



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

38 Mitton Road
Whalley
BB7 9RX

March 2026

Project details

Job no.	LTC414
Site	38 Mitton Road, Whalley, BB7 9RX
Client	Eddie Smith
Agent	Judith Douglas Town Planning Limited
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	11 March 2026

Lakeland Tree Consultancy

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Summary

- The client instructed Lakeland Tree Consultancy to survey the trees at 38 Mitton Road, Whalley in relation to a potential planning application.
- All trees with potential to be impacted by proposed development at 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* 9th March 2026.
- The survey identified six individual trees, all of which were growing beyond the site boundary, on the neighbouring banking that lines the A59.
- Three of the surveyed trees were categorised as moderate quality (B-category) and the other three 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

Ash Dieback Disease Classes



Class 1

100% to 75% remaining canopy

Healthy crown or minor signs of disease



Class 2

75% to 50% remaining canopy

Reduced leaf coverage and crown density



Class 3

50% to 25% remaining canopy

Significantly reduced leaf coverage and crown density

Branch tips dying back



Class 4

25% to 0% remaining canopy

Extremely sparse or no leaf coverage

Large dead branches

BS5837 Tree survey schedule

Site 38 Mitton Road, Whalley, BB7 9RX

Client Eddie Smith

Surveyor Jennie Keighley PhD MSc MArborA

Conditions Overcast, gentle breeze

Survey date 9 March 2026

Job no. LTC414

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	Common ash <i>Fraxinus excelsior</i>	450 #	Early-mature	20	N 5 E 5 S 5 W 5	6	Poor/ Moderate Poor/ Moderate	10+	5.4	C	<ul style="list-style-type: none"> • Located on neighbouring land to north of site (not accessed to inspect in detail) • Part of a shelterbelt that lines the A59 • Crown previously lifted • Mid-stage infection with ash dieback disease (Class 2)
T2	Sycamore <i>Acer pseudoplatanus</i>	600 #	Mature	20	N 6 E 6 S 6 W 6	8	Good Good	20+	7.2	B	<ul style="list-style-type: none"> • Located on neighbouring land to west of site (not accessed to inspect in detail) • Part of a shelterbelt that lines the A59 • Crown previously heavily lifted, leaving numerous unoccluded to partially occluded pruning wounds • Epicormic growth around base
T3	Sycamore <i>Acer pseudoplatanus</i>	400 #	Early-mature	11	N 6.5 E 6.5 S 6.5 W 6.5	3	Good Moderate	20+	4.8	B	<ul style="list-style-type: none"> • Located on neighbouring land to west of site (not accessed to inspect in detail) • Part of a shelterbelt that lines the A59 • Spreading form • Large decaying wound at main union • Occasional moderate-sized deadwood in crown and partially occluded pruning wounds

BS5837 Tree survey schedule

Site 38 Mitton Road, Whalley, BB7 9RX

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 9 March 2026

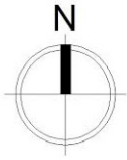
Client Eddie Smith

Conditions Overcast, gentle breeze

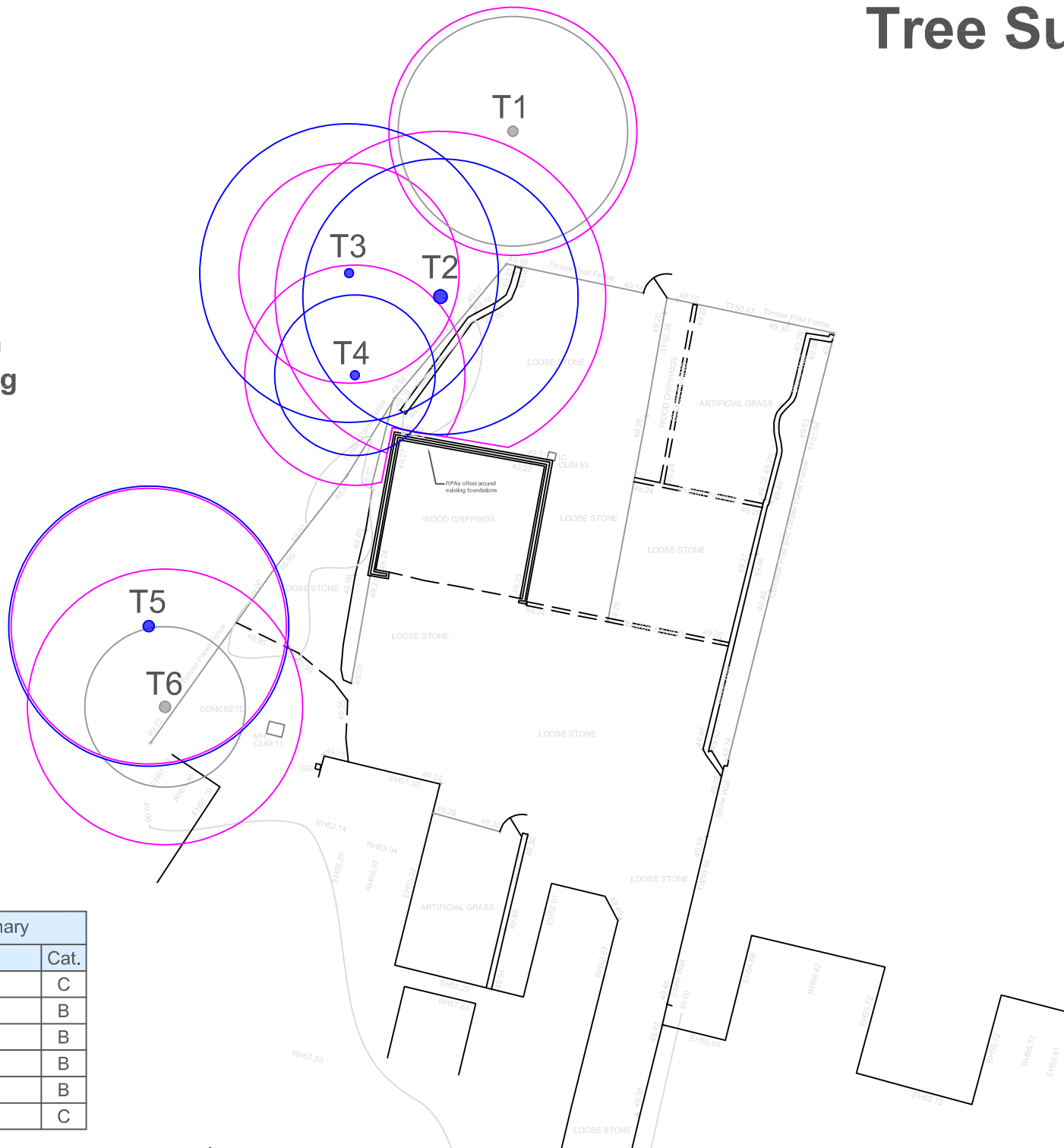
Job no. LTC414

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
T4	Sycamore <i>Acer pseudoplatanus</i>	400 #	Early-mature	18	N 3.5 E 3.5 S 3.5 W 3.5	5	Good Good	20+	4.8	B	<ul style="list-style-type: none"> • Located on neighbouring land to west of site (not accessed to inspect in detail) • Part of a shelterbelt that lines the A59 • Light ivy cover growing up stem • Frequent minor deadwood in crown
T5	European beech <i>Fagus sylvatica</i>	500 #	Mature	>20	N 6 E 6 S 6 W 6	5	Good Good	40+	6	B	<ul style="list-style-type: none"> • Growing beyond neighbour's property (not accessed or approached) • Part of a shelterbelt that lines the A59 • Stem covered in ivy
T6	Leyland cypress <i>Cupressus x leylandii</i>	500 #	Mature	20	N 3.5 E 3.5 S 3.5 W 3.5	3.5	Good Good	10+	6	C	<ul style="list-style-type: none"> • Growing beyond neighbour's property (not accessed or approached) • Part of a shelterbelt that lines the A59 • Growing very close to neighbour's boundary • Unable to view lower stem due to close-board timber fence

Tree Survey Plan



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:
38 Mitton Road
Whalley
BB7 9RX

Client:
Eddie Smith

Date: March 2026

Scale: 1:500 at A4

Drawing: LTC414-TSP

Drawn by: JK

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Ash	C
T2	Sycamore	B
T3	Sycamore	B
T4	Sycamore	B
T5	Beech	B
T6	Cypress	C



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