



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Holmes Farm
Higher Commons Lane
Balderstone
BB2 7LR

May 2025

Project details

Job no.	LTC350
Site	Holmes Farm, Higher Commons Lane, Balderstone, BB2 7LR
Client	Elaine Pearson
Agent	Judith Douglas Town Planning Ltd.
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	28 May 2025

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

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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 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 one group of trees and one hedge, which were both 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	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
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 Holmes Farm, Higher Commons Lane, Balderstone

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 27 May 2025

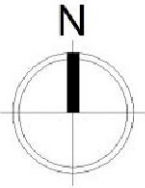
Client Elaine Pearson

Conditions Light rain, gentle breeze

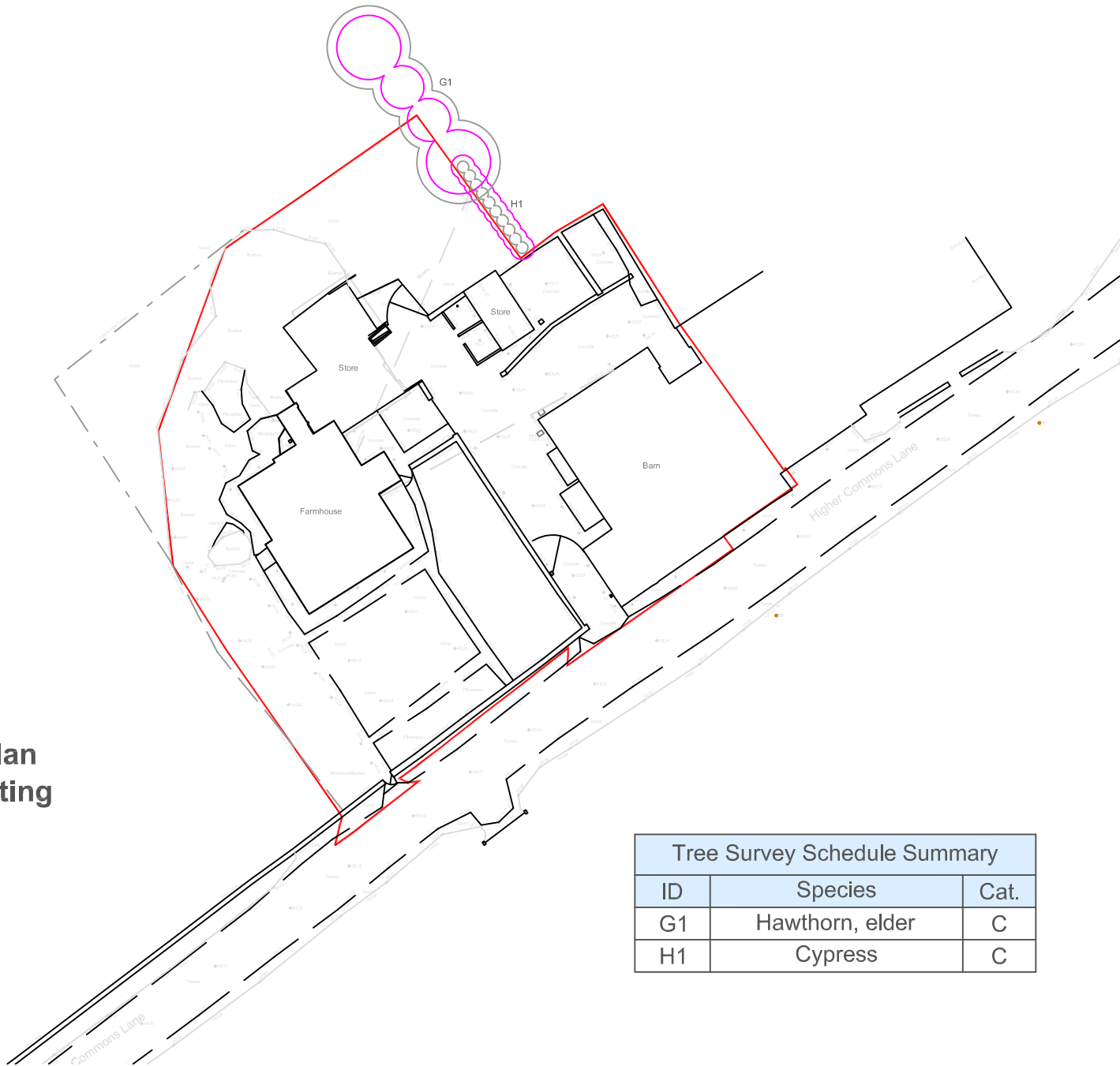
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ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G1	Hawthorn Elder <i>Crataegus monogyna</i> <i>Sambucus nigra</i>	≤ 5x100 #	Mature	≤ 6	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	≥ 0.5	Moderate to Good Moderate to Good	10+	≤ 2.7	C	<ul style="list-style-type: none"> Group of trees growing along site boundary; ownership unclear Two larger hawthorns with smaller elder growing in between Crown of hawthorn nearest site exhibiting signs of significantly reduced vitality, with abundant branch dieback
H1	Leyland cypress <i>Cupressus x leylandii</i>	≈ 80	Early-mature	≤ 2.5	N 0.5 E 0.5 S 0.5 W 0.5	0	Good Good	20+	1	C	<ul style="list-style-type: none"> Intensively-managed boundary hedge Evidently located on neighbouring land and not within client's ownership Unable to view in detail from site due to ground vegetation and ivy

Tree Survey Plan



Site Plan
as Existing



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:
Holmes Farm
Higher Commons Lane
Balderstone
BB2 7LR

Client:
Elaine Pearson

Date: May 2025

Scale: 1:500 at A4

Drawing: LTC350-TSP

Drawn by: JK

Tree Survey Schedule Summary		
ID	Species	Cat.
G1	Hawthorn, elder	C
H1	Cypress	C



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