



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

14 Lancaster Drive
Clitheroe
BB7 2PD

June 2025

Project details

Job no.	LTC358
Site	14 Lancaster Drive, Clitheroe, BB7 2PD
Client	Ribble Valley Developments
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	25 June 2025

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

01524 874124

info@lakelandtreeconsultancy.co.uk



Summary

- The client 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 24 June 2025.
- The survey identified six individual trees, two groups of trees and a hedge, which were located both within the site and on areas of immediately adjacent land.
- Two individual trees and one group of trees were categorised as moderate quality (B-category), three trees, one group and the hedge 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

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 14 Lancaster Drive, Clitheroe, BB7 2PD

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 24 June 2025

Client Ribble Valley Developments

Conditions Overcast, moderate breeze

Job no. LTC358

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	Hornbeam <i>Carpinus betulus</i>	700	Mature	15	N 8 E 6 S 8 W 6	5	Good Good	20+	8.4	B	<ul style="list-style-type: none"> • Crown previously heavily reduced; now well recovered • Crown lifted; pruning wounds to a diameter of 150mm are partially occluded
T2	Norway spruce <i>Picea abies</i>	390	Mature	16	N 4 E 4 S 4 W 4	1.75	Good Good	20+	4.7	B	<ul style="list-style-type: none"> • No significant visible defects
T3	European larch <i>Larix decidua</i>	100 #	Young	5	N 1.5 E 1.5 S 1.5 W 1.5	1.75	Good Good	10+	1.2	C	<ul style="list-style-type: none"> • Located within neighbouring garden • Will conflict with boundary fence on future incremental stem growth
T4	Cherry plum <i>Prunus cerasifera</i>	140	Mature	5	N 3 E 3 S 3 W 3	1.5	Good Good	10+	1.7	C	<ul style="list-style-type: none"> • Red-leaved variety, fruiting profusely, possibly Trailblazer or Thundercloud • No significant visible defects
T5	Japanese flowering cherry <i>Prunus serrulata</i>	380	Mature	7	N 4 E 4 S 4 W 4	2	Moderate Good	10+	4.6	C	<ul style="list-style-type: none"> • Previously topped at a height of approx. 3.5m and decay from wounds progressing into primary branches • Weak branch attachments of regrowth at former topping points • Moderate ivy cover growing up stem

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T6	Apple <i>Malus domestica</i>	400 #	Mature	6.5	N 3 E 3 S 3 W 3	1.75	Moderate Moribund	<10	4.8	U	<ul style="list-style-type: none"> Black-fruited variety, possibly Black Diamond or Arkansas Black Heavily covered in ivy Largely defoliated and evidently moribund Remaining life expectancy projected to be less than 10 years
G1	European beech Cherry laurel Holly <i>Fagus sylvatica</i> <i>Prunus laurocerasus</i> <i>Ilex aquifolium</i>	≈ 100	Young to mature	≤ 8	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good Good	20+	1.2	C	<ul style="list-style-type: none"> Roughly linear group of small-stemmed trees growing on either side of rear boundary fence Evidently managed as a hedge in the past
G2	2no. silver birch <i>Betula pendula</i>	≤ 450 #	Mature	≤ 16	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	≥ 3	Good Good	20+	≤ 5.4	B	<ul style="list-style-type: none"> Pair of similar trees located within neighbouring garden No significant visible defects
H1	Privet European beech <i>Ligustrum ovalifolium</i> <i>Fagus sylvatica</i>	≈ 80	Mature	≤ 2	N 1 E 1 S 1 W 1	0	Good Good	10+	1	C	<ul style="list-style-type: none"> Intensively managed front and side boundary hedges within front garden

