



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Eatoughs Farm
Fleet Street Lane
Ribchester
PR3 3XE

August 2025

Project details

Job no.	LTC371
Site	Eatoughs Farm, Fleet Street Lane, Ribchester, PR3 3XE
Client	Peter Bedford
Agent	Judith Douglas Town Planning Limited
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	20 August 2025

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

01524 874124

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 19 August 2025.
- The survey identified one individual tree, two groups of trees and three hedges, which were located both within the site and on immediately adjacent land.
- One group of trees was categorised as moderate quality (B-category) and the individual tree, the other group and the hedges were all 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	
		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 Eatoughs Farm, Fleet Street Lane, Ribchester

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 19 August 2025

Client Peter Bedford

Conditions Overcast, settled

Job no. LTC371

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>	400 #	Early-mature	15	N 6 E 6 S 6 W 6	1.5	Moderate/ Good Good	10+	4.8	C	- Growing beyond site boundary fence on far side of neighbouring ditch - Twig dieback indicates very early stage infection with ash dieback disease
G1	1no. horse chestnut 1no. English oak <i>Aesculus hippocastanum</i> <i>Quercus robur</i>	≤ 4x200 #	Early-mature	≤ 10	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 1.5	Moderate/ Good to Good Moderate/ Good to Good	20+	≤ 4.8	B	- Pair of trees growing at side of ditch at site entrance - Horse chestnut multi-stemmed and exhibiting slightly reduced vitality - Oak has no significant visible defects
G2	Black alder Grey willow English oak Blackthorn Crack willow <i>Alnus glutinosa</i> <i>Salix cinerea</i> <i>Quercus robur</i> <i>Prunus spinosa</i> <i>Salix fragilis</i>	≤ 10x100 #	Young to early-mature	≤ 9	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Good Good	20+	≤ 3.8	C	- Group of predominantly young trees growing around pond - Northern side of group not inspected in detail

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ID no.	Species	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations				
	Latin name						Physiological condition								
H1	Hawthorn	≤ 4x100 #	Mature	≤ 6	N ≤ 3	0	Moderate to Good	20+	≤ 2.4	C	• Grown-out boundary hedge at site frontage				
	Blackthorn				E ≤ 3										
	Elder				S ≤ 3										
	Holly				W ≤ 3										
	Hazel						Poor to Good								
	<i>Crataegus monogyna</i>														
	<i>Prunus spinosa</i>														
	<i>Sambucus nigra</i>														
<i>Ilex aquifolium</i>															
<i>Corylus avellana</i>															
H2	Hawthorn	≤ 100 #	Early-mature	≤ 8	N ≤ 3	0	Good	40+	≤ 1.2	C	• Unmanaged boundary hedge • Predominantly hawthorn at northern end • Predominantly osier at southern end				
	Osier				E ≤ 3										
	European beech				S ≤ 3										
	Blackthorn				W ≤ 3										
	Elder						Good								
	Common ash														
	Golden cypress														
	Leyland cypress														
	<i>Crataegus monogyna</i>														
	<i>Salix viminalis</i>														
	<i>Fagus sylvatica</i>														
	<i>Prunus spinosa</i>														
	<i>Sambucus nigra</i>														
	<i>Fraxinus excelsior</i>														
	<i>Cupressus macrocarpa</i>														
	<i>Cupressus x leylandii</i>														

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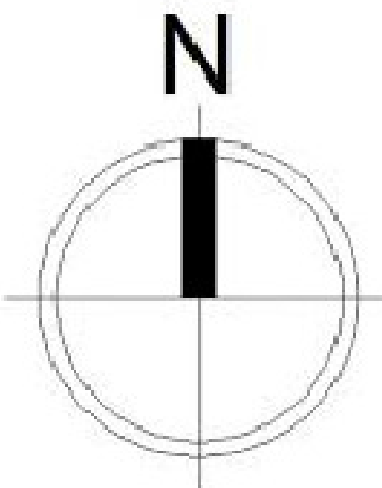
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Conditions Overcast, settled

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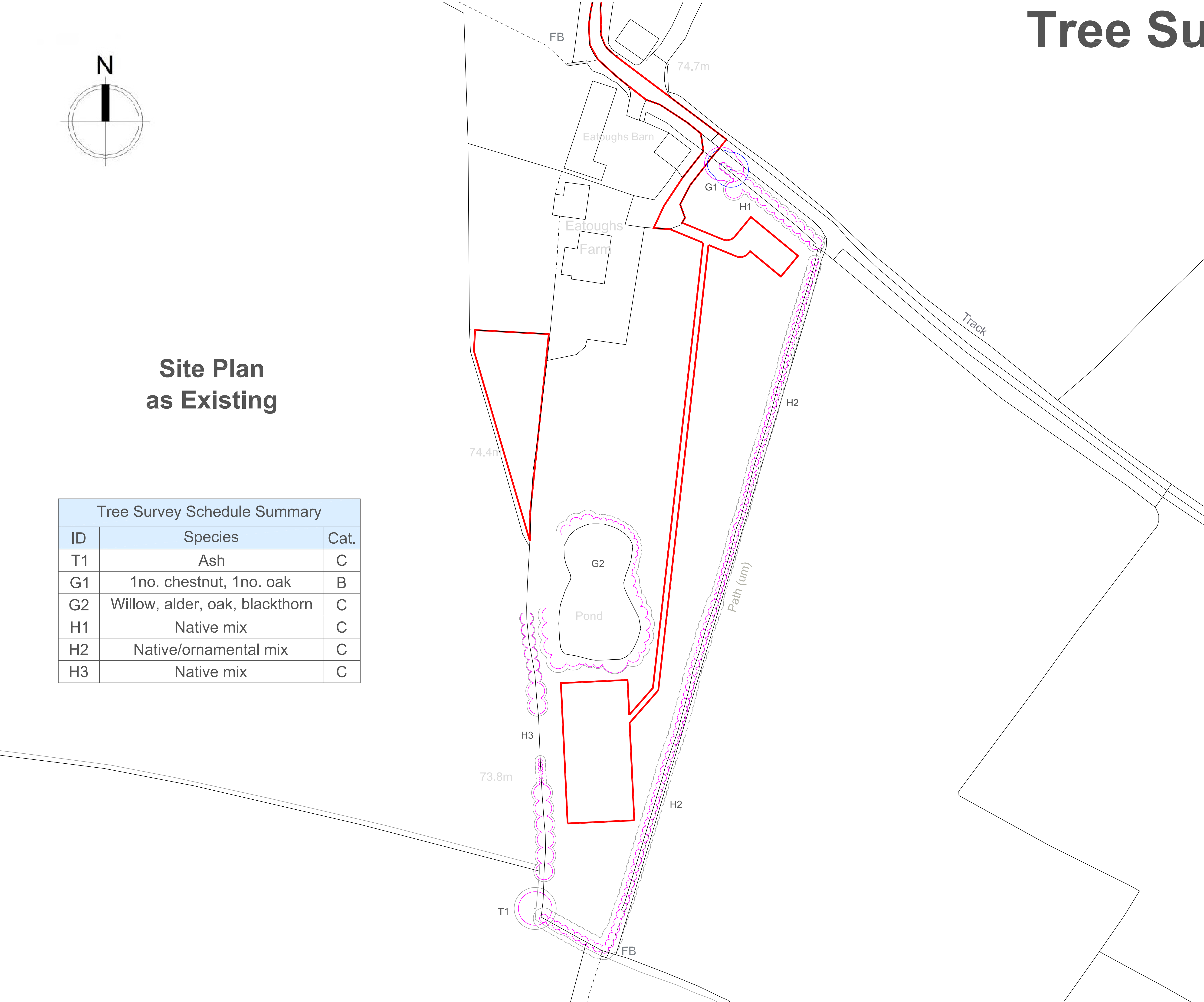
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H3	Hawthorn Elder Blackthorn Holly	≤ 200 #	Mature	≤ 6	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0	Poor to Good	20+	≤ 2.4	C	- Unmanaged boundary hedge - Several hawthorns are moribund or dead
	<i>Crataegus monogyna</i> <i>Sambucus nigra</i> <i>Prunus spinosa</i> <i>Ilex aquifolium</i>						Dead to Good				

Tree Survey Plan

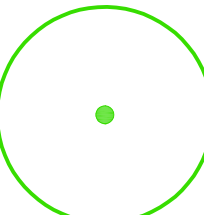
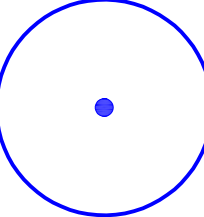
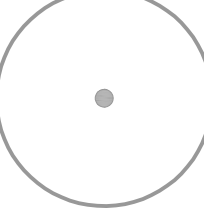
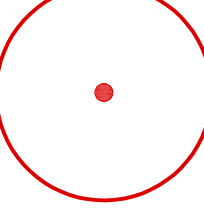
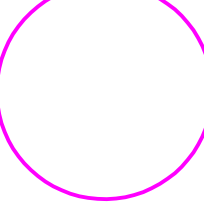


Site Plan as Existing

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Ash	C
G1	1no. chestnut, 1no. oak	B
G2	Willow, alder, oak, blackthorn	C
H1	Native mix	C
H2	Native/ornamental mix	C
H3	Native mix	C



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:
Eatoughs Farm
Fleet Street Lane
Ribchester
PR3 3XE

Client:
Peter Bedford

Date: August 2025

Scale: 1:500 at A1

Drawing: LTC371-TSP

Drawn by: JK



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