



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Austin House
Slaidburn Road
Waddington
BB7 3JQ

December 2025

Project details

Job no.	LTC390
Site	Austin House, Slaidburn Road, Waddington, BB7 3JQ
Client	Karl Tucker
Agent	Judith Douglas Town Planning Ltd.
Architect	AW+A Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	5 December 2025

Lakeland Tree Consultancy

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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 26 November 2025.
- The survey identified two individual trees and one group of trees, which were located both within the site and on an area of immediately adjacent land.
- One of the individual trees was categorised as moderate quality (B-category) and the other tree and the group of trees were categorised as low quality (C-category).
- 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: -

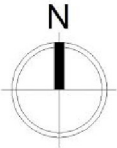
T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
RPA	Root protection area	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential 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 Austin House, Slaidburn Road, Waddington, BB7 3JQ
Surveyor Jennie Keighley PhD MSc MArborA
Survey date 26 November 2025
Client Karl Tucker
Conditions Broken cloud, settled
Job no. LTC390

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	Sycamore <i>Acer pseudoplatanus</i>	560	Mature	12	N 6 E 6 S 6 W 6	1.75	Good Good	20+	6.7	B	<ul style="list-style-type: none"> Occasional surface roots scalped by mowing Very light ivy cover starting to grow up northern side of stem Overhead wire passes through mid-crown
T2	Rowan <i>Sorbus aucuparia</i>	240	Mature	6	N 3.5 E 3.5 S 3.5 W 3.5	2	Moderate/ Good Moderate	10+	2.9	C	<ul style="list-style-type: none"> Frequent branch dieback throughout crown Several secondary branches on southern side removed, leaving decaying pruning stubs Overhead wire passes through top of crown
G1	Rowan Dogwood Elder <i>Sorbus aucuparia</i> <i>Cornus alba</i> <i>Sambucus nigra</i>	≤ 150 #	Mature	≤ 8	N ≤2 E ≤2 S ≤2 W ≤2	≥ 3	Good Good	10+	≤ 1.8	C	<ul style="list-style-type: none"> Group of ornamental shrubs and small trees growing on neighbouring land to west of site Growing on far side of tall boundary wall and therefore unable to fully view stems Crowns overhang site by up to 1m with relatively high ground clearance

Tree Survey Plan



B 6478

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:
Austin House
Slaidburn Road
Waddington
BB7 3JQ

Client:
Karl Tucker

Date: December 2025

Scale: 1:200 at A4

Drawing: LTC390-TSP

Drawn by: JK

G1

T2

T1

Retaining wall

Retaining wall

Austin House

**Site Plan
as Existing**

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Sycamore	B
T2	Rowan	C
G1	Various	C



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