



**LAKELAND**  
TREE CONSULTANCY  
ARBORICULTURAL PLANNING SPECIALIST

# BS5837 Tree Survey

Land adjacent to Snodworth  
Snodworth Road  
Langho  
BB6 8DS

February 2025



## Project details

<b>Job no.</b>	LTC321
<b>Site</b>	Land adjacent to Snodworth, Snodworth Road, Langho, BB6 8DS
<b>Client</b>	David Cottam
<b>Agent</b>	Ribble Valley Architecture Ltd.
<b>Arboriculturist</b>	<div></div> PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Issue date</b>	10 February 2025

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## Summary

- The client instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a potential planning application.
- Trees within and close to the proposed development areas were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - recommendations* on 4 February 2025.
- The tree survey identified one individual tree, one group of trees, one woodland and one hedge, which are all evidently within the client's ownership.
- The group of trees was categorised as moderate quality (B-category) and the individual tree, woodland and hedge 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

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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	<b>Tree</b>	<b>Age</b> is classed as either: young; semi-mature, early-mature, mature or post-mature
G	<b>Group</b>	
W	<b>Woodland</b>	
H	<b>Hedge</b>	
RPA	<b>Root protection area</b>	<b>Life expectancy</b> is classed as either: <10 years; 10+ years; 20+ years or 40+ years
		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
#	<b>Estimated values</b>	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 adj to Snodworth, Snodworth Road, Langho

**Client** David Cottam

**Surveyor** [REDACTED] PhD MSc MArborA

**Conditions** Overcast, moderate breeze

**Survey date** 4 February 2025

**Job no.** LTC321

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	Silver birch <i>Betula pendula</i>	170	Young	8	N 2.5 E 2.5 S 2.5 W 2.5	1.5	Good  Good	20+	2	C	• Individual tree growing near bank of ditch
G1	Sycamore Scots pine Black poplar <i>Acer pseudoplatanus</i> <i>Pinus sylvestris</i> <i>Populus x canadensis</i>	≤ 450	Young to early-mature	≤ 16	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 3	Good  Good	40+	≤ 5.4	B	• Edge of a group of trees growing within neighbouring garden area
W1	Silver birch Goat willow Hawthorn Holly <i>Betula pendula</i> <i>Salix caprea</i> <i>Crataegus monogyna</i> <i>Ilex aquifolium</i>	≤ 350	Young to semi-mature	≤ 10	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 1	Good  Good	40+	≤ 4.2	C	• Young native woodland reportedly planted approximately 20 years ago • Species list not exhaustive

## BS5837 Tree survey schedule

**Site** Land adj to Snodworth, Snodworth Road, Langho

**Surveyor** [REDACTED] PhD MSc MArborA

**Survey date** 4 February 2025

**Client** David Cottam

**Conditions** Overcast, moderate breeze

**Job no.** LTC321

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
H1	Hawthorn <i>Crataegus monogyna</i>	≈ 30	Young	≤ 2	N 0.5 E 0.5 S 0.5 W 0.5	0	Good  Good	40+	0.4	C	<ul style="list-style-type: none"> <li>Lengths of young managed hedge demarcating garden and woodland boundaries</li> </ul>

# 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 adj to Snodworth  
Snodworth Road  
Langho  
BB6 8DS

## Client:

David Cottam

Date: February 2025

Scale: 1:500 at A4

Drawing: LTC321-TSP

Drawn by: JK



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Site Plan  
as Existing

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Birch	C
G1	Various	B
W1	Native mix	C
H1	Hawthorn	C

