



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

# BS5837 Tree Survey

Talbot Hotel  
Talbot Street  
Chipping  
PR3 2QE

February 2022

## Project details

<b>Job no.</b>	LTC115
<b>Site</b>	Talbot Hotel, Talbot Street, Chipping, PR3 2QE
<b>Client</b>	Sunderland Peacock & Associates Ltd.
<b>Arboriculturist</b>	Jennie Keighley PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Issue date</b>	2 February 2022

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## Summary

- The client, Sunderland Peacock & Associates Ltd., instructed Lakeland Tree Consultancy to survey the trees at the above site in relation to a planning application for the conversion of the existing public house and barn into residential dwellings.
- Trees potentially within influencing distance of the proposed works were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* on 28 January 2022.
- The survey identified three individual trees, two groups of trees and one woodland edge, which were located both within the site and on areas of immediately adjacent land.
- 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.

# 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 tree survey schedule: -

T	<b>Tree</b>	<b>Age</b> is classed as either: young; semi-mature, early-mature, mature or post-mature
G	<b>Group</b>	
W	<b>Woodland</b>	
H	<b>Hedge</b>	
RPA	<b>Root protection area</b>	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
#	<b>Estimated values</b>	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** Talbot Hotel, Talbot Street, Chipping, PR3 2QE

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 28 January 2022

**Client** Sunderland Peacock & Associates Ltd.

**Conditions** Overcast, gentle breeze

**Job no.** LTC115

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	Sycamore	1110 1140	Mature	28	N 9.5 E 9.5 S 9.5 W 9.5	6	Good	20+	15	<b>B</b>	<ul style="list-style-type: none"> <li>Bifurcates near base into two codominant stems</li> <li>Heavy ivy cover to mid-crown has been partially cleared to allow inspection of base and lower stem</li> <li>Significantly crown lifted in the past, leaving wounds to a diameter of 300mm, many of which are fully occluded, but some of which have significant decay cavities</li> <li>Floodlight and wire attached to north mid-stem of eastern leader</li> <li>200mm diameter secondary branch failure on eastern leader at a height of 12m with another 100mm branch failure nearby</li> <li>Occasional minor deadwood throughout crown</li> </ul>
	<i>Acer pseudoplatanus</i>						Good				
T2	Japanese cherry	160	Mature	3	N 2.5 E 2.5 S 2.5 W 2.5	1.5	Good	10+	1.92	<b>C</b>	<ul style="list-style-type: none"> <li>Weeping variety</li> <li>Crown reduced in the past</li> </ul>
	<i>Prunus serrulata</i>						Good				

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T3	Sycamore <i>Acer pseudoplatanus</i>	850 800 400 #	Mature	26	N 9.5 E 9.5 S 9.5 W 9.5	4	Good Good	20+	14.8	A	<ul style="list-style-type: none"> <li>• Located on edge of river bank, which prevents detailed inspection</li> <li>• Trifurcates near base</li> <li>• Moderately light ivy cover growing to mid-crown inhibits detailed inspection of base and stems</li> <li>• Crown lifted in the past; wounds partially occluded</li> </ul>
G1	≈ 7no. common ash <i>Fraxinus excelsior</i>	≤ 300 #	Semi-mature to early-mature	≤ 16	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	≥ 1.25	Poor Poor	<10	≤ 3.6	U	<ul style="list-style-type: none"> <li>• Poor quality trees growing within linear group along river bank</li> <li>• Crowns exhibiting signs of mid-stage to advanced decline due to terminal infection with fungal pathogen ash dieback disease (<i>Hymenoscyphus fraxineus</i>)</li> <li>• Moderate to heavy ivy cover growing to upper crowns</li> </ul>
G2	≈ 5no. sycamore <i>Acer pseudoplatanus</i>	≤ 300 300 300 300 #	Early-mature to mature	≤ 20	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 1.5	Good Good	20+	≤ 7.2	B	<ul style="list-style-type: none"> <li>• Linear group growing along river bank</li> <li>• Most of trees multi-stemmed from base</li> <li>• Moderate to heavy ivy cover growing to upper crowns</li> </ul>

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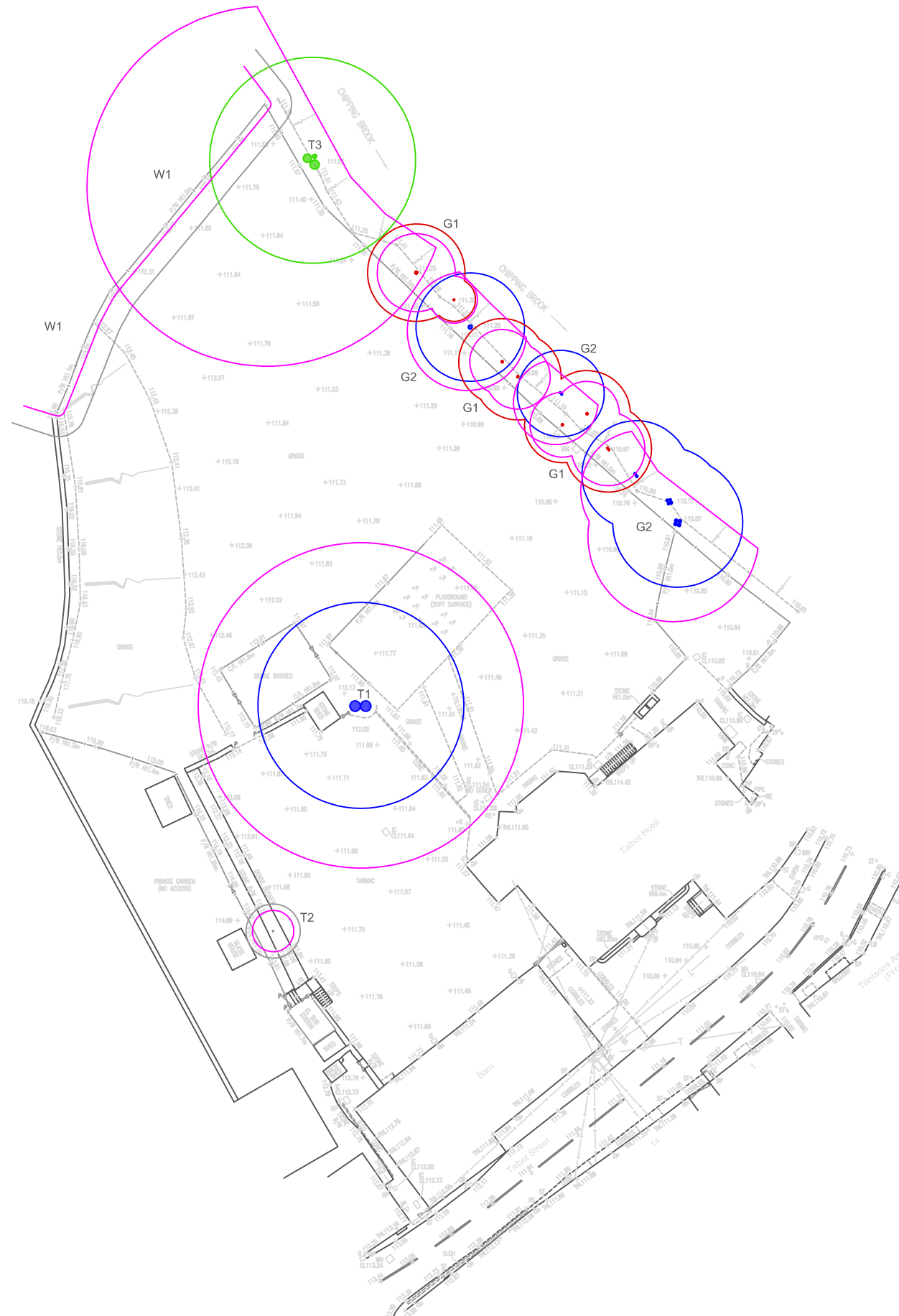
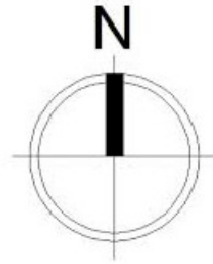
**Client** Sunderland Peacock & Associates Ltd.

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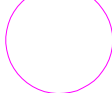
**Job no.** LTC115

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
W1	Common ash	≤ 200	Young to mature	≤ 15	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Poor to Good	40+	≤ 2.4	C	<ul style="list-style-type: none"> <li>• Located on neighbouring land and therefore not accessed to inspect in detail</li> <li>• Southern edge of a mixed, predominantly young to semi-mature copse</li> <li>• A significant component is evidently ash exhibiting multiple symptoms of terminal infection with ash dieback disease</li> </ul>
	Hawthorn										
	Holly										
	European beech										
	Common oak										
	Common alder										
	Blackthorn										
	Bird cherry										
	Field maple										
	Hazel										
	<i>Fraxinus excelsior</i>										
	<i>Crataegus monogyna</i>										
	<i>Ilex aquifolium</i>										
	<i>Fagus sylvatica</i>										
<i>Quercus robur</i>											
<i>Alnus glutinosa</i>											
<i>Prunus spinosa</i>											
<i>Prunus padus</i>											
<i>Acer campestre</i>											
<i>Corylus avellana</i>											

# Tree Survey Plan



## BS5837 Tree retention categories:

-  Category 'A'  
High quality
-  Category 'B'  
Moderate quality
-  Category 'C'  
Low quality
-  Category 'U'  
Unsuitable for retention
-  Root protection areas (RPAs)

## Identification numbers:

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

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PR3 2QE

## Client:

Sunderland Peacock & Associates

**Date:** February 2022

**Scale:** 1:500 at A3

**Drawing:** LTC115-TSP

**Drawn by:** JK

Tree Survey Schedule Summary		
ID No.	Species	Cat.
T1	Sycamore	B
T2	Cherry	C
T3	Sycamore	A
G1	≈ 7no. ash	U
G2	≈ 5no. sycamore	B
W1	Various	C



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