

ORIGIN ENVIRONMENTAL

ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Land at Dovecot Close,
Nuneaton

CLIENT

Corporate Architecture Ltd.

REFERENCE

230328 23028 AIA V1

ISSUE DATE

31st March 2023



Arboricultural Impact Assessment

REF NO: 230328 23028 AIA V1

DATE: March 2023

Document Quality Assurance

Revision	Date	Author	Signature	Reviewed
V1	31 st March 2023	Jack Barnard <i>BSc (Hons)</i> <i>MArborA MICFor (Chartered Arboriculturist)</i>		LW

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Limitations

The contents of this report are valid at the time of writing. Origin Environmental Arboriculture Ltd. shall not be liable for any use of this report other than for the purposes for which it was produced. Due to the dynamic nature of trees, this report is valid for 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. Where protected species may be present, prior to any works commencing ecological advice must be sought. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 provide statutory protection for birds, bats and other species that can inhabit trees. Great care is required to avoid disturbance to those species and consideration should be given to the timing of tree works to avoid an offence under the above legislation. Where such species are suspected, the project ecologist or Natural England should be contacted for advice.



Arboricultural Impact Assessment

REF NO: 230328 23028 AIA V1

DATE: March 2023

Table of Contents

1.	Introduction	1
1.1	Principal Author	1
1.2	Purpose	1
1.3	Origin's Instruction	1
1.4	Site Description	1
2.	Proposed Development	2
2.1	Description	2
2.2	Reference Documents	2
3.	Statutory and Non-statutory Legislation	2
3.1	National Planning Policy Framework (NPPF) (July 2021)	2
3.2	Tree Preservation Orders and Conservation Areas	3
3.3	Felling Licence	3
4.	Baseline Tree Survey	3
4.1	Site Visit	3
4.2	Method of Data Collection	3
4.3	Summary of Data	4
5.	Impact Assessment	4
5.1	Relationship Between Site Layout And Trees	4
6.	Above Ground Constraints	4
6.1	Tree Canopies	4
6.2	Shading	5
6.3	Future Growth	5
6.4	Leaves, Fruit, and Honeydew	5
7.	Below Ground Constraints	5
7.1	Root Protection Area (RPA)	5
7.2	RPA Incursions	5
7.3	Infrastructure	5
8.	Recommendations	6
9.	Conclusions	6
10.	References	6

Appendix 1: Aerial Photograph/Site Location Plan

Appendix 2: Survey Methodology

Appendix 3: Schedules

Appendix 4: Plans

Appendix 5: Tree Protection



1. Introduction

1.1 Principal Author

1.1.1 The Principal Author of this report is Jack Barnard *BSc (Hons), MArborA, MICFor (Chartered Arboriculturist)* Director at Origin Environmental Arboriculture Ltd. known here in as 'Origin'. Jack has over seven years of professional experience in arboricultural consultancy and has worked on projects ranging from large master planning proposals to commercial and residential sites throughout the UK. Jack is a Professional Member of the Arboricultural Association (AA) and Institute of Chartered Foresters (ICF) and is therefore required to uphold the professional and ethical standards within their code of conduct. Jack is also LANTRA certified to undertake Professional Tree Inspections.

1.1.2 The information stated within this report is a true and accurate reflection of both the Site conditions at the time of the survey, as well as the professional opinion of the Principal Author.

1.2 Purpose

1.2.1 This Arboricultural Impact Assessment (AIA) has been commissioned by Corporate Architecture Ltd. on behalf of their client Tofino Homes Ltd. ('the Client'). This AIA is prepared in relation to the Proposed Development at land at Dovecot Close, Congerstone, Nuneaton, CV13 6PE ('the Site') (see the aerial photography and red line boundary at Appendix 1).

1.2.2 Origin is instructed to fulfil the initial requirements of BS5837:2012 and Hinckley and Bosworth Borough Council ('the Council'). The Council require an AIA to make an informed decision on our client's full planning application.

1.2.3 This AIA is also a reference point for all site operatives and a copy will remain with the Site Manager for the duration of the Proposed Development. This may be required if there were to be a dispute over compliance with related planning decisions.

1.3 Origin's Instruction

1.3.1 The extent of instruction for this project is threefold:

- i. A BS5837:2012 tree survey - this is an assessment of all trees on or within influencing distance of the Site, capturing data relating to tree size and condition, as well as quantifying each tree or group's amenity value and life expectancy.
- ii. A Tree Constraints Plan and Tree Schedule - delineating the findings of the BS5837:2012 tree survey. Trees are superimposed onto a topographical survey or OS Map to show their reference number (e.g. T1), canopy spread, retention categorisation and Root Protection Area (RPA).
- iii. An Arboricultural Impact Assessment (AIA) – this is a report that assesses the trees and the potential impacts of the Proposed Development and its construction requirements upon them.

1.4 Site Description

1.4.1 The Site is located to the east of Dovecot Close, Nuneaton, approximately centred at grid reference: SK 37036 05522.

1.4.2 The wider site is currently under construction for the adjacent approved development, however, the area associated with this application comprises a small area of bare earth, with an unmanaged hedgerow framing the northern boundary.



2. Proposed Development

2.1 Description

2.1.1 The Proposed Development is for the construction of 1no. residential property, referred to as Plot 6 on the Arboricultural Impact Plan (OE-002) at Appendix 4.

2.2 Reference Documents

2.2.1 The following documentation has been referenced as part of this impact assessment:

Table 1 Document and Plans Provided

Document Description	Reference No.	Prepared By	Date
Topographical Survey	5188/AN/22/022 P1	Axis Surveys	April 2022
Proposed Site Layout	5188/AN/21/023 P2	Corporate Architecture Ltd.	March 2023

3. Statutory and Non-statutory Legislation

3.1 National Planning Policy Framework (NPPF) (July 2021)

Tree Policies

3.1.1 When determining planning applications, the Local Planning Authority (LPA) should apply the following principles from the NPPF:

- Paragraph 131

“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.”

- Paragraph 174 (B & D)

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”

- Paragraph 180 (A, C & D)

“When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;



c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

3.2 Tree Preservation Orders and Conservation Areas

3.2.1 The Council has been contacted to establish whether any trees contained within the survey are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area.

3.2.2 It has been confirmed by the Council online interactive map on the 28th of March 2023 that there are no TPOs associated with the Site. It has also been confirmed that the Site is located outside of Congerstone Conservation Area.

3.3 Felling Licence

3.3.1 Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "*Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ...*"

3.3.2 If full planning permission is granted, any trees which have been identified for removal as part of the planning application (in this instance, included within this AIA), are exempt from this statutory protection. However, outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4. Baseline Tree Survey

4.1 Site Visit

4.1.1 The Principal Author completed the tree survey on the 28th of March 2023. All tree inspections were undertaken from ground level, and no climbing or further assessments were undertaken. Weather conditions during the survey were clear and bright and did not form a constraint to the assessment.

4.2 Method of Data Collection

4.2.1 The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

4.2.2 Tree locations have been plotted using a combination of an ordinance survey plan, aerial imagery and measurements taken onsite. The survey recorded trees either as individual specimens or as groups, where these trees were aerodynamically, culturally, or visually important as groups.

4.2.3 The tree numbers associated with each tree are cross-referenced within the Tree Schedule and with the associated plans at Appendix 3 and 4, respectively. The complete methodology for data collection is provided at Appendix 2 and was carried out in accordance with BS5837:2012.

4.2.4 It should be noted that *Table 1* of BS5837:2012 only gives recommendations in relation to the remaining years. A tree may be considered to have a long remaining life, however, still be of a lower category given its maturity, condition, or overall impact on the Site.

4.2.5 The location of each tree and their associated constraints including canopy spread and Root Protection Areas (RPAs) with and without the Proposed Development are illustrated on plan



numbers OE-001 and OE-002 both at Appendix 4.

4.3 Summary of Data

- 4.3.1 Category A and B trees are considered to provide a substantial contribution to a site and should be retained and incorporated into the Proposed Development where possible and feasible. Category C and U trees are of low quality or are young specimens, which can be readily replaced. These trees should not be considered a constraint to the Proposed Development. However, it is considered desirable, wherever possible, that a tree should be retained as this ensures continuity of canopy cover and helps contribute to a mature landscape.
- 4.3.2 A total of 1no. individual tree and 4no. hedgerows have been surveyed, all were of retention category C.
- 4.3.3 The Site is framed by 4no. semi-mature category C hedgerows of limited arboricultural merit but providing elements of screening value. The Site contains 1no. semi-mature category C common ash, T1, located on the northern boundary. T1 is a grown-out hedgerow specimen. T1 forms a single stem, with the structural canopy forming at c.3m. T1 is of limited arboricultural merit but does add height to the boundary screen.

5. Impact Assessment

5.1 Relationship Between Site Layout And Trees

- 5.1.1 To implement the Proposed Development there will be a requirement to cut back H4 in line with past management. It will also be necessary to cut this hedgerow back to allow for the installation of the proposed footpath. There is no requirement to remove any specimens from the hedgerow, H4 will be allowed to regenerate and be maintained at the footpath edge.
- 5.1.2 H4 is of limited arboricultural merit and these proposed works are not considered to be a constraint to the Proposed Development.
- 5.1.3 No trees are proposed for removal, therefore the principles for refusal within the NPPF would not be considered applicable.

6. Above Ground Constraints

6.1 Tree Canopies

- 6.1.1 The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the Tree Constraints Plan (OE-001) at Appendix 4.
- 6.1.2 The Tree Schedule lists the vertical clearance from ground level to the first significant branching of individual trees. This measurement informs the level of accessibility and potential for development beneath tree canopies.
- 6.1.3 Factors such as the mature height, size, form, shading and species-specific nuisances must be considered. The proximity of retained trees to structures must also take into consideration amenity factors. This AIA has considered the area surrounding each tree to enable a satisfactory relationship between the Proposed Development and the tree.
- 6.1.4 Additional factors for consideration include how comfortable future inhabitants of the property will feel about trees in close proximity to their homes. This serves to protect retained trees from pressure to be felled or undergo surgery once the property is occupied.
- 6.1.5 To ensure the successful retention of trees, a Construction Exclusion Zone (CEZ) must be established. The CEZ must take into consideration the factors outlined above and ensure that retained trees are not harmed during the construction process.



6.1.6 It is critical that all protective fencing is installed and erected, and the CEZ enforced prior to the commencement of any works on-site. Following the installation of tree protection, a site meeting will be undertaken with the Tree Officer to ensure the satisfaction of all parties prior to any on-site works commencing.

6.2 Shading

6.2.1 Where shading is unavoidable, the potential adverse impacts should be balanced with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that *"shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits"*.

6.2.2 The impact of shade on the Proposed Development is not considered to be significant or negative.

6.3 Future Growth

6.3.1 The future growth of trees at the Site is not considered to be a significant constraint to the Proposed Development. Boundary trees may require minor future pruning. This can be addressed with the pruning of lateral growth and secondary branches which encroach towards the built structures.

6.4 Leaves, Fruit, and Honeydew

6.4.1 Leaves, fruit, and honeydew are not considered to be a significant constraint to the Proposed Development.

7. Below Ground Constraints

7.1 Root Protection Area (RPA)

7.1.1 The RPA of trees has been calculated as prescribed by BS5837:2012 and these are illustrated on the Tree Constraints Plan at Appendix 4. In addition to this, each tree's numerical RPA value is provided within the Tree Schedule at Appendix 3. The Tree Schedule provides both the RPA radius in metres from the centre of the stem and the total area for the RPA in square metres.

7.1.2 In general, the RPA is a circular area with a radius 12 times the diameter of a tree measured at 1.5 metres for single-stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

7.1.3 The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions. The RPA may be altered and/or offset from a centred circle if there are existing RPA incursions. The total area of the RPA will not be altered from that prescribed by BS5837:2012.

7.1.4 The RPA is an area where no groundwork should be undertaken without due care taken concerning the retained tree(s). This is to avoid soil compaction, changes in levels or soil contamination, which could alter the tree's condition and/or stability.

7.2 RPA Incursions

7.2.1 To construct the Proposed Development there will be no new RPA incursions.

7.3 Infrastructure

7.3.1 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPAs for infrastructure to be located. All services and



infrastructure MUST NOT enter the CEZ.

8. Recommendations

- 8.1.1 The successful retention of those trees that will remain on the Site is dependent upon the quality and maintenance of any protection system that is put in place. A Tree Protection Plan (OE-003) has been provided at Appendix 4.
- 8.1.2 It is critical that all protective fencing is installed and erected, and that the Construction Exclusion Zone (see Section 6.1 of this report for further information) is enforced prior to the commencement of any works on-site.
- 8.1.3 For tree and root protection measures to work effectively all personnel associated with the construction process must be familiar with the Tree Protection Plan.
- 8.1.4 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA for infrastructure to be located. All services and infrastructure MUST NOT enter the CEZ.

9. Conclusions

- 9.1.1 A total of 1no. individual tree and 4no. hedgerows have been surveyed, all were of retention category C. None of the surveyed trees or groups were of retention category A, B or U. All trees at the Site and within influencing distance have been surveyed.
- 9.1.2 To implement the Proposed Development there will be a requirement to cut back H4 in line with past management. It will also be necessary to cut this hedgerow back to allow for the installation of the proposed footpath. There is no requirement to remove any specimens from the hedgerow, H4 will be allowed to regenerate and be maintained at the footpath edge. H4 is of limited arboricultural merit and these proposed works are not considered to be a constraint to the Proposed Development.

10. References

British Standard 3998:2010 'Tree work – Recommendations'

British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'

British Standard 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations'

National Planning Policy Framework (NPPF) 2021

The Forestry Act 1967

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

The Town and Country Planning Act 1990



Arboricultural Impact Assessment

REF NO: 230328 23028 AIA V1

DATE: March 2023

Appendix 1: Aerial Photographs

Google Earth Pro Aerial Image (28.03.2023)

Land at Dovecot Close, Congerstone, Nuneaton, CV13 6PE

Arboricultural Impact Assessment

REF NO: 230328 23028 AIA V1

DATE: March 2023





Appendix 2: Survey Methodology

The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

Whenever possible tree locations will be plotted with the use of a Topographical Survey. When a Topographical survey is not provided, tree locations will be plotted using a combination of an ordinance survey plan, aerial imagery and measurements were taken onsite.

In accordance with BS5837:2012, small trees with a stem diameter of less than 75mm were not surveyed as they are considered to be readily replaceable or could be relocated with relative ease.

Each tree has been given an identification number as either an individual tree, group of trees, woodland or hedgerow. The tree numbers associated with each tree are cross-referenced within the Tree Schedule and the related plans at Appendix 3 and 4, respectively.

Tree species have been recorded with both common and scientific names.

All tree heights have been assessed using a clinometer. For groups of trees, woodlands, and hedgerows the lowest and highest height associated with the group has been recorded. Tree heights are given in metres.

Stem diameters were measured at 1.5 metres above ground level (unless otherwise stated) and are given in millimetres. For groups of trees, woodlands, and hedgerows the lowest and highest diameter associated has been recorded.

The canopy spread is measured at four cardinal points or is given as an average for the canopy. Average canopy spreads are typically used for groups of trees or where the crown is evenly weighted at the four cardinal points. The canopy spreads are measured in metres.

The height of the ground clearance is given in metres and is an estimate of the height of the first branch above ground level.

Age class is indicative and will vary between species. In the absence of detailed information on tree age the following classification has been used:

Age Category	Description
Young	Trees aged less than one-third of life expectancy.
Semi-mature	Established specimen approaching one-third of life expectancy.
Early-mature	Trees have reached one-third to two-thirds of life expectancy.
Mature	Trees have reached over two-thirds of life expectancy.
Over-mature	Trees that are declining or moribund trees of low vigour.
Veteran	Specimens exhibiting features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Arboricultural Impact Assessment

REF NO: 230328 23028 AIA V1

DATE: March 2023



The structural condition of each tree has been assessed and is summarised as:

Structural Condition	Description
Good	Few minor defects of little overall significance.
Fair	A significant defect or several small defects.
Poor	Major defects present or many small defects.

The physiological condition has been recorded to provide an indication of each tree's general health and vitality. The trees have been described thus:

Physiological Condition	Description
Good	In good health typical of the species.
Fair	Reasonable health with few defects.
Poor	Trees that exhibit significant defects which are irremediable or moribund trees.
Dead	Tree has died.

The estimated remaining contribution has been categorised as:

- Less than 10 years
- 10-20 years
- 20-40 years
- Over 40 years

The estimated remaining contribution has been based upon an assessment of the tree's potential safe useful life expectancy. The remaining contribution in years does not always directly correlate with the retention category of a tree, as an individual specimen may have a long remaining life but be of little significance in terms of development.

Arboricultural Impact Assessment

REF NO: 230328 23028 AIA V1

DATE: March 2023



Appendix 3: Schedules

BS5837:2012 Cascade Chart

Complete Tree Schedule

BS5837:2012 Cascade Chart for Tree Quality Assessment

Category and Definition	Criteria (including subcategories where appropriate)			ID Colour on Plan
Trees to be considered for retention (see note)				
	1 - Mainly arboricultural qualities	2 - Mainly landscape qualities	3 - Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light Green (000-255-000)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as	Trees with material conservation or other cultural value.	Mid Blue (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey (091-091-091)
Trees unsuitable for retention (see note)				
Category U 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.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning); • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline; and/or • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Dark Red (127-000-000)

BS5837:2012 TREE SCHEDULE

SITE

Land at Dovecot Close,
Nuneaton

CLIENT

Corporate Architecture Limited

DATE

28th March 2023

REFERENCE

230328 23028 TS V1

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Common ash	<i>Fraxinus excelsior</i>	10	215	4	4	3	4	3	Semi-mature	Fair	Fair	Semi mature specimen located on the northern boundary of the site. Single stem. Good radial canopy. Of limited arboricultural merit but does add height to the boundary screen.	No work required at the time of assessment.	C1, 2	23	2.70
H1	Common hawthorn, Common ash, Blackthorn, Elder	<i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> , <i>Prunus spinosa</i> , <i>Sambucus nigra</i>	1.25	30 - 60	4	4	4	4	0	Semi-mature	Fair	Fair	Semi mature hedgerow framing the southern boundary of the site. Forms a dense low level boundary screen.	No work required at the time of assessment.	C1, 2	7	1.50
H2	Common ash, Chinese privet, Blackthorn, Elder	<i>Fraxinus excelsior</i> , <i>Ligustrum sinense</i> , <i>Prunus spinosa</i> , <i>Sambucus nigra</i>	2 - 3	30 - 75	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature hedgerow framing the eastern boundary of the site. Untidy group forms a low level boundary screen that is defunct in areas.	No work required at the time of assessment.	C1, 2	7	1.50
H3	Chinese privet	<i>Ligustrum sinense</i>	2 - 3	30 - 75	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature hedgerow framing the eastern boundary of the site. Forms a dense low level boundary screen.	No work required at the time of assessment.	C1, 2	7	1.50



BS5837:2012 TREE SCHEDULE

SITE

Land at Dovecot Close,
Nuneaton

CLIENT

Corporate Architecture Limited

DATE

28th March 2023

REFERENCE

230328 23028 TS V1

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
H4	Field maple, Common hawthorn, Common ash, Common ivy, Blackthorn, Elder	<i>Acer campestre</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> , <i>Hedera helix</i> , <i>Prunus spinosa</i> , <i>Sambucus nigra</i>	3.5 - 5	50 - 110	5	5	5	5	0	Semi-mature	Fair	Fair	Semi mature hedgerow framing the northern boundary of the site. Forms a dense low level boundary screen. Would benefit from more regular maintenance.	Cut back to allow for the footpath installation as shown on OE-003.	C1,2	7	150

Arboricultural Impact Assessment

REF NO: 230328 23028 AIA V1

DATE: March 2023



Appendix 4: Plans

Tree Constraints Plan (OE-001)

Arboricultural Impact Plan (OE-002)

Tree Protection Plan (OE-003)

PROJECT INFORMATION

PROJECT
Land at Dovecot Close, Nuneaton

PLAN TITLE
Tree Constraints Plan

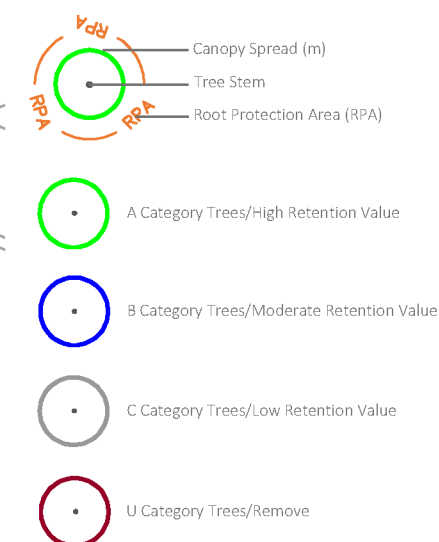
DATE
March 2023

PLAN REFERENCE
230328 23028 TCP V1

PLAN NUMBER
OE-001

PLAN SCALE
1/500 @ A3

LEGEND



North



PROJECT INFORMATION

PROJECT
Land at Dovecot Close, Nuneaton

PLAN TITLE
Arboricultural Impact Plan

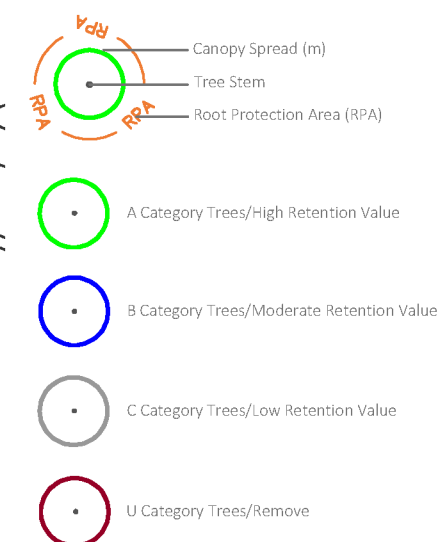
DATE
March 2023

PLAN REFERENCE
230328 23028 AIP V1

PLAN NUMBER
OE-002

PLAN SCALE
1/500 @ A3

LEGEND

- 
- Canopy Spread (m)
 - Tree Stem
 - Root Protection Area (RPA)
 - A Category Trees/High Retention Value
 - B Category Trees/Moderate Retention Value
 - C Category Trees/Low Retention Value
 - U Category Trees/Remove



PROJECT INFORMATION

PROJECT
Land at Dovecot Close, Nuneaton

PLAN TITLE
Tree Protection Plan

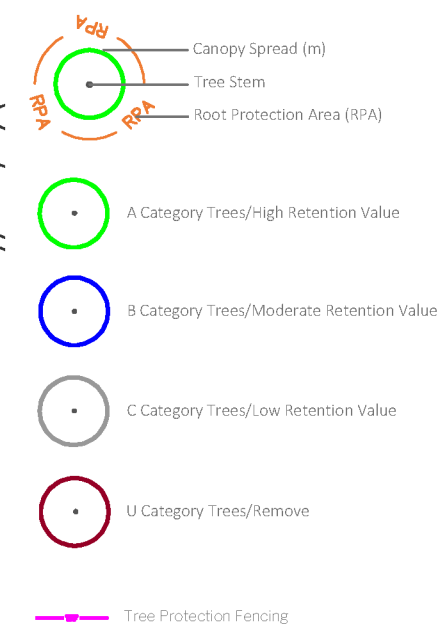
DATE
March 2023

PLAN REFERENCE
230328 23028 TPP V1

PLAN NUMBER
OE-003

PLAN SCALE
1/500 @ A3

LEGEND



H4 to be cut back to allow for the footpath installation.

POPLAR TERRACE

Area of Private Landscaping at front of Residential Units

Existing Paddock Land



PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



TREE PROTECTION AREA KEEP OUT!
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

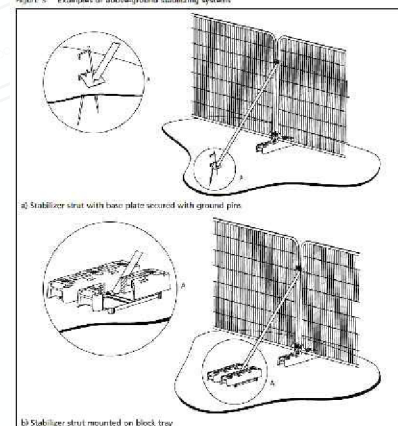
Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

BS5837:2012 Figure 3

Figure 3 Examples of above-ground stabilising systems

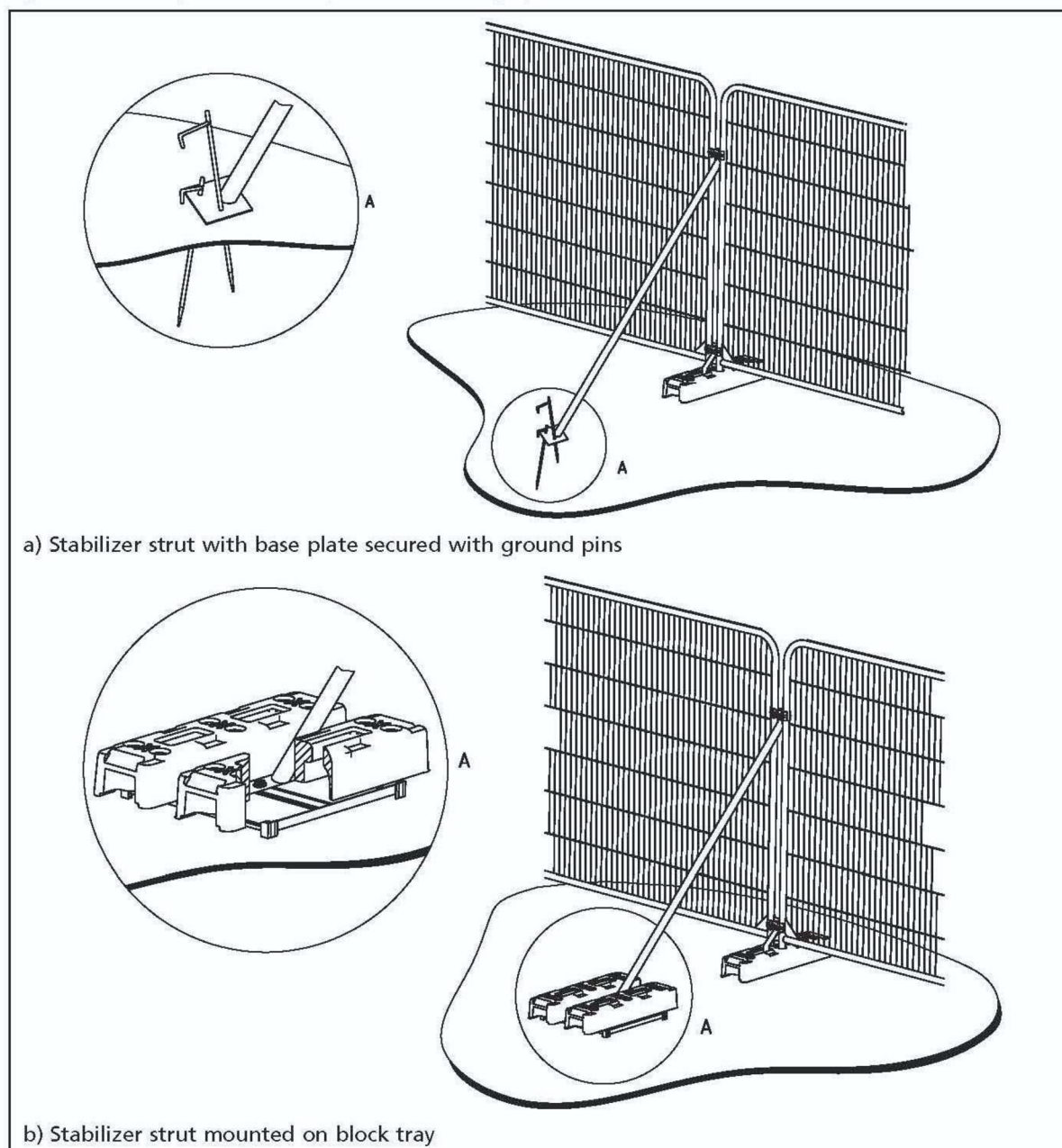


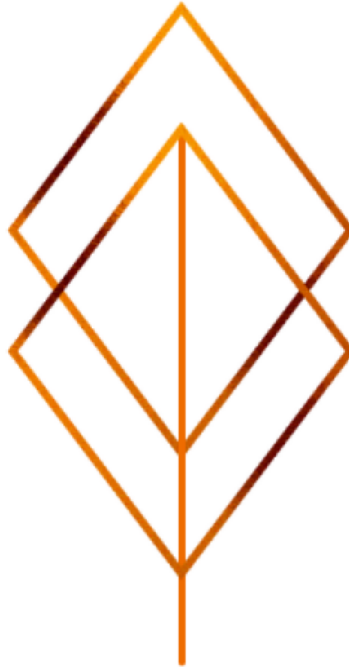


Appendix 5: Tree Protection

Fencing Specification

Figure 3 Examples of above-ground stabilizing systems





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GET IN TOUCH TO DISCUSS YOUR PROJECT