ARBORICULTURAL IMPACT ASSESSMENT (AIA)

APRIL 2025

Standen Phases 5 and 6
Littlemoor Road
Clitheroe
BB7 1HF

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG1451
Project:	Standen Phases 5 and 6, Clitheroe
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Rev:	Date:	Issue/Purpose/ Comment:	Prepared:	Checked:
01	26/11/2024	Site re-survey and updated proposal	AH	MK
02	11/03/2025	Updated proposal	AH	GM
03	14/04/2025	Updated proposal	AH	GM

CONTENTS

1. Executive Summary

1.1.1. Urban Green have been instructed by Taylor Wimpey, Manchester to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Higher Standen Farm, Littlemoor Road, Clitheroe, BB7 1HF and produce our findings in a report.

1.1.2. It is proposed to develop the site into two phases of residential housing plots: Phase 5, consisting of 145 units, and Phase 6, consisting of 120 units, alongside new access roads and associated landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

1.1.3. There are no Tree Preservation Orders currently in effect at the site or in the vicinity, nor does the site lie within a Conservation Area.

1.1.4. The proposed development necessitates the removal of five individual trees (T9, T10, T11, T46 and T52), one tree group (G12), three hedgerows (H7, H8 and H16) and a section of one further hedgerow (H34) within the site boundary. However, it is noted that the majority of these are of low value.

1.1.5. Ten additional trees (T19, T27, T29, T31, T35, T38, T40, T48, T49 and T50) would also require removal due their poor condition and location, in accordance with Arboricultural best practice.

1.1.6. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.

1.1.7. Urban Green have also carried out a Preliminary Ecological Appraisal (PEA) of the site (UG_1451_ECO_PEA_01), followed by a Combined Protected Species Report (PSR) (UG_1451_ECO_PSR_01). This report should be read and adhered to in conjunction with the PEA and PSR reports.

1.1.8. Tree protective fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 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 T15, T26, T28, T51, G59 and G60, as indicated on the Tree Protection Plan.

1.1.10. New hard surfacing proposed within the RPA of retained trees T26 and T51, and tree group G60 would need to be constructed using a no-dig construction method, such as a Cellular Confinement system, or similar, as indicated on the Tree Protection Plan.

1.1.11. 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.

1.1.12. 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 Taylor Wimpey, Manchester to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations'* at Higher Standen Farm, Littlemoor Road, Clitheroe, BB7 1HF 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 74467 40714.

Legend:

Red Line Boundary

0.85

Kilometers

N

Client: Taylor Wimpey	Issue: 01		
Project: Standen Phase 5&6	Scale @ A4 1:10,000		
Title: Site Context	Approved by: AH	Checked by: HM	
Drawing Ref: UG_1451_SITE_CONTEXT	Author: CL	Date: 21/05/2024	

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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 (SurveyEng Ltd Drawing TWM.AB.44 Revision C – 15.05.24). 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 off Littlemoor Road, Clitheroe and comprises agricultural land. The site is bounded by existing residential properties and further agricultural land to the north; an ongoing residential development to the north/northeast; a portion of Pendleton Brook and densely wooded area to the south/southeast; a plant machinery hiring facility to the southwest, beyond which lies a densely wooded area and further agricultural land; and additional existing residential and commercial properties to the west.

2.6. Soil Profile

2.6.1. Reference to the LandIS/Cranfield University Soil and Agrifood Institute's Soilscapes Viewer suggests the underlying soil profile at the site is characterised as a slowly permeable, seasonally wet, acidic loamy and clayey soil, with impeded drainage and limited fertility. This soil type is typical of grassland, and some arable and forested environments.

3. Legislation

3.1. Tree Protection Status

3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority 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.

3.1.2. Reference to Ribble Valley Borough Council's online historical mapping records on 26/11/2024 indicated that there are no TPOs currently in effect at the site, nor does the site lie within a designated Conservation Area.

3.1.3. 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.

3.1.4. 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.

3.1.5. 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.

3.2. Ecological Considerations

3.2.1. 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).

3.2.2. 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.

3.2.3. 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.

3.2.4. Urban Green have also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_1451_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.

3.2.5. Following the recommendations from the PEA report, Urban Green have also completed a Combined Protected Species Report (PSR) (UG_1451_ECO_PSR_01). The PSR collated and detailed the methods, findings and conclusions from further surveys detailed in the PEA report. this report should be read and adhered to in conjunction with the PEA and PSR reports.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

4.1.1. It is proposed to develop the site into two phases of residential housing plots: Phase 5, consisting of 145 units, and Phase 6, consisting of 120 units, alongside new access roads and associated landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

4.2.1. 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.

4.2.2. 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.

4.2.3. 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.

4.3. Root Protection Areas (RPAs) Explained

4.3.1. 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.

4.3.2. 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.

4.3.3. 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).

4.4. Surveyed Trees

4.4.1. The survey assessed thirty-seven individual trees, sixteen tree groups, nine hedgerows, and two woodlands, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups, hedgerows, and woodlands can be viewed in the Tree Data Schedule in Appendix 1.

4.4.2. Ten individual trees, two tree groups, and two woodlands were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; ten individual trees, eight tree groups, and eight hedgerows were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; seven individual trees, five tree groups, and one hedgerow were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and ten individual trees, and one tree group were assessed as BS 5837: 2012 'Unsuitable' Category 'U'.

4.4.3. Trees, tree groups, hedgerows, and woodlands G1, T2, T3, T5, H7, G21, T48, W54, G60, G61, T62, G63 and G64 are offsite. The remaining trees, tree groups, hedgerows, and woodlands are within the site or on the boundaries.

4.4.4. The tree cover is comprised of a blend of moderate-to-high-quality naturally colonised and ornamental/screening trees, tree groups, hedgerows, and woodlands concentrated around field boundaries and Pendleton Brook to the south, typical of agricultural settings.

4.4.5. Woodlands and tree groups W37, W54, G55, G56, G57, G58, G59, G60 & G64 are visually important in terms of their contribution to the overall character and appearance of the area. Trees internal/central to the site are of secondary importance in visual terms, with limited visibility from nearby public vantage points.

4.5. Impacts of Development

4.5.1. The proposed development would necessitate the removal of one individual tree (T52) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three hedgerows (H7, H8 and H16) and a section of one further hedgerow (H34) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and four individual trees (T9, T10, T11 and T46) and one tree group (G12) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.

4.5.2. Ten further trees (T19, T27, T29, T31, T35, T38, T40, T48, T49 and T50) assessed as BS 5837: 2012 'Unsuitable' Category 'U' would also require removal due their poor condition and location, in accordance with Arboricultural best practice.

4.5.3. The removal of these trees, tree groups and hedgerows would have a low, localised, albeit long-term impact on the wider appearance of the site. The removal of these trees, tree groups and hedgerows should be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.

4.5.4. The remaining trees, tree groups, hedgerows and woodlands 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.

4.5.5. Tree protective fencing would need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 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 4.7. of this report.

4.5.6. Arboricultural supervised excavation with possible root pruning would be required within the RPAs of retained trees and tree groups T15, T26, T28, T51, G59 and G60, as indicated in the Tree Protection Plan, to facilitate construction of the proposed new roads, turning head, parking bays, attenuation basin and residential plot 34. These excavations would need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).

4.5.7. New hard surfaces are proposed within the RPA of retained trees T26 and T51, and tree group G60 to provide a parking bay for residential plot 207, a footpath for residential plot 34 and access to driveways for residential plots 181-185, respectively. These new surfaces would need to be constructed using an above ground, no-dig method, such as the use of a Cellular Confinement system, or similar, as indicated on the Tree Protection Plan, to avoid damaging the rooting environment. This new surface would also need to be constructed in accordance with an AMS.

4.5.8. Boundary treatments would be required within the RPAs of retained tree T5 and hedgerow H17, as indicated on the Tree Protection Plan, to facilitate installation of boundary fencing for residential plots 243, 253 and 254. Guidance in section 4.8. of this report should be adhered to when positioning boundary treatments within the RPAs of retained trees.

4.5.9. The distance from the proposed development from retained tree T47, and the existing onsite fencing and landscaping bund to be retained adjacent to offsite tree group and woodland G53 and W54 negate the need for additional tree protection measures in these areas.

4.6. Tree Surgery Works

4.6.1. 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.

4.6.2. 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.

4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010 '*Tree work – Recommendations*'.

4.7. Protective Fencing

4.7.1. 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.

4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately at the alignment indicated on the Tree Protection Plan.

4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).

4.7.4. 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.

4.7.5. 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.

4.7.6. 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).

4.8. Boundary Treatments

4.8.1. 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.

4.8.2. 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).

4.8.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.9. Temporary Site Cabins

4.9.1. 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.

4.9.2. 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.

4.10. Utilities

4.10.1. 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.

4.11. Recommendations

4.11.1. 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.

4.11.2. 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.

4.11.3. 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: Priority	Recommendations: Inspect Freq (yrs)	Physiological Condition / Structural Condition	Life Expectancy (yrs) / Retention Category	RPA Radius (m)
G1	Early-Mature **Mixed** Species	av 4	av 0.5	2	M	av 300	av 2 2 2 2 each	1: Mixed species group consisting of onsite hawthorn hedgerow and offsite ornamental Lawson cypress. 2: Ivy clad stems. 3: Hedgerow previously layered. 4: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ B1.2	3.60
T2	Semi-Mature **Japanese Maple** *Acer palmatum*	4.5	2.5	1	M	250	2.5 2.5 2.5 2.5	1: Offsite ornamental in adjacent residential rear garden, restricted access and limited inspection. 2: Not pruned to any extent.	No action required. n/a	3	Good Good	40+ B1	3.00
T3	Early-Mature **Silver Birch** *Betula pendula*	9	1	2.5	E	450	4 4 6 6	1: Offsite tree prevented detailed inspection. 2: Canopy to south overhangs site by 6m. 3: Estimated measurements. 4: Crown lifted over road.	No action required. n/a	3	Good Good	40+ B1.2	5.40
H4	Early-Mature **Hawthorn** *Crataegus monogyna*	av 1.5	0	0	M	75	0.5 0.5 0.5 0.5	1: Regularly maintained field boundary hedgerow.	No action required. n/a	3	Good Good	40+ B2	0.90
T5	Mature **Sycamore** *Acer pseudoplatanus*	16	5	4	M	1000	5.5 5.5 5.5 5.5	1: Offsite with restricted access and limited inspection. 2: Canopy to south overhangs into the site currently with 5m ground clearance. 3: Pruned in the past to remove low hanging lateral branches and reduce height and spread, exhibiting good occlusion. 4: Included bark union of co-dominant stems with no signs of failure.	No action required. n/a	1	Fair Fair	10-20 B2	12.00
H6	Early-Mature **Hawthorn** *Crataegus monogyna*	av 1.5	0	0	M	75	0.5 0.5 0.5 0.5	1: Regularly maintained field boundary hedgerow.	No action required. n/a	3	Good Good	40+ B2	0.90

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
H7	Early-Mature **Hawthorn** *Crataegus monogyna*	av 1.5	0	0	M	75	N 0.5 W 0.5 E 0.5 S 0.5	1: Offsite regularly maintained field boundary hedgerow. 2: Predominantly hawthorn with holly and elder.	Remove for development - see Tree Removal Plan. n/a	n/a	Good Good	40+ B2	0.90
H8	Mature **Hawthorn** *Crataegus monogyna*	av 4	0	0	M	200	N 3 W 3 E 3 S 3	1: Previously layered hedgerow with elder, ash and holly. 2: Regularly flailed.	Remove for development - see Tree Removal Plan. n/a	n/a	Good Fair	40+ B2	2.40
T9	Mature **Hawthorn** *Crataegus monogyna*	7	4	0	M	560	N 6 W 6 E 7 S 6	1: Trifurcated stem with historically failed included bark unions. 2: Co-dominant stems growing laterally. 3: Acceptable condition due to current land use. 4: Fenced off due to unsafe building; no access to survey in detail.	Remove for development - see Tree Removal Plan. n/a	n/a	Good Poor	10-20 C1	6.72
T10	Semi-Mature **Ash** *Fraxinus excelsior*	7	2	0	M	150	N 2.5 W 2.5 E 2.5 S 2.5	1: Natural colonisation. 2: Acceptable condition at present. 3: Fenced off due to unsafe building; no access to survey in detail. 4: Mild symptoms indicative of infection with ash dieback.	Remove for development - see Tree Removal Plan. n/a	n/a	Fair Good	10-20 C1	1.80
T11	Semi-Mature **Ash** *Fraxinus excelsior*	6	2	0	M	150	N 3 W 2 E 3 S 2	1: Natural colonisation. 2: Acceptable condition at present. 3: Fenced off due to unsafe building; no access to survey in detail. 4: Symptoms indicative of infection with ash dieback.	Remove for development - see Tree Removal Plan. n/a	n/a	Fair Good	10-20 C1	1.80
G12	Semi-Mature **Mixed** Species	av 7	av 0.5	0	M	av 150	N av 4 W 4 E 4 S 4 each	1: Fenced off due to unsafe building; no access to survey in detail. 2: Natural colonisation growing within dilapidated yard. 3: Some trees previously felled exhibiting regrowth. 4: Ash, elder and hawthorn.	Remove for development - see Tree Removal Plan. n/a	n/a	Good Fair	20-40 C1	1.80

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T13	Mature **Ash** *Fraxinus excelsior*	15	4	0	SW	700	N 8 W 6 E 7 S 6	1: Bifurcated stem. 2: Historically pruned exhibiting good occlusion. 3: Small cavity at 0.5m is of little concern. 4: Fenced off due to unsafe building; no access to survey in detail. 5: Symptoms indicative of infection with ash dieback.	No action required. n/a	3	Fair Good	10-20 C1	8.40
T14	Early-Mature **Hawthorn** *Crataegus monogyna*	6	0.5	0	M	200	N 4 W 4 E 4 S 4	1: Trifurcated stem. 2: Included bark union of co-dominant stems with no signs of failure.	No action required. n/a	3	Good Good	40+ B1	2.40
T15	Mature **Sycamore** *Acer pseudoplatanus*	19	3	2.5	W	1270	N 7 W 7 E 7 S 7	1: Pruned in the past to remove low hanging lateral branches. 2: Stubs to lower crown. 3: Basal cavity exhibiting good adaptive growth presents no issues.	No action required. n/a	3	Good Good	40+ A1.2	15.00
H16	Mature **Hawthorn** *Crataegus monogyna*	av 4	0	0	M	75	N 3 W 3 E 3 S 3	1: Historically layered field boundary hedgerow. 2: Regularly flailed.	Remove for development - see Tree Removal Plan. n/a	n/a	Good Good	40+ B2	0.90
H17	Early-Mature **Hawthorn** *Crataegus monogyna*	av 2	0	0	M	75	N 0.5 W 0.5 E 0.5 S 0.5	1: Regularly maintained field boundary hedgerow.	No action required. n/a	3	Good Good	40+ B2	0.90
T18	Semi-Mature **Hawthorn** *Crataegus monogyna*	4	2	0	M	100	N 2.5 W 2.5 E 2.5 S 2.5	1: Co-dominant stems removed at base. 2: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ B1	1.20

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T19	Mature **Ash** *Fraxinus excelsior*	13	6	4	M	800	N 6 W 6 E 1 S 1	1: Ivy clad stems prevented detailed inspection. 2: Indication of extensive decay to eastern side of stem when tapped with nylon hammer. 3: Historic failure of co-dominant stem possibly resulting in extensive decay. 4: Restricted access. 5: Symptoms indicative of advanced infection with ash dieback; retention acceptable due to current land use.	Remove - see Tree Removal Plan. n/a	n/a	Fair Poor	<10 U	n/a
T20	Mature **Pedunculate Oak** *Quercus robur*	15	4	2.5	M	1000	N 9 W 9 E 9 S 9	1: Dense ivy prevented a detailed inspection. 2: Not pruned to any extent.	Remove ivy and re-inspect for defects. Low	3	Good Fair	40+ A1.2	12.00
G21	Early-Mature **Mixed** Species	av 10	3	0	M	av 500	N av 9 W 9 E 9 S 9 each	1: Hawthorn, hazel, sycamore, hornbeam. 2: Offsite group providing screen from school to north. 3: Not pruned to any extent. 4: Adequate clearance over footpath.	No action required. n/a	3	Good Good	40+ B2	6.00
T22	Mature **Beech** *Fagus sylvatica*	16	4	4	E	800	N 4 W 4 E 9 S 8	1: Trifurcated stem. 2: Asymmetrical crown. 3: Fungal sporophytes of *Ganoderma* sp. at base. 4: Some indication of internal hollowing to northeast side of stem when tapped with nylon hammer. Minor deadwood noted. 5: General good residual wall indicated.	No action required. n/a	1	Good Fair	20-40 B1.2	9.60
T23	Early-Mature **Beech** *Fagus sylvatica*	12	2	3	M	560	N 4 W 5 E 3.5 S 6	1: Pruned in the past to remove low hanging lateral branches. 2: Asymmetrical crown.	No action required. n/a	3	Good Good	40+ B1.2	6.72

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
G24	Early-Mature **Hawthorn** *Crataegus monogyna*	av 5	3	0	M	av 150	av 3.5 3.5 3.5 3.5 each	1: Originally field boundary hedgerow, allowed to grow on. 2: Ivy clad stems. 3: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ B2	1.80
H25	Mature **Hawthorn** *Crataegus monogyna*	av 1.5	0	0	M	100	2 2 2 2	1: Historically layered, broken field boundary hedgerow. 2: Mature elder within hedgerow. 3: Previously flailed at 1m.	No action required. n/a	3	Good Fair	40+ C2	1.20
T26	Mature **Sycamore** *Acer pseudoplatanus*	18	3.5	3.5	W	900	7.5 7.5 7.5 7.5	1: Asymmetrical crown, suppression from adjacent tree. 2: Pruned in the past to remove low hanging lateral branches. 3: Several dead stubs to lower crown are of little concern.	No action required. n/a	3	Good Good	40+ A1.2	10.80
T27	Early-Mature **Sycamore** *Acer pseudoplatanus*	8	4	3	W	450	1 1 1 2	1: Significant decline throughout canopy. 2: Areas of bark dieback at base. 3: Tree appears moribund. 4: Retention acceptable due to current land use.	Remove - see Tree Removal Plan. n/a	n/a	Poor Fair	<10 U	n/a
T28	Mature **Ash** *Fraxinus excelsior*	12	3	2.5	W	800	3 7 3 7	1: 2m high decay column on southeast side exhibiting significant adaptive growth. 2: Co-dominant stem failure at 3m resulting in approximately 40% crown loss. 3: Viable crown remains and structural integrity is good. 4: Mild symptoms indicative of infection with ash dieback.	No action required. n/a	1	Good Fair	10-20 C1	9.60
T29	Over-Mature **Elder** *Sambucus nigra*	5	2	1.5	SE	280	1 1 1 1	1: Previously failed at base. 2: Acceptable condition due to current land use.	Remove - see Tree Removal Plan. n/a	n/a	Good Poor	<10 U	n/a

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: Priority	Recommendations: Inspect Freq (yrs)	Physiological Condition / Structural Condition	Life Expectancy (yrs) / Retention Category	RPA Radius (m)
T30	Mature **Oak** *Quercus* sp.	16	1	2	M	900	N 9.5, W 4.5, E 8.5, S 3.5	1: Co-dominant stem failure at 4m above ground level. 2: Lateral branch of approximately 30cm diameter hung up in crown, poses no significant risk due to current land use. 3: Bark wound at base exhibiting good occlusion. 4: Acceptable condition at present.	No action required. / n/a	3	Good / Fair	40+ / B1.2	10.80
T31	Over-Mature **Ash** *Fraxinus excelsior*	8	2	n/a	n/a	900	N 0, W 0, E 3, S 0	1: Completely hollow stem. 2: Moribund, under 5% remaining living canopy. 3: Remaining canopy exhibiting symptoms of infection with ash dieback. 4: *Daldinia concentrica* fungal fruiting bodies to west of stem. 5: Acceptable condition due to current land use.	Remove - see Tree Removal Plan. / n/a	n/a	Poor / Poor	<10 / U	n/a
T32	Mature **Ash** *Fraxinus excelsior*	18	4	3	M	1350	N 5, W 5, E 5, S 9	1: Trifurcated stem. 2: Several decaying branch stubs and tear outs. 3: Multiple historic branch failure. 4: No obvious indication of infection with ash dieback currently.	No action required. / n/a	3	Good / FAir	40+ / A1.2	15.00
H33	Early-Mature **Hawthorn** *Crataegus monogyna*	av 1.5	0	0	M	75	N 1.5, W 1.5, E 1.5, S 1.5	1: Regularly maintained field boundary hedgerow. 2: Previously flailed at 1m.	No action required. / n/a	3	Good / Good	40+ / B2	0.90
H34	Early-Mature **Hawthorn** *Crataegus monogyna*	av 3	0	0	M	75	N 1.5, W 1.5, E 1.5, S 1.5	1: Regularly maintained field boundary hedgerow. 2: Previously flailed at 1m.	Remove a section for development - see Tree Removal Plan. / n/a	n/a	Good / Good	40+ / B2	0.90
T35	Mature **Ash** *Fraxinus excelsior*	12	4	3	M	900	N 5, W 4, E 5, S 4	1: Advanced symptoms indicative of infection with ash dieback. 2: Deadwood throughout canopy. 3: Dense blackthorn, hawthorn, hazel and ivy understory, restricting inspection. 4: Acceptable condition due to current land use.	Remove - see Tree Removal Plan. / n/a	n/a	Poor / Fair	<10 / U	n/a

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T36	Early-Mature **Pedunculate Oak** *Quercus robur*	10	2	2	S	650	7.5 7.5 7.5 7.5	1: Tear wound and branch stub to east low hanging over field. 2: Low hanging canopy acceptable due to current land use. 3: Dense blackthorn, hawthorn, hazel and ivy understory, restricting inspection.	No action required. n/a	3	Good Fair	40+ B1.2	7.80
W37	Early-Mature **Mixed** Species	av 16	av 1	0	M	av 800	av 8 8 8 8 each	1: Mixed native species linear woodland following course of stream providing habitat and screening. 2: Dominant species include hawthorn, ash, oak, alder, sycamore, blackthorn, elder, hazel, field maple, holly. Occasional dead ash tree central to group pose no significant risk. 3: Potential wildlife corridor of high ecological value. 4: Any potential development should be situated beyond a minimum 10m buffer either side of the woodland. 5: Central section removed for culvert installation.	No action required. n/a	3	Good Good	40+ A1.2	9.60
T38	Dead **Ash** *Fraxinus excelsior*	15	6	n/a	n/a	900	0 0 0 0	1: Dead specimen. 2: Historic root plate failure, made safe and left in situ.	Remove - see Tree Removal Plan. n/a	n/a	Dead Dead	Dead U	n/a
T39	Mature **Pedunculate Oak** *Quercus robur*	15	2	2.5	N	1100	11 11 11 11	1: Open growing tree. 2: Symmetrical crown. 3: Historic lateral branch failure on south side. 4: Branch stub to south due to historic failure. 5: Minor deadwood noted.	No action required. n/a	3	Good Good	40+ A1.2	13.20
T40	Dead **Ash** *Fraxinus excelsior*	8	4	n/a	n/a	540	0 0 0 4	1: Dead specimen. 2: Standing dead tree with *Daldinia concentrica* fungal fruiting bodies all along stem to east. 3: Retention acceptable due to current land use.	Remove - see Tree Removal Plan. n/a	n/a	Dead Dead	Dead U	n/a

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T41	Mature **Pedunculate Oak** *Quercus robur*	15	2	3	N	1000	8 8 8 8	1: Symmetrical crown. 2: Open growing tree. 3: Minor deadwood and snapped out branches to lower crown.	No action required. n/a	3	Good Good	40+ A1.2	12.00
G42	Mature **Ash** *Fraxinus excelsior*	av 16	av 2	2	M	av 900	av 10 10 10 10 each	1: Three trees all relatively open growing. 2: Significant decay to several lateral branches. 3: Some deadwood and stubs to all trees. 4: Indication of internal hollowing when tapped with nylon hammer. 5: Symptoms indicative of infection with ash dieback.	No action required. n/a	3	Fair Fair	10-20 C1	10.80
G43	Mature **Hawthorn** *Crataegus monogyna*	av 5	av 1	0	M	av 350	av 3.5 3.5 3.5 3.5 each	1: Significant decay cavities to all three trees. 2: Easternmost tree has historically partially failed with adaptive canopy growth. 3: Acceptable condition due to current land use.	No action required. n/a	3	Good Fair	20-40 C1.2	4.20
T44	Mature **Pedunculate Oak** *Quercus robur*	15	2	3	M	950	10 10 10 10	1: Open growing tree with symmetrical crown. 2: Minor deadwood noted. 3: Large burr/gall to stem to northest at 1.5m.	No action required. n/a	3	Good Good	40+ A1.2	11.40
T45	Over-Mature **Hawthorn** *Crataegus monogyna*	5	1.5	2	M	450	4 4 4 4	1: Bifurcated stem. 2: Hollowing to stem. 3: Included bark union of co-dominant stems with no signs of failure. 4: Canopy of moderate vitality.	No action required. n/a	3	Good Fair	10-20 C1	5.40
T46	Mature **Hawthorn** *Crataegus monogyna*	3	1.5	2	M	300	3 3 3 3	1: Stem leans east although no indication of failure. 2: Cavity and decay at base extending up stem with good adaptive growth.	Remove for development - see Tree Removal Plan. n/a	n/a	Good Fair	10-20 C1	3.60

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: Priority	Recommendations: Inspect Freq (yrs)	Physiological Condition / Structural Condition	Life Expectancy (yrs) / Retention Category	RPA Radius (m)
T47	Early-Mature **Pedunculate Oak** *Quercus robur*	10	2	3	W	650	N 6.5, W 6.5, E 6.5, S 6.5	1: Symmetrical open growing tree. 2: Pruned in the past to remove low hanging lateral branches.	No action required. n/a	3	Good Good	40+ A1.2	7.80
T48	Dead **Oak** *Quercus* sp.	10	n/a	n/a	M	900	N 6, W 6, E 6, S 6	1: Tree is dead. 2: Potential wildlife habitat. 3: No access, located behind security fence for adjacent offsite development.	Remove - see Tree Removal Plan. n/a	n/a	Dead Dead	Dead U	n/a
T49	Dead **Oak** *Quercus* sp.	12	n/a	n/a	M	1200	N 6, W 8, E 6, S 6	1: Tree is dead, however structurally stable. 2: Potential wildlife habitat.	Remove - see Tree Removal Plan. n/a	n/a	Dead Dead	Dead U	n/a
T50	Dead **Oak** *Quercus* sp.	8	n/a	n/a	M	750	N 5, W 7, E 5, S 5	1: Tree is dead, however structurally stable. 2: Potential wildlife habitat.	Remove - see Tree Removal Plan. n/a	n/a	Dead Dead	Dead U	n/a
T51	Mature **Pedunculate Oak** *Quercus robur*	12	3.5	2.5	W	810	N 6.5, W 6.5, E 6.5, S 6.5	1: Open growing tree with symmetrical crown. 2: Large stem gall at 2m. 3: Minor deadwood noted.	No action required. n/a	3	Good Good	40+ A1.2	9.72
T52	Veteran **Hawthorn** *Crataegus monogyna*	4	1.5	1.5	W	300	N 2, W 3.5, E 2, S 4.5	1: Open grown, hollow tree with low hanging, wide spreading form. 2: Multiple tear wounds, branch stubs and advanced decay to lower stems evident. 3: Canopy still of good vitality. 4: Interesting specimen.	Remove for development - see Tree Removal Plan. n/a	n/a	Good Poor	40+ A3	3.60

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
G53	Young **Mixed** Species	av 5	2	0	M	av 200	av 2 2 2 2 each	1: Growing behind security fence, no access to survey in detail. 2: Recently planted linear shelter belt. 3: Species include spruce, pine, cypress, western red cedar, rowan, larch, hornbeam, willow, cedar, beech, and oak. 4: All have tree guards. 5: Will require silvicultural management in 5 to 10 years.	No action required. n/a	3	Good Good	40+ C2	2.40
W54	Early-Mature **Mixed** Species	av 20	av 3	0	M	av 800	av 8 8 8 8 each	1: Offsite mixed species woodland exhibiting good species mix and age structure. 2: Species include oak, alder, ash, elm, sycamore and cherry. 3: Rhododendron within understory. 4: Large dead ash trees atop bund on periphery. Retention acceptable due to current land use.	No action required. n/a	3	Good Good	40+ A2	9.60
G55	Early-Mature **Mixed** Species	av 15	3	0	M	av 750	av 7 7 7 7 each	1: Riverside group located on steep embankment consisting of ash, sycamore, hawthorn, beech and elm with ivy clad stems. 2: Multiple standing and fallen dead stems throughout pose no significant risk. 3: Ash trees exhibiting symptoms of infection with ash dieback. 4: 10m buffer would be required in event of any development.	No action required. n/a	3	Good Fair	40+ B1.2	9.00
G56	Mature **Mixed** Species	av 19	av 2	0	M	av 850	av 8 8 8 8 each	1: Sycamore, ash, hawthorn, beech and elm with ivy clad stems located on and atop steep embankment. 2: One mature sycamore exhibiting historic included union failure. 3: Multiple standing and fallen dead stems throughout pose no significant risk. 4: Ash trees exhibiting symptoms of infection with ash dieback. 5: All other trees appear of acceptable condition at present.	No action required. n/a	3	Good Fair	40+ B1.2	10.20
G57	Early-Mature **Mixed** Species	av 12	av 0.5	0	M	av 550	av 6 6 6 6 each	1: Linear group following riverbank. 2: Hawthorn, alder, ash, and sycamore. 3: Acceptable condition at present.	No action required. n/a	3	Good Fair	40+ B2	6.60

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: Priority	Recommendations: Inspect Freq (yrs)	Physiological Condition / Structural Condition	Life Expectancy (yrs) / Retention Category	RPA Radius (m)
G58	Early-Mature **Mixed** Species	av 12	av 0.5	0	M	av 550	av N 6, W 6, E 6, S 6 each	1: Linear group following riverbank. 2: Hawthorn, alder, ash, sycamore. 3: Acceptable condition at present.	No action required. n/a	3	Good Fair	40+ B2	6.60
G59	Early-Mature **Mixed** Species	av 20	av 1	0	M	av 1000	av N 8, W 7, E 8, S 7 each	1: Natural colonisation along steep, west facing embankment of the river. 2: Oak, ash, sycamore, alder, hawthorn, willow and beech. 3: Area fenced off from adjacent agricultural land.	No action required. n/a	3	Good Good	40+ A2	12.00
G60	Mature **Mixed** Species	av 20	av 4	0	M	av 1000	av N 10, W 8, E 8, S 10 each	1: Line of offsite trees adjacent to southern boundary. 2: Oak, sycamore, field maple and ash. 3: Canopies to north overhang into site by approximately 9m. 4: Group situated north of works yard.	No action required. n/a	3	Good Good	40+ A1.2	12.00
G61	Early-Mature **Blackthorn** *Prunus spinosa*	av 5	av 0.5	0	M	av 150	av N 3, W 3, E 3, S 3 each	1: Densely spaced group with no access. 2: Appears to be offsite residential planting providing screen. 3: Acceptable condition at present.	No action required. n/a	3	Good Fair	40+ C1	1.80
T62	Mature **Pedunculate Oak** *Quercus robur*	av 22	av 4	0	M	av 1000	av N 8, W 9, E 11, S 8 each	1: Offsite tree located within adjacent residential property, limited access prevented detailed inspection. 2: Canopy merges with adjacent ash trees to north. 3: Pruned in the past to remove low hanging lateral branches with adequate clearance from adjacent structures.	No action required. n/a	3	Good Good	40+ B1	12.00

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 Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
G63	Mature **Ash** *Fraxinus excelsior*	av 22	av 4	0	M	av 1000	av 8 9 11 8 each	1: Two offsite trees located within adjacent residential property, limited access prevented detailed inspection. 2: Canopy to south merging with adjacent oak. 3: Pruned in the past to remove low hanging lateral branches with adequate clearance from adjacent structures. 4: Symptoms indicative of advanced infection with ash dieback.	Inform landowner. High	1	Poor Fair	<10 U	n/a
G64	Early-Mature **Mixed** Species	av 13	av 2	0	M	av 450	av 4.5 4.5 4.5 4.5 each	1: Planted border between road and site. 2: Cherry, beech, ash, rowan and oak. 3: Group is well spaced. 4: Canopies overhanging into the site by 4.5m.	No action required. n/a	3	Good Good	40+ B1.2	5.40

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 of 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 that 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.

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site.

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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
02	12/06/24	H33 & H34 UPDATE	AH	HL
01	11/06/24	SITE RESURVEY	AH	HL

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Client:
TAYLOR WIMPEY MANCHESTER

Project:
STANDEN PHASES 5 AND 6, CLITHEROE

Title:
TREE CONSTRAINTS PLAN

Issue:
PLANNING

Drawn:	Checked:	Approved:
WS	AB	AB

Project:	Scale @ A0:	Date:
UG1451	1:1000	09/03/2022

Dwg No:	Revision:
UG_1451_ARB_TCP_01	02

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

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
03	14/04/25	UPDATED PROPOSAL	AH	GM
02	11/03/25	UPDATED PROPOSAL	AH	GM
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK

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Client: **TAYLOR WIMPEY MANCHESTER**

Project: **STANDEN PAHSES 5 AND 6, CLITHERHOE**

Title: **TREE REMOVAL PLAN**

Issue: **PLANNING**

Drawn: WS	Checked: AB	Approved: AB
Project: UG1451	Scale @ A0: 1:1000	Date: 09/03/2022
Dwg No: UG_1451_ARB_TRP_01		Revision: 03

Tree Works Schedule

Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
H7	B	Hawthorn	Fell to ground level	To facilitate the proposed development
H8				
T9	C			
T10		Ash		
T11				
G12		Mixed species		
H16	B	Hawthorn		
T19	U	Ash		Arboricultural best practice
T27		Sycamore		
T29		Elder		
T31		Ash		
H34	B	Hawthorn	Remove a section, as indicated on the Tree Removal Plan	To facilitate the proposed development
T35	U	Ash	Fell to ground level	Arboricultural best practice
T38				
T40				
T46	C	Hawthorn		To facilitate the proposed development
T48	U	Oak sp.		Arboricultural best practice
T49				
T50				
T52	A	Hawthorn		To facilitate the proposed development

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
02	11/03/25	UPDATED PROPOSAL	AH	GM
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK

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Client:
TAYLOR WIMPEY MANCHESTER

Project:
STANDEN PHASES 5 AND 6, CLITHERHOE

Title:
TREE WORKS SCHEDULE

Issue:
PLANNING

Drawn:	Checked:	Approved:
WS	AB	AB

Project:	Scale @ A0:	Date:
UG1451	N/A	08/03/2022

Dwg No:	Revision:
UG_1451_ARB_TWS_01	02

Notes:-

N

- 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
- Root Protection Area (RPA)
- # Position Estimated on Site
- Redline Site Boundary
- Protective Fencing (See Insert 1 & Insert 2)
- Boundary Treatment
- Arboricultural Supervised Excavation
- Cellular Confinement System

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
03	14/04/25	UPDATED PROPOSAL	AH	GM
02	11/03/25	UPDATED PROPOSAL	AH	GM
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK

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Client: TAYLOR WIMPEY MANCHESTER

Project: STANDEN PHASES 5 AND 6, CLITHERHOE

Title:

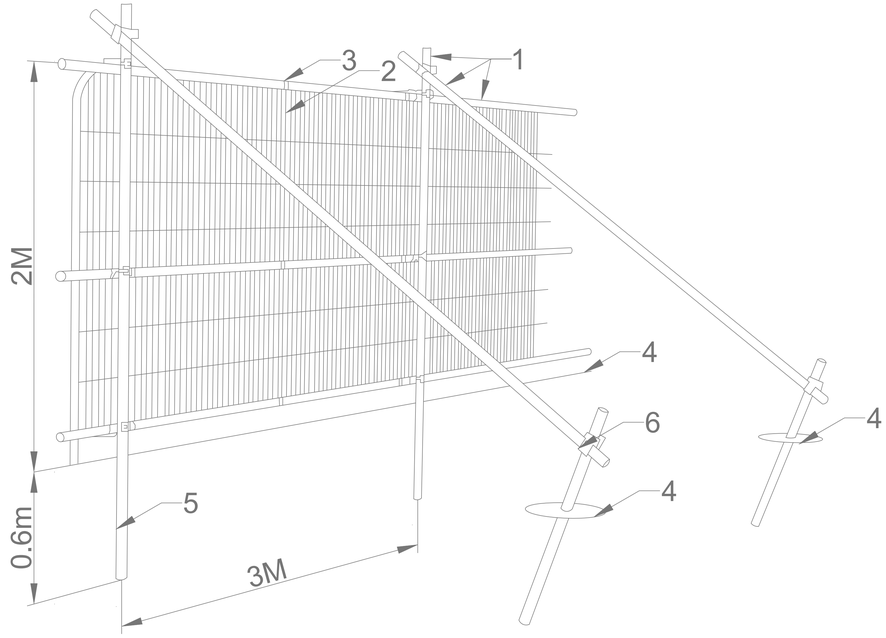
TREE PROTECTION PLAN

Issue: PLANNING

Drawn: WS	Checked: AB	Approved: AB
Project: UG1451	Scale @ A0: 1:1000	Date: 08/03/2022
Dwg No: UG_1451_ARB_TPP_01		Revision: 03

Insert 1: Tree Protective Fencing Specification

Default specification for protective barrier



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

Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
01	26/11/24	SITE RESURVEY AND UPDATED PROPOSAL	AH	MK

U R B A N
G R E E N

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Client:
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Project:
STANDEN PAHSES 5 AND 6, CLITHEROE

Title:
TREE PROTECTION INDEX

Issue:
PLANNING

Drawn:	Checked:	Approved:
WS	AB	AB

Project:	Scale @ A0:	Date:
UG1451	N/A	02/03/2022

Dwg No:	Revision:
UG_1451_ARB_TPI_01	01