



ARBORICULTURAL
CONSULTANTS



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ARBORICULTURAL SURVEY, IMPACT ASSESSMENT AND PROTECTION PLAN

Relating to :

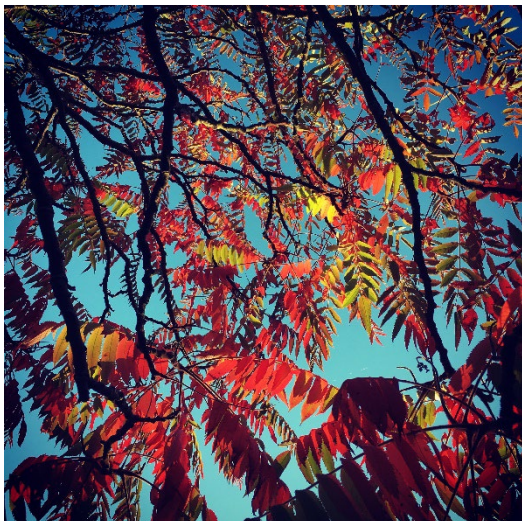
MAIN BUILDING EXTENSIONS & HARD
LANDSCAPING ALTERATIONS

At:

CONCORDIA THEATRE, HINCKLEY

Instructed by:

CONCORDIA THEATRE



MHP ref: 25068A_CONCORDIA THEATRE_LEICESTER_PDA_ARB_TS_AIA_TPP_V1

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Issue record

Date	Version	Notes	Quality check
01.06.2026	V1	Initial issue	30.05.2026

EXECUTIVE SUMMARY

Background

- An application for planning permission is to be submitted for main building extensions and hard landscaping alterations at Concordia Theatre, Hinckley; hereafter referred to as 'the site'.
- To assist determination of the application by Hinckley and Bosworth Borough Council (HBBC) I am instructed to prepare an arboricultural assessment of the proposals in accordance with BS5837:2012 'Trees in relation to design, demolition and construction - recommendations'.
- I visit the site to survey the trees, assess and evaluate the impacts of the proposals on the trees and set out suitable tree protection measures.

Key points

- The key arboricultural features associated with the site are:
 - There are no trees on site.
 - Just off site to the east is a high arboricultural quality group of prominent sycamore trees growing in a public car park.
 - Off site to the west along Council Road are moderate arboricultural quality street trees (lime pollards).
- These are legally protected because they are situated within a conservation area. There are currently no Tree Preservation Orders.
- The proposals mean that no trees need to be removed. Relatively minor pruning works must also be carried out.
- My arboricultural impact assessment with associated tree protection details show that the proposals are feasible from an arboricultural perspective for the following key reasons:
 - No trees shall be removed to enable the construction of the proposals.
 - Existing features can act as tree protection measures to ensure that construction works do not result in damage to the retained trees.

1 INTRODUCTION

1.1 Introduction

- 1.1.1 My name is Justin Hobbs. I have over 25 years of experience in the arboricultural and environmental sector. I hold a BSc (Hons) Environmental Management and the AA Technicians Certificate in Arboriculture. I am a LANTRA qualified Professional Tree Inspector, and a Professional Member of the Arboricultural Association.
- 1.1.2 Since 2004 I have worked in local government as a tree officer and as a consultant arboriculturist specialising in planning related matters and tree risk management.

1.2 Background

- 1.2.1 An application for planning permission is to be submitted for main building extensions and hard landscaping alterations at Concordia Theatre, Hinckley; hereafter referred to as 'the site'.

1.3 Site details

- 1.3.1 For location purposes, the site can be located using the following:
- Postcode: LE10 1RE.
 - What3Words: cube.vitamins.overcomes

1.4 Instruction and scope

- 1.4.1 I am instructed by Concordia Theatre to visit the site and to carry out an assessment of arboricultural features in accordance with British Standards (BS) 5837:2012 'Trees in Relation to Design Demolition and Construction – Recommendations'.
- 1.4.2 I am to prepare the following information in relation to the proposals:
- Tree survey in accordance with BS5837:2012
 - Arboricultural Impacts Assessment
 - Tree Protection Plan.

2 GENERAL

2.1 Statutory tree protection and other designations

2.1.1 I have carried out desk-based tree-related constraints checks in relation to the site. These are outlined in *Table 1*.

Statutory tree protection and other designations		
	General summary information	Relevant to site?
Conservation Area ¹	- All trees with a trunk diameter greater than 75mm at 1.5m height are protected in the same way as for TPO (see below). - Six weeks' notice must be given to the Local Planning Authority (LPA) prior to carrying out any tree works so that possible requirement for TPO can be assessed.	Yes
Tree Preservation Order (TPO) ²	- It is an offence to cut down, uproot, top or lop, wilfully damage or wilfully destroy relevant trees or woodlands. - Formal permission must be applied for (and granted) by the LPA before carrying out tree works. - Penalties of up to £20K (Magistrates Court) or unlimited fine (Crown Court).	No
Timber volume	- Forestry Act 1967 limits felling of volumes of timber in any calendar quarter to 5 cubic metres (m³) unless a Felling Licence has been issued by the Forestry Commission. - Any felling beyond this threshold may result in prosecution and/or issue of a Restocking Notice	No
Ancient woodland ³	Ancient Woodland is broadly defined as land that has been continuously wooded since 1600AD. It is irreplaceable habitat and is afforded a high level of protection by the National Planning Policy Framework (NPPF).	No
Ancient/veteran trees ⁴	- Broadly defined as trees that are old for their species that have biodiversity, cultural and heritage value. - Like ancient woodland such trees are irreplaceable habitats and are afforded a high level of protection by the National Planning Policy Framework (NPPF).	None recorded

Table 1- statutory tree protection and other designations.

2.2 Limitations

2.2.1 In some instances, I have been unable to access or clearly observe the trunks of trees.

Where this is the case, I have done my best to accurately estimate dimensions and tree condition.

2.2.2 Trees are living organisms and self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors.

¹ <https://www.hinckley-bosworth.gov.uk/tpomap> Accessed date 18.05.2026

² <https://www.hinckley-bosworth.gov.uk/tpomap> Accessed date 18.05.26.

³ <https://magic.defra.gov.uk/magicmap.aspx> Accessed date 18.05.2026.

⁴ <https://ati.woodlandtrust.org.uk/> Accessed date 18.05.2026.

As such, the findings and recommendations of my tree survey are limited to 24 months from the date of my site visit.

- 2.2.3 It is beyond the scope of this report to assess the potential for woody vegetation to cause subsidence/heave-related and/or direct contact-type structural damage. This matter may need to be addressed separately by a suitably qualified structural engineer.

2.3 Wildlife informative

- 2.3.1 Tree works should not be carried out until a reasonably detailed inspection of relevant trees has been carried out to determine if bat roosts and/or bird nests are present.
- 2.3.2 It is a criminal offence to intentionally damage/destroy the nest of any wild bird while it is in use or being built. Similarly it is an offence to intentionally/recklessly disturb roosting bats or to damage or destroy a bat roost.
- 2.3.3 The Arboricultural Association publishes useful advice in relation to trees and nesting birds⁵.
- 2.3.4 Helpful advice with regards to bats and tree work is published by the UK Government⁶, the Arboricultural Association⁷ and The Bat Conservation Trust⁸.

⁵ <https://www.trees.org.uk/Help-Advice/Public/When-is-the-bird-nest-season>

⁶ <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

⁷ <https://www.trees.org.uk/Help-Advice/Public/Bats-and-trees-Who-does-what-where>

⁸ <https://www.bats.org.uk/about-bats/where-do-bats-live/bat-roosts/roosts-in-trees>

3 ARBORICULTURAL SURVEY

3.1 Site visit

3.1.1 I visited the site on 11th May 2026.

3.2 Findings

3.2.1 My findings are set out within the survey schedule at **Appendix 1**.

3.2.2 There are no trees on site.

3.2.3 Just off site to the east is a high arboricultural quality group of prominent sycamore trees growing in a public car park.

3.2.4 Off site to the west along Council Road are moderate arboricultural quality street trees (lime pollards).

4 TREE CONSTRAINTS AND DESIGN ADVICE

4.1 Tree Quality Assessment

- 4.1.1 Surveyed trees are represented using colour coding to indicate their quality and thereby suitability for retention. The quality assessment is as follows:

Quality grade	Definition
A	Green: high quality with estimated remaining life expectancy of at least 40 years.
B	Blue: moderate quality with estimated remaining life expectancy of at least 20 years
C	Grey: low quality with estimated remaining life expectancy of at least 10 years
U	Red - unsuitable for retention. Cannot realistically be retained for longer than 10 years

4.2 Below Ground Constraints

- 4.2.1 In accordance with BS5837:2012, below ground constraints, or Root Protection Areas (RPAs), for the surveyed trees are plotted onto the Tree Survey and Constraints Plan. These are represented as a circle with a broken red line centred on the base of each tree stem with a radius of 12 times stem diameter (measured at 1.5m above ground level).
- 4.2.2 BS5837:2012, a root protection area (RPA) is defined as *"a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority"*.
- 4.2.3 However, paragraph 4.6.2 of BS5837:2012 states *"The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate rooting has occurred asymmetrically a polygon of equivalent area should be produced. Modification to the shape of the RPA should reflect a soundly based arboricultural*

assessment of likely root distribution"

4.2.4 Root systems can be damaged in several ways:

- Root severance
- Soil compaction
- Contamination by spilled materials eg cement/diesel.

4.3 Above Ground Constraints

4.3.1 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments; usually post occupancy. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, perceived fear of tree failure during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated future requests to fell or heavily prune retained and protected trees.

4.3.2 The above ground parts of trees can be damaged in several ways:

- Impact damage through contact with construction site plant
- Inappropriate pruning
- Other factors, for example, heat damage caused by bonfires.

5 ARBORICULTURAL IMPACT ASSESSMENT (AIA) & TREE PROTECTION PLAN (TPP)

5.1 Arboricultural Impact Assessment

5.1.1 A combined AIA and TPP is included at **Appendix 2**.

5.1.2 The plan shows the tree survey and constraints information in relation to the proposed layout and confirms that no significant existing trees must be removed.

5.1.3 In my professional opinion, off site trees will not be significantly impacted by the proposed development. The reasoning is set out below.

G1

Below ground constraints

5.1.4 The AIA/TPP plan shows a modified RPA shape for tree group G1. This is in accordance with para 4.6.2 of BS5837:2012.

5.1.5 In my opinion, there are factors that will prevent asymmetrical distribution of roots from trees in this group. The factors are:

- a retaining wall and foundations at the site edge.
- The bases of trees in this group being 750mm higher than the site level.
- Preferential rooting environment in the planting areas of the HBBC car park.

5.1.6 All these factors will prevent and discourage any significant rooting activity into the site.

The foundation of the wall will deflect roots away from the site, lower ground levels in the site provide a lower quality rooting environment, whilst the planting bed in which the trees are growing provides better rooting conditions.

5.1.7 In the unlikely event of a small number of roots passing beneath the wall and into the site they will not be impacted as site levels are remaining unchanged and the existing hard surfacing will provide protection.

Above ground constraints

5.1.8 A metal railing fence positioned on top of the retaining boundary wall will act as a protective barrier and prevent accidental access from the site

5.1.9 Some facilitation pruning may be required to allow for the main building extension works. A crown lift to 8m and a 2m reduction beyond the scaffold line is recommended.

5.1.10 These works will have minimal impact on tree health as tree canopy heights already exceed of 6m and pruning should only involve secondary branches.

5.1.11 All pruning works should be undertaken in accordance with BS3998 by competent arborist.

5.1.12 To ensure works are in accordance with BS3998, (for example by not leaving long branch

'stubs'), if may be necessary to prune branches back beyond the site boundary line. If this is required, consent should be obtained from HBBC as the tree and land owner.

5.1.13 The granting of full planning consent will negate the need to submit a Section 211 Notice for works to trees within in a conservation area.

T1

5.1.14 The base T1 is at least 7m above the site level. This means that there will be no root encroachment into the site and no facilitation pruning will be required. The tree will not impact, nor be impacted by site proposals.

T2

5.1.15 The AIA/TPP plan shows a modified RPA shape for this tree. The modified RPA still has an equivalent area as if the RPA was a circle based on the stem of the tree. This is in accordance with para 4.6.2 of BS5837:2012.

5.1.16 In my opinion, there are factors that will prevent asymmetrical distribution of roots from trees in this group. The factors are:

- A boundary wall and foundations.
- The base of the tree being 500mm lower than the site level.
- Regular pollarding regime.

5.1.17 All these factors will prevent and discourage any significant rooting activity into the site. The foundation of the wall will deflect roots away from the site, higher ground levels in the site provide a lower quality rooting environment, and a regular pollarding regime will limit the need for an expansive root system.

5.1.18 For completeness, and to ensure any limited rooting is not adversely impacted during landscaping and pedestrian ramp installation works, the following measures should be followed:

- Dismantle the existing wall by hand.
- Leave the foundations in situ.
- Use site hoarding as protective tree fencing.

T3

5.1.19 The AIA/TPP plan shows a modified RPA shape for this tree. The modified RPA still has an equivalent area as if the RPA was a circle based on the stem of the tree. This is in accordance with para 4.6.2 of BS5837:2012.

5.1.20 In my opinion, there are factors that will prevent asymmetrical distribution of roots from trees in this group. The factors are:

- A boundary wall and foundations.
- The base of the tree being 500mm higher than the site level.
- Regular pollarding regime.

5.1.21 All these factors will prevent and discourage any significant rooting activity into the site.

The foundation of the wall will deflect roots away from the site, lower ground levels in the site provide a lower quality rooting condition, and a regular pollarding regime will limit the need for an expansive root system.

5.1.22 In the unlikely event of a small number of roots passing beneath the wall and into the site they will not be impacted.

5.1.23 New sustainable pedestrian surfacing is proposed. Installation will not require excavation beyond removal of the existing wearing course, ensuring no damage to any limited roots in the area.

5.2 Tree Protection Plan

5.2.1 The Tree Protection element of the plan demonstrates how retained trees can be effectively protected using existing site boundary features.

6 CONCLUSION

6.1 Conclusion

6.1.1 I conclude that the development proposals are feasible from an arboricultural perspective for the following key reasons:

- No trees shall be removed to enable the construction of the proposals.
- Existing features can act as tree protection measures to ensure that construction works do not result in damage to the retained trees.

APPENDIX 1 – TREE SURVEY SCHEDULE

TREES

Tree number on plan	Common name	Height (m)	Est	Stem dia (mm)	Est	N	Est	E	Est	S	Est	W	Est	Estimated first branch height (m)	1st branch direction	Estimated canopy height (m)	Life stage	Irreplaceable habitat	General observations & management recommendations	Struct. cond.	Phys. cond.	ULE	Quality grading	RPA radius (m)	RPA area (m2)	Protected Status
T1	Sycamore	18	#	1000	#	9.0	-	8.0	-	9.0	-	9.0	-	2.0	South	2.5	Mature	None	Off site, prominent in elevated position above site.	Fair	Good	40+	A1	12.0	452	Conservation Area
T2	Lime	6	-	430	-	0.5	-	0.5	-	0.5	-	0.5	-	6.0	West	6.0	Mature	None	Street tree recently pollarded. Manged historically as a pollard. Single stem.	Fair	Good	20+	B1	5.4	92	Conservation Area
T3	Lime	6	#	390	-	1.0	-	1.0	-	1.0	-	1.0	-	4.0	North-west	6.0	Mature	None	Street tree recently pollarded. Manged historically as a pollard. Fork @ 4m.	Fair	Good	20+	B1	4.8	72	Conservation Area
T4	Lime	7	#	400	-	1.0	-	1.0	-	1.0	-	1.0	-	4.0	South	6.0	Mature	None	Street tree recently pollarded. Manged historically as a pollard. Fork @ 5m.	Fair	Good	20+	B1	4.8	72	Conservation Area
T5	Lime	6	#	390	-	1.0	-	1.0	-	1.0	-	1.0	-	4.0	South	6.0	Mature	None	Street tree recently pollarded. Manged historically as a pollard. Fork @ 3m.	Fair	Good	20+	B1	4.8	72	Conservation Area

GROUPS

Group number on plan	Common names of woody species present	Estimated average trunk diameter (mm)	Estimated maximum and minimum heights (m)	Estimated average height (m)	Estimated average canopy height (m)	Life stage	Irreplaceable habitat	General observations and management recommendations	Structural condition	Physiological condition	Useful life expectancy	Quality grading	RPA/VTB Radius (m)	Protected Status
G1	Sycamore	475	23 & 16	18	7	Mature	None	Off site in council car park, very prominent group of tall trees.	Fair	Good	40+	A2	As shown on plan	Conservation Area

KEY

Assessment criteria	Description
Reference number on plan	T: Tree, G: Group, W: Woodland, H: Hedgerow. This reference is recorded on the Tree Survey and Constraints Plan against the relevant survey item.
Common name (Scientific name)	Common names: normal type. Scientific names where required: italic type in brackets
Heights	Unit: metres (m). Recorded to the nearest half metre for heights upto 10m and to the nearest whole metre for heights above 10m.
Stem diameter	Unit: millimetres (mm). Rounded to the nearest 10mm. Single and multi-stemmed trees are measured at 1.5m above highest ground level or otherwise as in accordance with Annex C, BS5837:2012.
Estimates	Measured tree dimensions are identified by an '-' in the adjacent 'Estimate' column. Where dimensions have been estimated (offsite, or otherwise inaccessible survey items) this is clearly identified by a '#' in the adjacent 'Estimate' column.
Crown spread	Unit: metres (m). Directions refer to the four compass points (north, east, south, west). Dimensions are rounded-up to the nearest half metre for heights up to 10m and to the nearest whole metre for heights above 10m.
Estimated average lateral spread	Unit: metres (m). For hedgerows only. An estimate of the average width between branch tips.
Crown clearance height	Unit: metres (m). The existing height above ground level of: • First significant branch and the compass direction of its growth: North (N), North-east (NE), East (E) , South-east (SE) etc. • Canopy (height between branch tips and ground level).
Life stage	Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran, A - Ancient (any tree displaying characteristics described by the Ancient Tree Forum and referenced by Natural England).
Irreplaceable habitat	• None • Veteran: any tree judged to meet criteria as defined by the Ancient Tree Forum • Ancient: any tree judged to meet criteria as defined by the Ancient Tree Forum¹ Ancient woodland: as identified by
General observations and preliminary management recommendations	General observations are recorded in relation to a survey item’s structural and/or physiological condition (eg the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate.
Structural condition	• Good: without any observable significant biomechanical structural weaknesses • Fair: with minor biomechanical structural flaws. Some remedial action may be required • Poor: with significant biomechanical weaknesses requiring intervention particularly where risk management is required.
Physiological condition	• Good: no indications of impaired physiological function and in optimum condition for age and species • Fair: with indicators of reduced vitality. Some intervention may be required • Poor: with significantly impaired physiological function for age and species
Remaining contribution	Useful life expectancy, or the length of time a tree’s is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+.
Quality grading	Assessed in accordance with Table 1, BS5837:2012. Colours relate to depiction on the Tree Constraints Plan. • Category A (Green) Trees of high quality with an estimated remaining life expectancy of 40 years • Category B (Blue) Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. • Category C (Grey) Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. • Category U (Red) Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Note - A, B and C trees are also given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree. More than one sub-category may be applied to a survey item as appropriate.
RPA radius	Root Protection Area (RPA): a layout design tool. Unit: metres (m). Radial distance from tree centre to define a circle that indicates on the Tree Survey Plan the minimum rooting area required to maintain tree's viability. Calculated in accordance with Annex D, BS5837:2012
RPA area	Unit: square metres (m²). The area of the RPA radius circle described above. Applies only to individual trees.

¹ LONSDALE, D. (Ed). Ancient and other veteran trees: further guidance on management. The Tree Council. London. 2013.

APPENDIX 2 – ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN

Heras panels (or equivalent)
fixed in position as indicated
with ground pins

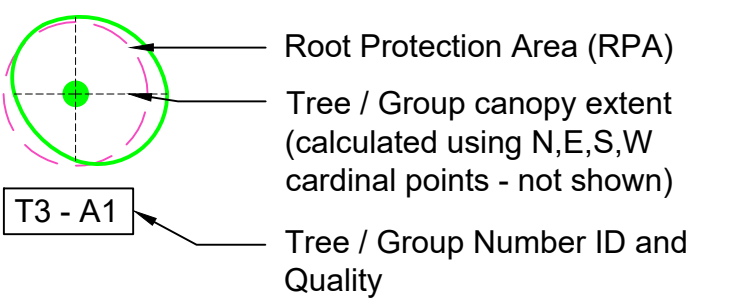
A) stabiliser strut with base plate
secured with ground pins

Tree Survey Summary				
Reference Number on Plan	Common Name	Quality grading	Root Protection Area / Buffer Zone Radius (m)	Protected Status
T1	Sycamore	A1	12	Conservation Area
T2	Lime	B1	5	Conservation Area
T3	Lime	B1	5	Conservation Area
T4	Lime	B1	5	Conservation Area
T5	Lime	B1	5	Conservation Area
G1	Sycamore	A2	As shown on plan	Conservation Area

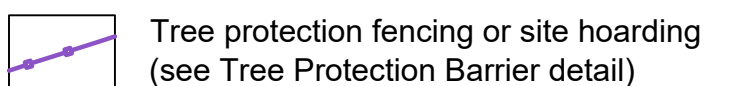
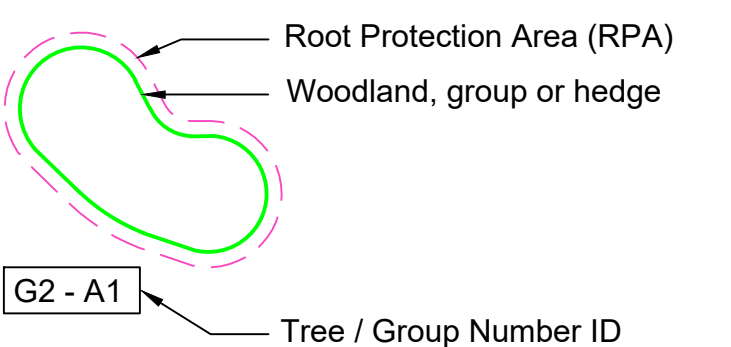
- Category A - High quality and value
(Highly desirable for retention)
- Category B - Moderate quality and value
(Desirable for retention)
- Category C - Low quality and value
(Optional for retention)
- Category U - Poor quality and value
(Unsuitable for retention)

Root Protections Areas (RPA) indetified are in accordance with BS5837:2012. RPA's are shown as a pink dashed polyline

Tree Key



Group / Area / Woodland / Hedgerow Key



- 1) Survey Date May 2026.
- 2) Owing to limitations of topographical survey, some tree/group locations are approximate. Tree/group numbers marked with an # have approximate locations.
- 3) This drawing has been produced to be printed in colour. If you have been given this drawing in monochrome please request a colour version.
- 4) Do not scale directly from this drawing.
- 5) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.

Revisions:

Project: Concordia Theatre, Leicester

Client: _____

Title: Arboricultural Impact and Tree Protection Plan

Drawing number:	Rev:
25068A	-

Status: _____

Drawn By:	Checked By:	Date:	Scale @ A1
SD	JH	May 26	1:200

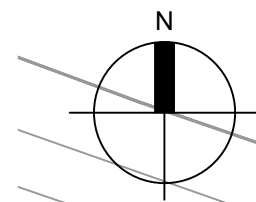
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Concordia Theatre, Leicester

Arboricultural Impact and Tree Protection Plan



Scale:

