



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Willow Springs
58 Pendleton Road
Wiswell
BB7 9BZ

February 2025

Project details

Job no.	LTC323
Site	Willow Springs, 58 Pendleton Road, Wiswell, BB7 9BZ
Client	Tim Frear
Agent	Judith Douglas Town Planning Limited
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	6 February 2025

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

T: 01524 874124

E: info@lakelandtreeconsultancy.co.uk

W: lakelandtreeconsultancy.co.uk



Summary

- The client instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a potential planning application.
- Trees within and close to the proposed development area were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - recommendations* on 4 February 2025.
- The tree survey identified six individual trees, three groups of trees and a hedge, which are all evidently within the client's ownership.
- One individual tree and the groups were categorised as moderate quality (B-category), three trees and the hedge were categorised as low quality (C-category) and two trees were 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 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	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
		Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	Root protection area	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
#	Estimated values	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 Willow Springs, 58 Pendleton Road, Wiswell, BB7 9BZ

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 4 February 2025

Client Tim Frear

Conditions Light rain, moderate breeze

Job no. LTC323

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	Silver birch <i>Betula pendula</i>	350 #	Mature	17	N 4 E 4 S 4 W 4	3	Good Moderate/ Good	20+	4.2	B	<ul style="list-style-type: none"> Growing within end of hedge Occasional minor deadwood in crown
T2	Red oak <i>Quercus robur</i>	460	Early-mature	10	N 5 E 5 S 5 W 5	3	Poor/ Moderate Moderate	<10	5.5	U	<ul style="list-style-type: none"> Major decay column on western side of stem leading from base, up stem, and all the way along the first primary branch Brackets of white rot decay fungus "hairy curtain crust" (<i>Stereum hirsutum</i>) growing on surface of exposed dead wood Rhizomorphs of white rot decay species "honey fungus" (<i>Armillaria mellea</i>) found within decaying stem tissue Lower crown dying back on western side, with a number of minor to moderate-sized branches already failed Remaining life expectancy likely to be less than ten years Tree may be susceptible to rootplate failure if honey fungus infection sufficiently compromises root system

BS5837 Tree survey schedule

Site Willow Springs, 58 Pendleton Road, Wiswell, BB7 9BZ

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 4 February 2025

Client Tim Frear

Conditions Light rain, moderate breeze

Job no. LTC323

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
T3	Silver birch <i>Betula pendula</i>	380	Mature	13	N 4.5 E 4.5 S 4.5 W 4.5	3.5	Moderate Poor/ Moderate	10+	4.6	C	<ul style="list-style-type: none"> Approximately 50% of crown has died Frequent minor deadwood remains in crown Pronounced lower stem curvature, correct by a height of 3m
T4	Rowan <i>Sorbus aucuparia</i>	190	Mature	6	N 2.5 E 2.5 S 2.5 W 2.5	3	Poor Good	<10	2.3	U	<ul style="list-style-type: none"> Major open basal cavity with lower stem hollow to a height in excess of 1.5m Brackets of white rot decay fungus "turkey tail" (<i>Trametes versicolor</i>) growing on eastern side of stem from base to a height of 1.25m Remaining life expectancy likely to be less than ten years
T5	Weeping willow <i>Salix babylonica</i>	110	Young	6	N 2.5 E 2.5 S 2.5 W 2.5	1.5	Good Good	10+	1.3	C	<ul style="list-style-type: none"> Young tree planted relatively recently No significant visible defects
T6	Pear <i>Pyrus communis</i>	240 220 170	Mature	8	N 3.5 E 3.5 S 3.5 W 3.5	1.5	Good Good	10+	4.4	C	<ul style="list-style-type: none"> Trifurcates at base Minor decay at base

BS5837 Tree survey schedule

Site Willow Springs, 58 Pendleton Road, Wiswell, BB7 9BZ

Surveyor Jennie Keighley PhD MSc MA ArborA

Survey date 4 February 2025

Client Tim Frear

Conditions Light rain, moderate breeze

Job no. LTC323

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
G1	5no. Scots pine 1no. Sitka spruce <i>Pinus sylvestris</i> <i>Picea sitchensis</i>	≤ 580	Early-mature to mature	≤ 18	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 1	Good Good	20+	≤ 7	B	<ul style="list-style-type: none"> Edge of a group Growing beyond development area and therefore not inspected in detail
G2	3no. Norway maple <i>Acer platanoides</i>	250 #	Early-mature	≤ 12	N 4 E 4 S 4 W 4	≥ 2	Good Good	20+	3	B	<ul style="list-style-type: none"> Linear group growing at back of hedge No significant visible defects
G3	5no. Scots pine <i>Pinus sylvestris</i>	≤ 500	Early-mature to mature	≤ 16	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 3.5	Good Good	20+	≤ 6	B	<ul style="list-style-type: none"> Edge of a group Growing beyond development area and therefore not inspected in detail
H1	European beech <i>Fagus sylvatica</i>	≈ 80	Mature	≤ 6	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0	Good Good	20+	1	C	<ul style="list-style-type: none"> Boundary hedge Previously managed at a height of approximately 1.5m

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:

Willow Springs
58 Pendleton Road
Wiswell
BB7 9BZ

Client:

Tim Frear

Date: February 2025

Scale: 1:250 at A4

Drawing: LTC323-TSP

Drawn by: JK



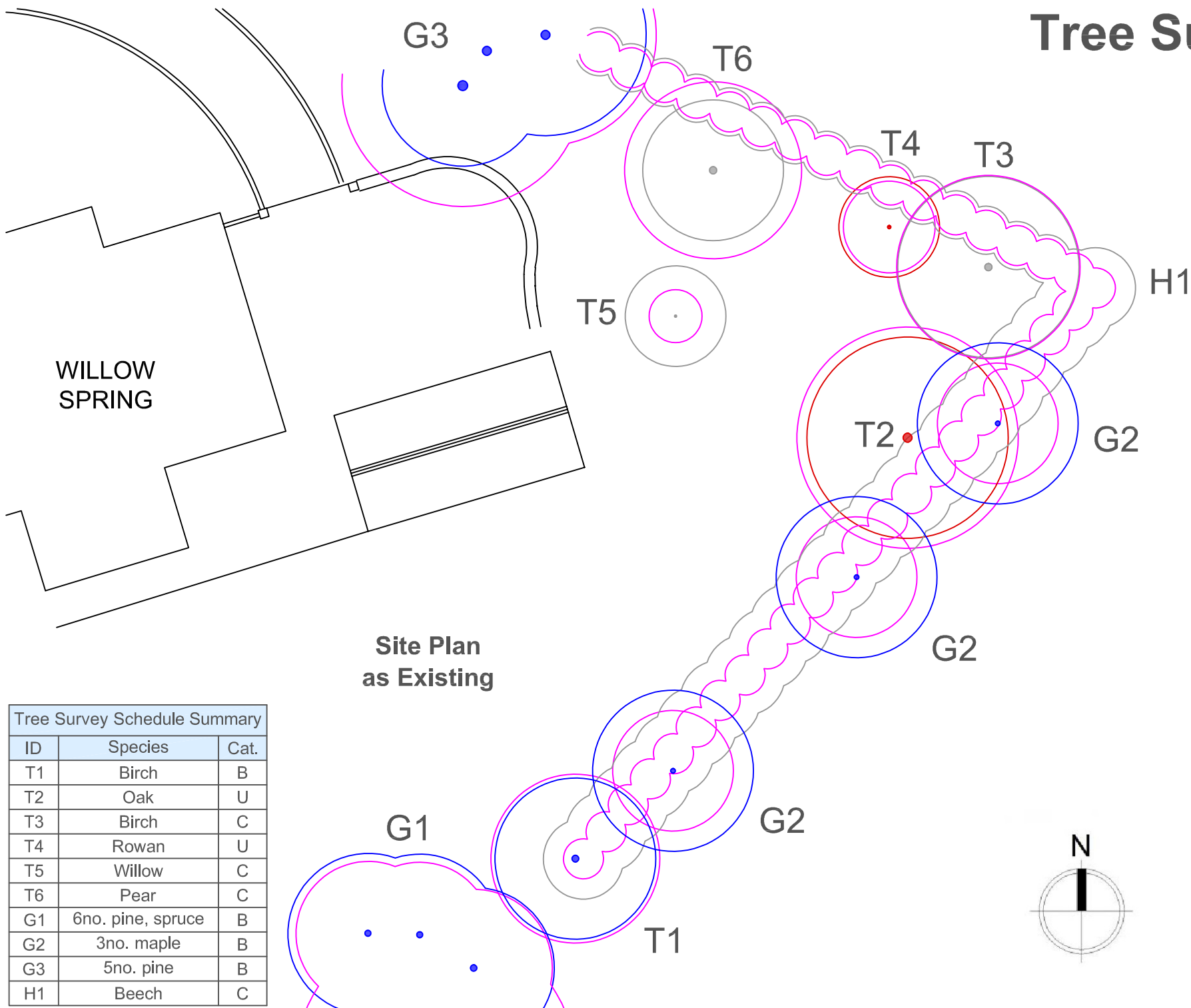
LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Halton Mill, Mill Lane, Halton, LA2 6ND

Info@lakelandtreeconsultancy.co.uk

01524 874124

lakelandtreeconsultancy.co.uk



Site Plan
as Existing

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Birch	B
T2	Oak	U
T3	Birch	C
T4	Rowan	U
T5	Willow	C
T6	Pear	C
G1	6no. pine, spruce	B
G2	3no. maple	B
G3	5no. pine	B
H1	Beech	C