



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Laneside House
Sawley
BB7 4LF

October 2025

Project details

Job no.	LTC381
Site	Laneside House, Sawley, BB7 4LF
Client	Mandy Brennan
Agent	Sunderland Peacock and Associates Ltd.
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	3 October 2025

Lakeland Tree Consultancy

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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 1st October 2025.
- The survey identified two individual trees and a hedge at the site, which are all evidently within the client's ownership.
- One tree and the hedge were categorised as low quality (C-category) and the other 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 Laneside House, Sawley, BB7 4LF

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 1 October 2025

Client Mandy Brennan

Conditions Overcast, gentle breeze

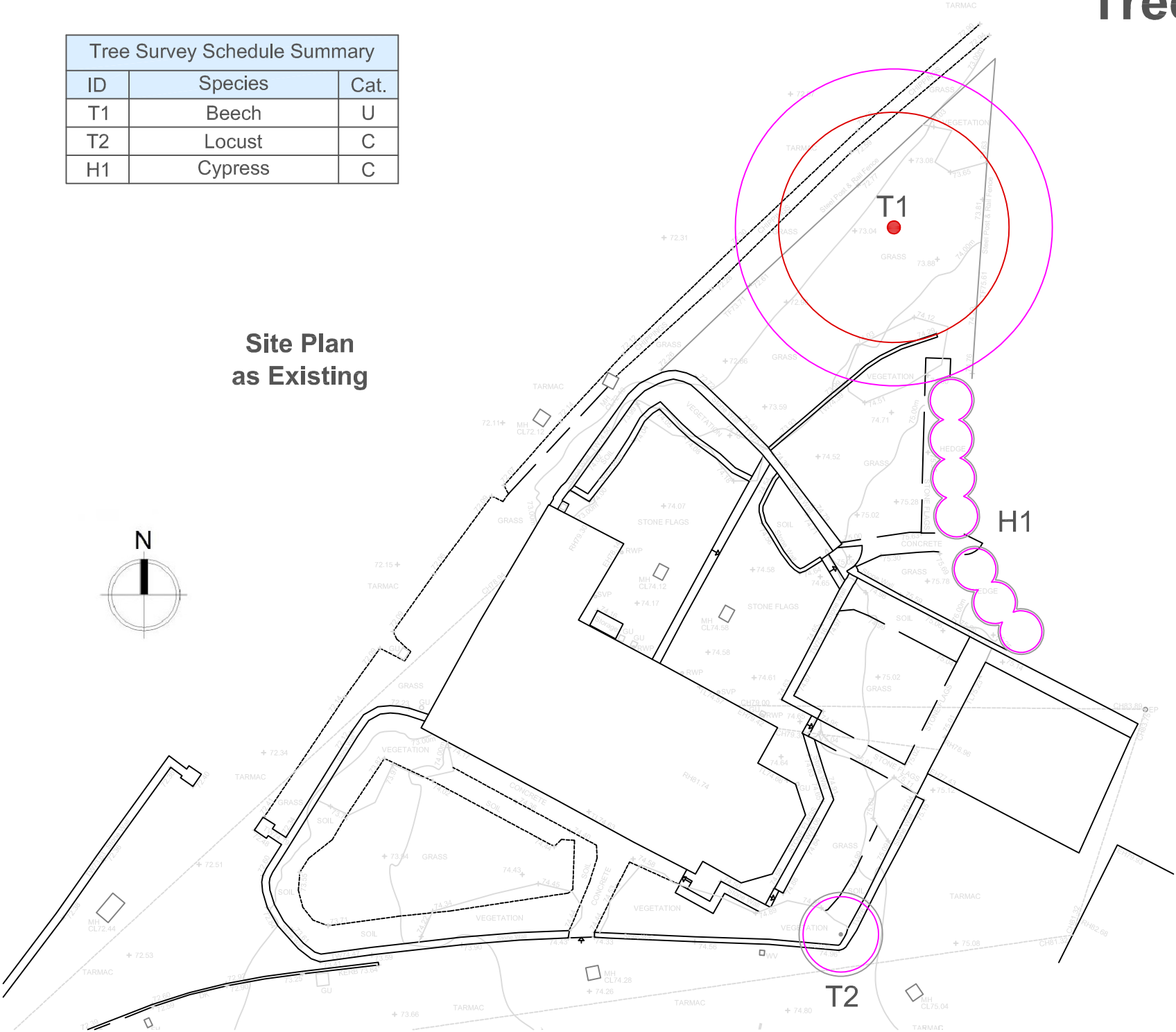
Job no. LTC381

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	Copper beech <i>Fagus sylvatica</i> Purpurea	630	Mature	9	N 5.5 E 5.5 S 5.5 W 5.5	1.75	Poor/ Moderate	<10	7.6	U	<ul style="list-style-type: none"> Open stem wounds and sunken bark patches reveal advanced stem decay from base, up full length of stem and progressing extensively into primary branches Several shot holes and large drill holes visible around mid-stem (client reports third party vandalism, including possible bleach poisoning) Widespread branch dieback evident, particularly in eastern side of crown Fruiting bodies of wood decay species <i>Mucidula mucida</i> (porcelain fungus) growing on underside of first primary branch on southern side of crown Client reports that majority of crown did not come into leaf this year Remaining life expectancy projected to be less than 10 years
T2	Honey locust <i>Gleditsia triacanthos</i>	150 #	Early-mature	3	N 2 E 2 S 2 W 2	1.5	Good	10+	1.8	C	<ul style="list-style-type: none"> Small ornamental tree growing close to boundary wall within front garden Unable to view lower stem due to dense shrubs
H1	Leyland cypress <i>Cupressus x leylandii</i>	≈ 80	Mature	3	N 1 E 1 S 1 W 1	0	Good	10+	1	C	<ul style="list-style-type: none"> Managed length of garden hedge


Tree Survey Plan

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Beech	U
T2	Locust	C
H1	Cypress	C

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:
Laneside House
Sawley
BB7 4LF

Client:
Mandy Brennan

Date: October 2025

Scale: 1:250 at A4

Drawing: LTC381-TSP

Drawn by: JK



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