

PRELIMINARY TREE SURVEY SCHEDULE

(TO BE FINALISED ON COMPLETION OF LAYOUT PROPOSAL)



PROJECT: PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH
CLIENT: AMANDA KELLY
REF: CW/11958-SS-1

SURVEYED BY: ADAM WHITTINGHAM
DATE: 28 JANUARY 2026
PAGE: 1

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
T1	Cherry laurel	SM	4	5.5	180	N	- Growing atop a stone retaining structure - Ground clearance to patio area of approximately 2m		1	C	-	2.1
T2	Sycamore	EM	13	9.5	700	N	- Topped in the past with the resulting pruning wounds extensively decayed - Located on site boundary - Small dead branches throughout the canopy presenting low risks - Rope at the base of the tree is constricting growth of the stem - Low value specimen		2	C	-	8.4
T3	Cypress sp.	SM	13	5	475	N	- Located on site boundary - Low value specimen		2	C	-	5.7

The sole purpose of the survey was to collect data to inform the design of the current project in relation to trees. Whilst this is not a tree safety inspection record, the surveyor may record obvious defects when they are observed and considered to be significant to safety. Unless otherwise agreed, data in this schedule are time limited to one year, after which they should be reviewed.

HEADINGS & ABBREVIATIONS

Age Range	Y = young SM = semi-mature EM = early-mature M = mature PM = post-mature V = veteran
Stem Dia	Stem diameter (measured in accordance with Figure C.1 of BS5837: 2012) (MS = multi-stemmed EST = estimated)
Crown Spread	Maximum crown spread (EST = estimated)
Vitality	A measure of physiological condition. N = normal range for the species and age R = reduced, P = poor, MD = moribund, D = dead
Visual (Visual Prominence)	Broad indication of prominence in the landscape (1 = low up to 4 = very high) (G = contributes to a wider group)
Retention Category Existing	Broadly in accordance with Table 1 of BS5837: 2012 (considers the merits of the tree or group in the context of the existing land-use)
Retention Category Proposed	Broadly in accordance with Table 1 of BS5837: 2012 (considers the merits of the tree or group in the context of a development proposal)
BS5837 RPA Radius	Calculated in accordance with Table D.1 of BS5837: 2012
Common Plant names	Only common names are used in this schedule. For scientific names refer to Mitchell, A. 2001. <i>Collins Field Guide – Trees of Britain & Northern Europe</i> . Harper Collins, London. pp. 420.

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No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
T4	Magnolia	SM	4	8	150	N	- Unmanaged ornamental garden tree - Crown biased to the north - Stem bifurcates at approximately 0.5m - Crown extends to ground level in places		1	C	-	1.8
T5	Goat willow	SM	7	7.5	300 (EST)	N	- Low value specimen - Crown extends to ground level in places		2	C	-	3.6 (EST)
T6	Sycamore	SM	14	12 (EST)	500	N	- Dense ivy partially restricted the assessment although a reasonable view was taken - Basal shoots - Epicormic shoots to lower stem - Ground clearance over site down to approximately 3m which could be raised to 5m by the shortening or removal of low lateral and sub-lateral branches - Minor hung-up branches presenting low risks		2	B	-	6
A1	Goat willow Elder Sycamore Holly	Y-EM	≤15	SEE PLAN	≤325 (EST)	N, R, D	- Area of sparsely populated young and semi-mature trees - Access restricted by dense low vegetation - Ownership unclear - Would benefit from management - Areas of dense thorny vegetation and natural colonisation - Dead, hung-up and partially failed branches and stems presenting low risks		2	C	-	≤3.9 (EST)
A2	Sycamore Ash Horse chestnut Holly Cypress sp. Elder Laurel Prunus sp.	Y-SM	≤8	SEE PLAN	≤200	N	- Area comprising sparsely distributed naturally colonised trees and some unmanaged ornamental garden trees - Natural colonisation is mostly located around the perimeter of the garden - Areas of dense, thorny vegetation and open ground - Could be replaced with new landscaping		1	C	-	≤2.4
H1	Cypress sp.	Y-SM	≤9 (EST)	SEE PLAN	≤50 (EST)	N, D	- Linear unmanaged boundary hedgerow - Contains minor dead stems and branches presenting low risks		2	-	-	-
H2	Mixed species	Y	≤4	SEE PLAN	-	N, R, P	- Boundary hedge of predominantly cypress - Lateral spread maintained by clipping		2	-	-	-

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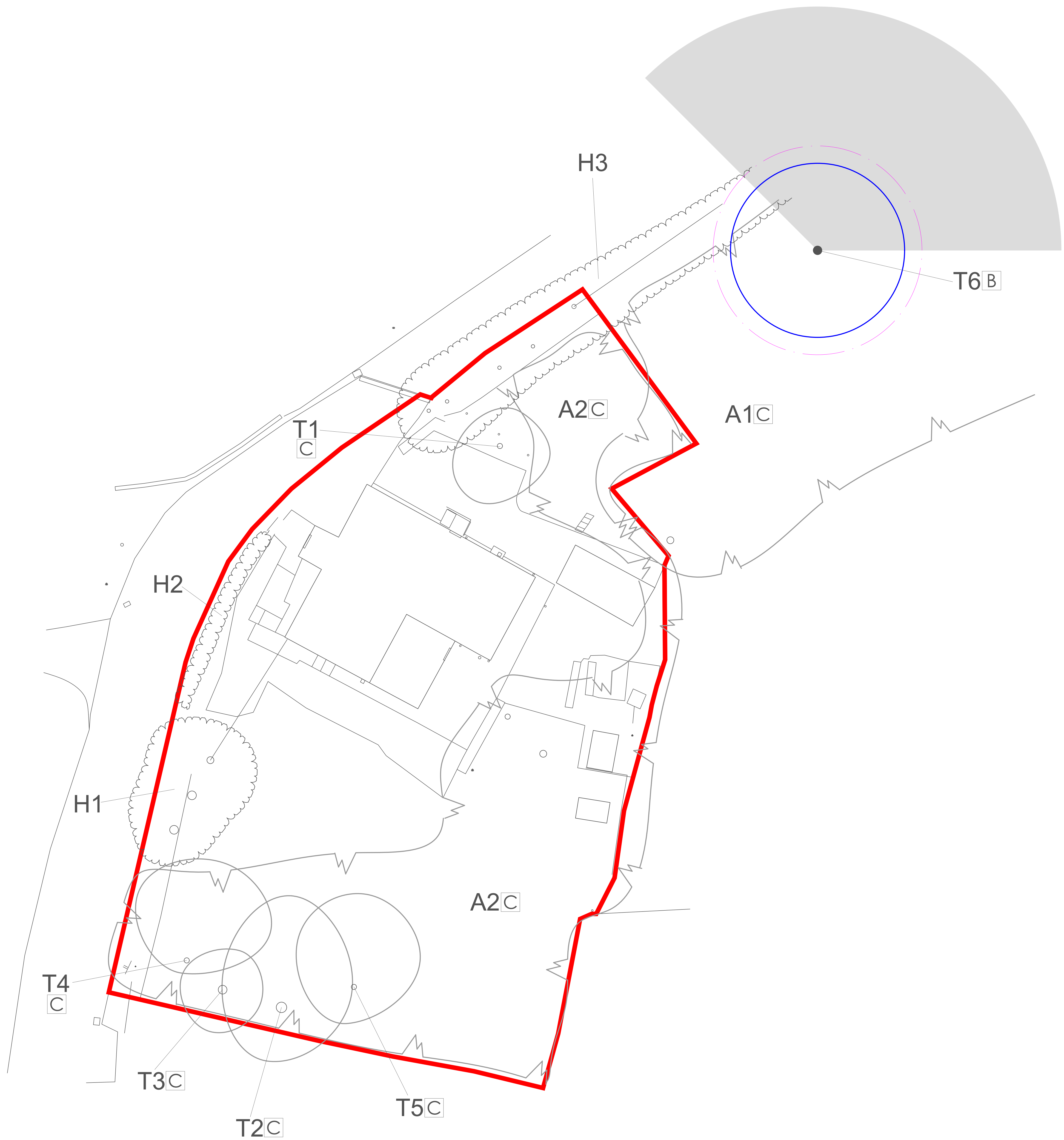
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H3	Hawthorn Elder Holly sycamore	SM-M	≤6	SEE PLAN	-	N-D	- Unmanaged linear boundary hedgerow - Contains small dead stems and branches presenting low risks		2	-	-	-
H4	Cypress sp.	SM	≤10	SEE PLAN	-	N	- Unmanaged boundary hedge - Would benefit from management		2	-	-	-



SCALE: 1:100
UNITS: METRES
0 5

TREE SURVEY DRAWING	
	
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CLIENT	AMANDA KELLY
PROJECT	PRESTWICH CLOUGH FARM CLOUGH LANE, PRESTWICH M25 3JD
JOB REF	CW11958-R-TS-1
DATE	03 MARCH 2026
SCALE	1:100 @ A1
	APPLICATION SITE BOUNDARY
	SURVEYED INDIVIDUAL TREE
	SURVEYED AREA OF TREES
	SURVEYED HEDGE
	STEM POSITION APPROXIMATED
	B5 9837 RETENTION CATEGORY
	B59837 ROOT PROTECTION AREA
	B59837 SHADOW PATTERN
	B59837 CATEGORY 'B' TREES
	B59837 CATEGORY 'C' TREES

Guidance Note - Visual Prominence and Tree Categorisation

Visual Prominence

A broad indication of visual contribution to the landscape. The evaluation considers:

- location
- public views
- landscape function
- tree size
- growth potential
- useful life expectancy

Visual prominence values are classified as follows:

- (1)** Low - visual contribution restricted to the site
- (2)** Moderate - visual contribution to the site and immediate surroundings
- (3)** High - visual contribution to the site, immediate surroundings and neighbourhood, estate or locale
- (4)** Very high - visual contribution to a conurbation, or trees of exceptional landscape value

Groups of trees are assessed as a single unit.

Tree Categorisation

Broadly in accordance with section 4.5 and Table 1 of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Trees or groups of trees are evaluated twice. Firstly, they are assessed and categorised in the pre-development context to provide a broad valuation of all of their attributes and their contribution to the amenity of the area. Secondly, they are similarly assessed and categorised in the context of a development proposal. The evaluations consider:

- useful life expectancy
- visual prominence (see above)
- landscape function
- numbers of other trees and their maturity (continuity for landscape, amenity, habitat)
- wildlife habitats (including continuity)
- safety
- conflicts with the built environment or other land-use
- cultural, historical or other value

Groups of trees are assessed and categorised as a single unit.

Pre-Development assessment

The tree or group of trees is assessed and placed into one of the following categories (A, B, C or U)

The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the pre-development context

Any specific issues are noted in the tree survey schedule

(A) High quality - Trees the retention of which is most desirable and that have an estimated useful life expectancy of at least 40 years

Wholly appropriate and without significant conflict

(B) Moderate quality - Trees the retention of which is desirable and that have an estimated useful life expectancy of at least 20 years

Appropriate but not of highest value

(C) Low quality - Trees that could be retained and have an estimated useful life expectancy of at least 10 years

Ill-suited but could be retained with moderate conflicts

Trees of no particular merit

(U) Trees unsuitable for retention

Could not reasonably be retained for longer than 10 years

Post-Development assessment

The tree or group of trees is assessed and placed in one of the following categories (A, B, C or U)

The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the context of a development proposal

Any specific issues are noted in the tree survey schedule.

(A) High quality - Trees the retention of which is most desirable and that have an estimated useful life expectancy of at least 40 years

Wholly appropriate and without significant conflict

(B) Moderate quality - Trees the retention of which is desirable and that have an estimated useful life expectancy of at least 20 years

Appropriate but not of highest value and/or having only minor conflicts

(C) Low quality - Trees which could be retained and have an estimated useful life expectancy of at least 10 years

Ill-suited but could be retained with moderate conflicts

Trees of no particular merit

(U) Trees for removal

Would need to be removed to accommodate the development proposal, or could not reasonably be retained for longer than 10 years