



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

# BS5837 Tree Survey

Parsonage Farm  
Church Street  
Ribchester  
PR3 3YE

August 2025

## Project details

<b>Job no.</b>	LTC374
<b>Site</b>	Parsonage Farm, Church Street, Ribchester, PR3 3YE
<b>Client</b>	Drs. Gray
<b>Agent</b>	Sunderland Peacock and Associates Ltd.
<b>Arboriculturist</b>	Jennie Keighley PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Issue date</b>	29 August 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 clients' 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 28 August 2025.
- The survey identified 11 individual trees, five groups of trees and three hedges, which were located both within the site and on areas of immediately adjacent land.
- Three individual trees and two groups of trees were categorised as moderate quality (B-category), seven trees, three groups and the hedges were categorised as low quality (C-category) and one tree was categorised as unsuitable for retention (U-category) due to its limited remaining life expectancy.
- 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

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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** Parsonage Farm, Church Street, Ribchester

**Surveyor** Jennie Keighley PhD MSc MA ArborA

**Survey date** 28 August 2025

**Client** Drs. Gray

**Conditions** Intermittent rain & bright sunshine

**Job no.** LTC374

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	Willow-leaved pear <i>Pyrus salicifolia</i> Pendula	80 #	Mature	2.5	N 2 E 2 S 2 W 2	0	Good Good	10+	1	C	<ul style="list-style-type: none"> <li>No significant visible defects</li> </ul>
T2	Golden Leyland cypress <i>Cupressus x leylandii</i>	200 #	Mature	5	N 2 E 2 S 2 W 2	0	Good Good	10+	2.4	C	<ul style="list-style-type: none"> <li>Unable to fully view stem due to dense foliage</li> <li>No significant visible defects</li> </ul>
T3	Holm oak <i>Quercus ilex</i>	3x150 #	Young	6	N 2.5 E 2.5 S 2.5 W 2.5	1.75	Good Good	20+	3.1	C	<ul style="list-style-type: none"> <li>Growing beyond boundary fence</li> <li>Multi-stemmed from base</li> </ul>
T4	Blue Atlas cedar <i>Cedrus atlantica</i> Glauca	140	Young	4	N 1.5 E 1.5 S 1.5 W 1.5	1.5	Good Poor	<10	1.7	U	<ul style="list-style-type: none"> <li>Defoliation and discoloured foliage indicate terminal infection with Sirococcus blight (fungus <i>Sirococcus tsugae</i>)</li> </ul>
T5	English oak <i>Quercus robur</i>	600 #	Mature	16	N 6 E 6 S 6 W 6	1.5	Good Good	20+	7.2	B	<ul style="list-style-type: none"> <li>Located within neighbouring garden</li> <li>Unable to view lower stem due to timber panel boundary fence</li> </ul>

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T6	Purple-leaved cherry plum <i>Prunus cerasifera</i> Nigra	4x100 #	Mature	6	N 3 E 3 S 3 W 3	1.25	Good Good	10+	2.4	<b>C</b>	• Multi-stemmed from base
T7	Chinese sweet gum <i>Liquidambar formosana</i>	120	Semi-mature	5	N 2.5 E 2.5 S 2.5 W 2.5	0.25	Good Good	20+	1.4	<b>C</b>	• Slight stem lean to north
T8	English oak <i>Quercus robur</i>	450 #	Early-mature	12	N 5 E 5 S 5 W 5	2	Good Good	40+	5.4	<b>B</b>	• Located within neighbouring garden • Unable to view lower stem due to timber panel boundary fence
T9	Keaki <i>Zelkova serrata</i>	230 170 160 140	Mature	6	N 5 E 5 S 5 W 5	0	Good Good	20+	4.3	<b>B</b>	• Multi-stemmed from base
T10	Damson <i>Prunus insititia</i>	150 #	Mature	6	N 2 E 2 S 2 W 2	1.75	Good Good	10+	1.8	<b>C</b>	• Growing within shrub bed; unable to fully view stem

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T11	Sawara cypress <i>Chamaecyparis pisifera</i>	100 #	Mature	3	N 1.5 E 1.5 S 1.5 W 1.5	0	Good Good	10+	1.2	C	• Small ornamental tree growing within shrub bed
G1	4no. silver birch <i>Betula pendula</i>	Avg 180 #	Young to semi-mature	≤ 11	N 3 E 3 S 3 W 3	≥ 1.75	Good Moderate to Good	20+	2.2	C	• Cluster of trees growing beyond boundary hedge • Easternmost tree dying back from upper crown • Crown of westernmost tree growing in contact with garage roof
G2	2no. Japanese cherry 2no. magnolia <i>Prunus serrulata</i> <i>Magnolia</i> sp.	≤ 300 #	Mature	≤ 10	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 0	Moderate/ Good to Good Moderate/ Good to Good	10+	≤ 3.6	C	• Group at northern corner of garden comprising cherries with stems beyond boundary fence and lower magnolia bushes within site • One of cherries has dieback on eastern side of crown
G3	Damson <i>Prunus insititia</i>	≤ 220	Young to mature	≤ 10	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Good Good	10+	≤ 2.6	C	• Group of small trees • Occasional dogwood, holly and currant within understorey

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**Surveyor** Jennie Keighley PhD MSc MA ArborA

**Survey date** 28 August 2025

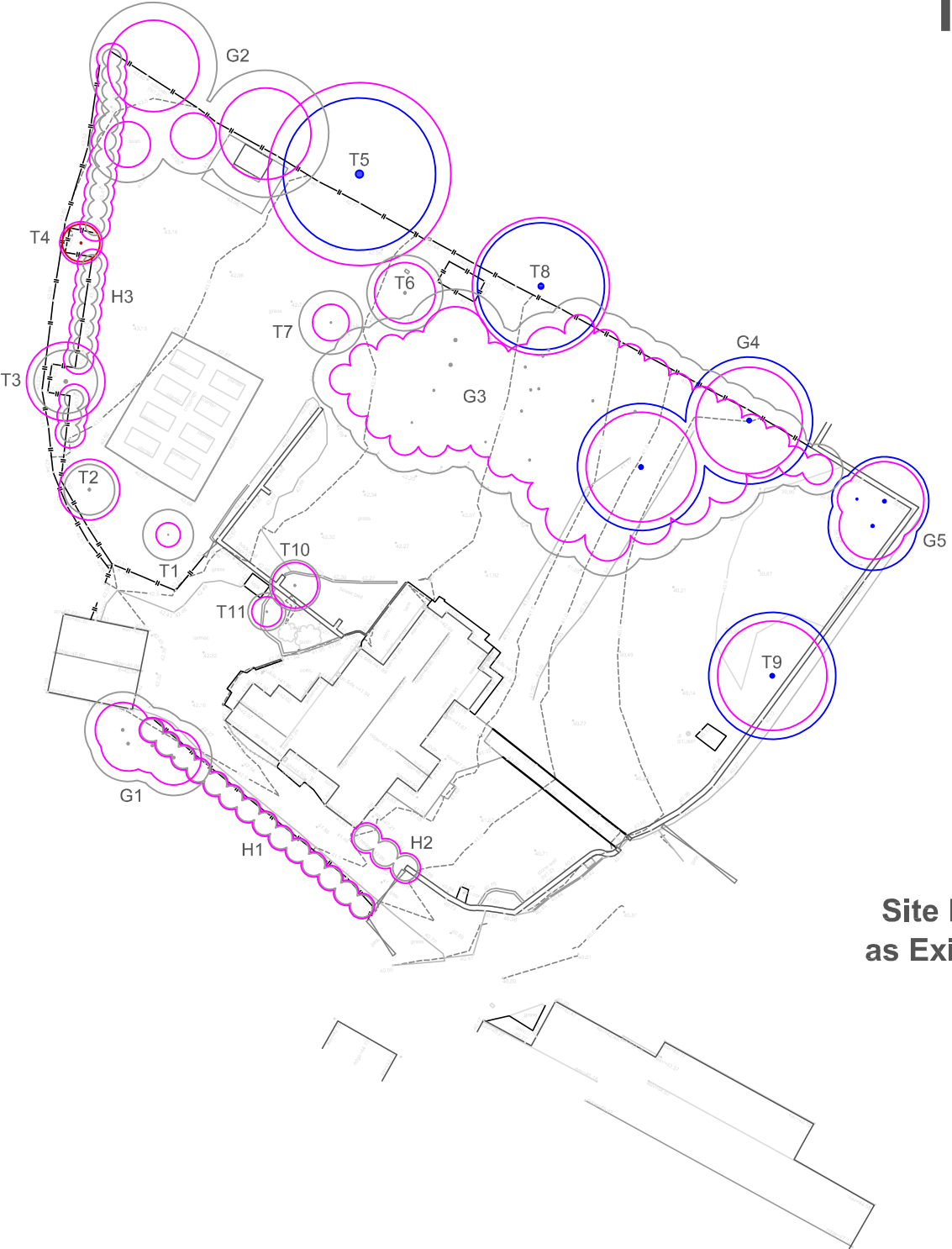
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G4	2no. European beech <i>Fagus sylvatica</i>	≤ 360	Early-mature	≤ 11	N 5 E 5 S 5 W 5	≥ 1	Good Good	40+	≤ 4.3	<b>B</b>	<ul style="list-style-type: none"> <li>• Pair of trees growing within damson group</li> <li>• Stem of southernmost tree covered in ivy</li> </ul>
G5	3no. silver birch <i>Betula pendula</i>	≤ 260	Young to early-mature	≤ 12	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	≥ 0.5	Good Good	20+	≤ 3.1	<b>B</b>	<ul style="list-style-type: none"> <li>• Cluster of trees growing within corner of garden</li> <li>• No significant visible defects</li> </ul>
H1	Hawthorn <i>Crataegus monogyna</i>	≈ 80	Mature	2	N 1 E 1 S 1 W 1	≥ 0	Good Good	20+	1	<b>C</b>	<ul style="list-style-type: none"> <li>• Managed hedge along driveway</li> </ul>
H2	Leyland cypress <i>Cupressus x leylandii</i>	≈ 100	Mature	3	N 1 E 1 S 1 W 1	0.25	Good Good	10+	1.2	<b>C</b>	<ul style="list-style-type: none"> <li>• Short section of managed hedge</li> </ul>
H3	Leyland cypress <i>Cupressus x leylandii</i>	≈ 100	Mature	2	N 0.75 E 0.75 S 0.75 W 0.75	0	Good Good	10+	1.2	<b>C</b>	<ul style="list-style-type: none"> <li>• Managed boundary hedge</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

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**Client:**  
Drs. Gray

**Date:** August 2025  
**Scale:** 1:500 at A4  
**Drawing:** LTC374-TSP  
**Drawn by:** JK

**Tree Survey Schedule Summary**

ID	Species	Cat.
T1	Pear	C
T2	Cypress	C
T3	Oak	C
T4	Cedar	U
T5	Oak	B
T6	Cherry plum	C
T7	Sweet gum	C
T8	Oak	B
T9	Keaki	B
T10	Damson	C
T11	Cypress	C
G1	4no. birch	C
G2	4no. cherry, magnolia	C
G3	Damson	C
G4	2no. beech	B
G5	3no. birch	B
H1	Hawthorn	C
H2	Cypress	C
H3	Cypress	C

**Site Plan  
as Existing**



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