

**Pre-Development Tree Survey:
Hinckley Investment LLP – Land off Hammonds Way and Eon Highway
Lighting Depot, Hinckley, LE10 3EG**

Prepared for:
BCA Design Ltd
Studio 3
The Court
Holywell Business Park
Northfield Road
Southam
Warwickshire
CV47 0FS

Document reference: 1021/25, Revision 0

1. General notes and introduction

- 1.1 This survey has been undertaken for BCA Design Ltd, Studio 3, The Court, Holywell Business Park, Northfield Road, Southam, Warwickshire, CV47 0FS. The site surveyed is located at land off Hammonds Way and the Eon Highway Lighting Depot, Hinckley, Leicestershire, LE10 3EG.
- 1.2 All the trees in this survey have been surveyed from the ground. The survey is based on a purely visual assessment of the trees. A climbing survey has not been undertaken. Where relevant, specific recommendations for remedial tree surgery works have been included. Such recommendations are valid for a period of 12 months from the date of this inspection, following which it may be necessary to reassess this advice in accordance with sound arboricultural advice.
- 1.3 The protective status of the trees contained within the survey is unknown and should be confirmed with the Local Planning Authority. Should any form of legislation or statutory protection apply it will be necessary to make the requisite application/prior notification of proposed works and receive written consent before any tree work is carried out.
- 1.4 The survey is to be read in conjunction with the associated Tree Constraints Plan prepared by BCA Design Ltd (Contract number: 2445/25, Drawing number: 03).

2. Tree survey assessment notes

- 2.1 This tree survey has been structured to accord with the requirements of Sections 4.4 and 4.5 of British Standard 5837 of 2012: *Trees in relation to design, demolition and construction – recommendations*. The columns in the tree survey assessment refer to the following items:

Tree/Group number: Tree reference number as shown on drawing.

Common name *Botanical name*: Identifies individual species by common name. For avoidance of doubt the botanical name is shown *in italics*.

Tree height: Estimated height of the tree in metres.

Stem diameter: Diameter of the trunk(s) measured in accordance with Annex C of the Standard and expressed in millimetres.

Branch spread: Measured radial spread of the crown broken down into the four main compass points and expressed in metres.

Height above ground level of: Estimated measurement (in metres) to inform on ground clearance, crown/stem ratio and shading presented in two sub-categories:

- First significant branch (at point of attachment with parent stem) and direction of growth (eg 2.4 N).
- Canopy ie assessment of clearance above ground of lowest branch tips. Where irregular, and potentially significant towards development proposal, direction of assessed crown height has been added.

NB: For tree height, stem diameter and branch spread, the measurement conventions are as follows:

- Height and crown spread are recorded to the nearest half metre (crown spread being rounded up) for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
- Stem diameter is recorded in millimetres (using a calibrated girth tape), rounded up to the nearest 10mm (0.01m).
- Estimated dimensions (eg for off-site or otherwise inaccessible trees where accurate data cannot be recovered) are identified by being suffixed with a #.

Life stage: The estimated age: young, semi mature, early mature, mature or over mature, shown as Y, SM, EM, M or OM respectively.

Physiological condition: Physiological condition being good, fair, poor or dead, shown as A, B, C or D respectively.

Structural condition: Structural condition being good, fair, poor or dangerous (eg collapsing, the presence of decay and physical defects), shown as A, B, C or D respectively.

General observations, including preliminary management recommendations: Particularly of structural and/or physiological condition, including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

Estimated remaining contribution in years (RC): <10, 10–20, 20–40 or >40.

Retention category (RC): Categorisation of survey trees in accordance with Section 4.5 and Table 1 of the Standard.

- **U (dark red):** 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 (eg 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.

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 that it might be desirable to preserve.

- **A (light green):** Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Mainly arboricultural qualities: Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or of formal or semi-formal arboricultural features (eg the dominant and/or principal trees within an avenue). Indicated by 1 in brackets after the appropriate category classification.

Mainly landscape qualities: Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. Indicated by 2 in brackets after the appropriate category classification.

Mainly cultural values, including conservation: Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood-pasture). Indicated by 3 in brackets after the appropriate category classification.

- **B (mid blue):** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Mainly arboricultural qualities: Trees that might be included in category A, but are downgraded because of impaired condition (eg presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years or trees lacking the special quality necessary to merit the category A designation. Indicated by 1 in brackets after the appropriate category classification.

Mainly landscape qualities: 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 collectives, but situated so as to make little visual contribution to the wider locality. Indicated by 2 in brackets after the appropriate category classification.

Mainly cultural values, including conservation: Trees with material conservation or other cultural value. Indicated by 3 in brackets after the appropriate category classification.

- **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.

Mainly arboricultural qualities: Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Indicated by 1 in brackets after the appropriate category classification.

Mainly landscape qualities: 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. Indicated by 2 in brackets after the appropriate category classification.

Mainly cultural values, including conservation: Trees with no material conservation or other cultural value. Indicated by 3 in brackets after the appropriate category classification.

Signed:



Ben Bennett, BSc (Hons) For, Cert Arb (RFS), MArborA
Director, BB Trees Ltd

Trees were inspected by Ben Bennett from ground level only on Friday 24 October 2025. Weather conditions were dry, bright and sunny with good visibility from ground level. Trees within the lighting compound often featured restricted access. However, where pertinent, this has been noted in the survey assessment.

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
1	Pissard's plum <i>Prunus pissardii</i>	7.5	310	N 4.5 E 4.5 S 3.5 W 3.5	1.7 E	1.5–2	M	B	B/C	Planted at around 1m to rear of footway and previously crown lifted to give necessary clearance. Of basal graft origin but with multiple suckers growing around the base; some of which emanate from beneath the graft line and are of plain green leafed form. Minor patches of necrotic bark between root buttresses. Typical dense congested crown with many watershoots. Carefully cut back basal suckers and remove any low epicormic growth so that there is a clear trunk height of at least 1.5m. Further crown lift to give 2.7m clearance over the footway to provide long term clearance, including when in fruit.	20–40	C (2+3)

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G2	2no Lawson cypress <i>Chamaecyparis lawsoniana</i>	7	270 Northern tree 260 Southern tree	Up to 2.5 in all directions	1	0.3–2.5	SM	B/C	B	Trees planted adjacent to section of footway that is surfaced in cast-in-situ concrete that has become cracked opposite the southernmost tree in the group. Trees grow at an offset of 0.3m to the rear of the footway. The southernmost tree has an electricity feed and a downlighter attached to the trunk at 2.6m, likely defunct. Both trees show slightly reduced vigour with less than optimum foliage density. Monitor displacement of footway, which will be ongoing. Monitor vigour.	20–40	(C) (2)
3	Goat willow <i>Salix caprea</i>	3	90 (mean) X 6	Up to 2.5 in all directions	N/A	0	SM	A	C	Tree of self-seeded origin growing with bund that raises to approximately 1.8m higher than the level of the field. Of coppice regeneration, having previously been removed to near ground level but having regenerated. Multiple crossing and chafing branches; some with clear acute main forks. No works required at present. Unsuitable for growth into full maturation adjacent to roadside boundary.	20–40	C (3)

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					First branch	Canopy		Physiological condition	Structural condition			
G4	Silver birch <i>Betula pendula</i>	Up to 10	Up to 230	Up to 4 2 (average)	0.3	0 NW	Y/SM	B	B	Self-seeded trees dominated by single taller specimen. Of average form but free from significant defect. If group be retained, keep easternmost young tree and central largest stemmed specimen only such that they would have room for long term development.	>40	(C) (2+3)
G5	2no goat willow <i>Salix caprea</i>	5	Up to 75 (mean) X 7	Up to 3	N/A	0.3	SM	B	B/C	Two self-seeded trees that have previously been cut down but have regenerated as coppice stools with multiple stems emerging from ground level. Both trees grow to the lower toe of the soil bund that runs around the perimeter of the site. No works required at present.	>40	(C) (3)
6	Goat willow <i>Salix caprea</i>	4.5	80 (mean) X 7	Up to 3 in all directions	N/A	0.4	SM	C	C	Growing at base of bund. Festooned by bramble with low growth having been flailed back on the internal site side resulting in many torn branches. Remove.	<10	U

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7	Goat willow <i>Salix caprea</i>	8	320# 270# 180# 170# 160#	N 6.5 E 6# S 5.5# W 6.5#	N/A	0.6	EM	A/B	B/C	A larger goat willow that has self-sown within the corner of the site at the base of the bund. Indications of previously having been cut down and regenerated. Low branches grow through palisade fence surrounding adjacent lighting compound. Dense bramble growth extending through lower crown. Numerous secondary branches have been snapped during windy weather and remain part cleft. No works required at present.	20–40	C (3+2)
8	Goat willow <i>Salix caprea</i>	6.5	90 (mean) X 8	Up to 4	N/A	1.5 near base	EM	B	C	Self-seeded multi-stemmed coppice regeneration between containers with crown growth resting on roof of adjacent containers and conflict with palisade fence. Remove.	<10	U

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9	Broad leafed lime <i>Tilia platyphyllos</i> 'RUBRA'	11	470#	N 3.5# E 4# S 5.5# W 3.5	3.8	0	EM	B	B#	No access to base of tree. Surrounded by dense basal suckers of up to 65mm in diameter. Low growth cut back previously to give clearance to containers and to maintain CCTV lines of sight. Internodal pruning but minimal branch dieback. Clear around base of tree. Carefully cut back basal suckers and remove ivy and strip from lowest 1.5m of trunk. Reinspect. RC provisional only.	>40	B (2+3)
10	Broad leafed lime <i>Tilia platyphyllos</i> 'RUBRA'	14	450	N 4# E 4.5 S 5# W 5.5	1.8 S	2.5 N	EM	A	B	Stoned down hardstanding tight to base. Dense basal suckers. Crudely crown lifted previously on northern side but no branch dieback. Indications of good vigour. Cut back basal suckers and sever establishing ivy.	>40	A (2+3)

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11	Broad leafed lime <i>Tilia platyphyllos</i> 'RUBRA'	13	460	N 6 E 5 S 4.5 W 5.5#	2.6 W	3	EM	A	B	Dense basal suckers that have been cut back to short stalks surround base, obscuring lower trunk/root crown from inspection. Existing tarmac hardstanding within 1m due east of trunk base. Previously crown lifted but unoccluded wounds. Further internodal crown lifting of secondary growth at above 2.6m from ground level but no branch dieback. Cut back basal suckers and clear vegetation from around base. Sever establishing ivy. Remove epicormic growth from lower trunk to give clean trunk height of 2.2m.	>40	A (2+3)
12	Broad leafed lime <i>Tilia platyphyllos</i> 'RUBRA'	14	480#	N 5.5# E 5# S 5.5 W 6#	2.5 W	3	EM	A	B#	Limited access close to tree due to adjacent containers and stockpiled materials. Extensive basal suckers extending to around 3.5m above ground level. No access to trunk at all. Previous crude crown lifting on eastern side over containers. As best as practicable, cut back basal suckers but avoid, at this stage, creating any potential pruning wounds greater than 80mm adjacent to the trunk. Reinspect. RC provisional only.	>40	A (2+3)

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13	Broad leaved lime <i>Tilia platyphyllos</i> 'RUBRA'	12	590 over light ivy	N 5 E 4.5 S 4.5 W 5.5#	1.8 NW	2.6 E	EM	A	B	Dense basal sucker stalks within 1.5m of trunk base. Cut long and still obscuring much of root crown from inspection. Low epicormic growth and a light cladding of ivy that extends to 4.5m above ground level. Crudely pruned back lower branches on northern and eastern sides over parking area. Some torn branch ends but no significant dieback. Upper crown maintains good vigour. Cut back basal suckers. Remove low epicormic growth of less than 80mm in diameter to provide a clean trunk height of 2.5m above ground level.	>40	A (2+3)
G14	Wild cherry <i>Prunus avium</i>	4.5	Up to 100	Up to 1.5 in all directions	N/A	1.6	Y	B	C	Self-seeded wild cherry suckers from old stumps growing in amongst stockpiled materials. Remove while modest in size.	<10	(U)

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H15	Hawthorn <i>Crataegus monogyna</i> English elm <i>Ulmus procera</i> Dog rose <i>Rosa canina</i> Blackthorn <i>Prunus spinosa</i> Midland thorn <i>Crataegus laevigata</i> Ash <i>Fraxinus excelsior</i>	Up to 6.5 3–4 (average)	Up to 200	W Up to 2 E 1	N/A	0	M	B–D	B–D	Overgrown boundary hedge. Ditch to highway side (holding water at time of assessment). Single multi-stemmed ash nearest BT distribution pole, which is of coppice origin and only modest. For the majority of the length of the hedge, elm is the prominent species but with the majority of the individual trees having died back following the onset of Dutch elm disease. Some taller dead elm stems are at risk of falling onto the highway. Remove dead elm stems where a safety concern. If desired, hedge could be systematically reduced to around 2.3m (above palisade fence) and managed in a more consolidated state.	>40	N/A

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					First branch	Canopy		Physiological condition	Structural condition			
G16	Pissard's plum <i>Prunus pissardii</i> English elm <i>Ulmus procera</i> Ash <i>Fraxinus excelsior</i> Damson <i>Prunus domestica</i> Hawthorn <i>Crataegus monogyna</i>	Up to 9	Up to 260#	Up to 3.5	N/A	1.0	SM– EM	B–D	B–D	Closest to individual tree 17 is a further Pissard's plum. However, becoming festooned in ivy with most of its structure obscured from inspection. Remainder of the group consists of self-seeded trees beyond the palisade fence dominated by a coppice of predominantly twin stemmed ash, at best of mediocre form. Hawthorn within at a low level plus occasional elm. Ash component only suitable for retention in the short term. Ivy should be carefully severed and removed from the plum and basal suckers cut back, allowing a further inspection.	20–40	(C) (2+3)
17	Pissard's plum <i>Prunus pissardii</i>	5	270	N 3 E 3.5 S 1.5 W 3.5	1.7	1.5 N	EM	B	B/C	Growing adjacent to BT service chamber. Low sucker growth has been previously clipped back where overhanging road but now encroaches. Heavily suppressed on south eastern side by larger multi-stemmed plum. Crown lift over access road.	20–40	C (2+3)

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					First branch	Canopy		Physiological condition	Structural condition			
18	Damson <i>Prunus domestica</i>	6.5	170 (mean) X 6	Up to 5 in all directions	N/A	0	M	B/C	C	Multi-stemmed plum. Partially clad in ivy limiting access and views for inspection. Minor defects upon old stems. Suspected weak main forks. Some minor previous wind damage. Suitable for short to medium term retention only.	10–20	C (2+3)
G19	Damson <i>Prunus domestica</i> Ash <i>Fraxinus excelsior</i>		Damson: Up to 170 over ivy Ash: Up to 190 over ivy	Up to 3.5 in all directions	N/A	0.5	SM/ EM	B (average)	B/C	Ivy clad multi-stemmed damson with further suckers in close proximity and self-seeded ash tree growing in amongst. Suitable for short to medium term retention only.	20–40	(C) (2+3)
G20	Ash <i>Fraxinus excelsior</i>	Up to 5.5	Up to 160	Up to 2	N/A	2.5 N	SM	B/C	C	Self-seeded trees growing amongst chainmesh fence to rear of adjacent lighting compound. Central tree is of better form but ultimately will outgrow location. Future conflict with fence line inevitable.	10–20	(C) (3)
G21	Blackthorn <i>Prunus spinosa</i>	Up to 3	Up to 80	Up to 1.5	N/A	0.5	SM	B	C	Small clump of blackthorn stems surrounded by dense bramble which appears indifferent to the mulched area of scrub in close proximity. Remove.	<10	(U)