



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

# BS5837 Tree Survey

Land adjacent to 8 Brookes Lane  
Whalley  
BB7 9RG

November 2022

## Project details

<b>Job no.</b>	LTC170
<b>Site</b>	Land adjacent to 8 Brookes Lane, Whalley, BB7 9RG
<b>Client</b>	Mr Peter Bradley
<b>Agent</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>	10 November 2022

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## Summary

- The client's agent instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a planning application for the demolition of the existing detached garage and subsequent erection of a single detached dwelling.
- Trees with potential to be impacted by the proposed development works were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 '*Trees in relation to design, demolition and construction - Recommendations*' on 8 November 2022.
- The survey identified two individual trees, one group of trees and two hedges, which were growing 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 proposed site design in accordance with BS5837.

# 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** Land adjacent to 8 Brookes Lane, Whalley, BB7 9RG

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 8 November 2022

**Client** Mr Peter Bradley

**Conditions** Overcast, gentle breeze

**Job no.** LTC170

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 <i>Fraxinus excelsior</i>	700 #	Mature	12	N 2 E 2 S 2 W 2	8	Good  Dead	<10	2.8	<b>U</b>	<ul style="list-style-type: none"> <li>• Located on neighbouring land and therefore not accessed to inspect in detail</li> <li>• Monolith, topped at a height of 12m and primary branches reduced to small stubs</li> <li>• Ivy cover inhibits inspection of stem</li> <li>• Root protection area reduced by two thirds to reflect the fact that this is a monolith</li> </ul>
T2	European beech <i>Fagus sylvatica</i>	650 #	Mature	13	N 6 E 6 S 6 W 6	2	Good  Good	20+	7.8	<b>B</b>	<ul style="list-style-type: none"> <li>• Located on neighbouring land and therefore not accessed to inspect in detail</li> <li>• Crown reduced and lifted</li> <li>• Crown overhangs site by up to 1.5m with relatively low ground clearance</li> </ul>
G1	2no. Leyland cypress 1no. Lawson cypress <i>Cupressus x leylandii</i> <i>Chamaecyparis lawsoniana</i>	≤ 450 #	Mature	≤ 14	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	≥ 1.5	Good  Good	10+	≤ 5.4	<b>C</b>	<ul style="list-style-type: none"> <li>• Located on neighbouring land and therefore not accessed to inspect in detail</li> <li>• Approximately linear group of trees growing in neighbouring garden</li> <li>• Crowns managed on site side</li> </ul>

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**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 8 November 2022

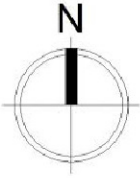
**Client** Mr Peter Bradley

**Conditions** Overcast, gentle breeze






**Job no.** LTC170

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
H1	European beech <i>Fagus sylvatica</i>	≈ 100	Mature	1.75	N 0.5 E 0.5 S 0.5 W 0.5	0	Good Good	10+	1.2	<b>C</b>	• Managed boundary hedge
H2	Hawthorn Hazel Cherry laurel Yew Leyland cypress <i>Crataegus monogyna</i> <i>Corylus avellana</i> <i>Prunus laurocerasus</i> <i>Taxus baccata</i> <i>Cupressus x leylandii</i>	≈ 50	Mature	1.75	N 0.5 E 0.5 S 0.5 W 0.5	0	Good Good	10+	0.6	<b>C</b>	• Managed boundary hedge • Substantial gaps • Ivy covered in places • Evidently laid in the past

# 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
- W = woodland
- H = hedge

## Site:

Land adjacent to 8 Brookes Lane  
Whalley  
BB7 2RG

## Client:

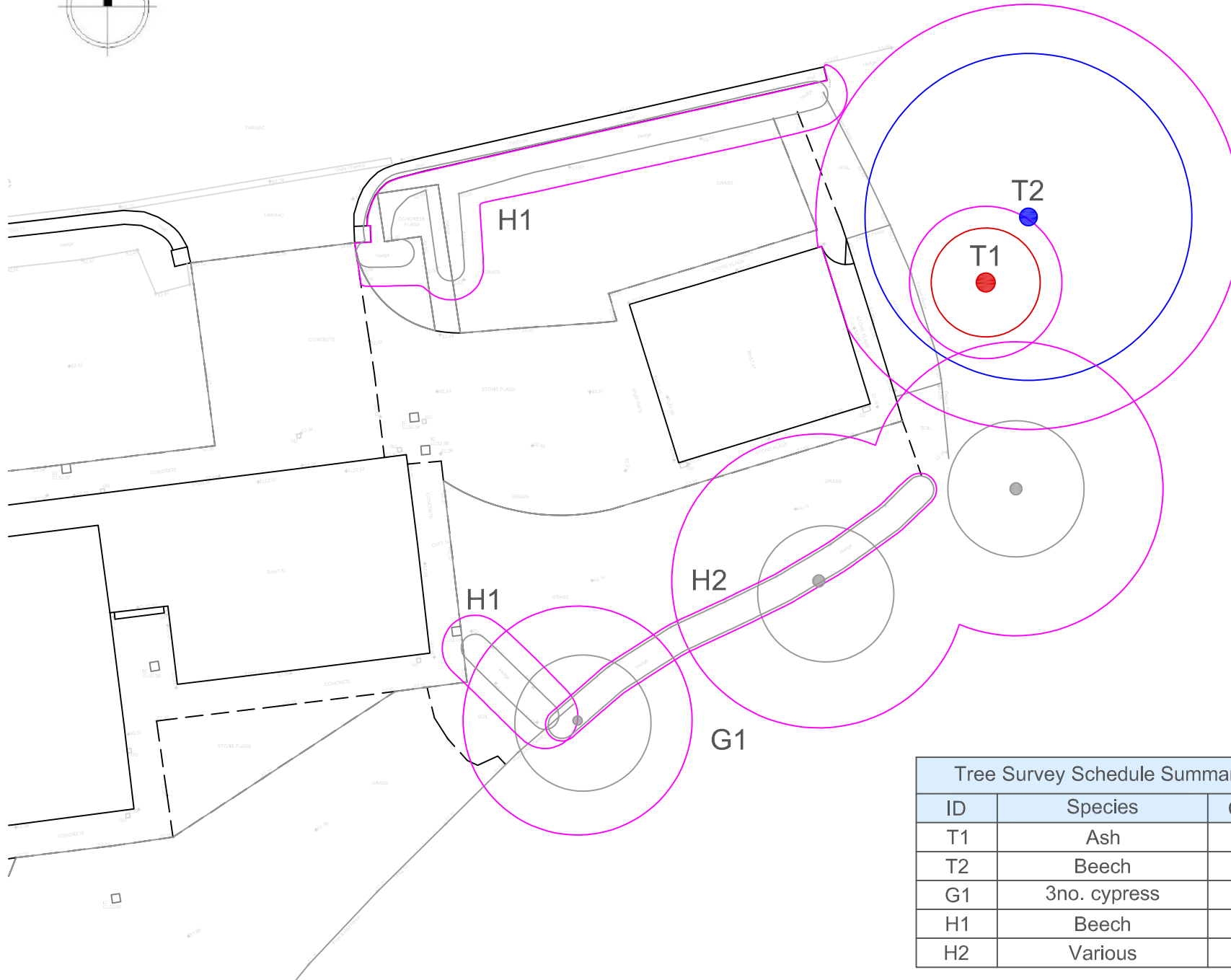
Mr Peter Bradley

**Date:** November 2022

**Scale:** 1:200 at A4

**Drawing:** LTC170-TSP

**Drawn by:** JK



Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Ash	U
T2	Beech	B
G1	3no. cypress	C
H1	Beech	C
H2	Various	C



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