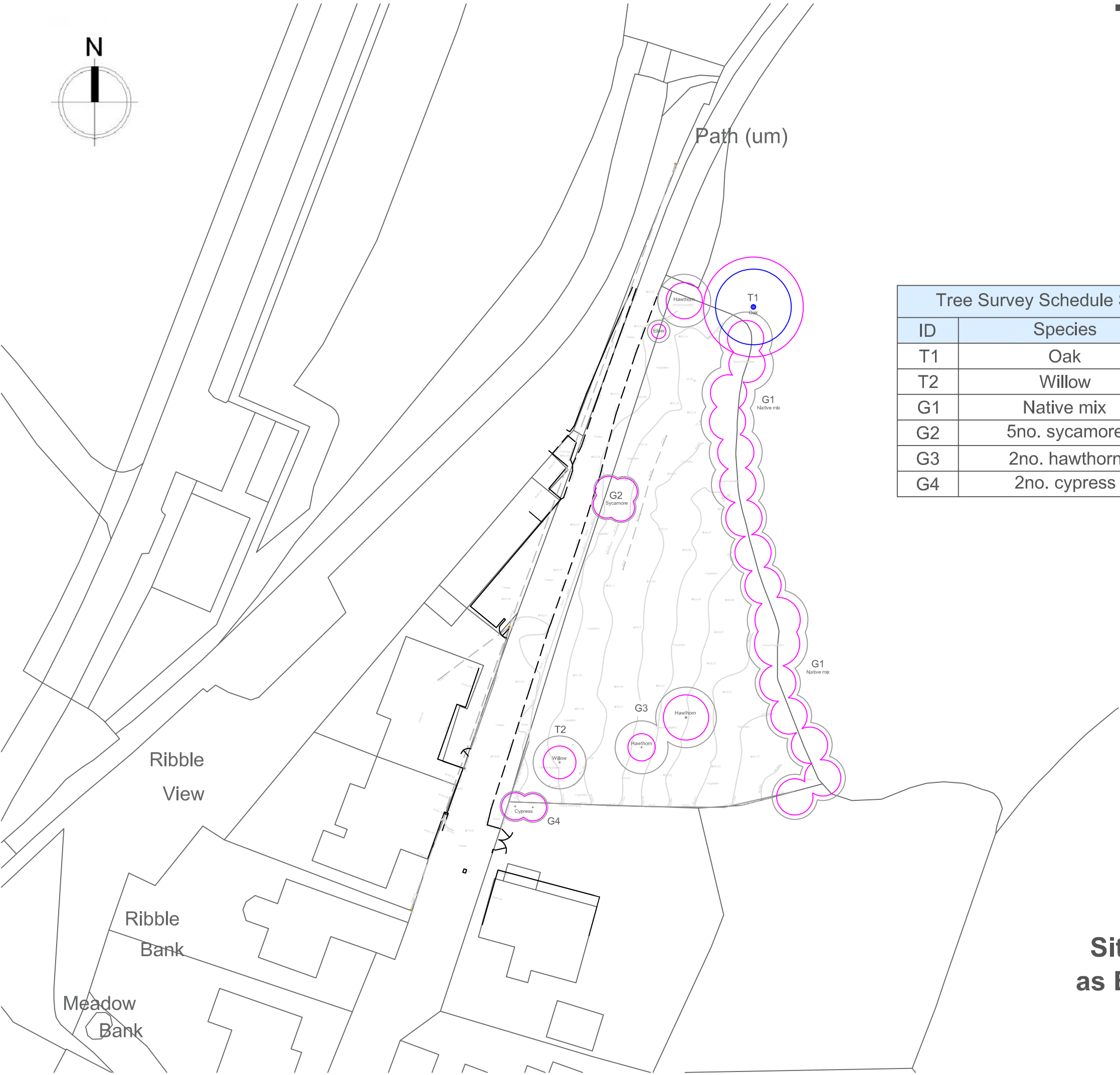
Client:
Anthony Burns

Date: May 2026
Scale: 1:500 at A3
Drawing: LTC270-TSP Rev A
Drawn by: JK



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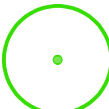
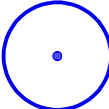
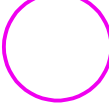
Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Oak	B
T2	Willow	C
G1	Native mix	C
G2	5no. sycamore	C
G3	2no. hawthorn	C
G4	2no. cypress	C



Site Plan
as Existing

Tree Removal 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)
-  Proposed tree removals

Identification numbers:

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

Site:
Land at Woodpecker House
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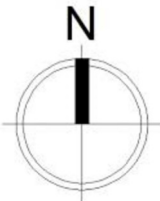
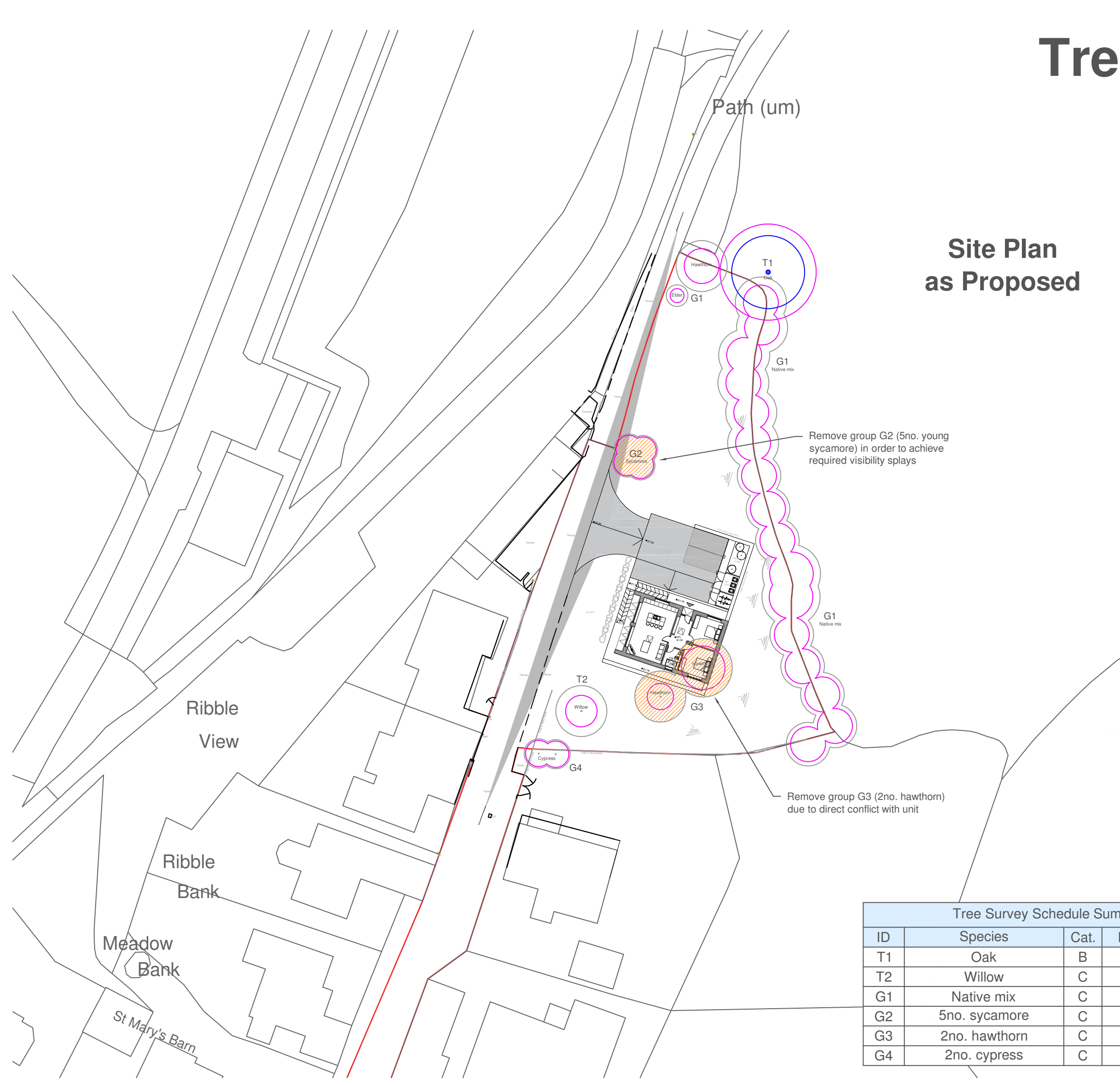
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Drawn by: JK



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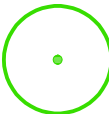
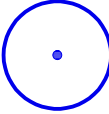
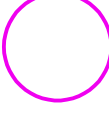
Site Plan as Proposed



Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Oak	B	Retain
T2	Willow	C	Retain
G1	Native mix	C	Retain
G2	5no. sycamore	C	Remove
G3	2no. hawthorn	C	Remove
G4	2no. cypress	C	Retain

Tree Protection 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)
-  Construction exclusion zone and temporary tree protection fencing

Identification numbers:

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

Site:
Land at Woodpecker House
Sawley
BB7 4LF

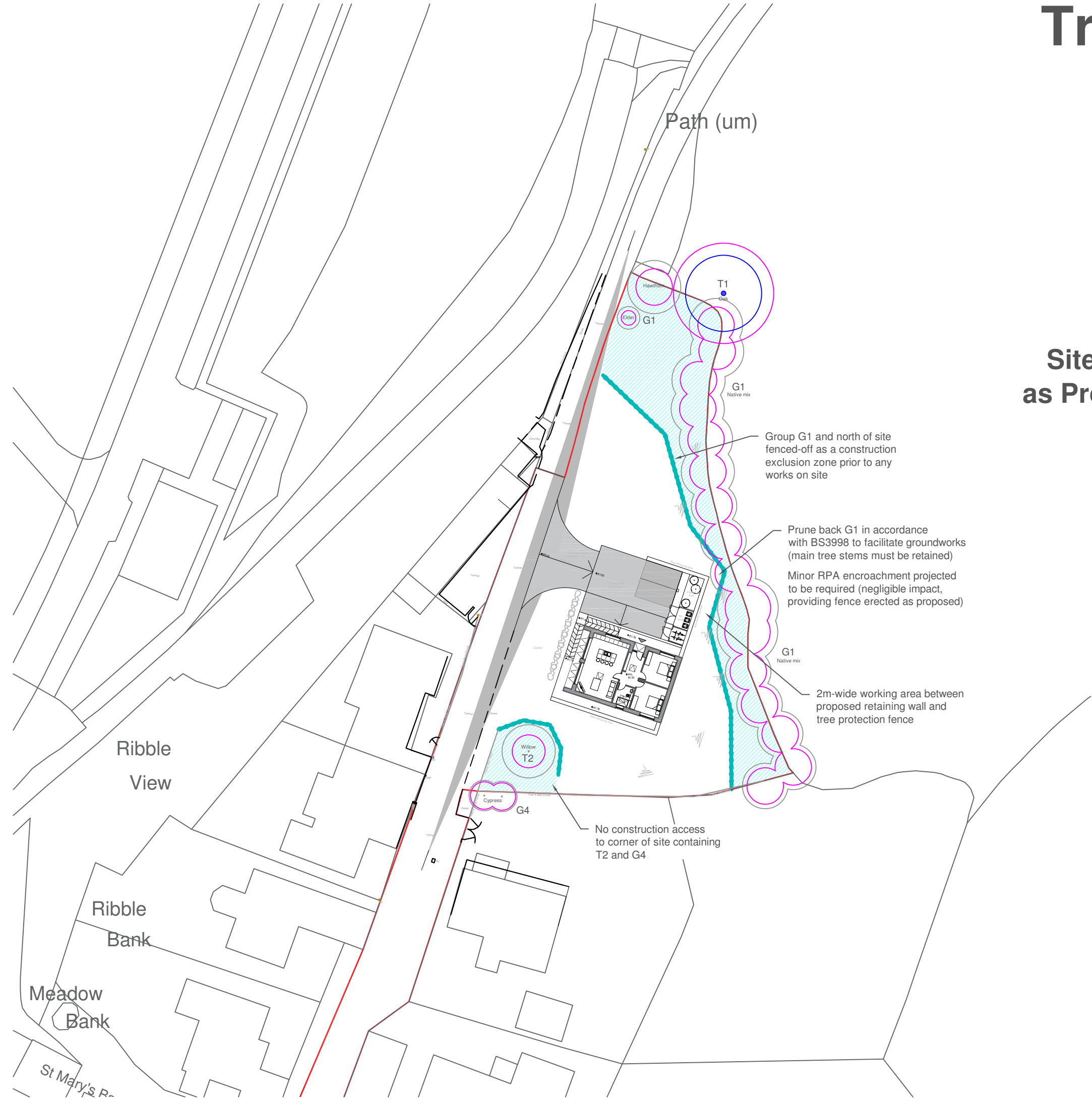
Client:
Anthony Burns

Date: May 2026
Scale: 1:500 at A3
Drawing: LTC270-TPP
Drawn by: JK

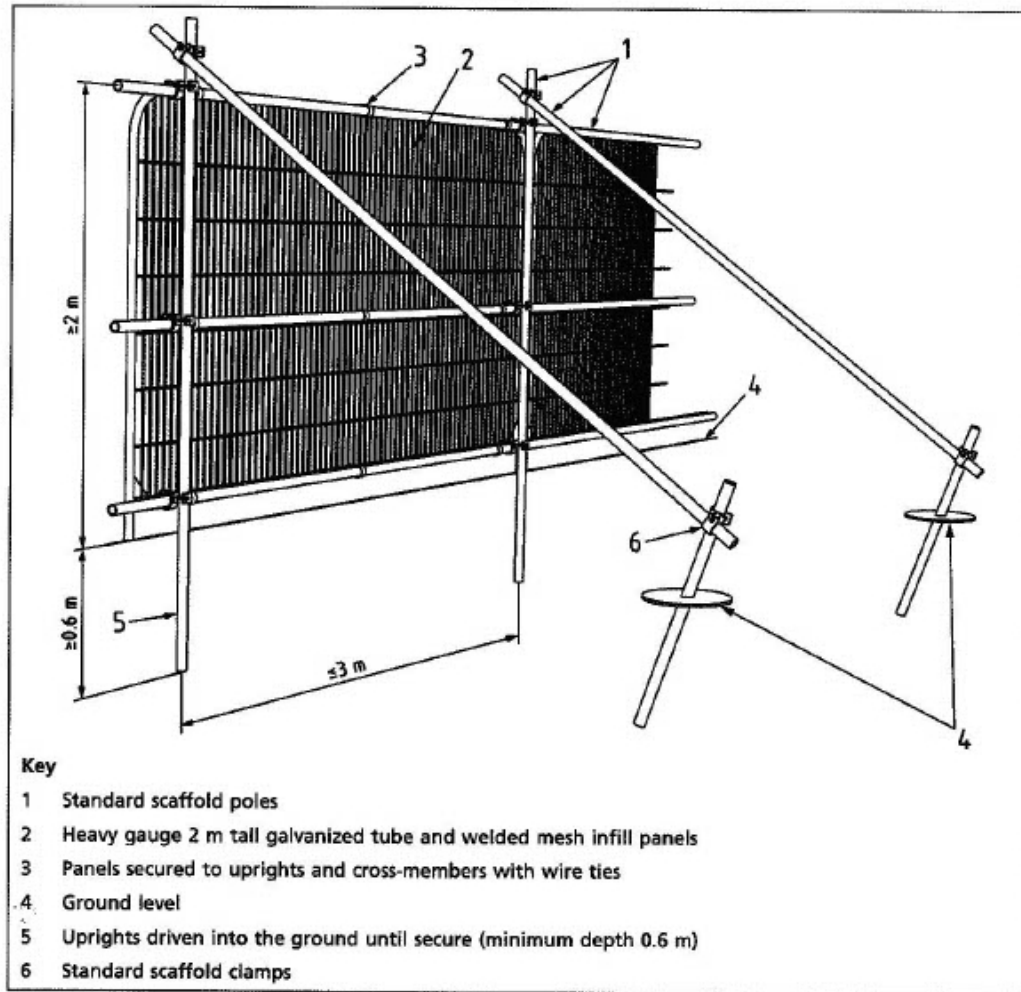


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Site Plan as Proposed



BS5837 Tree Protection Fencing



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

TREE PROTECTION AREA KEEP OUT!

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

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

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

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

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

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

BS5837 Tree Survey Schedule

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

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

A

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

B

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

C

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

U

Unsuitable for retention

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

Key to tree survey schedule: -

T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
		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 Land at Woodpecker House, Sawley, BB7 4LF

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 30 April 2026

Client Anthony Burns

Conditions Bright sun, gentle breeze

Job no. LTC270

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	Oak <i>Quercus</i> sp.	550 #	Mature	15	N 5 E 5 S 5 W 5	8	Good Moderate/ Good	40+	6.6	B	- Located on neighbouring land and therefore not accessed to inspect in detail - Unable to approach due to dense ground vegetation - Dieback in outer crown on southern side
T2	Goat willow <i>Salix caprea</i>	180	Young	5.5	N 3.5 E 3.5 S 3.5 W 3.5	1	Good Good	40+	2.2	C	One smaller goat willow growing under south-western side of crown
G1	Hawthorn Elder Common ash Wild crab Sycamore <i>Crataegus monogyna</i> <i>Sambucus nigra</i> <i>Fraxinus excelsior</i> <i>Malus sylvestris</i> <i>Acer pseudoplatanus</i>	≤ 250 #	Young to post-mature	≤ 10	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Poor to Good Dead to Good	20+	≤ 3	C	- Field boundary group - Not accessed in full due to dense ground vegetation - Some of ash crowns exhibiting signs of early to mid-stage infection with ash dieback disease - Some of hawthorns moribund or dead

BS5837 Tree survey schedule

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Surveyor Jennie Keighley PhD MSc MArborA

Survey date 30 April 2026

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Conditions Bright sun, gentle breeze

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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
G2	5no. sycamore <i>Acer pseudoplatanus</i>	Avg 150	Young	≤ 7	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	≥ 0.5	Good Good	40+	1.8	C	Closely spaced cluster of self-set young stems at road side
G3	2no. hawthorn <i>Crataegus monogyna</i>	≤ 250 #	Mature	≤ 7.5	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Good Good	20+	≤ 3	C	- Pair of trees in centre of field - No significant visible defects
G4	1no. Monterey cypress 1no. Leyland cypress <i>Cupressus macrocarpa</i> <i>Cupressus x leylandii</i>	150 #	Young	≤ 4	N 2 E 2 S 2 W 2	≥ 0	Moderate/ Good to Good Good	10+	1.8	C	- Located on neighbouring land and therefore not accessed to inspect in detail - Growing in neighbouring garden with stems close to boundary - Monterey cypress topped at a height of approx. 2m