



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

# BS5837 Tree Survey

Land off Pendle Street East  
Sabden  
BB7 9FX

May 2025

## Project details

<b>Job no.</b>	LTC348
<b>Site</b>	Land off Pendle Street East, Sabden, BB7 9FX
<b>Client</b>	Steve Whitehurst
<b>Agent</b>	AW+A Architects
<b>Arboriculturist</b>	Jennie Keighley PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Issue date</b>	28 May 2025

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

01524 874124

[info@lakelandtreeconsultancy.co.uk](mailto:info@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 potential planning application.
- Trees within and close to the site were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* on 27 May 2025.
- The survey identified five individual trees, four groups of trees and two hedges, which were located both within the site and on areas of immediately adjacent land.
- One group of trees was categorised as moderate quality (B-category), three individual trees, three groups and the hedges 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	<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 off Pendle Street East, Sabden, BB7 9FX

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 27 May 2025

**Client** Steve Whitehurst

**Conditions** Moderate rain, gentle breeze

**Job no.** LTC348

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	Lawson cypress <i>Chamaecyparis lawsoniana</i>	100 #	Early-mature	3	N 0.75 E 0.75 S 0.75 W 0.75	0	Good Moderate	10+	1.2	C	<ul style="list-style-type: none"> <li>Fastigate variety</li> <li>Small ornamental tree</li> <li>Foliage dead on eastern side of crown (evidently fire damage)</li> </ul>
T2	Pear <i>Pyrus communis</i>	90	Semi-mature	5	N 2.5 E 2.5 S 2.5 W 2.5	1.25	Good Moderate	20+	1.1	C	<ul style="list-style-type: none"> <li>A number of twigs have failed to come into leaf, despite buds being present (possibly a result of the early-season drought)</li> </ul>
T3	Plum <i>Prunus domestica</i>	150	Mature	4	N 3 E 3 S 3 W 3	1.5	Good Good	10+	1.9	C	<ul style="list-style-type: none"> <li>No significant visible defects</li> </ul>
T4	Plum <i>Prunus domestica</i>	170	Mature	3.5	N 3 E 3 S 3 W 3	1.75	Moderate Poor/ Moderate	<10	2	U	<ul style="list-style-type: none"> <li>&lt;50% foliage cover in canopy</li> <li>Fruiting bodies of white rot decay fungus <i>Phellinus pomaceus</i> on eastern side of base</li> <li>One of primary branches failed at union</li> <li>Remaining life expectancy unlikely to exceed ten years</li> </ul>
T5	Japanese cherry <i>Prunus serrulata</i>	250 #	Mature	4	N 1.5 E 1.5 S 1.5 W 1.5	1.75	Poor Poor	<10	3	U	<ul style="list-style-type: none"> <li>Evidently under neighbouring ownership</li> <li>Majority of crown removed; tree unlikely to fully recover</li> </ul>

## BS5837 Tree survey schedule

**Site** Land off Pendle Street East, Sabden, BB7 9FX

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 27 May 2025

**Client** Steve Whitehurst

**Conditions** Moderate rain, gentle breeze

**Job no.** LTC348

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	Silver birch Goat willow Norway maple	≈ 300 #	Semi-mature to early-mature	≤ 16	N 4.5 E 4.5 S 4.5 W 4.5	≥ 0	Good	40+	3.6	<b>B</b>	<ul style="list-style-type: none"> <li>Linear group of trees growing on far side of neighbouring footpath</li> <li>Not accessed to inspect in detail</li> </ul>
	<i>Betula pendula</i> <i>Salix caprea</i> <i>Acer platanoides</i>				Good						
G2	2no. European beech 2no. goat willow	≤ 6x100 #	Early-mature	≤ 8	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	≥ 0.25	Good	20+	≤ 2.9	<b>C</b>	<ul style="list-style-type: none"> <li>Linear group of multi-stemmed trees growing just beyond boundary fence</li> </ul>
	<i>Fagus sylvatica</i> <i>Salix caprea</i>				Good						
G3	Goat willow	≤ 8x100 #	Early-mature	≤ 8	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Good	20+	≤ 3.4	<b>C</b>	<ul style="list-style-type: none"> <li>Linear group of multi-stemmed trees growing just beyond boundary fence</li> </ul>
	<i>Salix caprea</i>				Good						
G4	4no. Lawson cypress	≤ 200 #	Young to mature	≤ 6	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	≥ 0	Good	10+	≤ 2.4	<b>C</b>	<ul style="list-style-type: none"> <li>Group of fastigate cypresses that sit proud of cypress hedge H2</li> </ul>
	<i>Chamaecyparis lawsoniana</i>				Good						

## BS5837 Tree survey schedule

**Site** Land off Pendle Street East, Sabden, BB7 9FX

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 27 May 2025

**Client** Steve Whitehurst

**Conditions** Moderate rain, gentle breeze

**Job no.** LTC348

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	Hawthorn	≈ 80	Early-mature	≤ 4	N	0	Good	40+	1	C	<ul style="list-style-type: none"> <li>• Managed boundary hedge</li> <li>• Predominantly hawthorn</li> <li>• Exclusively privet at northern end</li> </ul>
	Privet				E						
	European beech				S						
	<i>Crataegus monogyna</i>				W						
H2	Leyland cypress	≈ 150	Early-mature	≤ 7	N	0	Good	10+	1.8	C	<ul style="list-style-type: none"> <li>• Boundary hedge</li> <li>• Largely unmanaged</li> <li>• Golden cypress along central section and traditional leylandii at either end</li> </ul>
	Monterey cypress				E						
	<i>Cupressus x leylandii</i>				S						
	<i>Cupressus macrocarpa</i>				W						
	Goldcrest						Good				

# 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 off Pendle Street East  
Sabden  
BB7 9FX

**Client:**

Steve Whitehurst

**Date:** May 2025

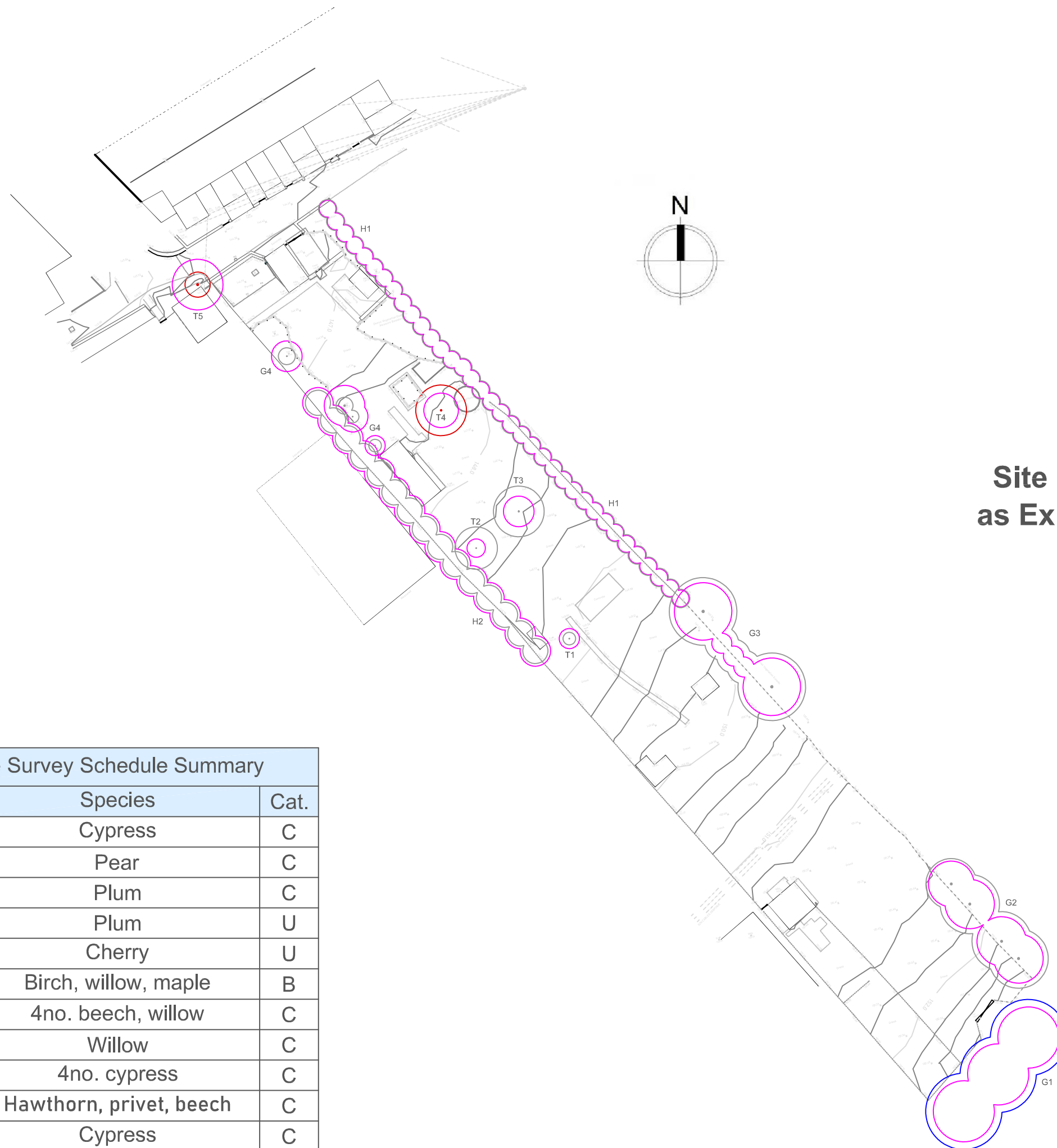
**Scale:** 1:500 at A3

**Drawing:** LTC348-TSP

**Drawn by:** JK



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



**Site Plan  
as Existing**

**Tree Survey Schedule Summary**

ID	Species	Cat.
T1	Cypress	C
T2	Pear	C
T3	Plum	C
T4	Plum	U
T5	Cherry	U
G1	Birch, willow, maple	B
G2	4no. beech, willow	C
G3	Willow	C
G4	4no. cypress	C
H1	Hawthorn, privet, beech	C
H2	Cypress	C