

ORIGIN ENVIRONMENTAL

ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

The Coach House, The Old Rectory, Market Bosworth

CLIENT

David Granger Architectural Design Ltd.

REFERENCE

220930 22031 AIA V1a

ISSUE DATE

31st October 2022



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Document Quality Assurance

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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 the presence of such species is suspected, the project ecologist or Natural England should be contacted for advice.



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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 herein 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 David Granger Architectural Design Ltd. on behalf of their client Mr Nick Sherwin ('the Client'). This AIA is prepared in relation to the Proposed Development at The Coach House, The Old Rectory, Rectory Lane, Market Bosworth, Nuneaton, CV13 0LS ('the Site') (see the site location plan and red line boundary at Appendix 1).

1.2.2 Origin is instructed to fulfil the initial requirements of BS5837:2012 and Hinckley & Bosworth Borough Council ('the LPA'). The LPA 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 the tree's 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 which assesses the trees and the potential impacts associated with the Proposed Development and its construction requirements.

1.4 Site Description

1.4.1 The Site is located to the southeast of Market Bosworth, approximately centred at grid reference: SK 40713 02937. The Site comprises an existing access track from Rectory Lane to the north and the existing Coach House building framing the western boundary. The remainder of the Site is grassed with scattered tree cover.

1.4.2 To the north of the Site is Market Bosworth Bowling Club, with residential properties to the east and west. To the south of the Site is a wooded group of trees, with agricultural land beyond.



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2. Proposed Development

2.1 Description

2.1.1 The Proposed Development is for an extension to the Coach House, as well as a glazed link and garage block. The Proposed Development includes resurfacing the existing access road and a new driveway area, with small retaining wall.

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	CASsiteD	David Granger Architectural Design Ltd.	May 2022
Proposed Site Layout	DGPsiteD	David Granger Architectural Design Ltd.	September 2022

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 of 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:



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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 Hinckley & Bosworth Borough Council Local Planning Policy

3.2.1 Hinckley & Bosworth Borough Council's Local Development Framework Core Strategy (2009) and the Green Infrastructure Strategy (2020) provide strategic context for development decisions. Both strategies have been taken into consideration as part of this AIA.

3.3 Tree Preservation Orders and Conservation Areas

3.3.1 The LPA 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.

3.3.2 It has been confirmed by the LPA's online interactive map on the 30th of September 2022 that there is an area TPO covering the Site: Hinckley and Bosworth Borough Council Tree Preservation Order No. 0801/12/13, dated April 1983. G1 of the TPO frames the eastern side of the Site's existing access, and G2 of the TPO frames the group of trees to the south of the Coach House.

3.3.3 A copy of Hinckley and Bosworth Borough Council Tree Preservation Order No. 0801/12/13 can be found at Appendix 6.

3.4 Felling Licence

3.4.1 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) ...*”

3.4.2 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 24th of May 2022. 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.



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- 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 conducted 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 longer remaining life than another, 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), both 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 trees should be retained. This ensures continuity of canopy cover and helps contribute to a mature landscape.
- 4.3.2 A total of 17no. individual trees and 4no. groups of trees have been surveyed. These include 9no. category A, 3no. category B and 9no. category C retention value. All trees at the Site and within influencing distance have been surveyed. None of the surveyed trees or groups were of retention category U.
- 4.3.3 T9, T10, T11, T12 (small-leaved lime) and G2 (sycamore, common holly, common yew & small-leaved lime) are high-value category A specimens framing the eastern side of the existing site access track. These specimens are considered to be of long-term retention value and provide a significant contribution to the Site. These specimens are predominantly of limited visibility from the wider environment, beyond the specimens located on the northern extent of G2.
- 4.3.4 T14 (cedar of Lebanon), T15 & T16 (common yew) and G4 (sycamore, common hazel, common ash, common holly, pedunculate oak, common yew, small-leaved lime & English elm) are high-value category A specimens framing the southern boundary of the Site. These specimens are considered to be of long-term retention value and provide a significant contribution to the Site. These specimens are of limited visibility from the wider environment due to the surrounding vegetation.
- 4.3.5 T13 (common pear) is a category B specimen located offsite on the northern boundary of the Site, adjacent to the existing site access. T13 is a mature specimen that forms 3no stems from ground level. There is light ivy on the scaffolding partially obscuring the assessment. The canopy of T13 is biased to the west, as it is suppressed by G2. T13 is a prominent specimen on Rectory Lane.
- 4.3.6 The remainder of the trees included within the survey are of limited Arboricultural merit. However, they do contribute to the continuity of canopy cover across the Site.
- 4.3.7 T3 (Scots pine) is a category C specimen located towards the southwest boundary of the Site. T3 is a mature specimen that forms a single stem, maintained for the majority of its height. T3 has a longitudinal cavity on the stem to the north, running from c.3m to c.6m. There is evidence of



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internal dysfunction, with a pronounced ridge extending up to the cavity. The canopy is biased to the south. T3 is likely to be of limited long-term retention value, however, it is visible from residential properties to the west.

5. Impact Assessment

5.1 Relationship between Site Layout and Trees

Proposed Tree Removals

- 5.1.1 To implement the Proposed Development there will be a requirement to remove 4no. individual trees. These include 2no. category B and 2no. category C.
- 5.1.2 A breakdown of the proposed tree removal is outlined in the table below. Full specification of tree removal is provided within the complete Tree Schedule at Appendix 3. All trees which are directly or indirectly impacted by the Proposed Development are illustrated on plan OE-002 at Appendix 4.

Table 2 *Trees to be removed for proposed works*

Proposed Work	Reason for removal	Tree retention category				Total
		A	B	C	U	
<i>Fell and remove the stump</i>	The proposed extension	-	-	T5 (goat willow)	-	1
<i>Fell and remove the stump</i>	The proposed driveway	-	T7 & T8 (common yew)	T6 (wild cherry)	-	3
Total		0	2	2	0	4

- 5.1.3 Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one factor requiring consideration. It states that misplaced tree retention can be detrimental on a site where it will lead to excessive pressure on those trees being retained and could necessitate their removal in the future.
- 5.1.4 T5 (goat willow) is a young self-set category C specimen located on the eastern side of the existing Coach House building. T5 is a small specimen of limited arboricultural merit and no visibility beyond the Site boundary. The removal of T5 is not a constraint to the Proposed Development.
- 5.1.5 T6 (wild cherry) is a mature specimen located centrally within the Site, forming a single stem which is densely covered with ivy. This tree is heavily biased to the north and the canopy appears to be of low vigour. T6 is of no visibility beyond the Site boundary and its removal is not a constraint to the Proposed Development.
- 5.1.6 T7 & T8 (common yew) are a pair of category B early-mature specimens located towards the eastern boundary of the Site. These trees are of moderate arboricultural merit and are considered to have moderate future potential. Due to the significant tree cover at the Site, T7 & T8 are not visible beyond the Site boundary. However, to ensure that the loss of these trees is



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appropriately compensated for, 4no. heavy standard trees should be planted within the Site or at the adjacent Old Rectory.

- 5.1.7 The trees proposed for removal within this report are neither aged nor veteran, and therefore the principles for refusal within the NPPF would not be considered applicable.
- 5.1.8 The Proposed Development is in line with the Hinckley & Bosworth Borough Council's Local Development Framework Core Strategy (2009) and the Green Infrastructure Strategy (2020). The Proposed Development retains those trees identified as important within the Site and none of the proposed tree loss would be visible from the public realm.

Proposed Tree Work

- 5.1.9 In order to implement the Proposed Development there will be a requirement to undertake works on 1no. group of trees. G1 (Lawson cypress) is located offsite on the northern boundary, at the top of a steep bank. G1 has grown to a significant size in recent years, with the canopy now significantly overextending into the Site. As part of the Proposed Development, the canopy of G1 will be cut back c.2m to provide clearance from construction works.

6. Tree Canopies

6.1 Above Ground Constraints

- 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 of individual trees - from site ground level to significant branching. This measurement informs accessibility and the ease with which development work may be conducted 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 surrounding 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 an inhabitant of the property is likely to feel about trees in close proximity to the house. This serves to protect retained trees from pressure to be felled or undergo surgery after the occupation of the property.
- 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 impact of shadowing 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 considered to be in line with that of the



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surrounding residential properties. Market Bosworth is characterised by significant tree cover and a certain level of shading is unavoidable. However, 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.

6.4 Leaves, Fruit, and Honeydew

6.4.1 The Proposed Development is not a significant alteration from the existing site context; as such leaves, fruit, and honeydew are not a constraint to the Proposed Development. The proposed driveway has been aligned to ensure that the honeydew associated with the mature limes (T9 – T12) will not impact parked cars.

7. Root Protection Area (RPA)

7.1 Below Ground Constraints

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 by 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 in which no groundwork should be undertaken without due care taken in relation to the retained tree(s). Soil compaction, changes in levels or soil contamination must all be avoided, as these factors could alter the trees' condition and/or stability.

7.2 RPA Incursions

7.2.1 To construct the Proposed Development there will be incursions into the RPA of T9 (small-leaved lime), T14 (cedar of Lebanon) and T16 (common yew) to be retained. These incursions are illustrated in the Arboricultural Impact Plan (OE-002) and Tree Protection Plan (OE-004) at Appendix 4.

- T9 (small-leaved lime) – proposed incursion of 32.5m² for the required driveway widening - of the 346.5m² RPA - therefore an 9.25% new incursion.
- T9 (small-leaved lime) – proposed incursion of 13.5m² for the garage block - of the 346.5m² RPA - therefore an 3.75% new incursion.
- T14 (cedar of Lebanon) – proposed incursion of 20.25m² for the retaining wall and driveway - of the 366.5m² RPA - therefore a 5.5% new incursion.
- T16 (common yew) – proposed incursion of 2.5m² for the retaining wall and driveway - of the 125m² RPA - therefore a 2% new incursion.



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Installation of Greenfix Geoweb

- 7.2.2 Due to the level of incursion into the RPA of T9 (small-leaved lime), it will be necessary to install a Greenfix Geoweb (or comparable specification) tree root protection system to construct the proposed driveway. The location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-004) at Appendix 4 as a yellow honeycomb hatch.
- 7.2.3 The Greenfix Geoweb will be installed prior to any plant/vehicular movement or building works. The Greenfix Geoweb will be 100mm depth, installed above the existing ground level. This will reduce the likelihood of ground compaction and ensure good infiltration of rainwater run-off into the ground within the RPA.
- 7.2.4 To ensure that foreseeable damage does not occur whilst installing the Greenfix Geoweb, the Arboricultural Clerk of Works (ACoW) will be on-site throughout. Should the Council be minded to grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to provide a detailed construction methodology for the Greenfix Geoweb.

Proposed RPA Incursions within Tolerances

- 7.2.5 Due to the existing levels onsite, it would not be viable to construct the proposed garage block above the existing ground level with the use of an alternative foundation type. However, given the limited incursion proposed for the garage block, no mitigation is deemed necessary.
- 7.2.6 As there are no existing RPA incursions associated with T14 (cedar of Lebanon) or T16 (common yew), the proposed RPA incursions are within an acceptable level. However, to ensure foreseeable damage does not occur, hand-dig only methods (e.g. pneumatic drill) will be adopted when working within the RPA of T14 & T16. Whilst these works are being undertaken, the ACoW will be on-site throughout.

7.3 Infrastructure

- 7.3.1 No information relating to infrastructure has been provided as part of this assessment. However, the existing infrastructure associated with the Coach House will be used. 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 will be dependent upon the quality and maintenance of any protection system that is put in place. A Tree Protection Plan (OE-004) has been provided at Appendix 4. For tree and root protection measures to work effectively all personnel associated with the construction process must be familiar with the Tree Protection Plan.
- 8.1.2 It is critical that all protective fencing is installed and erected, and the Construction Exclusion Zone (see Section 7.1 of this report for further information) enforced prior to the commencement of any works on-site. Following the installation of tree protection, a pre-commencement site meeting must be undertaken by a suitably competent Arboricultural Consultant to ensure the satisfaction of all parties prior to any on-site works commencing. A copy of the file note should also be provided to the Tree Officer.
- 8.1.3 Due to the level of proposed incursion into the RPA of T9 (small-leaved lime), it will be necessary to install a Greenfix Geoweb (or comparable specification) tree root protection system for construction of the proposed driveway. The location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-004) at Appendix 4 as a yellow honeycomb hatch. The Greenfix Geoweb will be 100mm in depth, installed above the existing ground level.



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- 8.1.4 To ensure that foreseeable damage does not occur whilst installing the Greenfix Geoweb, the Arboricultural Clerk of Works (ACoW) will be on-site throughout.
- 8.1.5 Should the Council be minded to grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to provide a detailed construction methodology for the Greenfix Geoweb.
- 8.1.6 To ensure foreseeable damage does not occur, hand-dig only methods (e.g. pneumatic drill) will be adopted when working within the RPA of T14 (cedar of Lebanon) or T16 (common yew). Whilst these works are being undertaken, the ACoW will be on-site throughout.

9. Conclusions

- 9.1.1 A total of 17no. individual trees and 4no. groups of trees have been surveyed. These include 9no. category A, 3no. category B and 9no. category C retention value. All trees at the Site and within influencing distance have been surveyed. None of the surveyed trees or groups were of retention category U.
- 9.1.2 It has been considered desirable wherever possible that trees and groups of trees should be retained, although care has been exercised over misplaced tree preservation. In terms of the current site layout plan, due to the size and scale of the building plans there is unavoidable conflict with some trees, and therefore mitigation proposals are considered.
- 9.1.3 To implement the Proposed Development there will be a requirement to remove 4no. individual trees, including 2no. category B and 2no. category C retention value.
- 9.1.4 The trees proposed for removal within this report are neither aged nor veteran and therefore the principles for refusal within the NPPF are not considered applicable.
- 9.1.5 The Proposed Development is in line with the Hinckley & Bosworth Borough Council's Local Development Framework Core Strategy (2009) and the Green Infrastructure Strategy (2020). The Proposed Development retains trees identified as important within the Site and none of the proposed tree loss is visible from the public realm.

10. References

British Standard 3998:2010 'Tree work – Recommendations'

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

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

Hinckley & Bosworth Borough Council's Green Infrastructure Strategy (2020)

Hinckley & Bosworth Borough Council's Local Development Framework Core Strategy (2009)

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



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Appendix 1: Aerial Photographs

Google Earth Aerial Image (30.09.2022)

The Coach House, The Old Rectory, Rectory Lane, Market Bosworth, Nuneaton, CV13 0LS

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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 less the 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 associated plans at Appendix 3 and 4, respectively.

The 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 life expectancy.
Early-mature	Trees have one-third to two-thirds life expectancy.
Mature	Trees have 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: 220930 22031 AIA V1a

DATE: October 2022



The structural condition of the trees 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 defect present or many small defects.

The physiological condition has been recorded to indicate the 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	The 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 correspond with the retention category, as a tree may have a long remaining life but be of little significance in terms of development.

Arboricultural Impact Assessment

REF NO: 220930 22031 AIA V1a

DATE: October 2022



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

The Coach House, Market
Bosworth

CLIENT

David Granger Architectural Design Ltd.

DATE

24th May 2022

REFERENCE

220527 22031 TS V1a

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>	15	570	8	9	8	5	3	Mature	Poor	Fair	Mature specimen located on the southern boundary of the site. Single stem maintained for the majority of its height. Initial branching at c.3m. Of poor vigor, with evidence of Ash Dieback associated. Likely to be of limited long term retention value.	No works required at the time of assessment.	C1, 2	150	6.90
T2	Common holly	<i>Ilex aquifolium</i>	7	290	5	4	1	4	0.5	Mature	Good	Fair	Mature specimen located on the southern boundary of the site. Single stem bifurcates at c.1.5m. Canopy heavily biased north. Adds to the wider boundary group.	No works required at the time of assessment.	C2	41	3.60
T3	Scots pine	<i>Pinus sylvestris</i>	17	825	4	6	8	7	14	Mature	Good	Fair	Mature specimen located on the western boundary of the site. Single stem maintained for majority of its height. Longitudinal cavity on stem north from c.3m extending up to c.6m. Evidence of international dysfunction from ground level with pronounced ridge extending up to the cavity. Canopy biased south. Likely to be of limited long term retention value. Likely to be visible from residential properties west.	No works required at the time of assessment.	C2	308	9.90
T4	Western red cedar	<i>Thuja plicata</i>	11	380	2	2	2	2	2	Semi-mature	Good	Poor	Semi mature specimen located offsite on the western boundary of the site. Single stem forms 5no. stems by c.1m. Historic storm damage associated with the canopy, northern stem failed at c.3.5m. Of limited arboricultural merit but does add to the boundary screen.	No works required at the time of assessment.	C1, 2	64	4.50
T5	Goat willow	<i>Salix caprea</i>	5	122.47	3	4	4	2	0	Young	Fair	Fair	Self set specimen located towards the northern boundary of the site. Multi stemmed. Canopy biased east. Of no arboricultural merit.	Fell to implement the Proposed Development.	C2	7	1.50

BS5837:2012 TREE SCHEDULE

SITE

The Coach House, Market
Bosworth

CLIENT

David Granger Architectural Design Ltd.

DATE

24th May 2022

REFERENCE

220527 22031 TS V1a

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									
T6	Wild cherry	<i>Prunus avium</i>	7	460	6	3	3	4	3	Mature	Fair	Fair	Mature specimen located centrally within the site. Single stem. Dense ivy throughout limiting a detailed assessment. Canopy biased north. Appears to be of low vigour. Likely to be of limited visibility externally to the site.	Fell to implement the Proposed Development.	C1, 2	92	5.40
T7	Common yew	<i>Taxus baccata</i>	7	385.52	5	5	5	5	1	Early-mature	Good	Good	Early mature specimen located on the eastern boundary of the site. Forms 2no stems from ground level. Good radial canopy. Good future potential. Adds to the wider boundary screen.	Fell to implement the Proposed Development.	B1, 2	64	4.50
T8	Common yew	<i>Taxus baccata</i>	7	345	5	5	5	5	1	Early-mature	Good	Good	Early mature specimen located on the eastern boundary of the site. Single stem. Good radial canopy. Good future potential. Adds to the wider boundary screen.	Fell to implement the Proposed Development.	B1, 2	55	4.20
T9	Small-leaved lime	<i>Tilia cordata</i>	18	865	7	8	7	8	2.5	Mature	Good	Fair	Mature specimen located on the eastern boundary of the site. Single stem. Previously pollarded at c.8m. Good wide spread canopy. Of high arboricultural merit. Prominent specimen within the site. Good future potential.	No works required at the time of assessment.	A1, 2	346	10.50
T10	Small-leaved lime	<i>Tilia cordata</i>	18	960	6	7	6	7	1.5	Mature	Good	Fair	Mature specimen located on the eastern boundary of the site. Single stem. Dense epicormic growth at the base and on the stem, partially obscuring assessment. Small diameter deadwood associated with the canopy. Of high arboricultural merit. Prominent on the site access. Good future potential.	Remove deadwood over the site access. Remove epicormic growth at base.	A1, 2	408	11.40

BS5837:2012 TREE SCHEDULE

SITE

The Coach House, Market
Bosworth

CLIENT

David Granger Architectural Design Ltd.

DATE

24th May 2022

REFERENCE

220527 22031 TS V1a

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									
T11	Small-leaved lime	<i>Tilia cordata</i>	18	795	5	7	5	7	1.5	Mature	Good	Fair	Mature specimen located on the eastern boundary of the site. Single stem. Dense epicormic growth at the base and on the stem, partially obscuring assessment. Small diameter deadwood associated with the canopy. Of high arboricultural merit. Prominent on the site access. Good future potential.	Remove deadwood over the site access. Remove epicormic growth at base.	A1, 2	290	9.60
T12	Small-leaved lime	<i>Tilia cordata</i>	18	1055	7	7	7	7	2	Mature	Good	Fair	Mature specimen located on the eastern boundary of the site. Single stem. Dense epicormic growth at the base and on the stem, partially obscuring assessment. Small diameter deadwood associated with the canopy. Of high arboricultural merit. Prominent on the site access. Good future potential.	Remove deadwood over the site access. Remove epicormic growth at base.	A1, 2	499	12.60
T13	Common pear	<i>Pyrus communis</i>	0	510.39	7	3	7	6	4	Mature	Good	Fair	Mature specimen located on the northern boundary of the site adjacent to the site access. Forms 3no stems from ground level. Light ivy on the scaffolding partially obscuring assessment. Prominent specimen on Rectory Lane.	No works required at the time of assessment.	B2	113	6.00
T14	Cedar of Lebanon	<i>Cedrus libani</i>	18	900	6	8	9	6	2	Mature	Good	Good	Mature specimen located offsite to the southeast. Single stem maintained for majority of its height. Initial branch at 2m southeast. Canopy biased southeast. Of high arboricultural merit. Adds height to the boundary screen.	No works required at the time of assessment.	A1, 2	366	10.80
T15	Common yew	<i>Taxus baccata</i>	11	560	4	4	8	7	1	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Canopy biased southwest. Good future potential. Adds to the wider boundary screen.	No works required at the time of assessment.	A1, 2	137	6.60

BS5837:2012 TREE SCHEDULE

SITE

The Coach House, Market
Bosworth

CLIENT

David Granger Architectural Design Ltd.

DATE

24th May 2022

REFERENCE

220527 22031 TS V1a

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									
T16	Common yew	<i>Taxus baccata</i>	11	525	4	5	6	4	0.5	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Canopy biased south. Good future potential. Adds to the wider boundary screen.	No works required at the time of assessment.	A1, 2	125	6.30
T17	Goat willow	<i>Salix caprea</i>	6	85	3	3	3	3	2.25	Young	Good	Good	Self set specimen located offsite to the west. Single stem. Radial canopy. Of limited arboricultural merit and of no visibility due to surrounding vegetation.	No works required at the time of assessment.	C2	7	1.50
G1	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	12 - 17	260 - 385	5	5	5	5	1.5	Early-mature	Good	Fair	Early mature group framing the northern boundary of the site and the western boundary of the site access road. Located at the top of a raised bank, likely reducing rooting south. Single stems. Common cohesive canopy. Forms a significant boundary screen from residential property north.	No works required at the time of assessment.	C2	64	4.50
G2	Sycamore, Common holly, Common yew, Small-leaved lime	<i>Acer pseudoplatanus</i> , <i>Ilex aquifolium</i> , <i>Taxus baccata</i> , <i>Tilia cordata</i>	8 - 17	260 - 445	7	7	7	7	4	Mature	Good	Good	Mature group located on the eastern side of the site access. Majority single stem. Dense common cohesive canopy. Forms a significant boundary screen. Of good future potential. Prominent on Rectory Lane.	No works required at the time of assessment.	A1, 2	92	5.40
G3	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	6 - 8	100 - 205	1	1	1	1	1	Semi-mature	Poor	Fair	Continuation of G1, framing the western side of the site access road. Previously reduced to c.6m. Now with limited live growth. Heavily dominated by dense ivy. Forms a boundary screen.	No works required at the time of assessment.	C2	18	2.40

BS5837:2012 TREE SCHEDULE

SITE

The Coach House, Market
Bosworth

CLIENT

David Granger Architectural Design Ltd.

DATE

24th May 2022

REFERENCE

220527 22031 TS V1a

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									
G4	Sycamore, Common hazel, Common ash, Common holly, Pedunculate oak, Common yew, Small-leaved lime, English elm	<i>Acer pseudoplatanus</i> , <i>Corylus avellana</i> , <i>Fraxinus excelsior</i> , <i>Ilex aquifolium</i> , <i>Quercus robur</i> , <i>Taxus baccata</i> , <i>Tilia cordata</i> , <i>Ulmus procera</i>	5 - 18	130 - 520	8	8	8	8	2	Mature	Good	Good	Mature group located on the southern boundary of the site. Majority single stem. Dense common cohesive canopy. Forms a significant boundary screen. Of good future potential.	No works required at the time of assessment.	A1, 2	125	6.30

Arboricultural Impact Assessment

REF NO: 220930 22031 AIA V1a

DATE: October 2022



Appendix 4: Plans

Tree Constraints Plan (OE-001)

Arboricultural Impact Plan (OE-002)

Tree Retention and Removal Plan (OE-003)

Tree Protection Plan (OE-004)

PROJECT INFORMATION

PROJECT
The Coach House, The Old Rectory, Market Bosworth

PLAN TITLE
Tree Constraints Plan

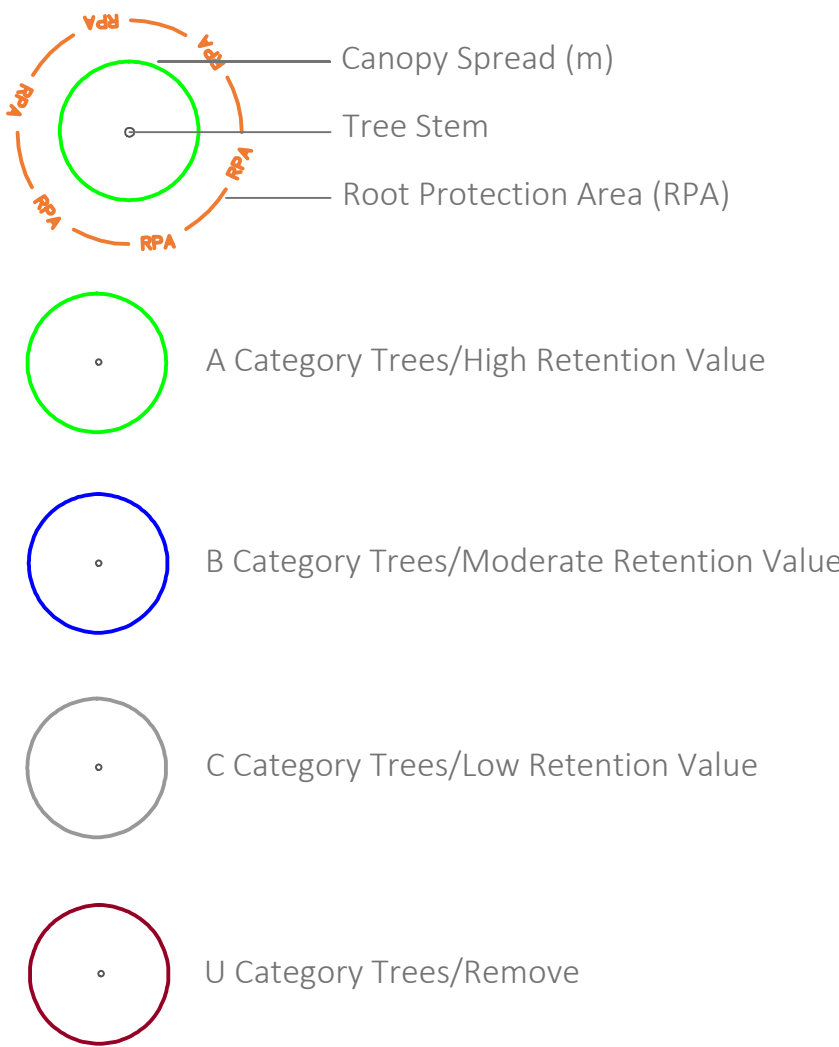
DATE
May 2022

PLAN REFERENCE
220527 22031 TCP V1a

PLAN NUMBER
OE-001

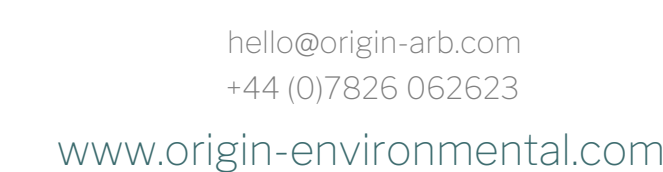
PLAN SCALE
1/200 @ A1

KEY



Tree locations are based on aerial imagery and measurements taken onsite. No topographical survey has been provided, as such tree locations must not be taken as exact.

This TCP is created as a design tool and does not make an assessment of the impacts or subsequent effects of the Proposed Development to trees. Therefore, the TCP must not be submitted solely to inform the planning application. An Arboricultural Impact Assessment or similar report will be required to inform the planning application which this TCP may form part of.



PROJECT
The Coach House, The Old Rectory, Market Bosworth

PLAN TITLE
Arboricultural Impact Plan

DATE
October 2022

PLAN REFERENCE
220527 22031 AIP V1a

PLAN NUMBER
OF-002

PLAN SCALE
1/200 @ A1

Canopy Spread (m)

Tree Stem

Root Protection Area (RPA)

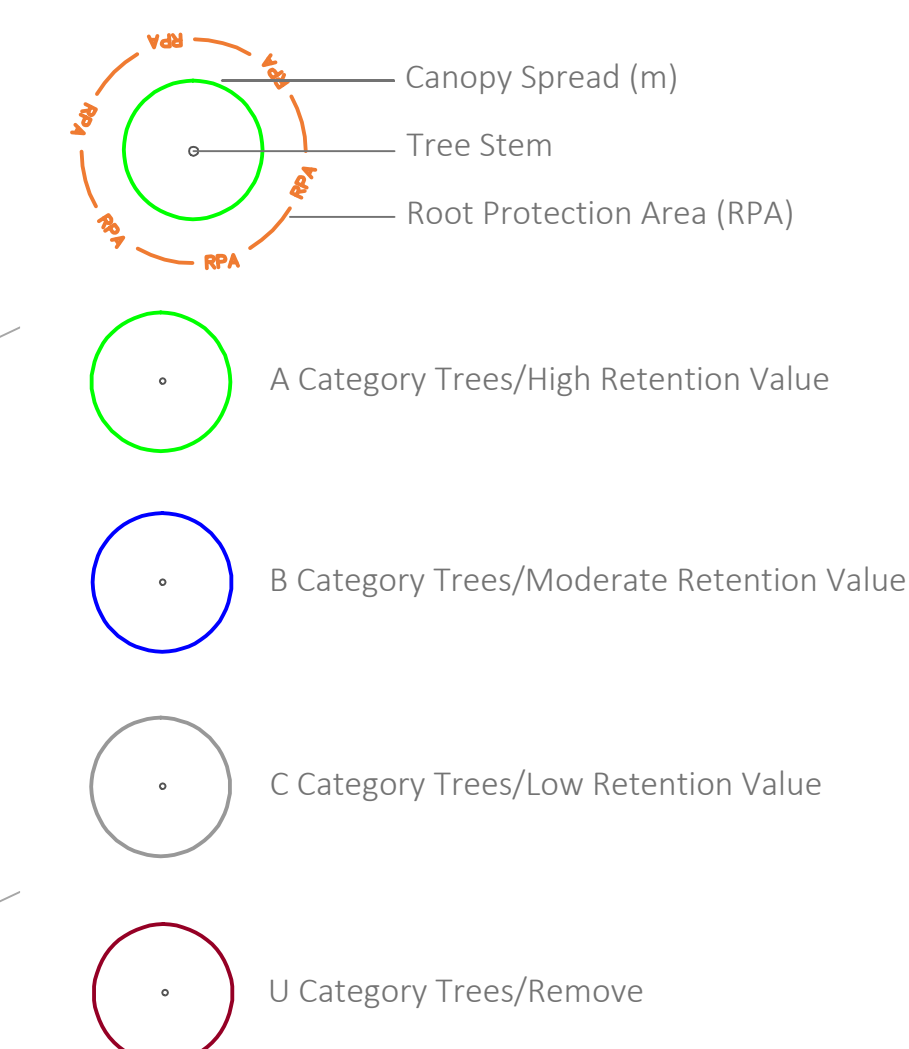
RPA

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
The Coach House, The Old Rectory, Market Bosworth

PLAN TITLE
Tree Retention and Removals Plan

DATE
October 2022

PLAN REFERENCE
220527 22031 TRRP V1a

PLAN NUMBER
OE-003

PLAN SCALE
1/200 @ A1

KEY

- Canopy Spread (m)
- Tree Stem
- Trees to be **retained** for development
- Trees to be **removed** for Development



North

PROJECT INFORMATION

PROJECT
The Coach House, The Old Rectory, Market Bosworth

PLAN TITLE
Tree Protection Plan

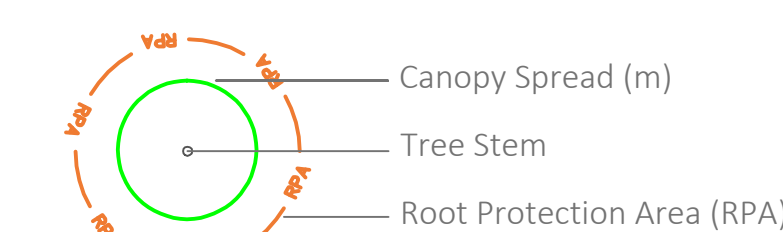
DATE
October 2022

PLAN REFERENCE
220527 22031 TPP V1a

PLAN NUMBER
OE-004

PLAN SCALE
1/200 @ A1

KEY



A Category Trees/High Retention Value

B Category Trees/Moderate Retention Value

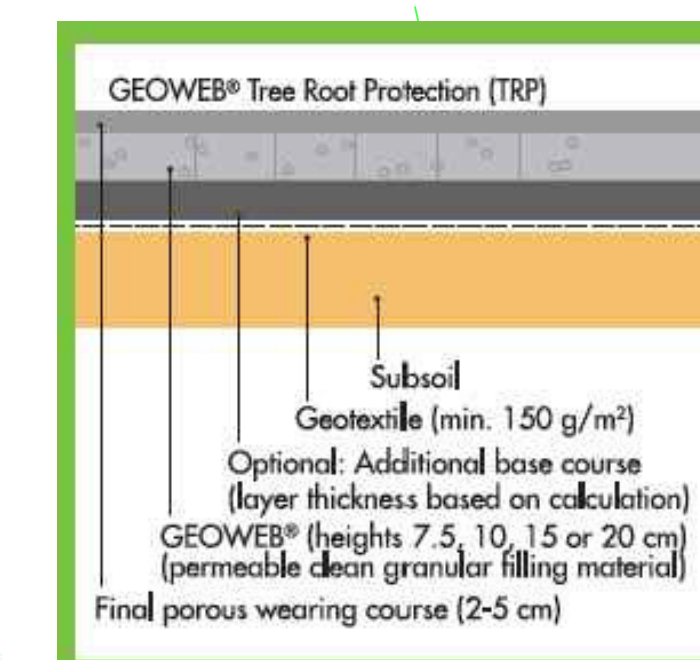
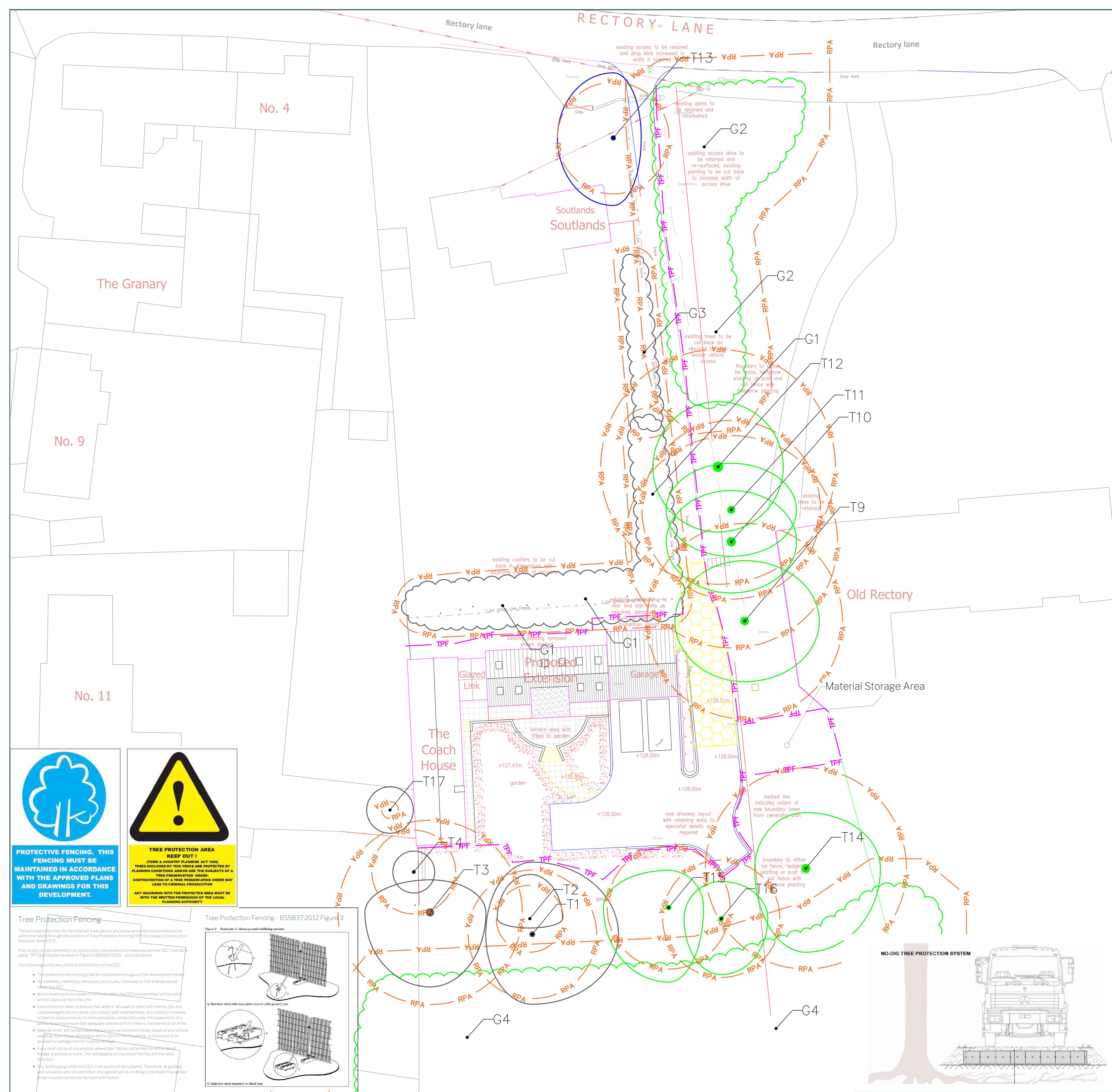
C Category Trees/Low Retention Value

U Category Trees/Remove

TREE PROTECTION

Tree Protection Fencing

100mm 'No Dig' Above Soil Surface



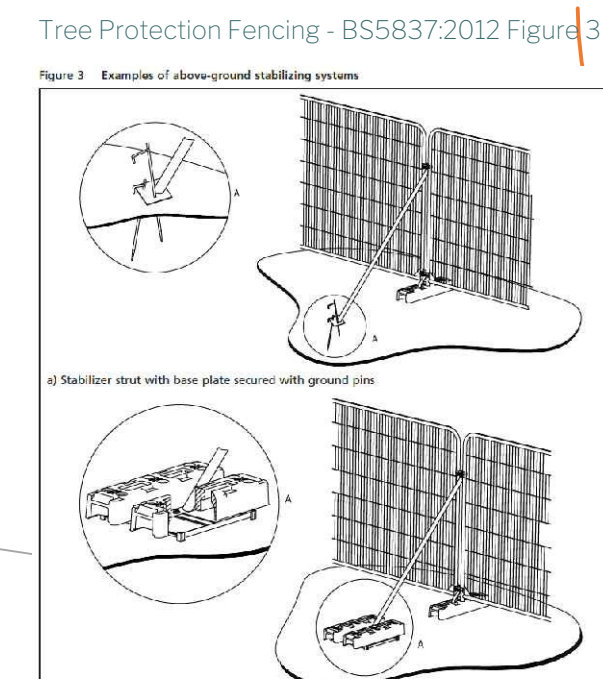
Tree Protection Fencing

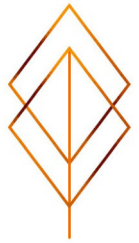
The principal protection for the retained trees (above and below ground) and associated soils within the Site, through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

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, ladders and counterweights do not come into contact with retained trees. Any transit or traversal of plant in close proximity to trees should be conducted under the supervision of a competent person to ensure that adequate clearance from trees is maintained at all times.
- Materials which will contain oil, fuel, acid or concrete mixing, diesel oil and vehicle washing from motor vehicles discharged within 10m of the trees should, in the event of an accident or spillage the PA must be removed.
- Fires must not be lit in a position where their flames can extend to symmetrical 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 soil restoration are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

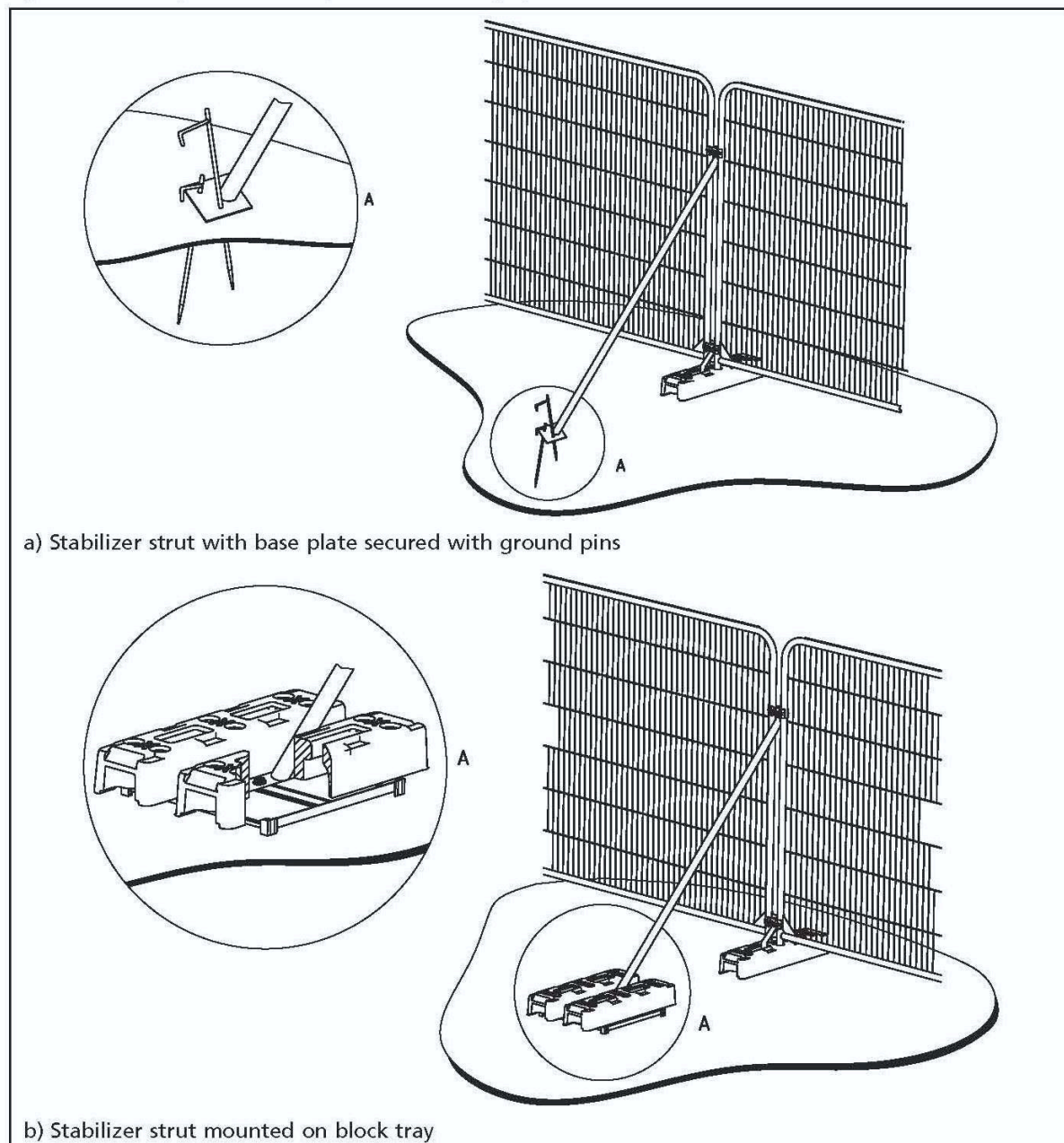




Appendix 5: Tree Protection

Fencing Specification

Figure 3 Examples of above-ground stabilizing systems



Arboricultural Impact Assessment

REF NO: 220930 22031 AIA V1a

DATE: October 2022



Appendix 6: Tree Preservation Order

Hinckley and Bosworth Borough Council Tree Preservation Order No. 0801/12/13

0801/12/13

Town and Country Planning Act 1971

Town and Country Planning (Tree Preservation Order) Regulations 1969.

TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) (AMENDMENT) REGULATIONS 1981

To

Mrs. M. Higgins, Secretary
Parsonages Board,
The Diocese of Leicester,
Diocesan Office,
3/5 St. Martins East,
Leicester. LE1 5FX

Notice of Confirmation of Tree Preservation Order

NOTICE IS HEREBY GIVEN that the Borough Council of Hinckley
and Bosworth
in pursuance of their powers as Local Planning Authority under the Town and Country
Planning Act 1971 have ~~[this day]~~ [on the 23rd day of August, 19 83]
confirmed [without modification][as an unopposed order] the Tree Preservation Order
made by the said Council on the Fourteenth day of April
19 83 .

The Borough Council of Hinckley and Bosworth Market Bosworth (The Rectory,
Rectory Lane) Tree Preservation Order 1983

DATED this

FIRST

day of

SEPTEMBER

, 1983

(Signed)

Director of Administration and Finance †

(The officer appointed for the purpose)

† Insert title of proper officer.

FIRST SCHEDULE **TREES SPECIFIED INDIVIDUALLY***

(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
T1	Horse Chestnut	The Rectory, Rectory Lane, Market Bosworth.
T2	Yew	
T3	Beech	
T4	Horse Chestnut	
T5	Horse Chestnut	
T6	Horse Chestnut	
T7	Turkey Oak	
T8	Horse Chestnut	
T9	Lime	

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation</i>
	None	

GROUPS OF TREES*

(within a broken black line on the map)

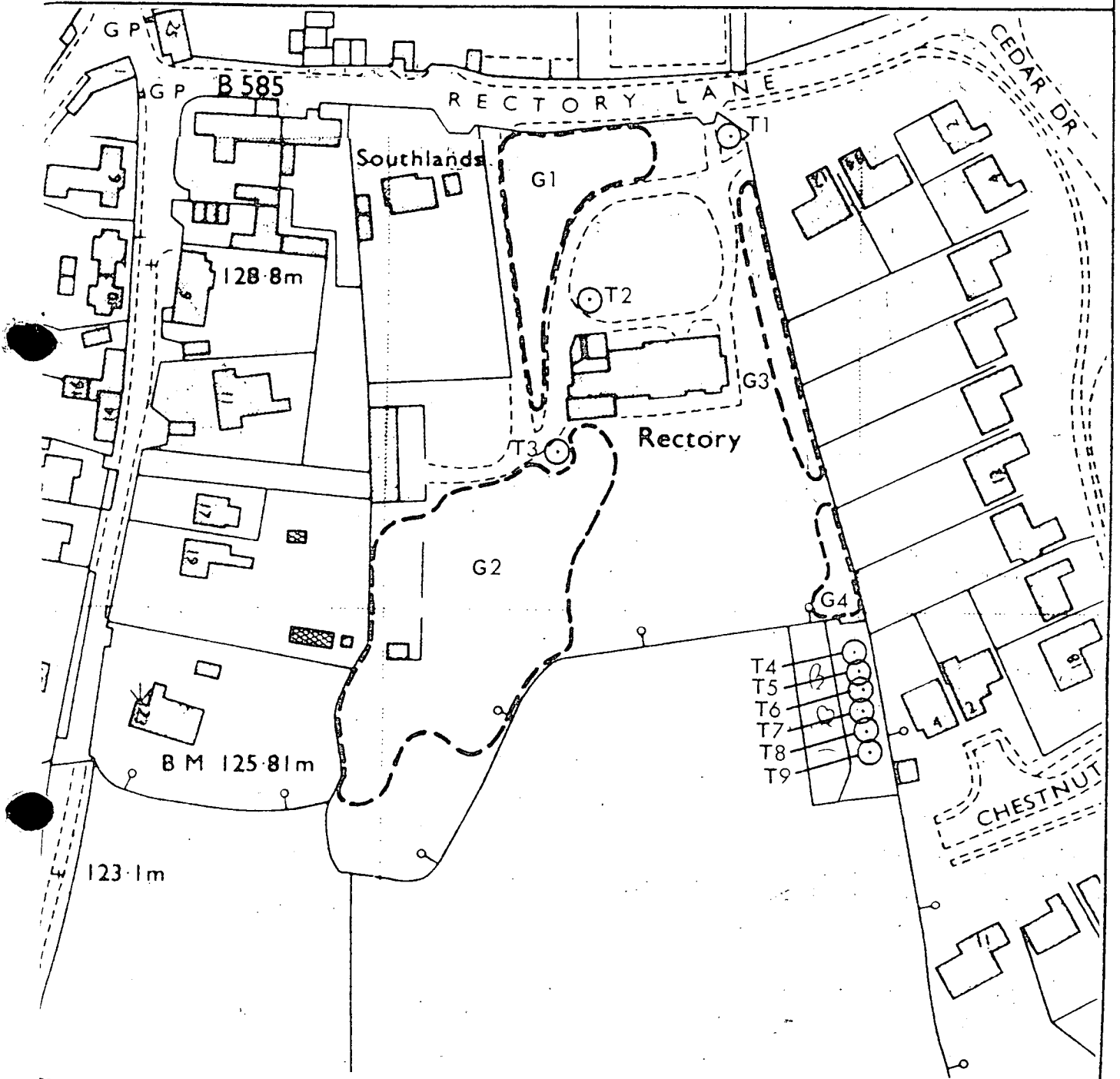
<i>No. on Map.</i>	<i>Description.</i>	<i>Situation</i>
G1	5 Lime, 1 Holly, 4 Sycamore, 1 Yew, 1 Horse Chestnut, 2 Scots Pine (14 Trees).	The Rectory, Rectory Lane, Market Bosworth
G2	6 Ash, 1 Silver Birch, 7 Horse Chestnut, 5 Yew, 1 Cherry, 1 Beech, 1 Weeping Ash, 1 Cedar. (23 Trees).	The Rectory, Rectory Lane, Market Bosworth
G3	5 Horse Chestnut, 1 White Beam, 2 Larch, 3 Scots Pine, 3 Ash. (14 Trees).	The Rectory, Rectory Lane, Market Bosworth
G4	1 Yew, 2 Holly, 3 Horse Chestnut. (6 Trees).	The Rectory, Rectory Lane, Market Bosworth

* The word "NONE" must be entered where necessary.

Town and Country Planning Act 1971

THE BOROUGH COUNCIL OF HINCKLEY & BOSWORTH MARKET BOSWORTH (The Rectory, Rectory Lane)

Tree Preservation Order 1983



Scale 1:1250

Extract from O.S. sheet SK 4002 S & 4003 S

The Common Seal of the Borough Council of Hinckley & Bosworth

as hereunto affixed the *fourteenth* day of *April*

the thousand nine hundred and eighty *Three* in the presence of

Director of Administration & Finance

3287



ORIGIN

ENVIRONMENTAL

Arboriculture

Tel. 07826 062623

Email. hello@origin-arb.com

GET IN TOUCH TO DISCUSS YOUR PROJECT