

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

MAY 2026

Land at The Nook

Land Between Snodworth Road and York Lane
Langho
Blackburn
BB6 8DR

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

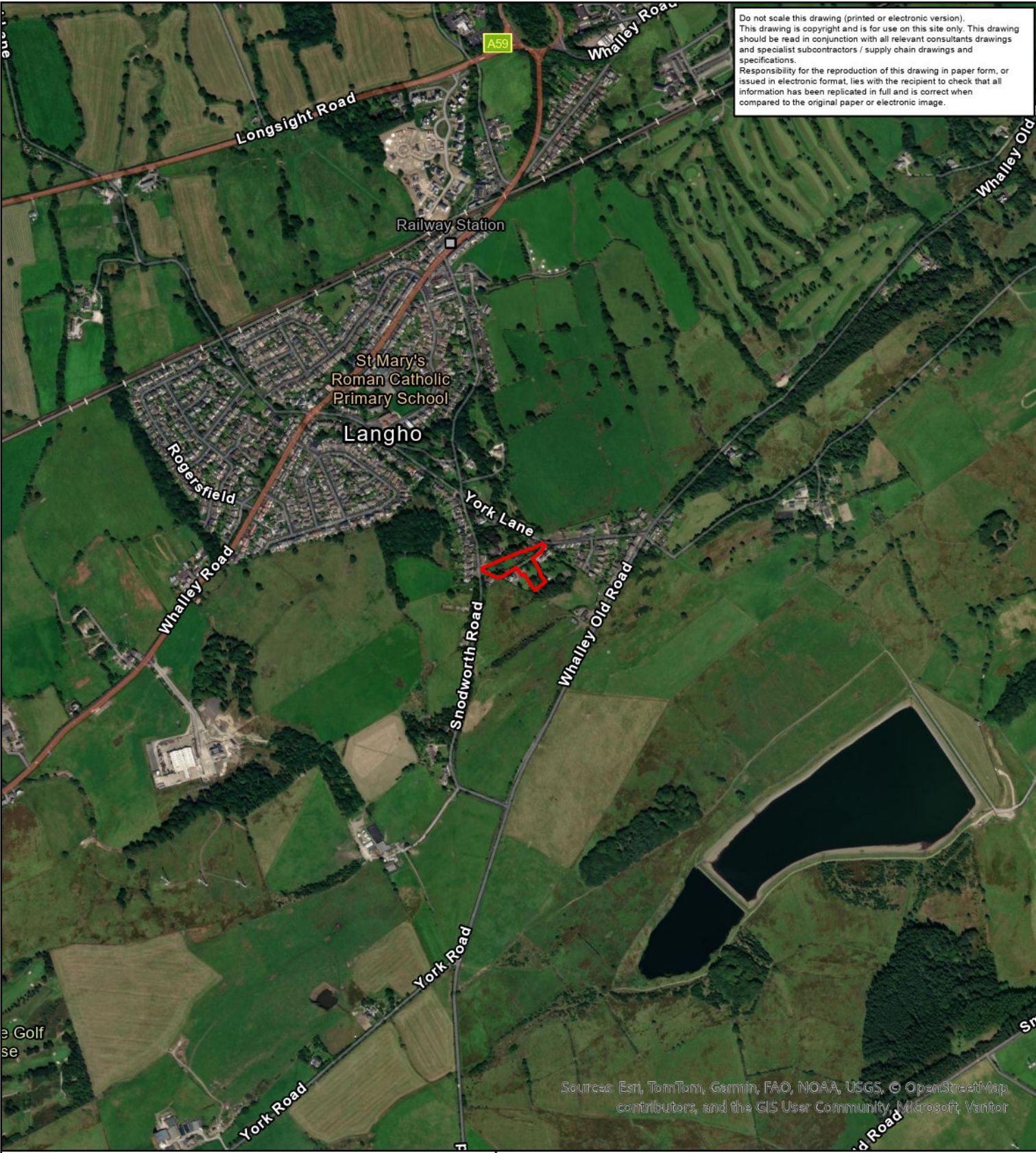
- 1.1.1. Urban Green has been instructed by Redwaters (Langho) Ltd. to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at land at The Nook, land between Snodworth Road and York Lane, Langho, Blackburn, BB6 8DR and produce our findings in a report.
- 1.1.2. Proposals for the site include the development of 6 no. residential dwellings (Use Class C3) with associated landscape and access works. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. Email correspondence with Ribble Valley Borough Council on 20/01/2026 confirmed that Ribble Valley Borough Council (Billington) Tree Preservation Order No 4, 1977 and Tree Preservation Order Langho, Whinney Lane TPO 1989 No. 2 are currently in effect in the site or in the vicinity. TPO No 4, 1977 affords statutory protection to surveyed tree group G54. The site does not lie within a Conservation Area.
- 1.1.4. The proposed development will necessitate the removal of seven individual trees, three tree groups, two hedgerows, one section each from two further tree groups, and two further sections of hedgerow within the site boundary. However, it is noted that the majority of these are of low value. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Two additional individual trees will also require removal due to their poor condition, in accordance with Arboricultural best practice.
- 1.1.6. Urban Green have also carried out a Preliminary Ecological Appraisal (PEA) and Daytime Bat Survey (DBS) at the site (UG_3174_ECO_PEA&DBS_01). This report should be read and adhered to in conjunction with the PEA/DBS report.
- 1.1.7. No construction works are to take place within the area highlighted as a Construction Exclusion Zone on the Tree Protection Plan in Appendix 4.
- 1.1.8. Tree protective fencing and ground protection will need to be installed at the alignment shown on the Tree Protection Plan before any construction activity takes place.
- 1.1.9. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the Root Protection Area(s) (RPAs) of retained trees and tree groups T10, G11, T31, T35 and G54, as indicated on the Tree Protection Plan.
- 1.1.10. New permanent hard surfacing within the RPA of retained tree T49 will need to be constructed using a 'no-dig' method, such as the use of a cellular confinement system, to avoid damaging the rooting environment.
- 1.1.11. Existing hard surfacing to be retained and improved within the RPAs of trees and tree group T2, T3, T24, T25, T26, G27, T49, T50, T51, T52 and T53 will provide sufficient protection throughout the proposed development.
- 1.1.12. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

- 1.1.13. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Redwaters (Langho) Ltd. to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at land at The Nook, land between Snodworth Road and York Lane, Langho, Blackburn, BB6 8DR and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SD 70763 33618.



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Legend: Red Line Boundary		1 Kilometers		N 
Client: Redwaters Langho Ltd	Issue: 01	Figure: 01	U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk	
Project: The Nook	Scale @ A4 1:12,000			
Title: Site Context	Approved by: CL	Checked by: TR		
Drawing Ref: UG_3174_SITE_CONTEXT	Author: CL	Date: 20/01/2026		

2.2. Scope

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (A-TECK Surveys Ltd. Drawing Reference ATS25-0011-01). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

- 2.5.1. The site is located between Snodworth Road and York Lane, Langho and comprises a residential dwelling and garden. The site features a single residential dwelling to the southwest, a centrally located driveway, and ornamental trees and shrubs. The site is bounded by a Public Right of Way to the north, and a blend of residential properties and agricultural land to the north, east, south and west.

2.6. Soil Profile

- 2.6.1. Reference to the LandIS/Cranfield University Soil and Agrifood Institute's Soilscape Viewer suggests the underlying soil profile in the site vicinity is characterised as a slightly acidic, freely draining loamy soil, which is low in fertility. This soil profile is typically associated with arable and grassland environments.

3. Legislation

3.1. National Planning Policy Framework (2024)

- 3.1.1. The *National Planning Policy Framework* (NPPF) 2024 acknowledges the importance and benefits of trees in urban environments and for new developments, both in their amenity and economic value, and provision of ecosystem services. The NPPF states that new developments should accommodate for the provision and long-term maintenance of newly planted trees, and the retention of existing trees wherever possible.

3.2. Tree Preservation Orders

- 3.2.1. A Tree Preservation Order (TPO) is an order made by a Local Authority under section 198 of the *Town and Country Planning Act 1990* (as amended) and the *Town and Country Planning (Tree Preservation) (England) Regulations 2012* to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.2.2. Email correspondence with Ribble Valley Borough Council on 20/01/2026 confirmed that Ribble Valley Borough Council (Billington) Tree Preservation Order No 4, 1977 and Tree Preservation Order Langho, Whinney Lane TPO 1989 No. 2 are currently in effect in the site or in the vicinity. TPO No 4 1977 affords statutory protection to surveyed tree group G54, as indicated on the Tree Data Schedule in Appendix 1 and the Tree Constraints Plan in Appendix 4. The site does not lie within a Conservation Area.
- 3.2.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.2.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

- 3.2.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.3. Ecological Considerations

- 3.3.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.3.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.
- 3.3.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.
- 3.3.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_3174_ECO_PEA_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

3.4. Biodiversity Net Gain (BNG)

- 3.4.1. Biodiversity Net Gain (BNG) was introduced under Schedule 7A of the *Town and Country Planning Act 1990* (as inserted by Schedule 14 of the *Environment Act 2021*) to ensure that wildlife habitats on development sites are enhanced and managed following completion of the development. It is mandatory for new developments to achieve a minimum gain of 10% in quality and/or condition of wildlife habitats, either within the site or, if this is not possible, in an alternative location, as agreed with the Local Planning Authority.
- 3.4.2. Urban Green have been appointed to carry out a BNG Design Stage Assessment (UG_3174_BNG_01) using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the development site.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. Proposals for the site include the development of 6 no. residential dwellings (Use Class C3) with associated landscape and access works. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Benefits Trees Provide to New Developments

- 4.2.1. Trees provide a variety of visual, health, social, financial, ecological and environmental benefits. Retention of existing trees, particularly mature, well-established trees, alongside new developments can provide immediate visual amenity and landscape value. The appearance of streets, footpaths, areas of public open space, courtyards, educational and healthcare facilities, and gardens can all benefit from the retention of trees, which can even increase residential property value.

4.3. Tree Constraints

- 4.3.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.3.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.
- 4.3.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.4. Root Protection Areas (RPAs) Explained

- 4.4.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.4.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.4.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.5. Surveyed Trees

- 4.5.1. The survey assessed thirty-six individual trees, twelve tree groups and six hedgerows, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups and hedgerows can be viewed in the Tree Data Schedule in Appendix 1.
- 4.5.2. One individual tree and one tree group were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; ten individual trees, three tree groups and one hedgerow were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; twenty-three individual trees, eight tree groups and five hedgerows were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and two individual trees were assessed as BS 5837: 2012 'Unsuitable' Category 'U'.
- 4.5.3. Trees and tree groups T22, T24, T25, T26 and G54 are offsite. The remaining trees, tree groups and hedgerows are within the site or on the boundaries.
- 4.5.4. The tree cover is comprised predominantly of low-quality ornamental planting, with some moderate-quality ornamental planting, apart from T49 and G54 which are of higher quality.
- 4.5.5. The trees, tree groups and hedgerows concentrated to the site boundaries are visually important in terms of their contribution to the character and appearance of the area, as they provide screening from the neighbouring properties and Public Right of Way. The remaining trees, tree groups and hedgerows internal to the site are of secondary importance in visual terms but do provide some amenity value.

4.6. Impacts of Development

- 4.6.1. The proposed development would necessitate the removal of two individual trees (T14 and T15) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and five individual trees (T8, T12, T19, T39 and T45), three tree groups (G6, G16 and G21), two hedgerows (H17 and H48) one section each from two further tree groups (G7 and G13), and two sections of hedgerow (H4) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C' within the site boundary, as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.6.2. Two further trees (T18 and T20) assessed as BS 5837: 2012 'Unsuitable' Category 'U' will also require removal due to their poor condition, irrespective of the proposed development, in accordance with Arboricultural best practice.
- 4.6.3. The proposed development will also require access facilitation pruning works (crown lifting) to retained trees T3, T5, T30, T31, T32, T33 and T35. These works are relatively minor in nature and, provided they are carried out in accordance with BS 3998: 2010 '*Tree work – Recommendations*', should not materially harm the long-term health, appearance or retention value of the trees.
- 4.6.4. The removal of these trees would have a moderate, localised, albeit long-term impact on the wider character and appearance of the site. It is recommended the removal of these trees be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.

- 4.6.5. The remaining trees, tree groups and hedgerows are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.6.6. No construction works are proposed outside the development boundary within the wider site ownership boundary. This area will constitute a Construction Exclusion Zone, as indicated in the Tree Protection Plan in Appendix 4. No construction activities, including delivery and storage of materials is to take place within this area.
- 4.6.7. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.8. of this report.
- 4.6.8. Sections of protective fencing will need to be repositioned to facilitate construction works within the RPAs of retained trees and tree groups T10, G11, G13, T30, T31, T32, T33, T34, T35, T36 and G54, as indicated on the Tree Protection Plan. The proposed development should be phased to allow for the retention of protective fencing in the primary position for as long as is practicable.
- 4.6.9. Temporary ground protection will need to be installed within the RPAs of retained trees and tree groups T10, G11, T22, T30, T31, T32, T34, T35, T36, T49, T52 and G54, as indicated on the Tree Protection Plan. A specification for temporary ground protection can be viewed in the Tree Protection Index and in section 4.9. of this report.
- 4.6.10. Boundary treatments will be required within the RPAs of retained trees, tree groups and hedgerow H4, T5, G7, G11, G13, G38 and G54, as indicated on the Tree Protection Plan, to facilitate installation of boundary fencing. Guidance in section 4.10. of this report should be adhered to when positioning boundary treatments within the RPAs of retained trees.
- 4.6.11. Arboricultural supervised excavation with possible root pruning will be required within a small section of the RPAs of retained trees and tree groups T10, G11, T31, T35 and G54, as indicated on the Tree Protection Plan. These works will need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).
- 4.6.12. New permanent hard surfacing is proposed within the RPA of retained tree T49, as indicated on the Tree Protection Plan. This new surface will need to be constructed using a 'no-dig' method, such as the use of a cellular confinement system, to avoid damaging the rooting environment. The construction of this new surface will need to be constructed in accordance with an AMS.
- 4.6.13. The existing hard surface within the RPAs of retained trees and tree group T2, T3, T24, T25, T26, G27, T49, T50, T51, T52 and T53 is to be retained, as indicated on the Tree Protection Plan. The retention of this surface will afford sufficient protection to the RPAs of the retained trees throughout the proposed development. The existing surface will be retained and improved with a consistent finish.

4.7. Tree Surgery Works

- 4.7.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.7.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.7.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.7.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010.

4.8. Protective Fencing

- 4.8.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.
- 4.8.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately at the alignment indicated on the Tree Protection Plan.
- 4.8.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 4.8.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.8.5. No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.8.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.9. Ground Protection for Pedestrians or Light Vehicles

- 4.9.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.9.2. Ground protection measures whilst working within the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.9.3. The boarding will be left in place until the construction works are finished.
- 4.9.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.10. Boundary Treatments

- 4.10.1. Where fencing is to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur to position post holes to avoid major roots.
- 4.10.2. Exploratory post holes will be dug before committing to positions. If any roots exceeding 25mm diameter are encountered, they are to remain intact, and the post hole will be relocated to avoid them. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location).
- 4.10.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.11. Temporary Site Cabins

- 4.11.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.11.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.12. Utilities

- 4.12.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 4.12.2. Any new utilities to be installed at the site should be undertaken in accordance with the National Joint Utilities Group (NJUG) guidance note '*NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4)*'.

5. Recommendations

- 5.1.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 5.1.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 5.1.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
H1	Early-Mature Mixed Species	av 2	0	0	M	40	1 1 1	1: Regularly maintained boundary screening hedgerow on top of small soil bund bordering access track and adjacent residential garden. 2: Species include beech, holly, privet, box, yew and sycamore with small amount of bramble. 3: Tear wounds throughout to northeast due to flailing.	No action required.		Good	40+	0.48
									n/a	3	Good	B2	
T2	Mature Apple <i>Malus domestica</i>	5.5	3	2.5	SE	280	4 5 5	1: Growing within H1 prevented detailed inspection, DBH estimated. 2: Planted ornamental growing on site boundary. 3: Single-stemmed with biased form and canopy due to neighbouring tree and previous pruning. 4: Multiple stubs to lower canopy from previous branch removal, one larger pruning wound to stem to east at 2.5m with minimal occlusion.	No action required.		Good	10-20	3.36
									n/a	3	Fair	C2	
T3	Early-Mature Downy Birch <i>Betula pubescens</i>	9	2.5	3.5	S	400	6 4 8	1: Growing within H1 prevented detailed inspection, DBH estimated. 2: Planted ornamental growing on site boundary, slightly low hanging canopy to east over site. 3: Bifurcated stem at 2m above ground level with wide union, slight lean east over access track with biased form. 4: Multiple pruning wounds to lower stem with little occlusion and small decay pockets. 5: Multiple wounds to lower stems with some wound wood and little evident decay, cracking bark to lower stems. Small diameter deadwood to lower and inner canopy.	Prune for development - see Tree Removal Plan.		Fair	20-40	4.80
									n/a	3	Fair	C2	
H4	Semi-Mature Leyland Cypress <i>x Cupressocyparis leylandii</i>	av 4	0.5	0	M	180	1 1 2	1: Planted boundary screening hedgerow growing around garden adjacent Public Right of Way (PROW). 2: Planted as a group, topped at 4m and maintained as hedgerow. 3: Well maintained against PROW and access track.	Remove two sections for development - see Tree Removal Plan.		Good	20-40	2.16
									n/a	3	Fair	C2	
T5	Mature Apple <i>Malus domestica</i>	4	2.5	2.5	W	260	4.5 4.5 4.5	1: Planted ornamental growing in slightly elevated ground in grass. 2: Bifurcated stem at 2.5m above ground level with kinked lower stem and pronounced lean west. 3: Multiple pruning stubs to lower stem and branches with evident decay. 4: Epicormic growth to lower stem and some dieback to lower canopy.	Prune for development - see Tree Removal Plan.		Fair	10-20	3.12
									n/a	3	Fair	C2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G6	Early-Mature Mixed	av 5	av 1	0.5	M	av 180	av 0.5 5 5 each	1: Surrounding vegetation and ivy-clad stems prevented detailed inspection. 2: Group of apple and cherry with hazel and some holly to understory around pond and garden. Densely spaced to north, with sparse scrubby section to south. 3: Predominantly single-stemmed and leaning south, biased form due to neighbouring trees. Hazel multi-stemmed. 4: Branch stubs and pruning wounds throughout lower stems and canopies with minimal occlusion and occasional decay pockets. 5: Small diameter deadwood to lower canopies.	Remove for development - see Tree Removal Plan.		Good Fair	20-40 C ₂	2.16
	Species								n/a	n/a			
G7	Semi-Mature Leyland Cypress	av 8	av 0.5	0	M	av 190	av 3 3 3 each	1: Densely spaced linear boundary screening group planted adjacent PROW with occasional smaller elder and hazel to south within garden and some holly within. 2: Single-stemmed with upright, slender form, adequate clearance over PROW currently. 3: Pruning stubs throughout lower stems. 4: Some small diameter deadwood to lower stems.	Remove section for development - see Tree Removal Plan.		Good Fair	20-40 C ₂	2.28
	x <i>Cupressocyparis leylandii</i>								n/a	3			
T8	Semi-Mature Sycamore	8	4	2	W	170	0.5 4.5 2.5 4.5	1: Self-set tree growing on bank of stream. 2: Bifurcated stem at ground level with biased canopy due to neighbouring trees. 3: Minimal visible evidence of previous management. 4: Small diameter shade deadwood to lower stems.	Remove for development - see Tree Removal Plan.		Good Fair	40+ C ₁	2.04
	<i>Acer pseudoplatanus</i>								n/a	n/a			
T9	Early-Mature Downy Birch	12	6	5	E	270	2.5 5 4.5	1: Planted ornamental growing at edge of garden with deadwood arisings piled up around base. 2: Bifurcated stem at 6m above ground level with slight lean south, biased form and canopy due to neighbouring trees. 3: Occasional pruning wounds to lower stem, well occluded. 4: Stem wound to south from 2.5-3m with good occlusion and minimal evident decay. 5: Small diameter shade deadwood to lower stem.	No action required.		Good Fair	20-40 C ₂	3.24
	<i>Betula pubescens</i>								n/a	3			

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T10	Early-Mature European Larch <i>Larix decidua</i>	12	7	3	S	360	4 4 5 6	1: Ivy-clad lower stem prevented detailed inspection. 2: Planted ornamental growing at edge of garden. 3: Single stemmed with high, slightly sparse canopy and slight lean south to upper stem. 4: Minimal visible evidence of previous management. 5: Small diameter shade deadwood throughout lower stem.	No action required.		Fair	10-20	4.32
									n/a	3	Fair	C2	
G11	Early-Mature Leyland Cypress <i>x Cupressocyparis leylandii</i>	av 13	0	0	M	av 400	av 5 5 5 each	1: Density of vegetation and ivy-clad stems prevented detailed inspection. 2: Densely spaced planted linear boundary group growing adjacent PROW with adequate clearance currently. 3: Single-stemmed with canopies to lower stems maintained as hedge up to 3m. 4: Small diameter shade deadwood throughout inner canopies.	No action required.		Good	20-40	4.80
									n/a	3	Good	B2	
T12	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	11	3	1	SE	270	1 4.5 5 7	1: Surrounding vegetation limited inspection. 2: Self-set tree growing at edge of garden with cherry laurel around base. 3: Bifurcated stem at 3.5m above ground level with biased canopy due to neighbouring trees, larger diameter lateral branch at 1m overhanging woodshed to east. 4: Occasional pruning wounds to lower stem to south with some occlusion. 5: Occasional stubs from previous branch loss and small diameter shade deadwood to lower stems and canopy.	Remove for development - see Tree Removal Plan.		Good	40+	3.24
									n/a	n/a	Fair	C1	
G13	Semi-Mature Mixed Species	av 6	av 0.5	0	M	av 160	av 2.5 2.5 2.5 each	1: Surrounding vegetation prevented detailed inspection. 2: Boundary screening group of predominantly densely spaced leyland and Lawson cypress with shrubby cherry laurel and privet to west with occasional self-set sycamore, ash and elder within. 3: Occasional recent pruning wounds to lower stems and canopies, yet to occlude. 4: Small diameter shade deadwood within with occasional small declining ash to east. 5: Recent and historic pruning and removal works throughout with arisings retained in situ.	Remove section for development - see Tree Removal Plan.		Good	40+	1.92
									n/a	3	Good	C2	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T14	Mature Sycamore <i>Acer pseudoplatanus</i>	15	3	2.5	W	760	6 9.5 3 8	1: Ivy-clad stems and surrounding vegetation prevented detailed inspection. 2: Self-set tree growing in garden with small holly and deadwood arisings around base. 3: Bifurcated stem at 1m above ground level with biased canopy due to neighbouring trees and exposed surface roots to west. 4: Occasional pruning wounds to lower stem to south with little occlusion and evident decay, no audible indication of internal hollowing to main stems. 5: Small diameter deadwood to lower canopy.	Remove for development - see Tree Removal Plan.		Good	40+ B1,2	9.12
									n/a	n/a	Fair		
T15	Mature Sycamore <i>Acer pseudoplatanus</i>	15	3	3.5	W	690	3 5 6 8.5	1: Ivy-clad stems prevented detailed inspection. 2: Self-set tree growing in garden with trifurcated stem at ground level with included unions, biased canopy due to neighbouring trees and exposed surface roots. 3: Multiple pruning wounds to lower stems, generally well occluded with minor decay in places. 4: Occasional stubs from previous branch loss and small diameter deadwood to lower and inner canopy. 5: Some basal decay to east visible through ivy, no audible indication of internal hollowing.	Remove for development - see Tree Removal Plan.		Good	40+ B1,2	8.28
									n/a	n/a	Fair		
G16	Semi-Mature Cherry <i>Prunus</i> sp.	av 6	av 2	0.5	M	av 190	av 3 4 4 each	1: Group of two planted ornamentals growing in garden. 2: Trifurcated stems at ground level with slight curve south due to neighbouring trees, crossing and fusing stems to westernmost tree at 2m. 3: Multiple pruning wounds throughout lower stems and canopies with minimal occlusion. 4: Small diameter shade deadwood to lower stems and inner canopies.	Remove for development - see Tree Removal Plan.		Good	10-20 C2	2.28
									n/a	n/a	Fair		
H17	Early-Mature Beech <i>Fagus sylvatica</i>	av 2	0	0	M	100	2 2 2 2	1: Regularly maintained border hedgerow growing in slightly sloping ground at edge of garden and access track. 2: Large pile of sand and gravel deposited adjacent to easternmost stems.	Remove for development - see Tree Removal Plan.		Good	40+ C2	1.20
									n/a	n/a	Good		

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T18	Over-Mature Elder <i>Sambucus nigra</i>	7	3	3	E	230	2 1.5 5 3.5	1: Moribund specimen in garden. 2: Multiple stems arising from ground level with three stems previously removed. 3: Missing bark throughout entire stems up to 4m and dieback throughout canopy. 4: Evident basal decay with audible indication of internal hollowing to stems, jelly ear fungus (<i>Auricularia auricula-judae</i>) to westernmost stem at 1m.	Remove.		Very Poor	<10 U	n/a
									Moderate	1	Poor		
T19	Semi-Mature Downy Birch <i>Betula pubescens</i>	10	3	3	M	190	2.5 4 3 5	1: Planted ornamental growing in garden. 2: Bifurcated stem at 5m above ground level with slightly curved lower stem and slightly biased canopy due to neighbouring tree. 3: Multiple pruning wounds and stubs to lower stem, occluding well. 4: Small diameter shade deadwood to lower canopy.	Remove for development - see Tree Removal Plan.		Good	40+ C2	2.28
									n/a	n/a	Good		
T20	Semi-Mature Ash <i>Fraxinus excelsior</i>	7	3	2	NW	250	0.5 1.5 5 5	1: Growing at edge of G13. 2: Single-stemmed with pronounced lean south with biased canopy. 3: Minimal visible evidence of previous management. 4: Large tear wound to south from 2-3.5m with some wound wood and evident decay, peeling and missing bark throughout lower stem, dieback throughout canopy. 5: Appears to be in decline.	Remove.		Poor	<10 U	n/a
									Low	3	Poor		
G21	Semi-Mature Mixed Species	av 6	0	0	M	av 120	av 3 3 3 each	1: Limited access and density of vegetation prevented detailed inspection. 2: Densely spaced planted boundary group of rhododendron with occasional self-set ash, willow, holly and cypress within growing between access track and PROW with cherry laurel to north of PROW. 3: Regularly maintained around perimeter for access with adequate clearance currently.	Remove for development - see Tree Removal Plan.		Good	20-40 C2	1.44
									n/a	n/a	Good		

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T22	Early-Mature Alder (common) <i>Alnus glutinosa</i>	10	3.5	0	W	540	5 5 5	1: Offsite tree, limited access and surrounding vegetation prevented detailed inspection, DBH estimated. 2: Growing on top of small retaining wall in cherry laurel at driveway entrance to adjacent property. 3: Bifurcated stem at ground level with basal growth establishing. 4: Appears to have been previously topped at 3m with substantial regrowth. 5: Stem wound to east of main stem at 1m with snapped branch stubs, obscured by cherry laurel.	No action required.		Good	20-40	6.48
									n/a	3	Poor	C1	
H23	Semi-Mature Privet <i>Ligustrum ovalifolium</i>	av 2	0	0	M	20	1 1 1	1: Regularly maintained border hedgerow growing on small soil bund between access track and adjacent residential property.	No action required.		Good	40+	0.24
									n/a	3	Good	C2	
T24	Early-Mature Downy Birch <i>Betula pubescens</i>	12	4	3.5	N	400	6 6.5 8	1: Offsite tree prevented detailed inspection, DBH estimated. 2: Planted ornamental growing behind H23 in adjacent residential property. 3: Bifurcated stem at 5m above ground level with slight lean west, biased canopy due to neighbouring tree. 4: Minimal visible evidence of previous management. 5: Small diameter deadwood to lower canopy, witches broom within canopy.	No action required.		Good	20-40	4.80
									n/a	3	Fair	B1,2	
T25	Early-Mature Downy Birch <i>Betula pubescens</i>	12	4	4	NE	420	5.5 2.5 5.5	1: Offsite tree prevented detailed inspection, DBH estimated. 2: Growing behind H23 in adjacent residential property. 3: Bifurcated stem at 6m above ground level with biased canopy due to neighbouring trees. 4: Minimal visible evidence of previous management. 5: Small diameter deadwood to lower stem.	No action required.		Good	20-40	5.04
									n/a	3	Fair	B1,2	
T26	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	10	5	2	NW	360	6 3.5 5	1: Offsite tree prevented detailed inspection, DBH estimated. 2: Growing within H23 in adjacent residential property. 3: Bifurcated stem at 4.5m above ground level with biased form and canopy due to neighbouring tree. 4: Occasional pruning wounds to lower stem and canopy to north with minimal occlusion and minor decay. 5: Small diameter deadwood to lower canopy.	No action required.		Good	40+	4.32
									n/a	3	Fair	C1,2	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G27	Sycamore <i>Acer pseudoplatanus</i>	av 9	av 4	2	M	av 260	av 4.5 4.5 each	1: Surrounding vegetation prevented detailed inspection. 2: Moderately spaced linear boundary group growing in small soil bund adjacent access track with unmanaged understory of sparse holly and box. 3: Predominantly single-stemmed with slightly curved lower stems. 4: Multiple pruning wounds to lower stems to north with little occlusion. 5: Small diameter shade deadwood to lower canopies.	No action required.		Good	40+ C1,2	3.12
									n/a	3	Good		
H28	Privet <i>Ligustrum ovalifolium</i>	av 5	0	0	M	50	1 1 1	1: Slightly lapsed border screening hedgerow adjacent access track and neighbouring property. 2: Occasional elder within, possibly offsite.	No action required.		Good	20-40 C2	0.60
									n/a	3	Fair		
G29	Semi-Mature Leyland Cypress <i>x Cupressocyparis leylandii</i>	av 10	av 1	0.5	M	av 360	av 4 4 each	1: Limited access and surrounding vegetation prevented detailed inspection. 2: Densely spaced linear planted boundary screening group growing on sloping ground with sparse shrubby understory and occasional self-set smaller diameter horse chestnut and sycamore with rhododendron. 3: Single-stemmed with upright form. 4: Some stem removal within to northwest for telephone pole clearance.	No action required.		Good	40+ C2	4.32
									n/a	3	Good		
T30	Semi-Mature Wild Cherry <i>Prunus avium</i>	8	2	1	W	270	4.5 4.5	1: Planted ornamental growing at edge of G29. 2: Four stems arising from 1m above ground level with biased canopy due to neighbouring trees. 3: Minimal visible evidence of previous management. 4: Small diameter shade deadwood to lower canopy.	Prune for development - see Tree Removal Plan.		Good	40+ C2	3.24
									n/a	3	Fair		
T31	Semi-Mature Beech <i>Fagus sylvatica</i>	9	1.5	1	N	310	5 5.5 3	1: Planted ornamental growing at edge of G29. 2: Bifurcated stem at 3.5m above ground level with biased canopy due to neighbouring trees, slightly low hanging to west. 3: Occasional pruning wounds to lower stem and canopy with some occlusion. 4: Pockets of cracking bark to lower stem.	Prune for development - see Tree Removal Plan.		Good	40+ C2	3.72
									n/a	3	Fair		

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T32	Semi-Mature Norway Maple <i>Acer platanoides</i>	7.5	2	2	M	280	3.5 5 5 4.5	1: Planted ornamental growing at edge of garden. 2: Bifurcated stem at 4m above ground level. 3: Occasional pruning wounds to lower stem, generally occluding well, one pruning stub to north at 1m with minor decay. 4: Small diameter deadwood to lower canopy.	Prune for development - see Tree Removal Plan.		Good	40+	3.36
									n/a	3	Good	C2	
T33	Semi-Mature Downy Birch <i>Betula pubescens</i>	9	6	2.5	SW	230	4 5 4 2.5	1: Planted ornamental growing at edge of garden. 2: Single-stemmed with pronounced kink to north at 4m, biased canopy due to neighbouring tree. 3: Minimal visible evidence of previous management. 4: Small diameter shade deadwood to inner canopy. 5: Minor bark damage to lower stem.	Prune for development - see Tree Removal Plan.		Good	40+	2.76
									n/a	3	Fair	C2	
T34	Semi-Mature Horse Chestnut <i>Aesculus hippocastanum</i>	9	3	1	SW	390	5 3.5 5 5	1: Limited access and ivy-clad stems prevented detailed inspection. 2: Self-set tree growing growing on edge of watercourse. 3: Bifurcated stem at 0.5m above ground level with slightly biased canopy due to neighbouring tree. 4: Occasional pruning wounds to lower stem with minimal occlusion. 5: Southernmost stem bifurcated at 1.5m above ground level with crack from stem union down to main union with visible internal decay. Symptoms indicative of infection with horse chestnut bleeding canker (<i>Pseudomonas syringae</i> pv. <i>aesculi</i>), poses low risk due to location.	No action required.		Good	20-40	4.68
									n/a	3	Poor	C1	
T35	Semi-Mature Downy Birch <i>Betula pubescens</i>	10	1.5	2.5	M	260	4 4 3 3	1: Planted ornamental growing at edge of garden, planting stake to east occluded by base. 2: Bifurcated stem at 3m above ground level with slightly biased canopy due to neighbouring trees, slightly low hanging to west. 3: Multiple pruning wounds to lower stem, generally occluding well. 4: Small diameter shade deadwood to lower stem.	Prune for development - see Tree Removal Plan.		Good	40+	3.12
									n/a	3	Fair	C2	
T36	Young Willow <i>Salix</i> sp.	9	4	1.5	N	160	3 3 3 3	1: Limited access prevented detailed inspection, measurements estimated. 2: Self-set tree growing within small pond. 3: Single-stemmed with slight lean west. 4: Minimal visible evidence of previous management.	No action required.		Good	20-40	1.92
									n/a	3	Fair	C1	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T37	Early-Mature Blue Spruce <i>Picea glauca</i>	14	2	2	M	350	7.5 3 3	1: Planted ornamental growing on sloping ground close to watercourse. 2: Single-stemmed with biased canopy due to neighbouring trees. 3: Minimal visible evidence of previous management. 4: Small diameter shade deadwood to lower stem.	No action required.		Good	40+	4.20
									n/a	3	Good	B1,2	
G38	Early-Mature Mixed Species	av 12	av 1	O	M	av 270	av 6 6 6 each	1: Clustered small woodland group growing on sloping ground adjacent watercourse. 2: Predominantly downy birch and willow, with leylandii and spruce to north, small diameter naturally colonised oak, beech and elder, with sparse bramble understory, occasional stems ivy-clad. 3: Predominantly single-stemmed with multi-stemmed willows. 4: Ad hoc pruning and stem removal within, little evidence of formal management. 5: Occasional snapped limbs and partially collapsed willows within, pose no significant risk.	No action required.		Good	40+	3.24
									n/a	3	Fair	B1,2	
T39	Semi-Mature Holly <i>Ilex aquifolium</i>	7	1.5	O	E	170	3 3 3	1: Surrounding vegetation prevented detailed inspection. 2: Self-set tree growing in slightly elevated ground in area of dense scrub and small diameter shrubby willow. 3: Single-stemmed with slight curve east to lower stem and basal growth establishing. 4: Minimal visible evidence of previous management.	Remove for development - see Tree Removal Plan.		Good	40+	2.04
									n/a	n/a	Fair	C1	
T40	Early-Mature European Larch <i>Larix decidua</i>	12	2	1.5	N	480	4.5 5.5 5.5	1: Growing on sloping ground on bank of watercourse. 2: Single-stemmed with upright form. 3: Multiple pruning stubs to lower stem. 4: Small diameter shade deadwood to lower stem.	No action required.		Good	40+	5.76
									n/a	3	Good	B2	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T41	Semi-Mature Pedunculate Oak <i>Quercus robur</i>	7	2	2	M	380	6 6 3.5	1: Limited access and surrounding vegetation prevented detailed inspection, DBH estimated. 2: Self-set tree growing on bank of watercourse. 3: Multiple stems arising from 2m above ground level with biased canopy due to neighbouring tree. 4: Occasional pruning wounds and stubs to lower stem and canopy with little occlusion. 5: Cracked/split branch to north at 2m overhanging watercourse.	No action required.		Good	40+ C1	4.56
									n/a	3	Fair		
G42	Semi-Mature Mixed Species	av 2	0	0	M	av 50	av 1.5 1.5 each	1: Limited access prevented detailed inspection. 2: Scrubby, informal hedgerow group growing along watercourse. 3: Willow with hawthorn, beech, yew and holly. 4: Occasional stubs within, minimal evidence of recent management.	No action required.		Good	40+ C2	0.60
									n/a	3	Fair		
T43	Early-Mature Downy Birch <i>Betula pubescens</i>	13	2	2	W	330	3 7 5	1: Limited access and surrounding vegetation prevented detailed inspection, DBH estimated. 2: Growing on bank of watercourse within G42. 3: Trifurcated stem at 8m above ground level with biased canopy due to neighbouring tree. 4: Occasional pruning wounds to lower stem with little occlusion. 5: Small diameter shade deadwood to lower stem.	No action required.		Good	40+ B2	3.96
									n/a	3	Good		
T44	Early-Mature Beech <i>Fagus sylvatica</i>	11	2.5	3	M	540	4.5 5 7	1: Planted ornamental growing in garden. 2: Bifurcated stem at 2.5m above ground level. 3: Multiple pruning wounds to lower stem with some occlusion and minor decay in places. 4: Small diameter shade deadwood to lower and inner canopy. 5: Small, degraded fungal fruiting body at base to east, unable to identify due to condition.	No action required.		Good	40+ B1,2	6.48
									n/a	3	Fair		
T45	Semi-Mature Wild Cherry <i>Prunus avium</i>	8	3.5	2	SW	260	3 4.5 3.5	1: Planted ornamental growing in grass central to garden. 2: Bifurcated stem at 2m above ground level. 3: Occasional pruning wounds to lower stem with minimal occlusion and minor decay. 4: Sparse buds, small diameter deadwood and dieback throughout lower canopy. 5: Mower damage to base and buttress roots.	Remove for development - see Tree Removal Plan.		Fair	10-20 C2	3.12
									n/a	n/a	Fair		

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T46	Early-Mature Wild Cherry <i>Prunus avium</i>	6.5	3	2.5	M	280	6 3.5 4 3	1: Planted ornamental growing in grass on sloping ground. 2: Bifurcated stem at 1m above ground level with slight lean north and biased form. 3: Multiple pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to lower canopy.	No action required.		Good	20-40	3.36
									n/a	3	Fair	C2	
G47	Early-Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	av 13	0	2.5	M	av 410	av 3.5 3.5 3.5 each	1: Closely spaced group of two planted ornamentals growing in grass in sloping ground. 2: Single-stemmed with merging, low hanging canopies. 3: Multiple stubs and pruning wounds to lower stems with minimal occlusion. 4: Small diameter shade deadwood to lower stems.	No action required.		Good	20-40	4.92
									n/a	3	Good	B2	
H48	Semi-Mature Beech <i>Fagus sylvatica</i>	av 1.5	0	0	M	70	1.5 1.5 1.5	1: Regularly maintained border hedgerow growing in sloping ground adjacent access track.	Remove for development - see Tree Removal Plan.		Good	40+	0.84
									n/a	n/a	Good	C2	
T49	Mature Beech <i>Fagus sylvatica</i>	15	6	4	S	1010	10 10 9	1: Planted ornamental growing in grass on sloping ground. 2: Multiple stems arising from 4m above ground level with pronounced fluting to stem and exposed surface and buttress roots. 3: Multiple large pruning wounds to lower stems and canopy, generally occluding well with minor decay pockets in places. 4: Small diameter shade deadwood to inner canopy. 5: Small basal cavity to southeast with good wound wood around aperture.	No action required.		Good	40+	12.00
									n/a	3	Fair	A1,2	
T50	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	12	3	0	M	620	7.5 4.5 6	1: Limited access prevented detailed inspection, DBH estimated. 2: Self-set tree growing on bank of watercourse. 3: Trifurcated stem at ground level. 4: Multiple pruning wounds to lower stems, occluding well. 5: Small diameter shade deadwood to lower canopy.	No action required.		Good	40+	7.44
									n/a	3	Fair	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T51	Young European Larch <i>Larix decidua</i>	5.5	3	2.5	E	130	2 1 5 0.5	1: Surrounding vegetation prevented detailed inspection. 2: Self-set tree growing at edge of H1. 3: Single-stemmed with pronounced kink east to stem at 2.5m, biased form and canopy due to neighbouring trees. 4: Occasional pruning stubs to lower stem. 5: Small diameter shade deadwood to lower stem.	No action required.		Good	20-40	1.56
									n/a	3	Poor	C1	
T52	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	9	3	3	NE	500	4.5 4.5 6 6	1: Surrounding vegetation prevented detailed inspection. 2: Self-set tree growing at edge of H1. 3: Trifurcated stem at 1m above ground level, two northernmost stems fusing from 1.5-2m. 4: Multiple pruning wounds to lower stems, occluding well. 5: Small diameter shade deadwood to lower canopy.	No action required.		Good	40+	6.00
									n/a	3	Fair	B1,2	
T53	Early-Mature Wild Cherry <i>Prunus avium</i>	5.5	2.5	2	M	240	3.5 3.5 3.5 3.5	1: Surrounding vegetation prevented detailed inspection, DBH estimated. 2: Growing within H1 on site boundary. 3: Bifurcated stem at 1.5m above ground level. 4: Occasional pruning stubs and small diameter deadwood to lower canopy. 5: Large wound to east of stem from union to ground level with evident decay, obscured by hedgerow.	No action required.		Good	10-20	2.88
									n/a	3	Poor	C1	
G54	Mature Mixed Species	av 16	av 4.5	2.5	M	av 600	av 9 9 9 each	1: Offsite group with limited access prevented detailed inspection, DBH estimated. 2: Linear group of sycamore and horse chestnut growing in adjacent residential garden alongside PROW. 3: Predominantly single-stemmed with one multi-stemmed horse chestnut to centre, occasional stems ivy-clad, canopies merge with onsite trees to south, adequate clearance over PROW currently. 4: Multiple stubs and pruning wounds to lower stems, occluding well. 5: Small diameter deadwood to lower stems and canopies. 6: Protected by Ribble Valley Borough Council (Billington) Tree Preservation Order No 4, 1977).	No action required.		Good	40+	7.20
									n/a	3	Good	A1,2	

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-Mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-Mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height:	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.
RPA Radius:	Radial length in metres from the centre of the tree stem to the extent of the Root Protection Area (RPA), calculated in relation to the stem diameter.

Appendix 3 – Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees 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.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual, including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees which are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Root Protection Area (RPA)
- Position Estimated on Site
- Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client: **REDWATERS (LANGHO) LTD**

Project: **LAND AT THE NOOK, LANGHO**

Title: **TREE CONSTRAINTS PLAN**

Issue: **PLANNING**

Drawn: AH	Checked: HL	Approved: AH
Project: UG3174	Scale @ A0: 1:200	Date: 30/01/26
Dwg No: UG_3174_ARB_TCP_01	Revision: 00	



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Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Removed Tree
- Extents of Pruning
- Position Estimated on Site
- Redline Site Boundary

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Client: **REDWATERS (LANGHO) LTD**

Project: **LAND AT THE NOOK, LANGHO**

Title: **TREE REMOVAL PLAN**

Issue: **PLANNING**

Drawn: AH	Checked: HL	Approved: AH
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Project: UG3174	Scale @ A0: 1:500	Date: 06/05/26
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Dwg No: UG_3174_ARB_TRP_01	Revision: 00
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Tree Works Schedule						
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason		
T3	C	Downy birch	Crown lift canopy over path to 3m above ground level	To facilitate the proposed development		
H4		Leyland cypress	Remove 2.5 section to east and 9m section to west			
T5		Apple	Crown lift canopy over path to 3m above ground level			
G6		Mixed species	Fell to ground level			
G7		Leyland cypress	Remove 3m section to west			
T8		Sycamore	Fell to ground level			
T12		Mixed species	Remove 7m section to west			
G13						
T14	B	Sycamore	Fell to ground level	Arboricultural best practice		
T15						
G16	C	Cherry			To facilitate the proposed development	
H17		Beech				
T18	U	Elder				Arboricultural best practice
T19	C	Downy birch				To facilitate the proposed development
T20	U	Ash				Arboricultural best practice
G21	C	Mixed species				Crown lift canopy over proposed drive to 3m above ground level
T30		Wild cherry				
T31		Beech				
T32		Norway maple				
T33		Downy birch	Fell to ground level			
T35		Holly				
T39		Wild cherry				
T45		Beech				
H48						
All specified works are to be carried out in accordance with BS 3998: 2010 ' <i>Tree work - Recommendations</i> '						

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Client: REDWATERS (LANGHO) LTD				
Project: LAND AT THE NOOK, LANGHO				
Title: TREE WORKS SCHEDULE				
Issue: PLANNING				
Drawn: AH		Checked: HL		Approved: AH
Project: UG3174		Scale @ A0: N/A		Date: 06/05/26
Dwg No: UG_3174_ARB_TWS_01				Revision: 00



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Notes:-

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BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Category U Tree, Group or Hedge

Retained Tree

Root Protection Area (RPA)

#

Position Estimated on Site

Redline Site Boundary

Construction Exclusion Zone (CEZ)

Protective Fencing (See TPI Inserts 1 & 2)

Phased Protective Fencing (See TPI Inserts 1 & 2)

Ground Protection (See TPI Insert 3)

Boundary Treatment

Arboricultural Supervised Excavation

Cellular Confinement System

Existing Surface Retained/Improved

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:
REDWATERS (LANGHO) LTD

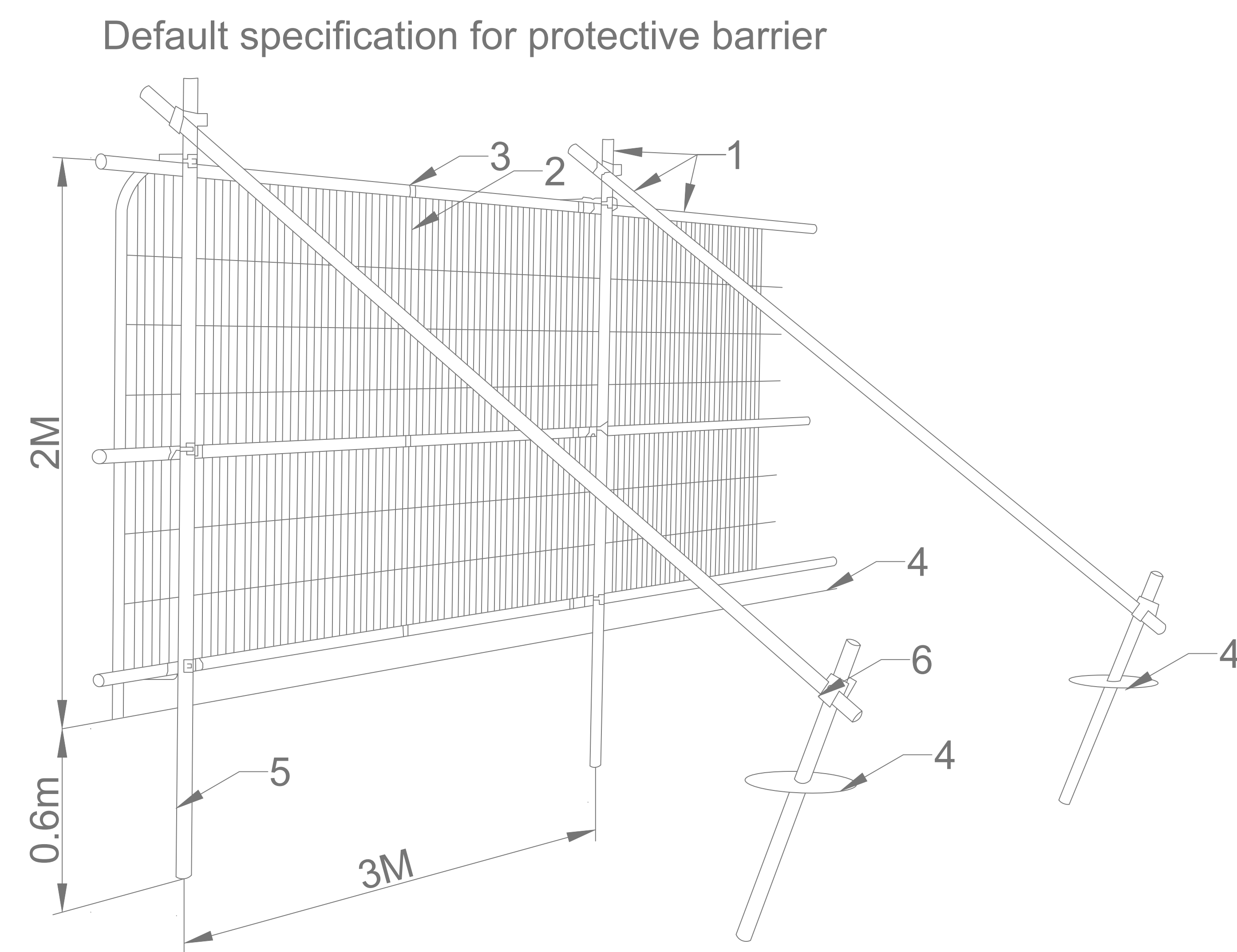
Project:
LAND AT THE NOOK, LANGHO

Title:
TREE PROTECTION PLAN

Issue:
PLANNING

Drawn: AH	Checked: HL	Approved: AH
Project: UG3174	Scale @ A0: 1:200	Date: 06/05/26
Dwg No: UG_3174_ARB_TPP_01	Revision: 00	

Insert 1: Tree Protective Fencing Specification



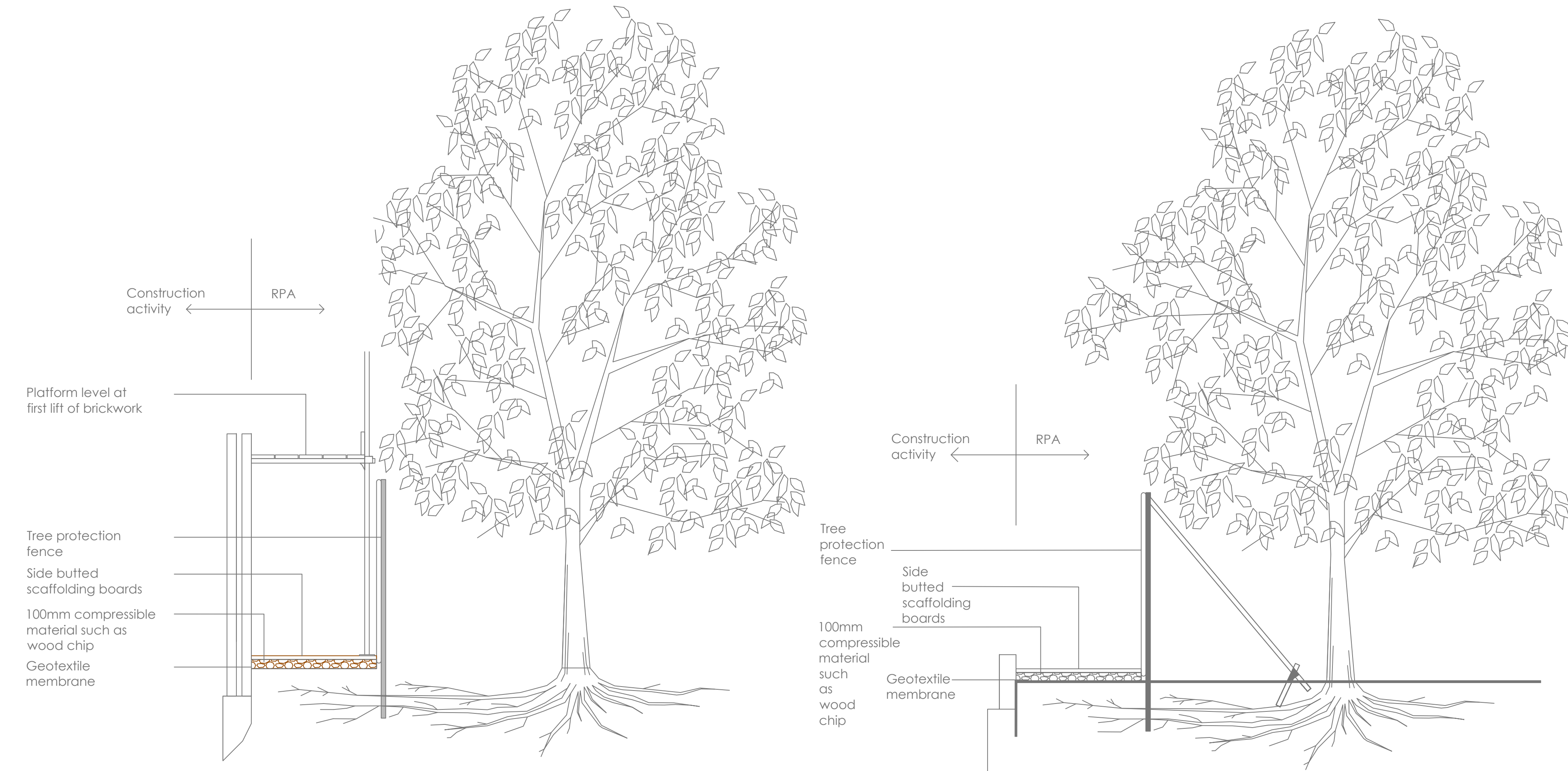
Key

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

Insert 2: Tree Protection Notice



Insert 3: Ground Protection Specification



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Client: REDWATERS (LANGHO) LTD				
Project: LAND AT THE NOOK, LANGHO				
Title: TREE PROTECTION INDEX				
Issue: PLANNING				
Drawn: AH	Checked: HL	Approved: AH		
Project: UG3174	Scale @ A0: N/A	Date: 06/05/26		
Dwg No: UG_3174_ARB_TPI_01	Revision: 00			