LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Land at Sugar Hill Farm
Clitheroe Road
Cow Ark

July 2025

Project details

Job no.	LTC359
Site	Land at Sugar Hill Farm, Clitheroe Road, Cow Ark
Client	Ian Hopkinson
Agent	Stanton Andrews Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	2 July 2025

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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 26 June 2025.

- The survey identified five individual trees, two groups of trees and a hedge, which were located both within the site and on areas of immediately adjacent land.

- Four individual trees were categorised as high quality (A-category), one tree and one group of trees were categorised as moderate quality (B-category), the hedge was categorised as low quality (C-category) and the other group 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.

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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 G W H	**Tree** **Group** **Woodland** **Hedge**	**Age** is classed as either: young; semi-mature, early-mature, mature or post-mature **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 Land at Sugar Hill Farm, Clitheroe Road, Cow Ark
Surveyor Jennie Keighley PhD MSc MArborA
Survey date 26 June 2025
Client Ian Hopkinson
Conditions Overcast, strong wind
Job no. LTC359

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	Horse chestnut *Aesculus hippocastanum*	1040	Mature	18	N 6 E 6 S 6 W 6	0	Good Good	20+	12.5	A	• Damage to underside of large primary branch over road, consistent with regular vehicle impact
T2	Horse chestnut *Aesculus hippocastanum*	1090	Mature	16	N 8 E 8 S 8 W 8	0	Good Good	20+	13.1	A	• Has sustained several branch failures to a diameter of 150mm, which lie under tree within field
T3	Downy birch *Betula pubescens*	500 #	Mature	17	N 6 E 6 S 6 W 6	4	Good Good	20+	6	B	• Heavily covered in ivy
T4	Horse chestnut *Aesculus hippocastanum*	1110	Mature	15	N 8 E 8 S 8 W 8	0	Good Good	20+	13.3	A	• Crown retrenching • Smaller tree growing under northern side of crown • Occasional knotholes • Approaching veteran status, although currently lacks the major deadwood features required to qualify

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BS5837 Tree survey schedule

Site	Land at Sugar Hill Farm, Clitheroe Road, Cow Ark	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	26 June 2025
Client	Ian Hopkinson	**Conditions**	Overcast, strong wind	**Job no.**	LTC359

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
T5	Horse chestnut *Aesculus hippocastanum*	800	Mature	16	N 7 E 7 S 7 W 7	1.5	Good Good	20+	9.6	A	• Stock fence occluded into western side of stem • Moderately light ivy cover growing up stem
G1	2no. common ash *Fraxinus excelsior*	≤ 500 420	Mature	≤ 19	N 6 E 6 S 6 W 6	≥ 1	Poor Poor	<10	≤ 7.8	U	• Pair of trees exhibiting advanced terminal infection with ash dieback disease • Have already sustained several major branch failures • Risk of further major branch or stem failures onto public highway • Both trees heavily covered in ivy
G2	English oak Sycamore Black alder Goat willow *Quercus robur* *Acer pseudoplatanus* *Alnus glutinosa* *Salix caprea*	≤ 520	Mature	≤ 15	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	≥ 0	Good Good	40+	≤ 6.2	B	• Group of trees growing along ditch at edge of field
H1	Hawthorn Hazel *Crataegus monogyna* *Corylus avellana*	≈ 100	Mature	1.5	N 0.75 E 0.75 S 0.75 W 0.75	0	Good Good	10+	1.2	C	• Short section of low managed hedge • Laid in the past

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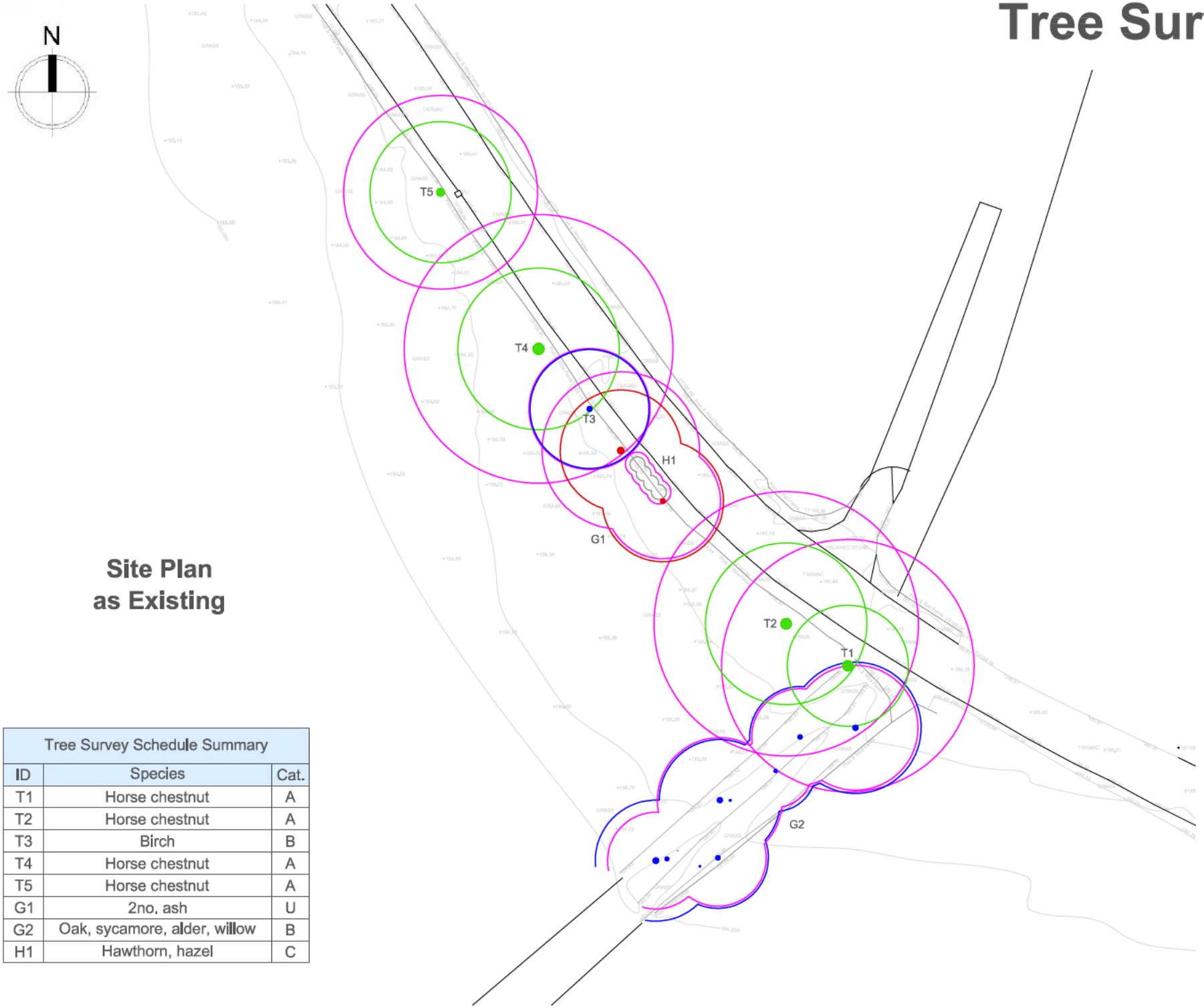
Tree Survey Plan



Site Plan as Existing

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Horse chestnut	A
T2	Horse chestnut	A
T3	Birch	B
T4	Horse chestnut	A
T5	Horse chestnut	A
G1	2no. ash	U
G2	Oak, sycamore, alder, willow	B
H1	Hawthorn, hazel	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:
Land at Sugar Hill Farm
Clitheroe Road
Cow Ark

Client:
Ian Hopkinson

Date: July 2025
Scale: 1:500 at A4
Drawing: LTC359-TSP
Drawn by: JK

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