

LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Land to the north-east of
Standen Hey Bungalow
Whalley Road
Pendleton
BB7 1PP

September 2026

Project details

Job no.	LTC439
Site	Land to the north-east of Standen Hey Bungalow, Whalley Road, Pendleton, BB7 1PP
Client	Mr DS and Mrs RM Staveley
Architect	Judith Douglas Town Planning Limited
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	30 September 2026
Issue	Final issue for planning

Lakeland Tree Consultancy
Halton Mill, Mill Lane
Halton, Lancashire
LA2 6ND
01524 874124
info@lakelandtreeconsultancy.co.uk

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Contents

Page no.

1. Executive Summary 1
2. Introduction 2
3. The Site and Tree Population..... 3
4. The Development Proposal and Arboricultural Impact Assessment 6
5. Protection of Retained Trees..... 11
6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints..... 15

References 17

Appendices

Tree Survey Plan

Tree Removal Plan

Tree Protection Plan

BS5837 Tree Protection Fencing

BS5837 Tree Survey Schedule

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1. Executive Summary

1.1 This arboricultural impact assessment (AIA) relates to a planning application at Land to the north-east of Standen Hey Bungalow, Whalley Road, Pendleton for the proposed construction of five short-term let holiday pods, facilities store, parking and access.

1.2 A tree survey carried out in accordance with BS5837 identified seven individual trees, four groups of trees, and four hedges across the wider site.

1.3 Assessment of the proposal indicates that construction of the development will require the removal of one moderate-quality holly tree, a length of low-quality hedge, and one dead ash tree that is considered unsuitable for retention regardless of the development proposals. There is not projected to be any requirement for facilitation pruning works to retained trees.

1.4 The planning application is supported by a Biodiversity Net Gain (BNG) Strategy, which proposes new tree planting on-site in order to achieve 10% BNG and suitably compensate for the development-related tree and hedge losses.

1.5 The retained trees and hedges can be adequately protected by means of temporary tree protection fencing, which is to be laid-out as shown on the appended Tree Protection Plan, and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

2.1 The clients' agent instructed Lakeland Tree Consultancy to survey the trees at Land to the north-east of Standen Hey Bungalow, Whalley Road, Pendleton, and undertake an AIA in relation to a planning application for the proposed construction of five short-term let holiday pods, facilities store, parking and access.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 23rd July 2026 and surveyed all trees with reasonable potential to be impacted by the proposed development works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*.

2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application, and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

The site

3.1 The site is located to the south of the town of Clitheroe, Lancashire, and is currently part of a field of agricultural grazing land (see Figure 1). The site boundary also includes the existing access road leading from Whalley Road, to the north-east. The existing field is bounded to the north by a neighbouring residential property, to the east and south by continuations of grazing land, and to the west by the access road. There is no formal, made vehicular access into the site at present. Unmade agricultural access is currently available via the neighbouring field to the south.



Figure 1: Google Earth image of application site (dated 14th October 2024)

The tree population

3.2 There are native mix hedges along the road frontage and southern field boundary, and a beech hedge along the northern field boundary. There are several mature trees growing within the hedges, comprised predominantly of sycamore and ash, alongside one holly and one oak. Further mature sycamore and ash line the far side of the access road. All surveyed ash trees are noted to be in advanced stages of infection with ash dieback disease.

3.3 A BS5837 tree survey of the whole field carried out on 23rd July 2026 identified seven individual trees, four groups of trees, and four hedges. These were located both within the clients' ownership and on areas of neighbouring land. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

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

Veteran trees

3.5 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as "irreplaceable habitats" within the National Planning Policy Framework (NPPF). The tree survey did not identify any notable, veteran or ancient trees at this site, as defined by Lonsdale (2013). It may not have been possible to thoroughly inspect all trees, however, where they were located off-site or where they were located within heavily overgrown areas, for example.

4. The Development Proposal and Arboricultural Impact Assessment

The development proposal

4.1 As illustrated on the Proposed Site Plan provided (drawing number 183-01 Rev H by Read Design Ltd.), the planning application is for the proposed construction of five short-term let holiday pods and a storage shed, with associated car parking and landscaping. A new vehicular access point will be formed off the existing access road. An area to the north-east of the holiday pods has been allocated for new tree planting as part of the BNG strategy.

Services and drainage

4.2 Proposed drainage is indicated on the Proposed Site Plan provided. In order to deliver the necessary storage capacity and be an acceptable distance from the pods, the drainage needs to encroach within the root protection area (RPA) of retained ash T2, although it has been sited a sufficient distance from the tree's stem that the structural element of the rootplate is not impacted. Any impact upon the wider RPA is projected to be negligible, given the tree is terminally infected with ash dieback disease. A minor encroachment through hedge H4 is also required in order to install an outlet pipe to an existing watercourse.

4.3 Details of proposed services have not been provided at this stage, but there is no foreseeable requirement for services to encroach within the RPAs of retained trees. Where the installation of services or drainage within RPAs cannot be avoided, excavation must be carried out using hand-held tools only and in accordance with the Streetworks UK: Publications Volume 4 guidance (https://streetworks.org.uk/wp-content/uploads/2026/01/Street-Works-UK-Publications-Volume-4-Issue-3-2026.pdf), taking care to minimise any root damage.

Tree/hedge removals

4.4 As shown on the appended Tree Removal Plan and in Table 1 below, construction of the development as proposed will require the removal of one moderate-quality (B-category) holly tree, a length of low-quality (C-category) hedge, and one dead ash tree that is considered unsuitable for retention (U-category) regardless of the development proposals due to the risk of major branch or stem failure onto the public highway.

Table 1: Proposed tree/hedge removals

ID no.	Species	BS5837 category	Recommendation
T3	Ash (dead)	U	Remove in order to form new site access
T4	Holly	B	Remove due to direct conflict with required visibility splay
H1	Native mix	C	Remove an approximately 34m length of hedge in order to form new site access and required visibility splays
Total tree/hedge removals			**1no. B-category tree** **1no. U-category tree** **1no. length of C-category hedge**

Compensatory tree planting

4.5 The planning application is supported by a BNG Strategy by Knight Sky Ecology, which proposes the planting of a substantial number of new trees, both within the holiday let site and on a parcel of neighbouring land to the north-east of the holiday let site, in order to achieve 10% BNG and suitably compensate for the development-related tree and hedge loss. New hedging is also proposed around the perimeter of the holiday let site and to infill missing sections at the road frontage.

4.6 New tree planting should be implemented in accordance with the British Standard guidance BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations* and successful delivery, aftercare and long-term survival can be secured by means of a suitably worded condition attached to a planning approval.

Tree works

4.7 There is not projected to be any requirement for facilitation pruning of retained trees at this site. If tree works are found to be required, they should be carried out by a suitably qualified, experienced, and insured arborist, taking account of nesting bird season (from March to August inclusive), and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - Recommendations.*

RPA encroachments

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

- Drainage within RPAs of retained ash T2 and hedge H4
- Erection of boundary fencing within RPAs of T5 and G3
- Soft landscaping operations within RPAs of T5, T6, T7 and G3

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

Future tree pressures

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

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

- Tree T7 and Pod 4 - Pod 4 looks out onto sycamore T7, which is in a state of gradual terminal decline. Further deterioration of the tree is likely to be slow, taking place over a number of years, and this may have an aesthetic impact upon Pod 4. Pod users may also be subject to an element of perceived tree risk, given the tree's deteriorating condition, and the pod and its outdoor area will be subject to tree shading. Whilst it is recommended that the tree be retained for as long as safely possible, to continue delivering the many ecosystem benefits that trees provide, it should be regularly risk-assessed in line with any approved change in site usage and removed at a point when the tree presents an unacceptable risk to site users.

- Risk of future branch failures from retained ash T2 - it is not necessary to remove ash T2 to facilitate the development and the tree is, therefore, proposed for retention in the context of the planning application. The tree is, however, in the latter stages of ash dieback disease infection, where it may be at risk of shedding branches onto the public highway, so the tree is likely to require removal within the next few years for safety reasons. As with sycamore T7, ash T2 should also be regularly risk-assessed and removed at a point when the tree presents an unacceptable risk to site users or users of the neighbouring public highway.

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

5. Protection of Retained Trees

Tree protection fencing

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

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

5.3 Once erected, the tree protection fencing shall be labelled at regular intervals with all-weather notices stating "TREE PROTECTION AREA - KEEP OUT!". The construction exclusion zone shall be considered sacrosanct and the tree protection fencing must be kept well-maintained and functional for the duration of the construction works. Any form of construction access, including storage of materials, equipment, stone or earth, tracking of vehicles or plant, or excessive foot traffic, is prohibited within the construction exclusion zone.

Preliminary arboricultural method statement

5.4 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 3, below).

5.5 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments, and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and programme of site monitoring and arboricultural supervision, should be conditioned to a planning approval, where necessary.

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

Operation	BS5837 Guidance
Installation of drainage	• As shown on the appended Tree Protection Plan, a grass swale, treatment plant and drainage connections are partially sited within the RPA of retained U-category ash T2, and a drainage outfall pipe is to pass through hedge H4 • The majority of T2's RPA is to be fenced-off as a construction exclusion zone prior to commencement of works on site, as indicated on the appended Tree Protection Plan. This is intended to protect the structural integrity of ash T2 • Excavation for the swale and treatment plant may then be undertaken mechanically, working as far away from T2 as possible, taking care to limit any overdig within the RPA, and avoiding severing, damaging, pulling or tearing any tree roots >25mm in diameter (thumb width), as these may be important for the tree's health or structural stability • The outfall pipe through hedge H4 shall be installed with minimal removal of existing hedging plants • Trenching for pipe installation should minimise hedging root disturbance and avoid severing any root >25mm in diameter (thumb-width), as this may be important for the plant's health • Any gap created in the hedge during pipe installation shall be subsequently infilled with new hedge planting

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

Operation	BS5837 Guidance
Erection of fencing	• New boundary fencing is proposed within the RPAs of retained trees T5 and G3 • Post holes shall be dug using hand-held tools only where within tree RPAs and shall be sited so as to avoid any substantial tree roots • Post holes shall be lined with impermeable membrane prior to the pouring of wet concrete to prevent toxic alkaline leachate from contaminating the RPA
Soft landscaping operations	• Soft landscaping operations, including the removal of existing tree and hedge stumps, and the planting of new trees and hedging is proposed within the RPAs of T5, T6 and G3, and may also be required within the RPA of T7 • Stumps of holly T4 and hedge H1 shall be carefully grubbed-out, where within the RPA of oak T5, taking care not to damage, break, pull or tear significant oak roots • There must be no mechanical excavation, skimming, scraping or rotovating of soil within RPAs, as this causes direct damage to tree roots • There must be no raising or lowering of soil levels within RPAs • Planting pits shall be dug using hand-held tools only, where within the RPAs of retained trees, taking care not to sever any tree roots >25mm in diameter, as these may be important for tree health or structural stability

5.6 General tree protection requirements

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

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

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

6.2 According to Ribble Valley Borough Council's website (www.ribblevalley.gov.uk; searched 23/09/26), the site is not located within a Conservation Area. The website does not include an interactive TPO map or search function, so the presence of any TPOs would need to be checked with the Council directly. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.

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

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

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

References

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

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

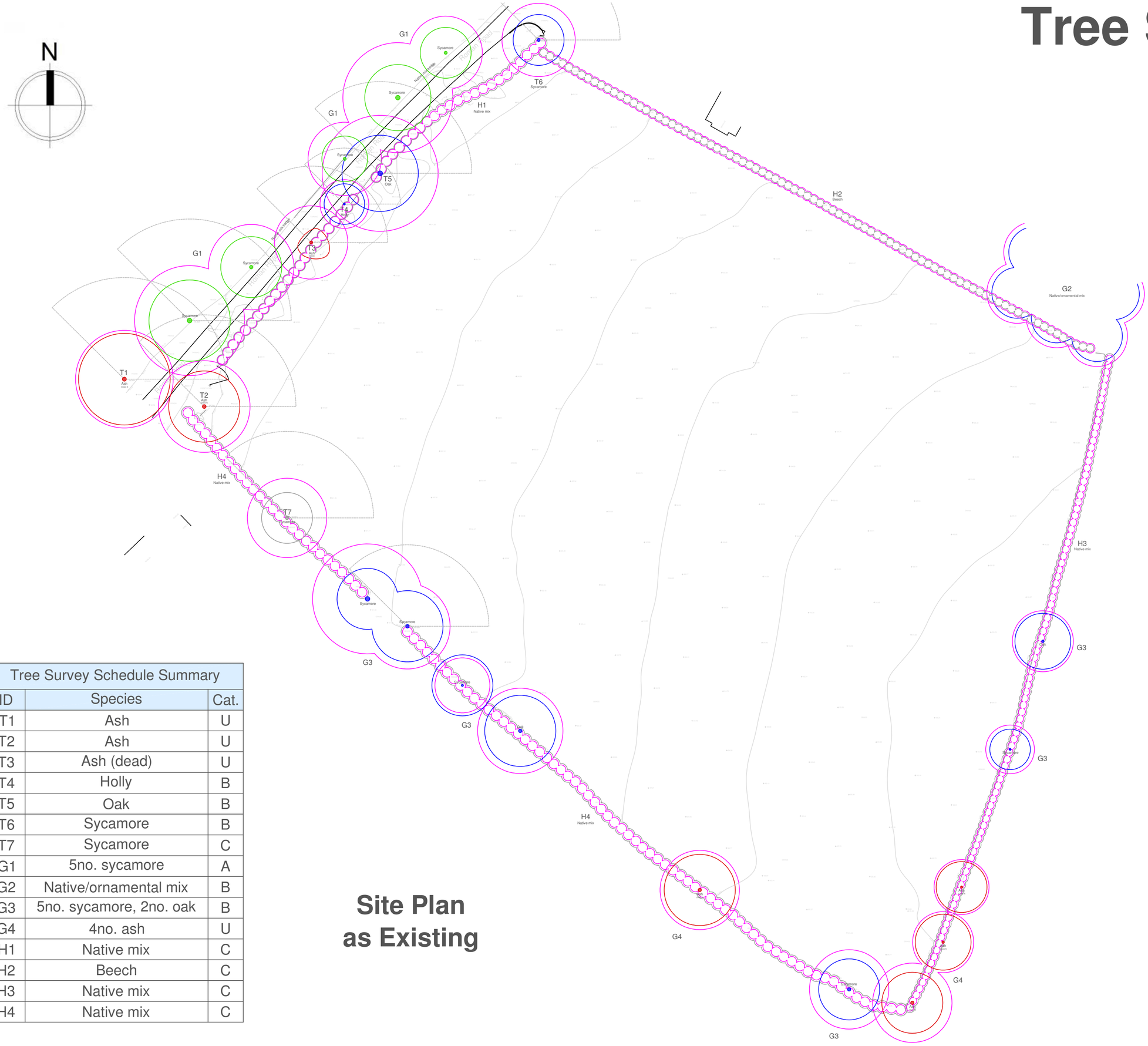
British Standards Institute (2010) *BS3998 Tree work - Recommendations*

Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London. Available online at https://ancienttreeforum.co.uk/wp-content/uploads/2015/02/ATF_book.pdf

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

Street Works UK (2026) *Publications Volume 4 - Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees.* Available online at https://streetworks.org.uk/wp-content/uploads/2026/01/Street-Works-UK-Publications-Volume-4-Issue-3-2026.pdf

Tree Survey Plan



Site Plan as Existing

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Ash	U
T2	Ash	U
T3	Ash (dead)	U
T4	Holly	B
T5	Oak	B
T6	Sycamore	B
T7	Sycamore	C
G1	5no. sycamore	A
G2	Native/ornamental mix	B
G3	5no. sycamore, 2no. oak	B
G4	4no. ash	U
H1	Native mix	C
H2	Beech	C
H3	Native mix	C
H4	Native mix	C

BS5837 Tree retention categories:

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

Identification numbers:

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

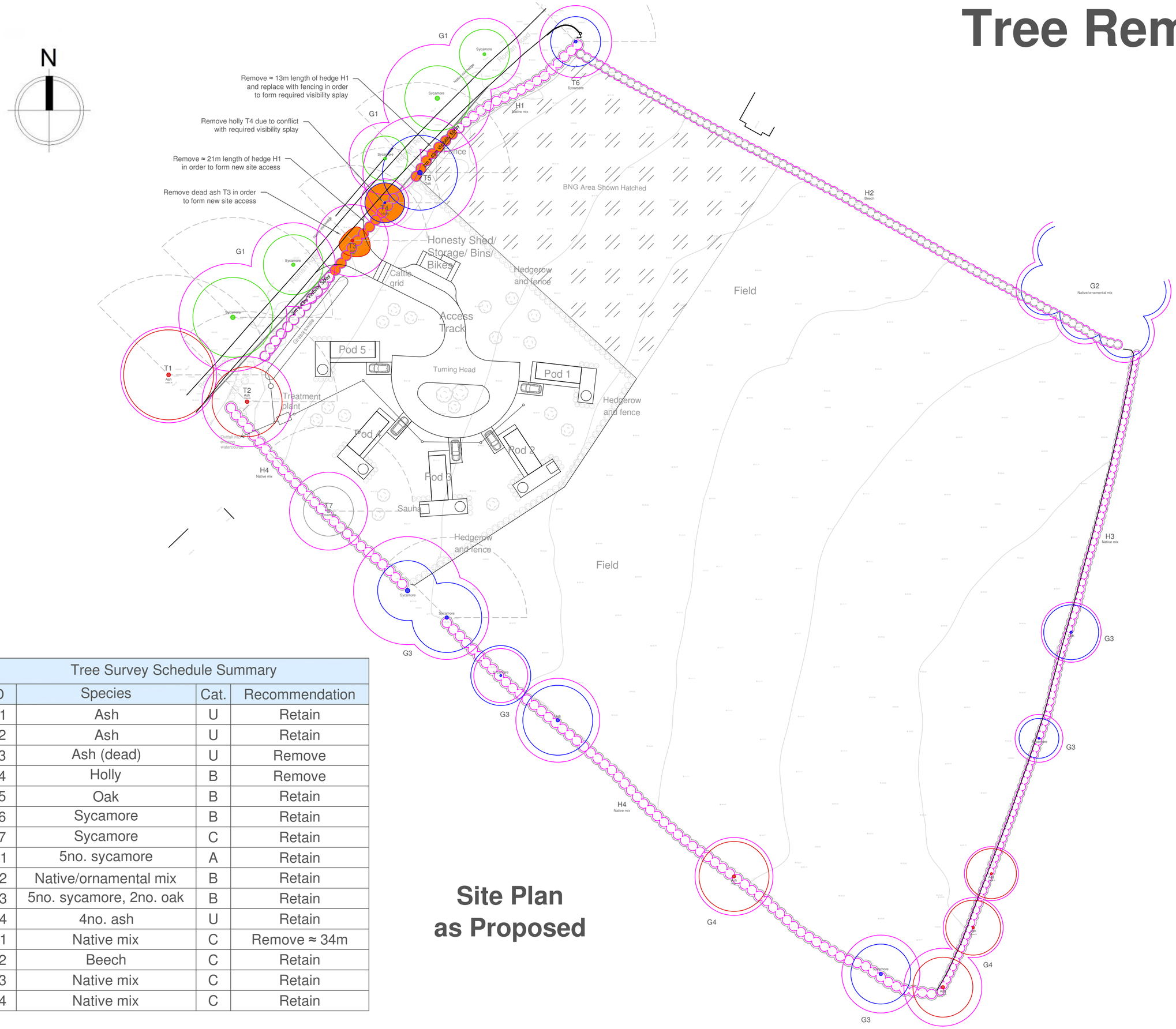
Site:
Land to the north-east of
Standen Hey Bungalow
Whalley Road
Pendleton
BB7 1PP

Client:
Mr DS and Mrs RM Staveley

Date: July 2026
Scale: 1:500 at A2
Drawing: LTC439-TSP
Drawn by: JK

LAKELAND TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST
Halton Mill, Mill Lane, Halton, LA2 6ND
info@lakelandtreeconsultancy.co.uk
01524 874124

Tree Removal Plan



Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Ash	U	Retain
T2	Ash	U	Retain
T3	Ash (dead)	U	Remove
T4	Holly	B	Remove
T5	Oak	B	Retain
T6	Sycamore	B	Retain
T7	Sycamore	C	Retain
G1	5no. sycamore	A	Retain
G2	Native/ornamental mix	B	Retain
G3	5no. sycamore, 2no. oak	B	Retain
G4	4no. ash	U	Retain
H1	Native mix	C	Remove ≈ 34m
H2	Beech	C	Retain
H3	Native mix	C	Retain
H4	Native mix	C	Retain

Site Plan as Proposed

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

Identification numbers:

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

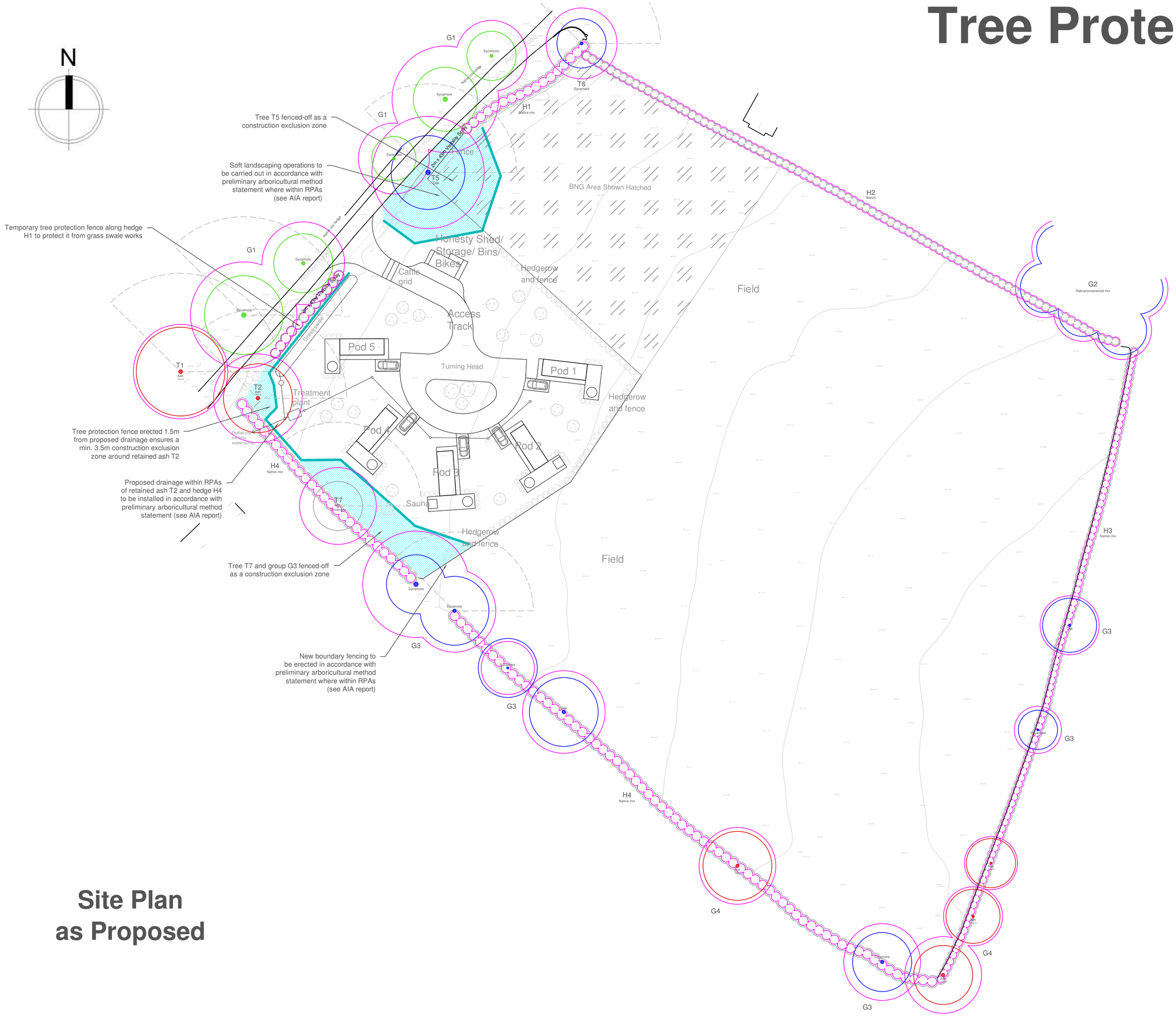
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Date: September 2026
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Drawing: LTC439-TRP
Drawn by: JK

LAKELAND TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST
Halton Mill, Mill Lane, Halton, LA2 6ND
info@lakelandtreeconsultancy.co.uk
01524 874124

Tree Protection Plan



Site Plan as Proposed

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

Identification numbers:

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

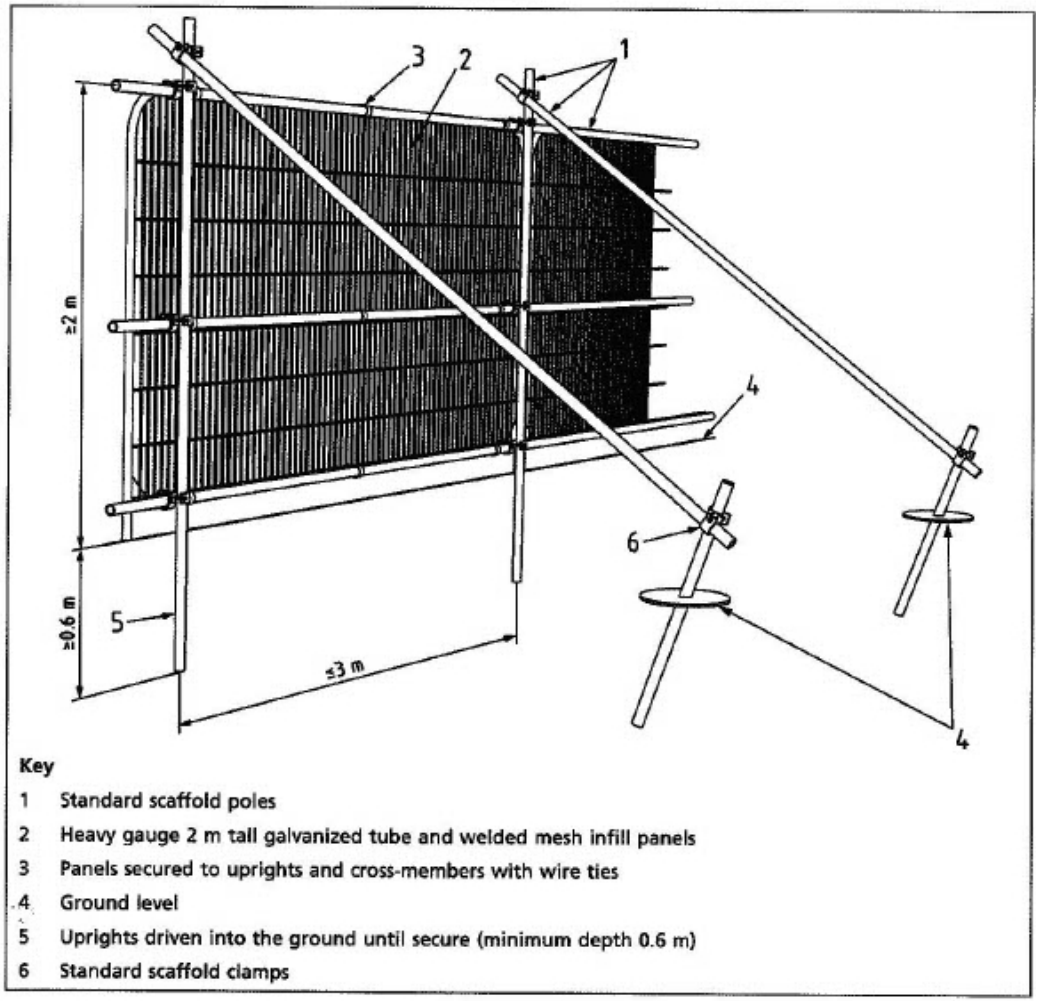
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Drawing:	LTC439-TPP
Drawn by:	JK

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

BS5837 Tree Protection Fencing



Key

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

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

TREE PROTECTION AREA
KEEP OUT!

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

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

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

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

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

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

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BS5837 Tree Survey Schedule

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

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

Key to tree survey schedule: -

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

BS5837 Tree survey schedule

Site	Land to north-east of Standen Hey Bungalow, Pendleton	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	23 July 2026
Client	Mr DS and Mrs RM Staveley	**Conditions**	Bright sun, settled	**Job no.**	LTC439

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Common ash *Fraxinus excelsior*	800 #	Mature	20	N 9 E 9 S 9 W 9	3.5	Poor Poor	<10	9.6	U	• Growing within hedge on far side of road • Advanced infection with ash dieback disease (Class 4) • Risk of major branch failures onto access road • Stem heavily covered in ivy
T2	Common ash *Fraxinus excelsior*	750 #	Mature	18	N 7 E 7 S 7 W 7	2.5	Poor Poor	<10	9	U	• Growing within vegetation at corner of site • Advanced infection with ash dieback disease (Class 4) • Risk of major branch failures onto access road
T3	Common ash *Fraxinus excelsior*	600 #	Mature	15	N 3 E 4 S 3 W 2	4	Poor Dead	N/A	7.2	U	• Dead tree within hedge at road frontage • Has evidently succumbed to ash dieback disease • Only main scaffold branches remain • Stem heavily covered in ivy • Risk of major branch or stem failure onto access road
T4	Holly *Ilex aquifolium*	400 #	Mature	11	N 4 E 4 S 4 W 4	2	Good Good	20+	4.8	B	• Growing within hedge at road frontage • Unable to view lower stem due to dense foliage

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ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree survey schedule

Site	Land to north-east of Standen Hey Bungalow, Pendleton	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	23 July 2026
Client	Mr DS and Mrs RM Staveley	**Conditions**	Bright sun, settled	**Job no.**	LTC439

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T5	English oak *Quercus robur*	950 #	Mature	18	N 7.5 E 7.5 S 7.5 W 7.5	3.5	Good Moderate/ Good	20+	11.4	B	• Growing within hedge at road frontage • Moderately heavy ivy cover to stem and branches • Slightly thin crown with abundant twig dieback throughout • Epicormic growth arising along most of primary branches
T6	Sycamore *Acer pseudoplatanus*	600 #	Mature	16	N 5 E 5 S 5 W 5	6	Good Good	20+	7.2	B	• Growing within corner of neighbouring garden, at junction in hedges (ownership unclear) • Crown previously lifted • Stem covered in ivy
T7	Sycamore *Acer pseudoplatanus*	650 #	Mature	17	N 5 E 5 S 5 W 5	2.5	Poor/ Moderate Poor	10+	7.8	C	• Growing within hedge along southern site boundary • In mid-stages of terminal decline with severe crown dieback and <50% of canopy cover remaining
G1	5no. sycamore *Acer pseudoplatanus*	≤ 900 #	Mature	≤ 20	N ≤ 8 E ≤ 8 S ≤ 8 W ≤ 8	≤ 3.5	Good Good	40+	≤ 10.8	A	• Linear group of trees growing within hedge on far side of road • Stems all heavily covered in ivy

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ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G2	Sycamore Sitka spruce European beech Pine Cypress *Acer pseudoplatanus* *Picea sitchensis* *Fagus sylvatica* *Pinus* sp. *Cupressus* sp.	Avg 500	Mature	≤ 18	N 5 E 5 S 5 W 5	2	Good Moderate to Good	40+	6	B	• Edge of a group of trees within rear of neighbouring garden • Not inspected in detail • Crowns overhang site slightly • Dense mix of ornamental and native species
G3	5no. sycamore 2no. English oak *Acer pseudoplatanus* *Quercus robur*	≤ 900	Early-mature to mature	≤ 16	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	≤ 1.75	Moderate to Good Poor/ Moderate to Good	40+	≤ 10.8	B	• Group of trees growing within boundary hedges at side and rear of site • Easternmost oak becoming stagheaded • Westernmost sycamore in early stages of terminal decline • Neighbouring sycamore exhibiting frequent twig dieback
G4	4no. common ash *Fraxinus excelsior*	≤ 650 #	Mature	≤ 18	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	≤ 1.75	Poor Moribund to Poor	<10	≤ 7.8	U	• Group of trees growing within boundary hedges at rear of site • All with advanced infection with ash dieback disease (Class 4)

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H1	Hazel Hawthorn Blackthorn Holly Elder Sycamore Dog rose *Corylus avellana* *Crataegus monogyna* *Prunus spinosa* *Ilex aquifolium* *Sambucus nigra* *Acer pseudoplatanus* *Rosa canina*	≈ 80	Mature	≤ 3.5	N 1 E 1 S 1 W 1	0	Good Good	40+	1	C	• Managed roadside boundary hedge • Majority of hedge previously managed at a height of 1.75m • Northern end of hedge managed at a taller height than rest of length • Diverse species mix • Frequent gaps
H2	Beech *Fagus sylvatica*	≈ 80	Mature	2.5	N 0.75 E 0.75 S 0.75 W 0.75	0	Good Good	40+	1	C	• Managed boundary hedge • Occasional elder and sycamore saplings growing within • Dense and stockproof
H3	Hawthorn Blackthorn Dog rose *Crataegus monogyna* *Prunus spinosa* *Rosa canina*	≈ 60	Mature	2	N 1 E 1 S 1 W 1	0	Good Good	40+	0.7	C	• Managed boundary hedge • Dense and stockproof

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ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
H4	Hawthorn Elder Hazel Holly Blackthorn Sycamore Wych elm Dog rose *Crataegus monogyna* *Sambucus nigra* *Corylus avellana* *Ilex aquifolium* *Prunus spinosa* *Acer pseudoplatanus* *Ulmus glabra* *Rosa canina*	≈ 80	Mature	2	N 1.25 E 1.25 S 1.25 W 1.25	0	Good Good	40+	1	C	• Managed boundary hedge with gaps • Previously managed at a height of 1.5m • Diverse species mix

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Ash Dieback Disease Classes









Class 1

100% to 75% remaining canopy

Healthy crown or minor signs of disease

Class 2

75% to 50% remaining canopy

Reduced leaf coverage and crown density

Class 3

50% to 25% remaining canopy

Significantly reduced leaf coverage and crown density

Branch tips dying back

Class 4

25% to 0% remaining canopy

Extremely sparse or no leaf coverage

Large dead branches

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