



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Aisled Barn
Chatburn Road
Downham
BB7 4BN

October 2025

Project details

Job no.	LTC231
Site	Aisled Barn, Chatburn Road, Downham, BB7 4BN
Client	Mr R Assheton
Agent	Sunderland Peacock & Associates
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	15 October 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 planning application for conversion of the existing outbuildings.
- Trees with potential to be impacted by the proposed works were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* on 26 October 2023, and were subsequently resurveyed on 14 October 2025.
- The survey identified 18 individual trees and five groups of trees, which were located both within the proposed development site and on areas of immediately adjacent land.
- 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 Aisled Barn, Chatburn Road, Downham, BB7 4BN

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 14 October 2025

Client Mr R Assheton

Conditions Broken cloud, settled

Job no. LTC231

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	European beech <i>Fagus sylvatica</i>	1500 #	Mature	26	N 12 E 12 S 12 W 12	7	Good Good	40+	15	A	<ul style="list-style-type: none"> Surrounded by an expanse of young beech growth Holly around base partially impedes inspection Primordial fruiting body of white rot decay fungus <i>Ganoderma</i> sp. forming in one of western buttresses (normal for a tree of this age; the tree is likely to tolerate infection for a number of years) Major decaying pruning wounds with cavities forming around mid-stem Crown lifted; wounds partially occluded
T2	European beech <i>Fagus sylvatica</i>	420	Early-mature	11	N 3 E 3 S 3 W 3	4	Good Good	40+	5.04	B	<ul style="list-style-type: none"> Crown lifted; wounds unoccluded to fully occluded Very slight stem lean east
T3	European beech <i>Fagus sylvatica</i>	1000 #	Mature	14	N 4.5 E 4.5 S 4.5 W 4.5	3.5	Moderate Moderate	20+	12	B	<ul style="list-style-type: none"> Growing beyond survey area and therefore not inspected in detail In a state of terminal decline Has sustained a major crown reduction and loss of apex
T4	European beech <i>Fagus sylvatica</i>	410	Early-mature	9	N 3.5 E 3.5 S 3.5 W 3.5	3.5	Good Good	40+	4.9	B	<ul style="list-style-type: none"> Crown lifted; wounds fully occluded

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T5	European beech <i>Fagus sylvatica</i>	370	Early-mature	12	N 3.5 E 3.5 S 3.5 W 3.5	4	Good Good	40+	4.4	B	<ul style="list-style-type: none"> • Crown lifted; wounds fully occluded • Epicormic growth emerging from old wounds
T6	European beech <i>Fagus sylvatica</i>	400	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	5	Good Good	40+	4.8	B	<ul style="list-style-type: none"> • Crown lifted; wounds fully occluded
T7	English oak <i>Quercus robur</i>	200	Young	7	N 3.5 E 3.5 S 3.5 W 3.5	1.5	Good Good	40+	2.4	C	<ul style="list-style-type: none"> • Growing within stock-fenced area • Younger trees growing underneath
T8	Sycamore <i>Acer pseudoplatanus</i>	340	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	6	Good Good	40+	4.1	B	<ul style="list-style-type: none"> • Holly growing at base • Crown lifted; wounds partially occluded
T9	Sycamore <i>Acer pseudoplatanus</i>	560	Mature	15	N 4.5 E 4.5 S 4.5 W 4.5	6	Good Good	40+	6.7	B	<ul style="list-style-type: none"> • Light ivy cover growing to upper crown

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T10	Voss's laburnum <i>Laburnum x watereri</i> Vossii	250 150	Mature	4.5	N 2.5 E 2.5 S 2.5 W 6	0	Poor Good	<10	3.5	U	<ul style="list-style-type: none"> Horizontal form Two of primary leaders dead and partially submerged in ground Decay from dead leaders projected to spread into remaining leaders Garden waste piled around base
T11	European beech <i>Fagus sylvatica</i>	410	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	5	Good Good	40+	4.9	B	<ul style="list-style-type: none"> Moderate ivy cover growing to mid-crown
T12	European beech <i>Fagus sylvatica</i>	430	Early-mature	14	N 5 E 5 S 5 W 5	5	Good Good	40+	5.2	B	<ul style="list-style-type: none"> Crown lifted; wounds fully occluded
T13	Holly <i>Ilex aquifolium</i>	320	Mature	6	N 2.5 E 2.5 S 5.5 W 2.5	1.75	Good Good	20+	3.8	C	<ul style="list-style-type: none"> Growing under crown of large oak Crown weighted south due to suppression Moderate ivy cover

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T14	Sycamore <i>Acer pseudoplatanus</i>	710	Mature	18	N 5 E 5 S 5 W 5	4.5	Poor Moderate/ Good	<10	8.5	U	<ul style="list-style-type: none"> October 2023 survey identified a large patch of honey fungus mushrooms (white rot decay species <i>Armillaria mellea</i>) on southern side of base (partially masked by ivy growth) Ivy removed from base and lower stem of tree immediately prior to 2025 survey October 2025 survey identified honey fungus growing around base and extensively in ground around full circumference of tree, suggesting root system is extensively colonised and, hence, structurally compromised Sounding with a nylon mallet indicates severely defective wood around full circumference of tree from base to a height in excess of 2m Tree is projected to be at high risk of base or rootplate failure as a result of advanced honey fungus infection and should be removed as a priority due to risk of harm posed to road users
T15	Himalayan birch <i>Betula utilis</i>	330	Mature	10	N 4 E 4 S 4 W 4	2	Good Good	10+	4	B	<ul style="list-style-type: none"> Growing within neighbouring garden area, on far side of boundary wall First primary branch removed on site side
T16	Hawthorn <i>Crataegus monogyna</i>	360	Mature	5.5	N 3 E 3 S 3 W 3	1	Good Good	10+	4.32	C	<ul style="list-style-type: none"> Moderate ivy cover growing to apex

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T17	European beech <i>Fagus sylvatica</i>	1200 #	Mature	12	N 9 E 9 S 9 W 9	3	Moderate Moderate	10+	14.4	B	<ul style="list-style-type: none"> Growing beyond survey area and therefore not inspected in detail Has sustained a major crown reduction and loss of apex
T18	Sycamore <i>Acer pseudoplatanus</i>	1090	Mature	16	N 8 E 8 S 8 W 8	2	Poor/ Moderate Moderate	<10	13.1	U	<ul style="list-style-type: none"> Ivy removed from base and lower stem of tree immediately prior to 2025 survey Honey fungus mushrooms on eastern, southern and western sides of tree from base to a distance of 3m away from tree (of which thought to be associated with this particular tree) Sounding with a nylon mallet indicates defective wood (significant, although not yet severe) in all buttresses on southern side of tree plus a significant decay column on south-eastern side of stem extending from base to a height in excess of 2m Extent of mushrooms suggests root system is extensively colonised by honey fungus and may, therefore, be structurally compromised, although infection has evidently not yet spread severely in stem Tree is projected to be at moderate risk of rootplate failure as a result of honey fungus infection and client should consider removal due to risk of harm posed to road users Large gap in south-western side of crown where large branch previously failed Small leaves, particularly in upper crown suggests a significant reduction in vigour Evidence of movement in wall adjacent to tree

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G1	1no. English oak 1no. rowan <i>Quercus robur</i> <i>Sorbus aucuparia</i>	≤ 170	Young	≤ 8	N 2.5 E 2.5 S 2.5 W 2.5	≥ 1.75	Good Good	40+	≤ 2	C	• Closely spaced pair of trees growing at side of driveway
G2	Holly Yew Elder <i>Ilex aquifolium</i> <i>Taxus baccata</i> <i>Sambucus nigra</i>	≤ 250 #	Young to mature	≤ 8	N 2.5 E 2.5 S 2.5 W 2.5	≥ 0	Good Good	20+	≤ 3	C	• Dense group of small trees and lower shrubs
G3	8no. English oak 1no. sycamore <i>Quercus robur</i> <i>Acer pseudoplatanus</i>	≤ 1000 #	Mature	≤ 20	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 1.75	Moderate/ Good to Good Moderate/ Good to Good	40+	≤ 12	A	<ul style="list-style-type: none"> • Roughly linear group of large trees lining Chatburn Road site boundary • High visual amenity value • Some of trees heavily covered in ivy, which inhibits detailed inspection • Some of trees exhibiting defects, including branch tip dieback, chlorosis/early abscission, and potential for honey fungus infection • Advise ivy is removed from lower stems to facilitate future inspections and monitor for signs of decay/decline • Trees should be annually risk-assessed due to proximity to Chatburn Road

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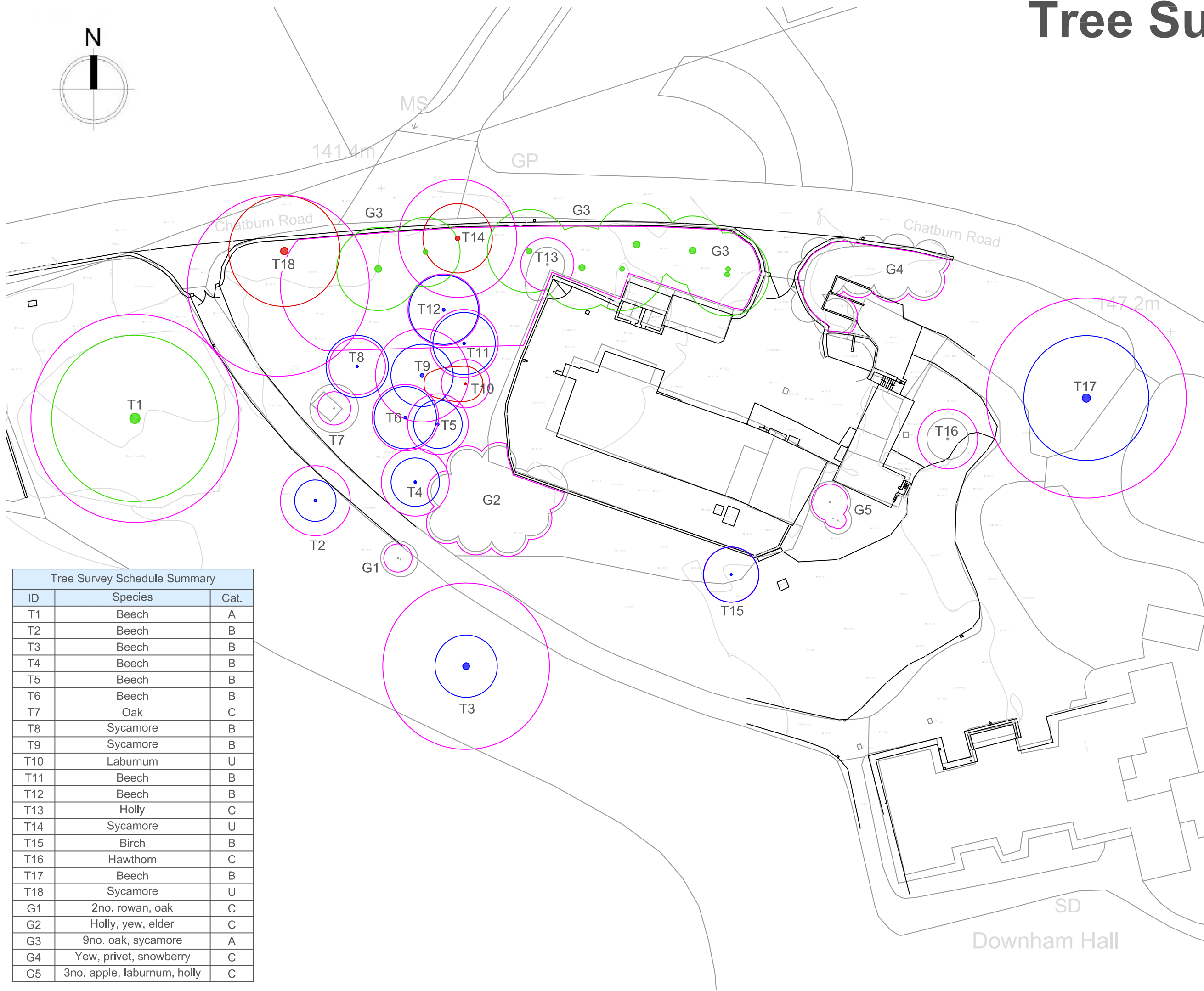
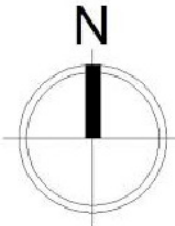
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G4	Yew Privet Snowberry	≤ 250 #	Mature	≤ 6	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good	20+	≤ 3	C	• Dense shrubby group growing at a higher level to main site
	<i>Taxus baccata</i> <i>Ligustrum ovalifolium</i> <i>Symphoricarpos albus</i>				Good						
G5	1no. apple 1no. Voss's laburnum 1no. variegated holly	≤ 220	Semi-mature to mature	≤ 5	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good	10+	≤ 2.6	C	• Cluster of small ornamental trees growing between buildings • Crown of apple just making contact with neighbouring buildings
	<i>Malus domestica</i> <i>Laburnum x watereri</i> Vossii Ilex aquifolium				Good						

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:

Mr R Assheton

Date: October 2025

Scale: 1:500 at A3

Drawing: LTC231-TSP Rev A

Drawn by: JK

Tree Survey Schedule Summary

ID	Species	Cat.
T1	Beech	A
T2	Beech	B
T3	Beech	B
T4	Beech	B
T5	Beech	B
T6	Beech	B
T7	Oak	C
T8	Sycamore	B
T9	Sycamore	B
T10	Laburnum	U
T11	Beech	B
T12	Beech	B
T13	Holly	C
T14	Sycamore	U
T15	Birch	B
T16	Hawthorn	C
T17	Beech	B
T18	Sycamore	U
G1	2no. rowan, oak	C
G2	Holly, yew, elder	C
G3	9no. oak, sycamore	A
G4	Yew, privet, snowberry	C
G5	3no. apple, laburnum, holly	C



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