

Tree Survey



Whins Lodge
Whalley Old Road
Langho
BB6 8DU

August 2020



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Contents

- Executive summary
- Tree survey schedule
- Tree survey plan

Prepared by:

Dr Jennie Keighley PhD MSc MArborA

Principal Arboriculturist

Lakeland Tree Consultancy

5 Hunting Hill Road

Carnforth

LA5 9JQ

T: 07917652230

E: info@lakelandtreeconsultancy.co.uk

W: lakelandtreeconsultancy.co.uk



Job no.: LTC049
Site: Whins Lodge, Whalley Old Road, Langho, BB6 8DU
Client: Mr Myers
Architect: Zara Moon Architects
Arboriculturist: Jennie Keighley PhD MSc MArborA
Council: Ribble Valley Borough Council
Date: 28 August 2020

Executive Summary

- The client, Mr Myers, instructed Lakeland Tree Consultancy to survey the trees at the above site in relation to a potential future planning application.
- The trees were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* on 20 August 2020.
- The survey identified 14 individual trees, ten groups of trees, three hedges and a woodland edge with potential to be impacted by proposed works at the site. These are located both within the site and on areas of immediately adjacent land.
- The woodland has been categorised as high value (A-category), five trees and three groups have been categorised as moderate value (B-category), six trees, four groups and the hedges have been categorised as low value (C-category) and three trees and three groups have been categorised as unsuitable for retention (U-category) due to their limited remaining life expectancies.
- Details and locations of the existing trees 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

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 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

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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					
T1	Weeping willow	280	SM	12	N E S W	7 6 4 6	3	Moderate	10+	3.36	C	<ul style="list-style-type: none"> • Growing on island in pond • Young alder saplings growing around base • Significant deadwood in lower crown • Moderately thin crown and frequent branch tip dieback suggest tree may be in early stages of decline
	<i>Salix babylonica</i>							Moderate				
T2	Sycamore	540	M	19	N E S W	6.5 8 3 4	4.5	Good	20+	6.48	B	<ul style="list-style-type: none"> • Evidently topped in the past at a height of 8m; regrowth now well established • Minor deadwood to a diameter of 50mm and length of 5m
	<i>Acer pseudoplatanus</i>							Good				
T3	Cotoneaster tree	6x80#	M	8.5	N E S W	5 2.5 2.5 2.5	1	Poor/ Moderate	<10	2.4	U	<ul style="list-style-type: none"> • Multi-stemmed from base • Dominant leader removed in the past at a height of 1m • Decay evidently spreading into remaining leaders from this wound • Limited remaining life expectancy of less than ten years
	<i>Cotoneaster Cornubia</i>							Good				

BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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					
T4	Plum	330	PM	12	N E S W	5 3 3 3	1.75	Poor	<10	3.96	U	<ul style="list-style-type: none"> • Roots evidently severed on north-west side, 1.2m from base of tree, during construction of low retaining wall • Exhibiting signs of age related, internal stem decay • Numerous branches recently removed, possibly due to dieback • Limited remaining life expectancy of less than ten years
	<i>Prunus domestica</i>							Moderate				
T5	Common alder	280	SM	12	N E S W	4 3 2 3	2	Good	20+	3.36	C	<ul style="list-style-type: none"> • Slight stem lean east
	<i>Alnus glutinosa</i>							Good				
T6	Plum	100	Y	7	N E S W	0 4 2 0	2.5	Moderate/ Good	10+	1.2	C	<ul style="list-style-type: none"> • Slight stem lean south-east • Subordinate leader removed at a height of 2m • Crown biased away from neighbouring alder
	<i>Prunus domestica</i>							Good				
T7	Sycamore	530	M	17	N E S W	5 5 5 5	6	Good	20+	6.36	B	<ul style="list-style-type: none"> • Recent ground levels changes evident within RPA • Bifurcates at a height of 2m • Stems covered in moss and ivy, which inhibit full inspection
	<i>Acer pseudoplatanus</i>							Good				

BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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				
T8	Common lime	620	M	20	N E S W	5 5 5 5	2	Moderate/ Good	20+	7.44	B	<ul style="list-style-type: none"> Evidence of groundworks and root severance on west side of tree, close to base, which has potential to have affected tree's structural integrity
	<i>Tilia x europaea</i>							Good				
T9	Swedish whitebeam	590	PM	12	N E S W	5 5 5 5	2	Poor	<10	7.08	U	<ul style="list-style-type: none"> Advanced stem decay visible through a large opening on eastern side from base to crown Stem leaning south-east, towards parking area Limited remaining life expectancy of less than ten years Advise removal due to risk of failure
	<i>Sorbus x intermedia</i>							Poor				
T10	Sycamore	760	M	18	N E S W	5 5 5 5	5	Good	20+	9.12	B	<ul style="list-style-type: none"> Growth has evidently displaced corner of stone retaining wall at road frontage Frequent minor deadwood
	<i>Acer pseudoplatanus</i>							Good				
T11	Goat willow	280 210	M	9	N E S W	4 4 4 4	1.5	Good	10+	4.2	C	<ul style="list-style-type: none"> Coppiced in the past at a height of 1.5m
	<i>Salix caprea</i>							Good				

BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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					
T12	Golden Lawson cypress	120#	Y	4	N E S W	0.75 0.75 0.75 0.75	0.5	Good	20+	1.44	C	<ul style="list-style-type: none"> No significant visible defects
	<i>Chamaecyparis lawsoniana</i>							Good				
T13	Purple Norway maple	460	M	15	N E S W	5 5 5 3	1	Good	20+	5.52	B	<ul style="list-style-type: none"> Slight stem lean south-east Crown biased east, away from large neighbouring ash
	Acer platanoides 'Crimson King'							Good				
T14	European larch	440	M	25	N E S W	3.5 3.5 3.5 3.5	0	Good	10+	5.28	C	<ul style="list-style-type: none"> No significant visible defects
	<i>Larix decidua</i>							Good				
G1	2no. rowan	≤ 490	PM	≤ 14	N E S W	4.5 4.5 4.5 4.5	0	Poor	<10	≤ 5.88	U	<ul style="list-style-type: none"> Larger tree's leaders have failed from the primary union; only one upright leader remains Smaller tree dying back, with significant deadwood and branch breakages Both trees have limited remaining life expectancies of less than ten years
	<i>Sorbus aucuparia</i>							Moribund				

BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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				
G2	Rhododendron, Leyland cypress, Japanese cherry, Japanese maple, common alder, monkey puzzle, larch	≤ 390	Y-M	≤ 15	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Moderate-Good	10+	≤ 4.68	C	<ul style="list-style-type: none"> Closely spaced, ornamental group growing in corner of site, beyond pond, in overgrown rockery area
	<i>Rhododendron</i> sp., <i>Cupressus x leylandii</i> , <i>Prunus serrulata</i> , <i>Acer palmatum</i> , <i>Alnus glutinosa</i> , <i>Araucaria araucana</i> , <i>Larix decidua</i>						Moderate-Good				
G3	Pissard plum, elder, holly, rhododendron, laburnum, ash, magnolia, Japanese maple, privet, hawthorn, blackthorn	≤ 4x150#	Y-M	≤ 11	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Poor-Good	10+	≤ 3.6	C	<ul style="list-style-type: none"> Closely spaced, ornamental group in shrub border at corner of site Ash exhibiting symptoms of terminal infection with fungal pathogen ash dieback disease (<i>Hymenoscyphus fraxineus</i>)
	<i>Prunus cerasifera</i> , <i>Sambucus nigra</i> , <i>Ilex aquifolium</i> , <i>Rhododendron</i> sp., <i>Laburnum anagyroides</i> , <i>Fraxinus excelsior</i> , <i>Magnolia</i> sp., <i>Prunus serrulata</i> , <i>Ligustrum</i> sp., <i>Crataegus monogyna</i> , <i>Prunus spinosa</i>						Moderate-Good				

BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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				N	E		Physiological condition				
G4	≈ 12no. sycamore, downy birch, common alder	≤ 500#	Y-M	≤ 20	N	≤ 5	≥ 0	Good	20+	≤ 6	B	<ul style="list-style-type: none"> • Unable to access area to inspect group • Surveyed from garden area to south-east and through garage windows
	<i>Acer pseudoplatanus</i> , <i>Betula pubescens</i> , <i>Alnus glutinosa</i>				E	≤ 5		Good				
G5	≈ 6no. ash	≤ 500#	Y-M	≤ 18	N	≤ 6	≥ 1	Poor	<10	≤ 6	U	<ul style="list-style-type: none"> • One mature tree and several young to semi-mature trees, all of which are exhibiting severe symptoms of terminal infection with fungal pathogen ash dieback disease • All have limited remaining life expectancies of less than ten years
	<i>Fraxinus excelsior</i>				E	≤ 6		Poor				
G6	5no. Leyland cypress, 2no. sycamore	≤ 420	SM	≤ 16	N	≤ 5	≥ 1	Good	20+	≤ 5.04	C	<ul style="list-style-type: none"> • Closely spaced, linear group growing in corner of site atop retaining wall • No significant visible defects
	<i>Cupressus x leylandii</i> , <i>Acer pseudoplatanus</i>				E	≤ 5		Good				

BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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				
G7	3no. horse chestnut, 2no. common lime, 2no. sycamore	≤ 730	M	≤ 24	N ≤ 9 E ≤ 9 S ≤ 9 W ≤ 9		≥ 0	Good	20+	≤ 8.76	B	<ul style="list-style-type: none"> No significant visible defects
	<i>Aesculus hippocastanum</i> , <i>Tilia x europaea</i> , <i>Acer pseudoplatanus</i>							Good				
G8	≈ 6no. Leyland cypress	≤ 370	Y-SM	≤ 15	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5		≥ 0	Good	10+	≤ 4.44	C	<ul style="list-style-type: none"> Curving, linear group at garden edge Two semi-mature trees with several young trees in between
	<i>Cupressus x leylandii</i>							Moderate-Good				
G9	2no. horse chestnut	≤ 760	M	≤ 18	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5		≥ 1	Poor	<10	≤ 9.12	U	<ul style="list-style-type: none"> Major wounding to both trees, including large stubs and unoccluded wounds Larger tree has fruiting bodies of several different decay fungi around wounds, rhizomorphs of <i>Armillaria mellea</i> (honey fungus) visible extending from lower stem up primary leaders, chlorotic foliage, small leaves and twig dieback Smaller tree has major decaying branch stubs, stem wounding and exuding bark lesions indicating <i>Phytophthora</i> infection Both trees have limited remaining life expectancies of less than ten years Large branch failures likely during decline
	<i>Aesculus hippocastanum</i>							Moribund-Poor				

BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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				
G10	2no. copper beech, 1no. sycamore, 1no. common lime	≤ 590	EM-M	≤ 18	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 0.5	Good	40+	≤ 7.08	B	<ul style="list-style-type: none"> No significant visible defects
	<i>Fagus sylvatica</i> 'Purpurea', <i>Acer pseudoplatanus</i> , <i>Tilia x europaea</i>						Good				
H1	Rhododendron, cherry laurel, holly, lilac, laburnum	≈ 100	Y-M	≤ 6	N ≈ 2 E ≈ 2 S ≈ 2 W ≈ 2	0	Good	10+	≈ 1.2	C	<ul style="list-style-type: none"> Mixed shrub border, partially managed as a hedge
	<i>Rhododendron sp.</i> , <i>Prunus laurocerasus</i> , <i>Ilex aquifolium</i> , <i>Syringa vulgaris</i> , <i>Laburnum anagyroides</i>						Good				
H2	Privet, dogwood, hawthorn	≈ 6x25	M	≈ 3	N ≈ 1.5 E ≈ 1.5 S ≈ 1.5 W ≈ 1.5	0	Good	10+	≈ 0.7	C	<ul style="list-style-type: none"> Predominantly privet Formerly managed at a height of 1.5m Not managed recently
	<i>Ligustrum ovalifolium</i> , <i>Cornus sanguinea</i> , <i>Crataegus monogyna</i>						Good				

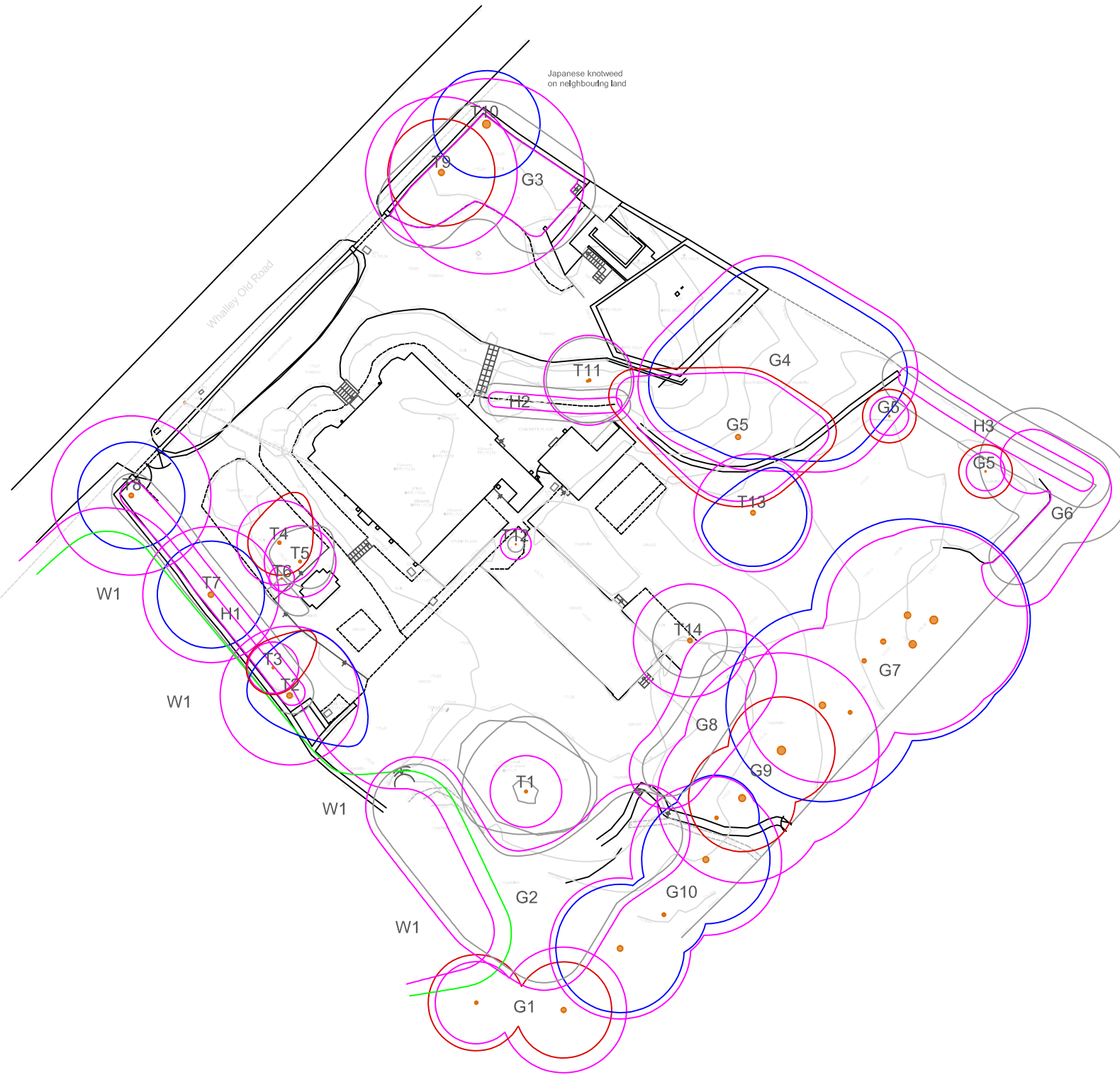
BS5837 Tree survey schedule

Site	Whins Lodge, Whalley Old Road, Langho, BB6 8DU	Surveyor	Jennie Keighley PhD MSc MArborA	Survey Date	20 August 2020
Client	Mr Myers	Conditions	Bright sun, moderate wind	Job no.	LTC049

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				
H3	Hawthorn	≈ 80	Y-SM	≤ 9	N ≈ 2.5 E ≈ 2.5 S ≈ 2.5 W ≈ 2.5	0	Good	20+	≤ 0.96	C	<ul style="list-style-type: none"> Unmanaged boundary hedge
	<i>Crataegus monogyna</i>						Good				
W1	Sycamore, Norway maple, horse chestnut, holly, rowan, English oak, common lime, elder, yew, rhododendron, cherry laurel, common alder	≤ 640	Y-M	≤ 26	N ≤ 9.5 E ≤ 9.5 S ≤ 9.5 W ≤ 9.5	≥ 0	Poor-Good	40+	≤ 7.68	A	<ul style="list-style-type: none"> Mixed woodland block Not accessed in full due to dense holly understorey
	<i>Acer pseudoplatanus</i> , <i>Acer platanoides</i> , <i>Aesculus hippocastanum</i> , <i>Ilex aquifolium</i> , <i>Sorbus aucuparia</i> , <i>Quercus robur</i> , <i>Tilia x europaea</i> , <i>Sambucus nigra</i> , <i>Taxus baccata</i> , <i>Rhododendron</i> sp., <i>Prunus laurocerasus</i> , <i>Alnus glutinosa</i>						Dead-Good				

Tree Survey Schedule Summary

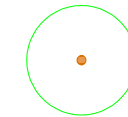
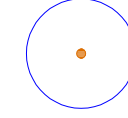
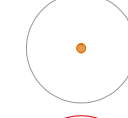

ID No.	Species	Category
T1	Willow	C
T2	Sycamore	B
T3	Cotoneaster	U
T4	Plum	U
T5	Alder	C
T6	Plum	C
T7	Sycamore	B
T8	Lime	B
T9	Whitebeam	U
T10	Sycamore	B
T11	Willow	C
T12	Cypress	C
T13	Norway maple	B
T14	Larch	C
G1	Rowan	U
G2	Various	C
G3	Various	C
G4	Sycamore, birch, alder	B
G5	Ash	U
G6	Cypress, sycamore	C
G7	Horse chestnut, lime, sycamore	B
G8	Cypress	C
G9	Horse chestnut	U
G10	Beech, lime, sycamore	B
H1	Various	C
H2	Privet, hawthorn, dogwood	C
H3	Hawthorn	C
W1	Various	A



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
-  **Category U**
Trees unsuitable for retention: 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:
Whins Lodge
Whalley Old Road
Langho
BB6 8DU

Client:
Mr Myers

Architect:
Zara Moon Architects

Date: August 2020

Scale: 1:500 at A3

Drawing: LTC049-TSP-A

Drawn by: JK



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST