



**LAKELAND**  
TREE CONSULTANCY  
ARBORICULTURAL PLANNING SPECIALIST

# BS5837 Tree Survey

Land at Woodpecker House  
Sawley  
BB7 4LF

May 2024

## Project details

<b>Job no.</b>	LTC270
<b>Site</b>	Land at Woodpecker House, Sawley, BB7 4LF
<b>Client</b>	Anthony Burns
<b>Agent</b>	Judith Douglas Town Planning Limited
<b>Arboriculturist</b>	<div></div> PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Issue date</b>	7 May 2024

Lakeland Tree Consultancy  
Halton Mill, Mill Lane  
Halton, Lancashire  
LA2 6ND

T: 01524 874124

E: [info@lakelandtreeconsultancy.co.uk](mailto:info@lakelandtreeconsultancy.co.uk)

W: [lakelandtreeconsultancy.co.uk](http://lakelandtreeconsultancy.co.uk)





## 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 proposed erection of two holiday cottages.
- Trees with potential to be impacted by 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 7 May 2024.
- The survey identified two individual trees and four groups of trees, which were located both within the site and on areas of neighbouring land. One tree was categorised as moderate quality (B-category) and the other tree and the groups were categorised as low quality (C-category).
- 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

---

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>	
		<b>Life expectancy</b> is classed as either: <10 years; 10+ years; 20+ years or 40+ years
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 at Woodpecker House, Sawley, BB7 4LF

**Client** Anthony Burns

**Surveyor**

PhD MSc MArborA

**Survey date** 7 May 2024

**Conditions** Broken cloud, very gentle breeze

**Job no.** LTC270

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	Oak <i>Quercus</i> sp.	500 #	Mature	15	N 5 E 5 S 5 W 5	8	Good Moderate/ Good	40+	6	B	<ul style="list-style-type: none"> <li>Located on neighbouring land and therefore not accessed to inspect in detail</li> <li>Unable to approach due to dense ground vegetation</li> <li>Dieback in outer crown on southern side</li> </ul>
T2	Goat willow <i>Salix caprea</i>	150 #	Young	5.5	N 3 E 3 S 3 W 3	1	Good Good	40+	1.8	C	<ul style="list-style-type: none"> <li>No significant visible defects</li> </ul>
G1	Hawthorn Elder Common ash Wild crab Sycamore <i>Crataegus monogyna</i> <i>Sambucus nigra</i> <i>Fraxinus excelsior</i> <i>Malus sylvestris</i> <i>Acer pseudoplatanus</i>	≤ 250 #	Young to post-mature	≤ 10	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Poor to Good Dead to Good	20+	≤ 3	C	<ul style="list-style-type: none"> <li>Field boundary group</li> <li>Not accessed in full due to dense ground vegetation</li> <li>Some of ash crowns exhibiting signs of early infection with ash dieback disease</li> </ul>

## BS5837 Tree survey schedule

**Site** Land at Woodpecker House, Sawley, BB7 4LF

**Surveyor** [REDACTED] PhD MSc MArborA

**Survey date** 7 May 2024

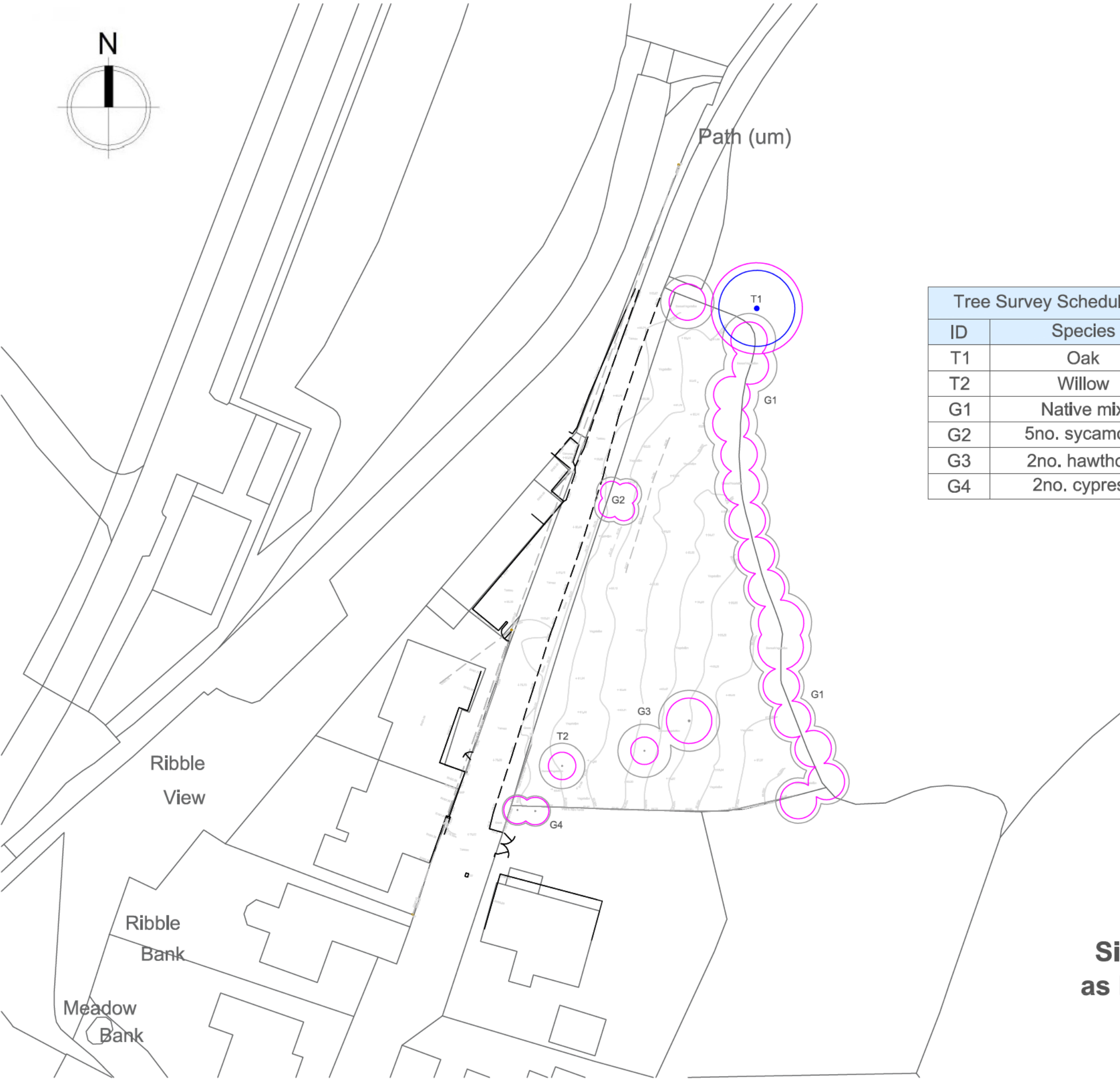
**Client** Anthony Burns

**Conditions** Broken cloud, very gentle breeze






**Job no.** LTC270

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
G2	5no. sycamore <i>Acer pseudoplatanus</i>	≤ 120	Young	≤ 6	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	≥ 0.5	Good Good	40+	≤ 1.44	C	<ul style="list-style-type: none"> <li>Closely spaced cluster of self-set young stems at road side</li> </ul>
G3	2no. hawthorn <i>Crataegus monogyna</i>	≤ 250 #	Mature	≤ 7.5	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Good Good	20+	≤ 3	C	<ul style="list-style-type: none"> <li>Pair of trees in centre of field</li> <li>No significant visible defects</li> </ul>
G4	1no. Monterey cypress 1no. Leyland cypress <i>Cupressus macrocarpa</i> <i>Cupressus x leylandii</i>	150 #	Young	≤ 3.5	N 2 E 2 S 2 W 2	≥ 0	Moderate/ Good to Good Good	10+	1.8	C	<ul style="list-style-type: none"> <li>Located on neighbouring land and therefore not accessed to inspect in detail</li> <li>Growing in neighbouring garden with stems close to boundary</li> <li>Monterey cypress topped at a height of approx. 2m</li> </ul>

# Tree Survey Plan



BS5837 Tree retention categories:

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

Identification numbers:

T = Individual tree  
G = group of trees  
W = woodland  
H = hedge

**Site:**  
Land at Woodpecker House  
Sawley  
BB7 4LF

**Client:**  
Anthony Burns

**Date:** May 2024

**Scale:** 1:500 at A3

**Drawing:** LTC270-TSP

**Drawn by:** JK

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Oak	B
T2	Willow	C
G1	Native mix	C
G2	5no. sycamore	C
G3	2no. hawthorn	C
G4	2no. cypress	C

Site Plan  
as Existing



Halton Mill, Mill Lane, Halton, LA2 6ND  
info@lakelandtreeconsultancy.co.uk  
01524 874124  
lakelandtreeconsultancy.co.uk