



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Fairview
Back Lane
Wiswell
BB7 9BU

March 2023

Project details

Job no.	LTC187
Site	Fairview, Back Lane, Wiswell, BB7 9BU
Clients	Mr and Mrs Bond
Agent	Stanton Andrews Architects
Arboriculturist	
Local authority	Ribble Valley Borough Council
Issue date	16 March 2023

Lakeland Tree Consultancy
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Summary

- The clients' agent instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a planning application for the proposed extensions and remodelling to the existing dwelling.
- 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 14 March 2023.
- The survey identified eight individual trees, four groups of trees and two hedges, which are all evidently within the clients' ownership.
- 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 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 Fairview, Back Lane, Wiswell, BB7 9BU

Clients Mr and Mrs Bond

Surveyor [REDACTED]

Conditions Heavy snow, gentle breeze

Survey date 14 March 2023

Job no. LTC187

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	350#	Early-mature	11	N 5	3	Good	40+	4.2	B	<ul style="list-style-type: none"> • Growing within hedge and therefore unable to fully inspect base and lower stem • No significant visible defects
	<i>Fagus sylvatica</i>				E 5		Good				
T2	Damson	250#	Mature	6	N 3.5	4	Good	10+	3	C	<ul style="list-style-type: none"> • Growing within boundary hedge and therefore unable to fully view stem • One dead substem emerging from hedge • Overhead cable passes through crown
	<i>Prunus insititia</i>				E 3.5		Good				
T3	Himalayan birch	310	Mature	11	N 5	2.5	Good	10+	3.72	B	<ul style="list-style-type: none"> • Planting stake occluded into western side of base
	<i>Betula utilis</i>				E 5		Good				
T4	Japanese cherry	110	Mature	5.5	N 3	1.5	Good	10+	2.3	C	<ul style="list-style-type: none"> • Early-flowering variety • Multi-stemmed from base • Large surface root extending on western side
	<i>Prunus serrulata</i>	100			E 3		Good				
T5	Blue gum	450	Mature	18	N 5	3	Good	10+	5.4	B	<ul style="list-style-type: none"> • Substem emerges at eastern side of base and is occluded into main stem and first primary branch
	<i>Eucalyptus globulus</i>				E 5		Good				

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T6	European larch	410	Early-mature	12	N 4	2	Good	10+	4.92	B	• No significant visible defects
	E 4				Good						
	<i>Larix decidua</i>				W 4						
T7	Variegated Lawson cypress	210	Mature	8	N 2	0.5	Good	10+	2.52	C	• Ivy cover growing up stem
	E 2				Good						
	<i>Chamaecyparis lawsoniana</i>				S 2						
					W 2						
T8	Norway maple	440	Early-mature	10	N 5	2.5	Good	20+	5.28	B	• Stem covered in moss and ivy
	E 5				Good						
	<i>Acer platanoides</i>				S 5						
					W 5						
G1	3no. Portuguese laurel	≤ 4x200#	Mature	≤ 7	N 2	0	Good	10+	≤ 4.8	C	• Linear group growing within shrub border • Crowns managed to form part of hedge, alongside a number of smaller shrubs
	E 3.5				Good						
	<i>Prunus lusitanica</i>				S 2						
					W 3.5						

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G2	3no. holly 2no. plum 2no. Sawara cypress 2no. Leyland cypress 1no. serviceberry 1no. cherry 1no. Voss's laburnum	≤ 4x80#	Young to mature	≤ 20	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	≥ 0	Good	10+	1.9	C	<ul style="list-style-type: none"> Closely spaced group of small, ornamental garden trees lining southern boundary within shrub border
	<i>Ilex aquifolium</i> <i>Prunus domestica</i> <i>Chamaecyparis pisifera</i> <i>Cupressus x leylandii</i> <i>Amelanchier</i> sp. <i>Prunus</i> sp. <i>Laburnum x watereri</i> Vossii										
	1no. serviceberry 1no. plum 1no. rowan 1no. lilac 1no. golden elm										
	≤ 150										
	Semi-mature to mature										
	≤ 5										
	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5										
	≥ 1.5										
	10+										
	≤ 2.5										
C											
<ul style="list-style-type: none"> Group of small, ornamental garden trees 											
G3	<i>Amelanchier</i> sp. <i>Prunus domestica</i> <i>Sorbus aucuparia</i> <i>Syringa vulgaris</i> <i>Ulmus x hollandica</i> Wredei	#					Good				

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G4	1no. elder						Good	10+	≤ 2	C	<ul style="list-style-type: none"> • Closely spaced group growing on rockery area • Elder heavily reduced
	1no. Lawson cypress	≤			N ≤ 2.5						
	1no. Japanese maple	110	Semi-mature to mature	≤ 5	E ≤ 2.5	≥ 0					
	<i>Sambucus nigra</i>	100			S ≤ 2.5						
	<i>Chamaecyparis lawsoniana</i>	70			W ≤ 2.5						
	<i>Acer palmatum</i>					Good					
H1	Leyland cypress	≈	Mature	4	N 1	0	Good	10+	1.8	C	<ul style="list-style-type: none"> • Managed boundary hedge
	<i>Cupressus x leylandii</i>	150			E 1		S 1				
H2	Leyland cypress	≈	Mature	3.5	N 1	0	Good	10+	1.2	C	<ul style="list-style-type: none"> • Managed boundary hedge • Leylandii foliage heavily browned on site site on section by shed
	Cotoneaster	100			E 1		S 1				
	<i>Cupressus x leylandii</i>						Good				
	<i>Cotoneaster</i> sp.										

Tree Survey Plan

BS5837 Tree retention categories:

- Category A
High quality
- Category B
Moderate quality
- Category C
Low quality
- Category U
Unsuitable for retention
- Root protection areas (RPAs)

Identification numbers:
 T = individual tree
 G = group of trees
 W = woodland
 H = hedge

Site:
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 Beck Lane
 Wiswell
 BB7 8BU

Clients:
 Mr & Mrs Bond

Date: March 2023

Scale: 1:250 at A3

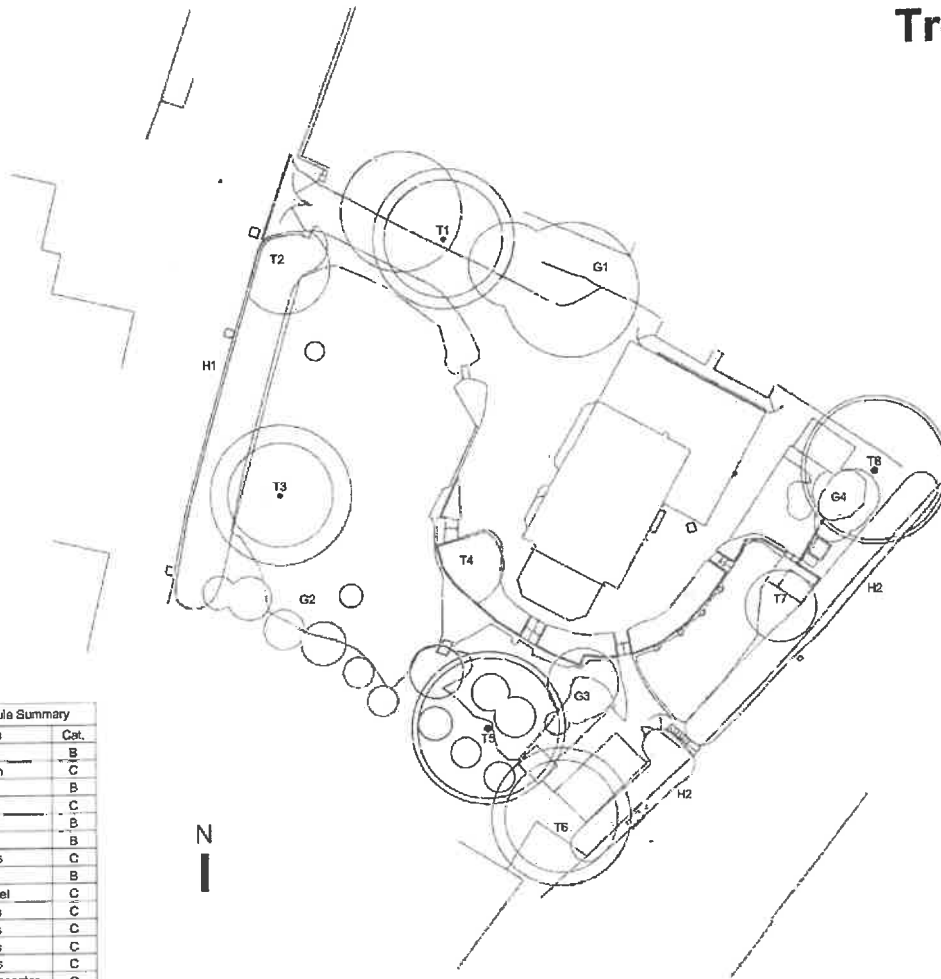
Drawing: LTC187-TSP

Drawn by: JK



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Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Beech	B
T2	Damson	C
T3	Birch	B
T4	Cherry	C
T5	Gum	B
T6	Larch	B
T7	Cypress	C
T8	Maple	B
G1	3no. laurel	C
G2	Various	C
G3	Various	C
G4	Various	C
H1	Cypress	C
H2	Cypress, cotoneaster	C

