



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	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 Fairview, Back Lane, Wiswell, BB7 9BU

Clients Mr and Mrs Bond

Surveyor

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 <i>Fagus sylvatica</i>	350#	Early-mature	11	N 5 E 5 S 5 W 5	3	Good 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
T2	Damson <i>Prunus insititia</i>	250#	Mature	6	N 3.5 E 3.5 S 3.5 W 3.5	4	Good 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
T3	Himalayan birch <i>Betula utilis</i>	310	Mature	11	N 5 E 5 S 5 W 5	2.5	Good Good	10+	3.72	B	<ul style="list-style-type: none"> Planting stake occluded into western side of base
T4	Japanese cherry <i>Prunus serrulata</i>	110 100 100 60	Mature	5.5	N 3 E 3 S 3 W 3	1.5	Good 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
T5	Blue gum <i>Eucalyptus globulus</i>	450	Mature	18	N 5 E 5 S 5 W 5	3	Good 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

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

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G2	3no. holly										
	2no. plum										
	2no. Sawara cypress										
	2no. Leyland cypress						Good				
	1no. serviceberry										
	1no. cherry				N ≤ 2.5						
	1no. Voss's laburnum	≤	Young to mature	≤	E ≤ 2.5	≥		10+	1.9	C	• Closely spaced group of small, ornamental garden trees lining southern boundary within shrub border
	<i>Ilex aquifolium</i>	4x80#		20	S ≤ 2.5	0					
	<i>Prunus domestica</i>				W ≤ 2.5						
	<i>Chamaecyparis pisifera</i>						Moderate to Good				
G3	<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						Good				
	1no. lilac				N ≤ 2.5						
	1no. golden elm	≤			E ≤ 2.5	≥					
		150	Semi-mature to mature	≤	S ≤ 2.5	1.5		10+	≤	C	• Group of small, ornamental garden trees
	<i>Amelanchier</i> sp.	150		5	W ≤ 2.5				2.5		
	<i>Prunus domestica</i>	#									
	<i>Sorbus aucuparia</i>						Good				
	<i>Syringa vulgaris</i>										
	<i>Ulmus x hollandica</i> Wredei										

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G4	1no. elder						Good				
	1no. Lawson cypress										
	1no. Japanese maple	≤			N ≤ 2.5						
		110	Semi-mature to mature	≤	E ≤ 2.5	≥		10+	≤	C	• Closely spaced group growing on rockery area
	<i>Sambucus nigra</i>	100		5	S ≤ 2.5	0			2		• Elder heavily reduced
	<i>Chamaecyparis lawsoniana</i>	70			W ≤ 2.5		Good				
	<i>Acer palmatum</i>										
H1	Leyland cypress				N 1		Good				
		≈			E 1						
		150	Mature	4	S 1	0		10+	1.8	C	• Managed boundary hedge
	<i>Cupressus x leylandii</i>				W 1						
							Good				
H2	Leyland cypress				N 1		Good				
	Cotoneaster				E 1						
		≈			S 1	0		10+	1.2	C	• Managed boundary hedge
		100	Mature	≤	W 1						• Leylandii foliage heavily browned on site
	<i>Cupressus x leylandii</i>			3.5							site on section by shed
	<i>Cotoneaster</i> sp.						Good				

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:

Fairview
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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

