



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Thornbers
Slaidburn Road
Waddington
BB7 3JJ

March 2026

Project details

Job no.	LTC415
Site	Thornbers, Slaidburn Road, Waddington, BB7 3JJ
Client	Mr & Mrs Frankish
Agent	Stanton Andrews Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	27 March 2026

Lakeland Tree Consultancy

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Summary

- The clients' agent instructed Lakeland Tree Consultancy to survey the trees at Thornbers, Slaidburn Road, Waddington 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 24th March 2026.
- The survey identified six individual trees and one hedge, which were located both within the clients' ownership boundary and on an area of neighbouring land.
- One individual tree was categorised as high quality (A-category), three individual trees were categorised as moderate quality (B-category), one individual tree and the hedge were categorised as low quality (C-category), and one individual tree was categorised as unsuitable for retention (U-category) due to its limited remaining life expectancy.
- 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

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 Thornbers, Slaidburn Road, Waddington, BB7 3JJ

Surveyor Jennie Keighley PhD MSc MA ArborA

Survey date 24 March 2026

Client Mr & Mrs Frankish

Conditions Moderate rain, moderate breeze

Job no. LTC415

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 <i>Fagus sylvatica</i>	610	Mature	15	N 7 E 7 S 7 W 7	1.75	Good Good	20+	7.3	B	- Growing within garden area, on far side of timber shed - Has previously received a minor crown lift, leaving several small-diameter, partially occluded pruning wounds and one 100mm-diameter pruning stub
T2	European beech <i>Fagus sylvatica</i>	1000 #	Mature	23	N 8 E 10 S 8 W 5	0	Good Good	20+	12	A	- Growing beyond boundary fence and reportedly under neighbouring ownership - Flooding within RPA - Incremental growth has evidently gradually displaced low stone wall at road frontage - Light ivy cover up stem inhibits inspection - Crown weighted eastwards, over road
T3	Apple <i>Malus sp.</i>	200 #	Mature	6	N 3.5 E 3.5 S 3.5 W 3.5	0.25	Good Good	10+	2.4	C	- Growing within flooded area, at a higher level to site - Reportedly within clients' ownership - Whole tree heavily covered in ivy - Crown evidently previously reduced
T4	Sycamore <i>Acer pseudoplatanus</i>	560	Mature	16	N 5 E 5 S 5 W 5	2	Good Good	20+	6.7	B	- Growing within flooded area, at a higher level to site - Reportedly within clients' ownership - Light ivy cover up stem inhibits inspection

BS5837 Tree survey schedule

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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
T5	Common ash <i>Fraxinus excelsior</i>	500 #	Mature	18	N 5 E 5 S 5 W 5	6	Poor Moribund	<10	6	U	- Growing behind existing building, at a higher level to site - Crown exhibiting advanced infection with ash dieback disease (Class 4) - Not accessed or inspected in detail - Reportedly within clients' ownership
T6	English oak <i>Quercus robur</i>	500 #	Mature	20	N 5 E 5 S 5 W 5	4	Good Good	40+	6	B	- Growing behind existing building, at a higher level to site - Not accessed or inspected in detail - Reportedly within clients' ownership
H1	Hawthorn Privet Hazel Elder <i>Crataegus monogyna</i> <i>Ligustrum ovalifolium</i> <i>Corylus avellana</i> <i>Sambucus nigra</i>	≈ 80	Mature	≤ 5	N 1 E 1 S 1 W 1	0	Good Good	10+	1	C	- Ivy-covered length of hedge along road frontage and site entrance - Sparse and with significant gaps - Previously managed at a height of 1.5m - Previously laid

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:

Thornbers
Slaidburn Road
Waddington
BB7 3JJ

Client:

Mr & Mrs Frankish

Date: March 2026

Scale: 1:250 at A4

Drawing: LTC415-TSP

Drawn by: JK

Site Plan as Existing

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Beech	B
T2	Beech	A
T3	Apple	C
T4	Sycamore	B
T5	Ash	U
T6	Oak	B
H1	Native/ornamental mix	C



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