



**LAKELAND**  
**TREE CONSULTANCY**  
ARBORICULTURAL PLANNING SPECIALIST

# BS5837 Tree Survey

The Warren  
Warren Fold  
Hurst Green  
BB7 9QH

April 2026

## Project details

<b>Job no.</b>	LTC421
<b>Site</b>	The Warren, Warren Fold, Hurst Green, BB7 9QH
<b>Client</b>	Mr & Mrs Quinn-Jones
<b>Agent</b>	Sunderland Peacock & Associates Ltd.
<b>Arboriculturist</b>	Jennie Keighley PhD MSc MArborA
<b>Local authority</b>	Ribble Valley Borough Council
<b>Issue date</b>	23 April 2026

Lakeland Tree Consultancy

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## Summary

- The clients' agent instructed Lakeland Tree Consultancy to survey the trees within an agreed area at The Warren, Warren Fold, Hurst Green 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 21<sup>st</sup> April 2026.
- The survey identified one individual tree and two 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.
- The individual tree and one of the groups of trees were categorised as moderate quality (B-category) and the other group of trees was 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

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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>	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** The Warren, Warren Fold, Hurst Green, BB7 9QH

**Surveyor** Jennie Keighley PhD MSc MArborA

**Survey date** 21 April 2026

**Client** Mr & Mrs Quinn-Jones

**Conditions** Bright sun, broken cloud, strong breeze

**Job no.** LTC421

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	English oak <i>Quercus robur</i>	420	Early-mature	10	N 5 E 5 S 5 W 5	2	Good Good	40+	5	<b>B</b>	• No significant visible defects
G1	English oak Silver birch Rowan <i>Quercus robur</i> <i>Betula pendula</i> <i>Sorbus aucuparia</i>	≤ 300 #	Young to early-mature	≤ 13	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 0	Good Good	40+	≤ 3.6	<b>B</b>	• Edge of a group of trees growing predominantly beyond timber fence line • Understorey of rhododendron and holly
G2	Goat willow Hazel Cedar <i>Salix caprea</i> <i>Corylus avellana</i> <i>Cedrus</i> sp.	≤ 150 #	Young to early-mature	≤ 6	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good Good	20+	≤ 1.8	<b>C</b>	• Group of shrubs and small trees growing on and around rockery area at edge of site • Ornamental lower shrub planting includes: buddleia; acer; bamboo; and hydrangea

# Tree Survey Plan

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Oak	B
G1	Oak, birch, rowan	B
G2	Ornamental rockery area	C

**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:**

The Warren  
Warren Fold  
Hurst Green  
BB7 9QH

**Client:**

Mr & Mrs Quinn-Jones

**Date:** April 2026

**Scale:** 1:200 at A3

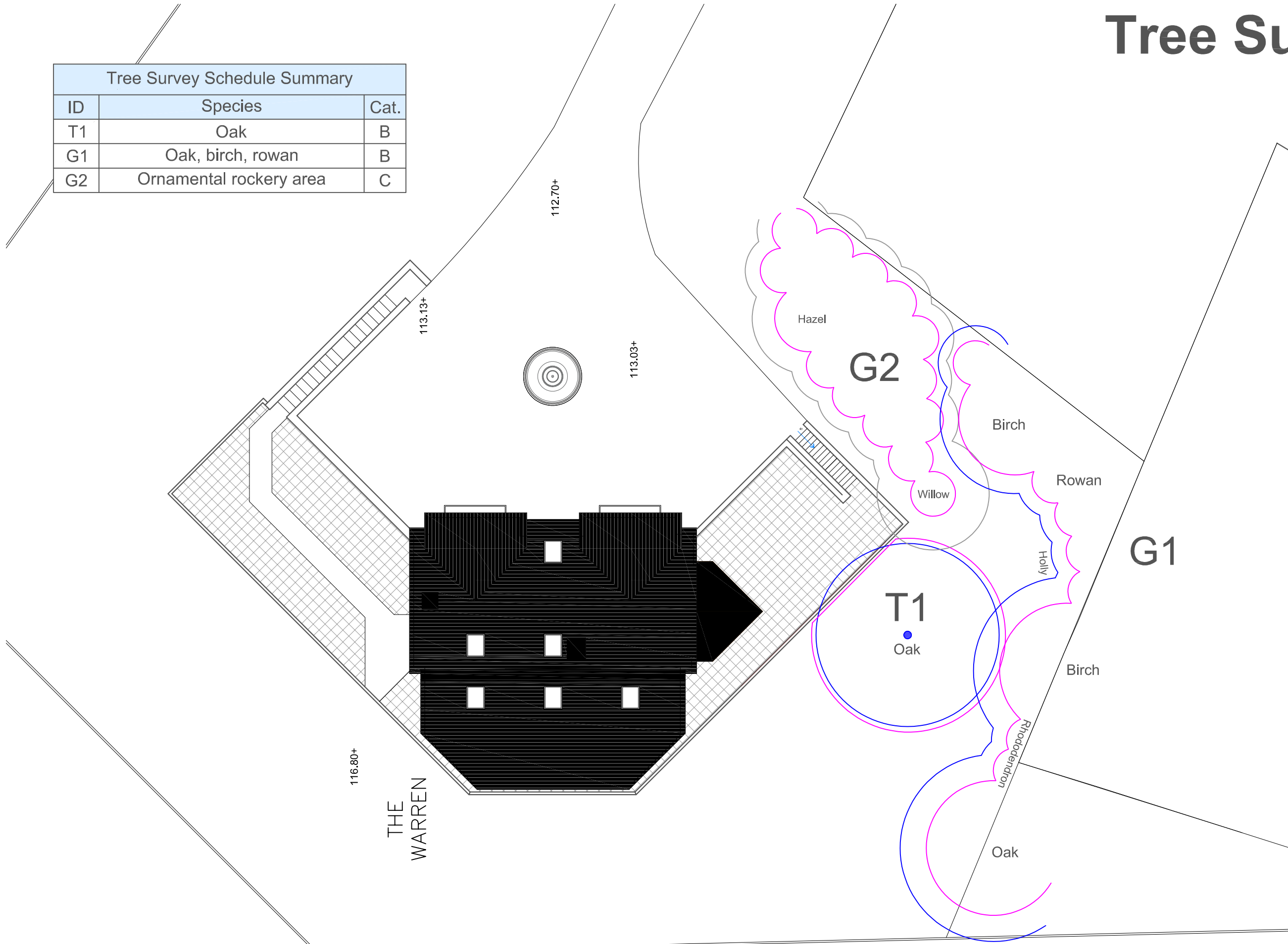
**Drawing:** LTC421-TSP

**Drawn by:** JK



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**Site Plan  
as Existing**