



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Hodder Croft
Newton-in-Bowland
Clitheroe
BB7 3DY

April 2026

Project details

Job no.	LTC420
Site	Hodder Croft, Newton-in-Bowland, Clitheroe, BB7 3DY
Client	Mr & Mrs Bennett
Agent	Sunderland Peacock & Associates Ltd.
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Issue date	22 April 2026

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

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Summary

- The clients instructed Lakeland Tree Consultancy to survey the trees within an agreed area at Hodder Croft, Newton-in-Bowland 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 21st April 2026.
- The survey identified five groups of trees with potential to be impacted by a proposed development at the site. These were located both within the clients' ownership boundary and on an area of neighbouring land.
- One group of trees was categorised as moderate quality (B-category) and the other four 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.
- Please note that a topographical survey was not provided, so tree positions indicated on the Tree Survey Plan will be subject to some error.



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

BS5837 Tree survey schedule

Site Hodder Croft, Newton-in-Bowland, Clitheroe, BB7 3DY

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 21 April 2026

Client Mr & Mrs Bennett

Conditions Bright sun, strong breeze

Job no. LTC420

ID no.	Species	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
	Latin name						Physiological condition				
G1	2no. hazel	150 #	Mature	6	N 2.5	0	Good	20+	1.8	C	<ul style="list-style-type: none"> • Located on neighbouring land and therefore not accessed to inspect in detail • Pair of similar trees growing at a slightly higher level to site • Crowns growing in contact with wall of house
	<i>Corylus avellana</i>				E 2.5 S 2.5 W 2.5		Good				
G2	2no. apple	200 #	Mature	≤ 5	N ≤ 4	≥ 2	Good	10+	2.4	C	<ul style="list-style-type: none"> • Located on neighbouring land and therefore not accessed to inspect in detail • Pair of fruit trees growing at a slightly higher level to site • Western tree covered in ivy • Eastern tree previously crown lifted
	<i>Malus domestica</i>				E ≤ 3 S ≤ 2.5 W ≤ 4		Good				
G3	4no. damson	≤ 100	Young	≤ 4	N ≤ 2	≥ 1.5	Good	20+	≤ 1.2	C	<ul style="list-style-type: none"> • Cluster of small self-set trees growing on northern bank of watercourse • One tree growing from boundary wall on clients' side (and evidently under their ownership)
	<i>Prunus insititia</i>				E ≤ 2 S ≤ 2 W ≤ 2		Good				
G4	Cherry laurel	100 #	Mature	3	N 2	0	Good	20+	1.2	C	<ul style="list-style-type: none"> • Dense bushes growing on northern bank of watercourse • Ownership unclear
	<i>Prunus laurocerasus</i>				E 2 S 2 W 2		Good				

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
G5	2no. sycamore 1no. common ash <i>Acer pseudoplatanus</i> <i>Fraxinus excelsior</i>	≤ 600 400 300 #	Mature	≤ 17	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 4	Moderate/ Good to Good Moderate to Good	20+	≤ 9.4	B	<ul style="list-style-type: none"> Group of trees growing at western end of garden One sycamore and one ash growing from top of bank on northern side of watercourse One sycamore growing within garden on southern side of watercourse Unable to access to inspect in detail Large sycamore and ash topped in the past Crowns previously lifted Stem and branch cavities evident Stem of smaller sycamore heavily covered in ivy

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:
Hodder Croft
Newton-in-Bowland
Clitheroe
BB7 3DY

Client:
Mr & Mrs Bennett

Date: April 2026

Scale: 1:200 at A4

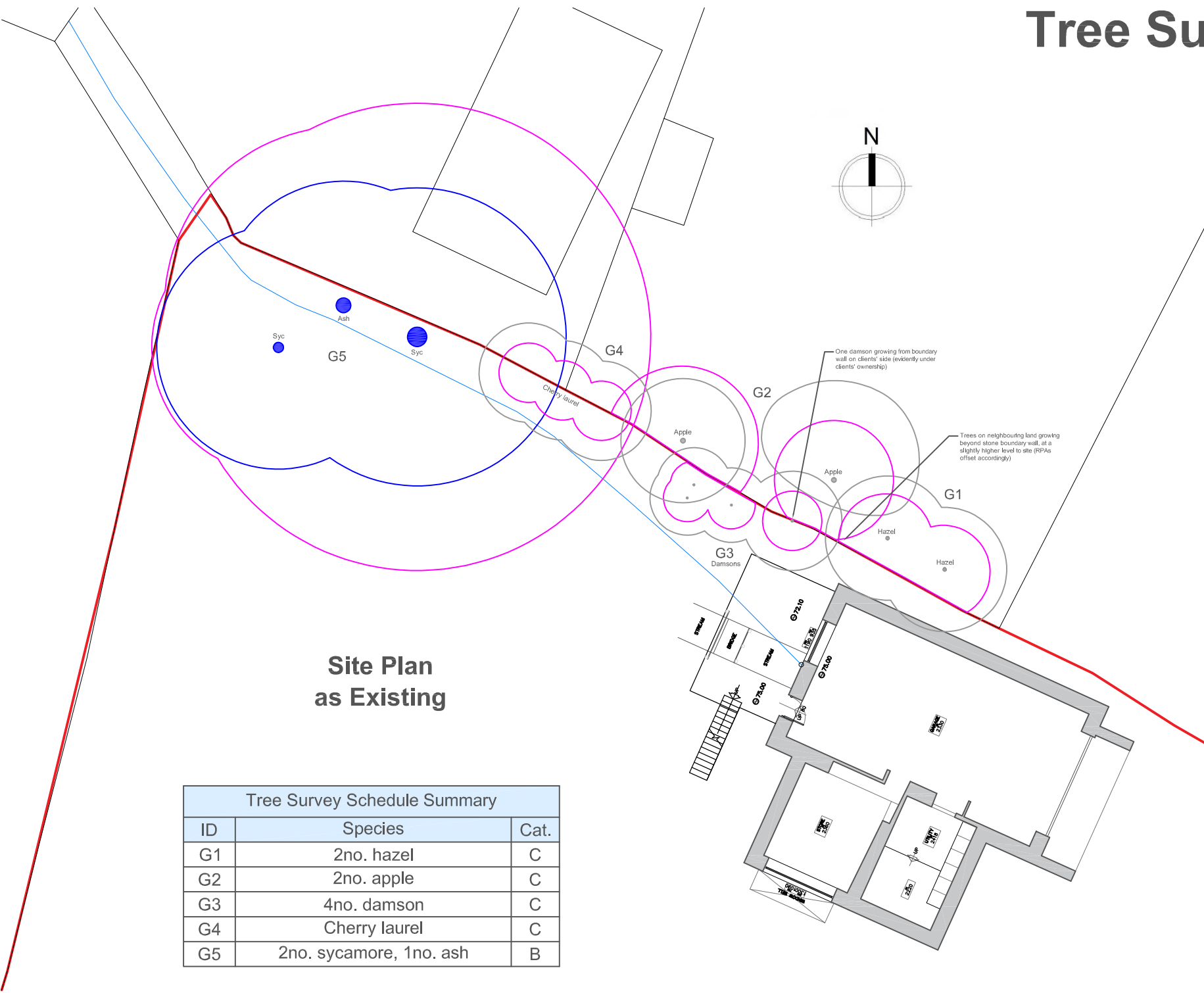
Drawing: LTC420-TSP

Drawn by: JK



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**Site Plan
as Existing**

Tree Survey Schedule Summary		
ID	Species	Cat.
G1	2no. hazel	C
G2	2no. apple	C
G3	4no. damson	C
G4	Cherry laurel	C
G5	2no. sycamore, 1no. ash	B