



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Primrose Community Nature Reserve
Clitheroe
BB7 1DR

January 2026

Project details

Job no.	LTC399
Site	Primrose Community Nature Reserve, Clitheroe, BB7 1DR
Client	Primrose Community Nature Trust
Agent	Fitzgerald Planning and Design
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	31 January 2026

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

01524 874124

info@lakelandtreeconsultancy.co.uk



Summary

- The client instructed Lakeland Tree Consultancy to survey the trees within a specified area at Primrose Community Nature Reserve, Clitheroe in relation to a potential planning application.
- Trees within and close to the proposed development area were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* on 30th January 2026.
- The survey identified five individual trees and four groups of trees with potential to be impacted by proposed development works within the area specified.
- One individual tree and one group of trees were categorised as moderate quality (B-category), the other three groups of trees were categorised as low quality (C-category), and the other four individual trees were categorised as unsuitable for retention (U-category) due to safety concerns associated with ash dieback disease infection.
- 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 Primrose Community Nature Reserve, Clitheroe

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 30 January 2026

Client Primrose Community Nature Trust

Conditions Overcast, moderate breeze

Job no. LTC399

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>	350	Early-mature	16	N 5 E 5 S 5 W 5	4	Poor/ Moderate Poor/ Moderate	<10	4.2	U	<ul style="list-style-type: none"> • Mid-stage terminal infection with ash dieback disease (Class 3) • Risk of major branch or stem failure • Unsuitable for retention within a school playground due to safety concerns
T2	Common ash <i>Fraxinus excelsior</i>	280	Early-mature	15	N 4 E 4 S 4 W 4	3	Poor/ Moderate Poor/ Moderate	<10	3.4	U	<ul style="list-style-type: none"> • Mid-stage terminal infection with ash dieback disease (Class 3) • Risk of major branch or stem failure • Unsuitable for retention within a school playground due to safety concerns
T3	Common ash <i>Fraxinus excelsior</i>	290	Early-mature	16	N 4 E 4 S 4 W 4	7	Poor/ Moderate Poor/ Moderate	<10	3.5	U	<ul style="list-style-type: none"> • Mid-stage terminal infection with ash dieback disease (Class 3) • Risk of major branch or stem failure • Unsuitable for retention within a school playground due to safety concerns
T4	Common ash <i>Fraxinus excelsior</i>	240	Semi-mature	15	N 3.5 E 3.5 S 3.5 W 3.5	8	Poor Poor/ Moderate	<10	2.9	U	<ul style="list-style-type: none"> • Advanced terminal infection with ash dieback disease (Class 4) • Risk of major branch or stem failure • Unsuitable for retention within a school playground due to safety concerns
T5	Field maple <i>Acer campestre</i>	350	Mature	14	N 4.5 E 4.5 S 4.5 W 4.5	2	Good Good	20+	4.2	B	<ul style="list-style-type: none"> • No significant visible defects

BS5837 Tree survey schedule

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Surveyor Jennie Keighley PhD MSc MArborA

Survey date 30 January 2026

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Job no. LTC399

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
G1	Black alder	≤ 360	Young to mature	≤ 16	N ≤ 5	≥ 0	Moderate/ Good to Good	10+	≤ 4.3	C	<ul style="list-style-type: none"> Linear group of trees growing within school grounds, along base of western retaining boundary wall Occasional bark stripping and partially occluded stem damage throughout group (evidently vandalism)
	Hazel				E ≤ 5						
	Silver birch				S ≤ 5						
	Crack willow				W ≤ 5		Moderate to Good				
	<i>Alnus glutinosa</i>										
	<i>Corylus avellana</i>										
<i>Betula pendula</i>											
<i>Salix fragilis</i>											
G2	Hazel	Avg 4x80	Semi-mature to early-mature	≤ 6	N 2.5	≥ 0	Good	20+	1.9	C	<ul style="list-style-type: none"> Linear group of trees growing within school grounds, along base of southern retaining boundary wall Continues eastwards, beyond survey area
	<i>Corylus avellana</i>				E 2.5						
					S 2.5		Good				
					W 2.5						
G3	Common ash	≤ 6x400 #	Young to post-mature	≤ 20	N ≤ 10	≥ 0	Poor to Good	20+	≤ 11.8	B	<ul style="list-style-type: none"> Group of trees growing along river bank Group is collectively categorised as B-category, although lower category individuals are marked as such on the Tree Survey Plan for detailed reference Understorey of occasional small hazel and hawthorn Ash all in mid-stage to advanced terminal infection with ash dieback disease (Class 3 and Class 4) Large sycamore at north of group has advanced basal decay in all stems
	Sycamore				E ≤ 10						
	Black alder				S ≤ 10						
	<i>Fraxinus excelsior</i>				W ≤ 10		Dead to Good				
	<i>Acer pseudoplatanus</i>										
	<i>Alnus glutinosa</i>										

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G4	Sycamore	≤ 150 #	Young	≤ 8	N ≤ 2	≥ 0	Good	40+	≤ 1.8	C	<ul style="list-style-type: none"> Group of young self-set trees growing within an area of dense bramble scrub Not shown on topographical survey provided, so extent of group shown on Tree Survey Plan is estimated
	Hazel				E ≤ 2						
	Blackthorn				S ≤ 2						
	Hawthorn				W ≤ 2						
	<i>Acer pseudoplatanus</i>										
<i>Corylus avellana</i>		Good									
<i>Prunus spinosa</i>											
<i>Crataegus monogyna</i>											

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

Site:

Primrose Community
Nature Reserve
Clitheroe
BB7 1DR

Client:

Primrose Community Nature Trust

Date: January 2026

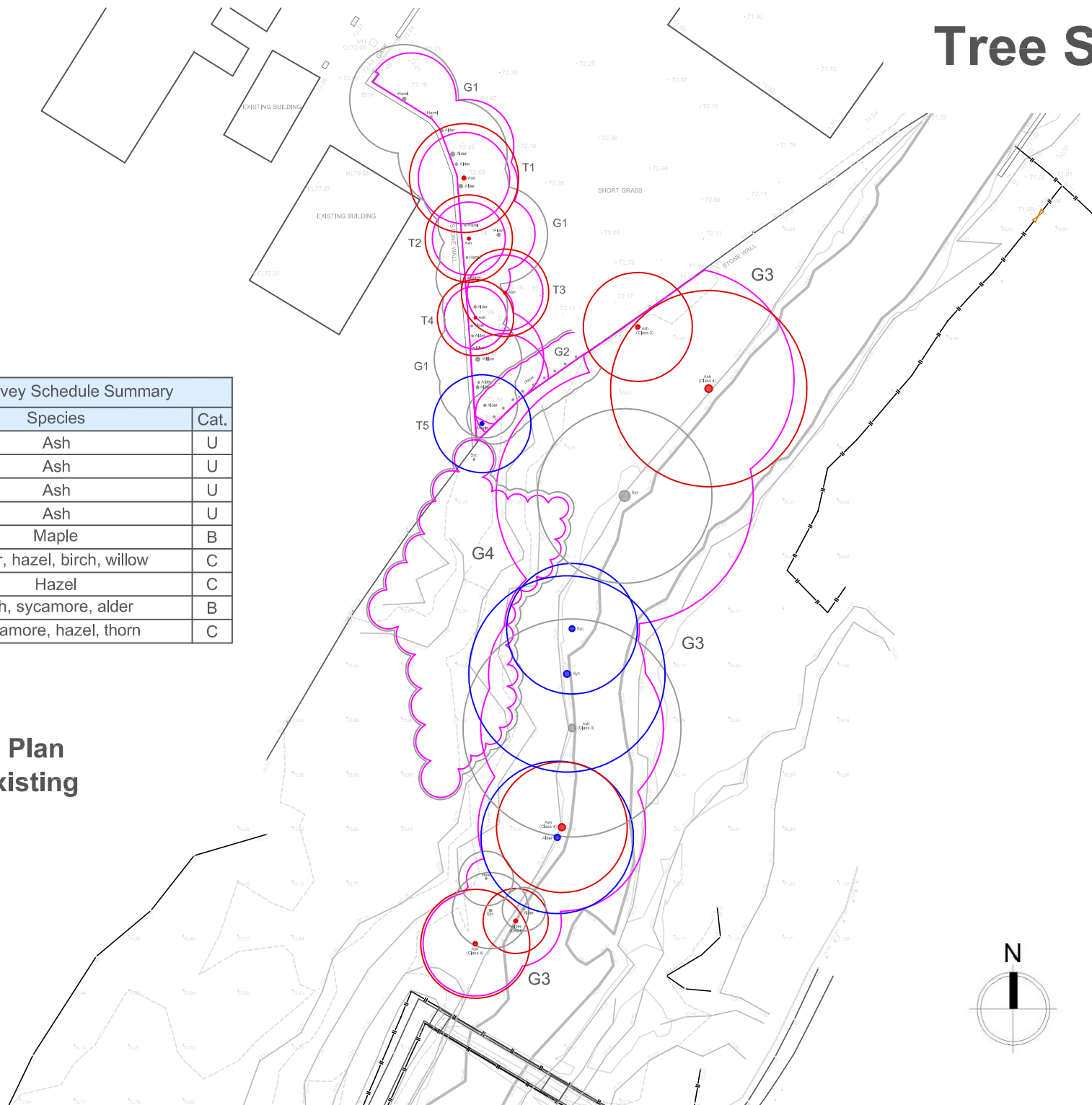
Scale: 1:500 at A4

Drawing: LTC399-TSP

Drawn by: JK

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Ash	U
T2	Ash	U
T3	Ash	U
T4	Ash	U
T5	Maple	B
G1	Alder, hazel, birch, willow	C
G2	Hazel	C
G3	Ash, sycamore, alder	B
G4	Sycamore, hazel, thorn	C

Site Plan
as Existing



Halton Mill, Mill Lane, Halton, LA2 6ND
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 01524 874124