



**LAKELAND**  
**TREE CONSULTANCY**  
ARBORICULTURAL PLANNING SPECIALIST

# BS5837 Tree Survey

Land associated with 3 Bank Cottages  
Billington  
BB7 9NL

December 2020

## Project details

<b>Job no.</b>	LTC060
<b>Site</b>	Land associated with 3 Bank Cottages, Billington, BB7 9NL
<b>Client</b>	Stansfield Developments Ltd.
<b>Architect</b>	Sunderland Peacock & Associates Ltd.
<b>Arboriculturist</b>	Jennie Keighley PhD MSc MArborA
<b>Local Authority</b>	Ribble Valley Borough Council
<b>Date</b>	13 December 2020

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## Summary

- The client's architect, Sunderland Peacock & Associates Ltd., instructed Lakeland Tree Consultancy to survey the trees at the above site in relation to a planning application for the erection of a pair of semi-detached dwellings.
- Trees within and close to the site were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* on 11 December 2020.
- The survey identified two hedges potentially within influencing distance of the proposed works. These were both categorised as low quality (C-category).
- Details and locations of the existing hedges in relation to the existing site are included in the tree survey schedule and on the tree survey plan, below. These documents should be used to inform the design process in accordance with BS5837: 2012.
- For detailed feedback on the potential arboricultural impacts of your proposal, please email your proposal plan to us at [info@lakelandtreeconsultancy.co.uk](mailto:info@lakelandtreeconsultancy.co.uk).



# BS5837 Tree Survey Schedule

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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 abbreviations in the tree survey schedule: -

T	Tree	Y	Young
G	Group	SM	Semi-mature
W	Woodland	EM	Early mature
H	Hedge	M	Mature
		PM	Post-mature
RPA	Root protection area	#	Estimated values

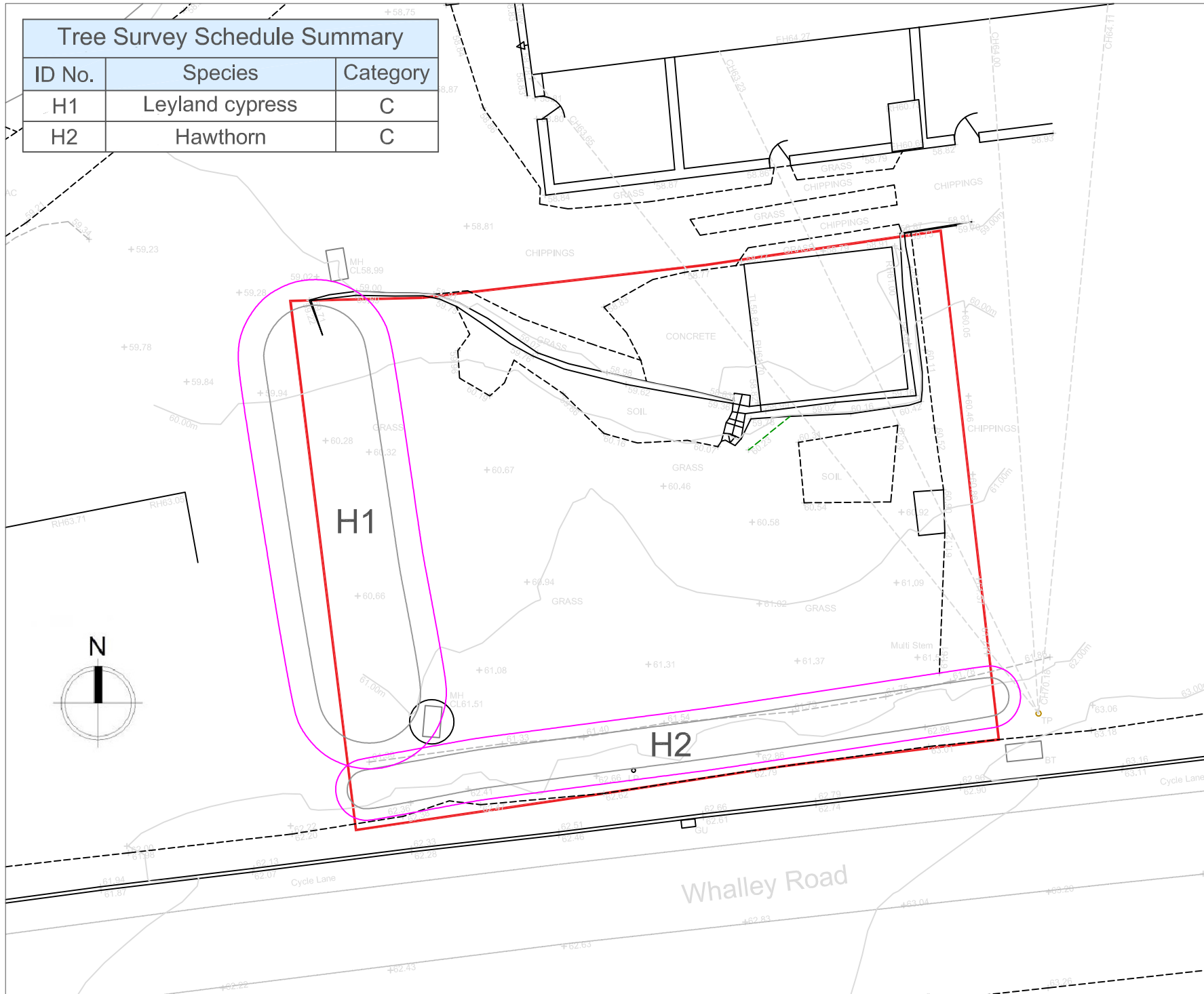
## BS5837 Tree survey schedule

<b>Site</b>	Land associated with 3 Bank Cottages, Billington	<b>Surveyor</b>	Jennie Keighley PhD MSc MArborA	<b>Survey Date</b>	11 December 2020
<b>Client</b>	Stansfield Developments Ltd.	<b>Conditions</b>	Overcast, settled	<b>Job no.</b>	LTC060

ID no.	Species	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
	Latin name						Physiological condition				
H1	Leyland cypress	≈ 250#	M	4.5	N E S W 2 2 2 2	1.75	Moderate	10+	≈ 3	C	<ul style="list-style-type: none"> <li>• Boundary hedge comprising approximately 12 trees</li> <li>• Topped at a height of 4.5m</li> <li>• Little foliage remaining</li> <li>• Stems covered in ivy</li> </ul>
	<i>Cupressus x leylandii</i>						Poor				
H2	Hawthorn Elder	≈ 100#	M	1.25	N E S W 0.75 0.75 0.75 0.75	0	Good	20+	≈ 1.2	C	<ul style="list-style-type: none"> <li>• Roadside boundary hedge growing on banking at slightly higher level to site</li> <li>• Predominantly hawthorn</li> <li>• Ivy-covered</li> <li>• Previously laid</li> <li>• Managed relatively recently at a height of 1.25m</li> </ul>
	<i>Crataegus monogyna, Sambucus nigra</i>						Good				

### Tree Survey Schedule Summary

ID No.	Species	Category
H1	Leyland cypress	C
H2	Hawthorn	C



### Tree Survey Plan

#### BS5837 (2012) Tree Categorisations

- Trees to be considered for retention:
  - Category A**  
Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
  - Category B**  
Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
  - 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 150mm
- Trees unsuitable for retention:
  - Category U**  
Those in such a condition that they cannot realistically be retained as living trees in context of current land use for longer than 10 years

#### Root Protection Areas (RPAs)

- Area around a tree deemed to contain sufficient rooting volume to maintain the tree's viability and where protection of roots and soil structure is treated as a priority. Note: where RPAs are not shown circular or central, they have been offset due to existing structures (e.g. buildings, roads, retaining walls)

#### Identification Numbers

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

**Site:**  
Land associated 3 Bank Cottages  
Billington  
BB7 9NL

**Client:**  
Stansfield Developments Ltd.

**Date:** December 2020

**Scale:** 1:200 at A4

**Drawing:** LTC060-TSP

**Drawn by:** JK

