



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Land at Woodpecker House
Sawley
BB7 4LF

May 2026

Project details

Job no.	LTC270
Site	Land at Woodpecker House, Sawley, BB7 4LF
Client	Anthony Burns
Agent	Judith Douglas Town Planning Limited
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	2 May 2026

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, LA2 6ND

01524 874124

info@lakelandtreeconsultancy.co.uk



Summary

- The client's agent instructed Lakeland Tree Consultancy to survey the trees at Land at Woodpecker House, Sawley 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 7th May 2024. The survey was subsequently updated on 30th April 2026.
- The survey identified two individual trees and four groups of trees, which were located both within the site and on areas of neighbouring land. One tree was categorised as moderate quality (B-category) and the other tree and the groups 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	
		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 Land at Woodpecker House, Sawley, BB7 4LF

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 30 April 2026

Client Anthony Burns

Conditions Bright sun, gentle breeze

Job no. LTC270

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	Oak <i>Quercus</i> sp.	550 #	Mature	15	N 5 E 5 S 5 W 5	8	Good Moderate/ Good	40+	6.6	B	- Located on neighbouring land and therefore not accessed to inspect in detail - Unable to approach due to dense ground vegetation - Dieback in outer crown on southern side
T2	Goat willow <i>Salix caprea</i>	180	Young	5.5	N 3.5 E 3.5 S 3.5 W 3.5	1	Good Good	40+	2.2	C	One smaller goat willow growing under south-western side of crown
G1	Hawthorn Elder Common ash Wild crab Sycamore <i>Crataegus monogyna</i> <i>Sambucus nigra</i> <i>Fraxinus excelsior</i> <i>Malus sylvestris</i> <i>Acer pseudoplatanus</i>	≤ 250 #	Young to post-mature	≤ 10	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Poor to Good Dead to Good	20+	≤ 3	C	- Field boundary group - Not accessed in full due to dense ground vegetation - Some of ash crowns exhibiting signs of early to mid-stage infection with ash dieback disease - Some of hawthorns moribund or dead

BS5837 Tree survey schedule

Site Land at Woodpecker House, Sawley, BB7 4LF

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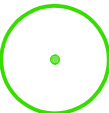
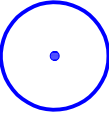
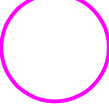
Conditions Bright sun, gentle breeze

Job no. LTC270

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
G2	5no. sycamore <i>Acer pseudoplatanus</i>	Avg 150	Young	≤ 7	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	≥ 0.5	Good Good	40+	1.8	C	Closely spaced cluster of self-set young stems at road side
G3	2no. hawthorn <i>Crataegus monogyna</i>	≤ 250 #	Mature	≤ 7.5	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0	Good Good	20+	≤ 3	C	- Pair of trees in centre of field - No significant visible defects
G4	1no. Monterey cypress 1no. Leyland cypress <i>Cupressus macrocarpa</i> <i>Cupressus x leylandii</i>	150 #	Young	≤ 4	N 2 E 2 S 2 W 2	≥ 0	Moderate/ Good to Good Good	10+	1.8	C	- Located on neighbouring land and therefore not accessed to inspect in detail - Growing in neighbouring garden with stems close to boundary - Monterey cypress topped at a height of approx. 2m

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:
Land at Woodpecker House
Sawley
BB7 4LF

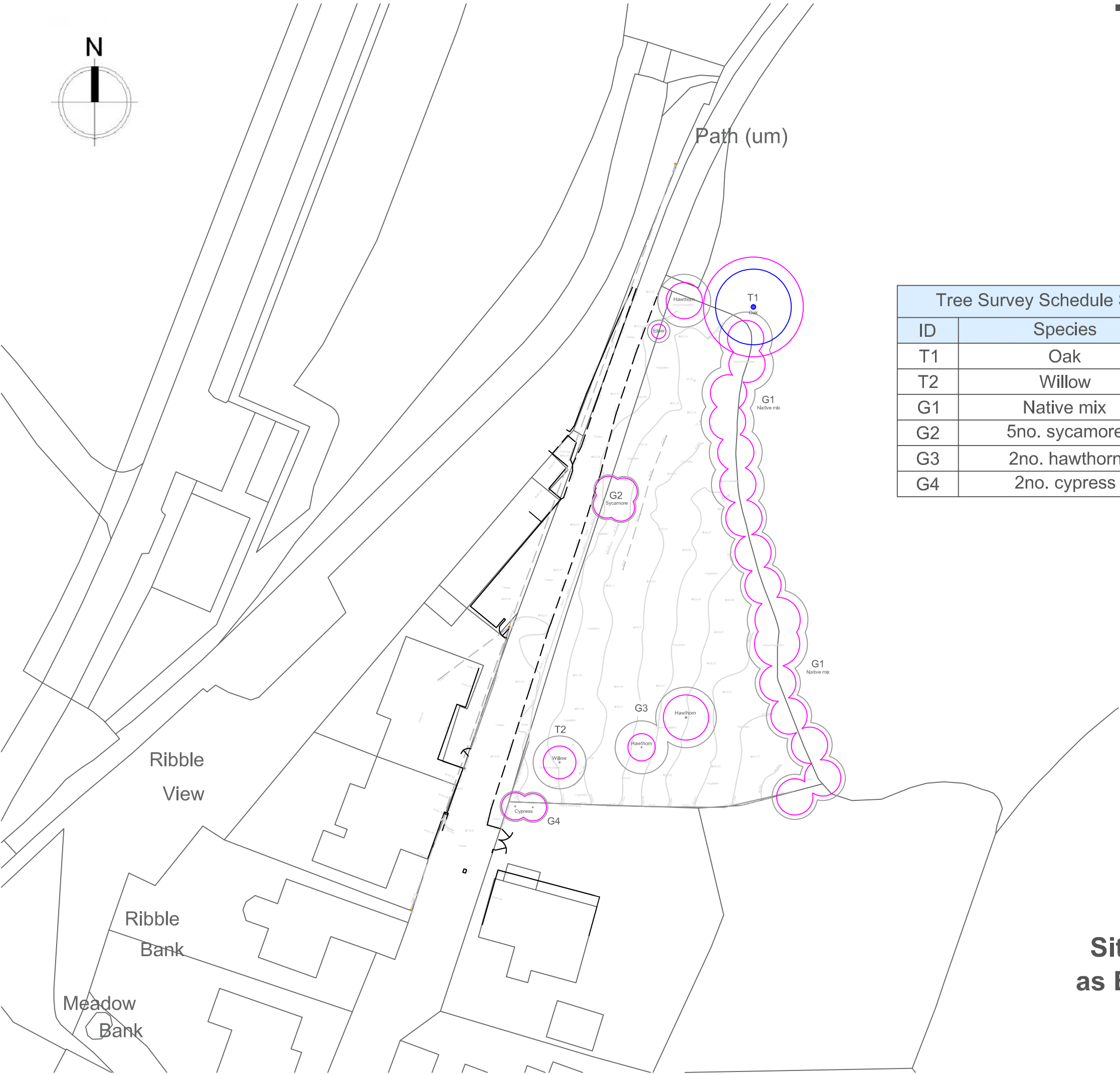
Client:
Anthony Burns

Date: May 2026
Scale: 1:500 at A3
Drawing: LTC270-TSP Rev A
Drawn by: JK



Halton Mill, Mill Lane, Halton, LA2 6ND
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Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Oak	B
T2	Willow	C
G1	Native mix	C
G2	5no. sycamore	C
G3	2no. hawthorn	C
G4	2no. cypress	C



Site Plan
as Existing