

BS5837:2012 Tree Survey
Land off Barton Lane
Congerstone
Leicestershire
NGR SK36996 05611

Survey by
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1. Introduction

1.1 Site Description and Location

The site surveyed comprises a small parcel of open grazing land situated on the north side of Barton Lane, Congerstone, Leicestershire centred at NGR SK36996 05611. The location of the site is shown on the plan within **Figure 1** and an aerial photograph has been provided within **Figure 2** to place the site in context.

The site lies within the Borough of Hinckley and Bosworth and is not within the designated Congerstone Conservation Area. Appraisal of the site area using the Hinckley and Bosworth Borough Council geographic information system to complete on-line searches has not identified any Tree Preservation Orders (TPO's) associated with this land or along Barton Lane.

In order to facilitate an application to obtain permission to develop the area surveyed the Applicant has requested a BS5837 (2012) Tree Survey should be completed to assess the quality of the trees within and close to the boundary of the field and the impact any development may have on these. An inspection of the site was completed on 19 January 2023. A photographic record of the trees at the site is included within the report.



Figure 1: Site location.

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1.2 Neighbouring Land Uses

The defined site area comprises a triangular shaped field grazed by horses on the north side of Barton Lane. To the north is a small stream beyond which is open land. To the west are residential houses and gardens. To the south there are residential houses on the opposite side of Barton Lane. A contextual aerial photograph is provided below.



Figure 2: Site Contextual Aerial Photograph

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In undertaking the tree survey the assessment has been carried out in accordance with the specifications contained within BS 5837 Trees in Relation to Design, Development and Construction (2012). An inspection of the site and the immediate surrounding areas was completed by Christopher Barker, dipHort, CEnv, an experienced arboricultural consultant and licensed bat worker.

2. Tree Survey Appraisal Methodology

2.1 Survey Objectives

This tree survey has been carried out with the objective of:

- Identifying the individual tree species present at the site by means of visual inspection;
- To define the approximate age, condition and canopy spread of all individual mature and semi-mature trees identified and the value of these within the development context;
- To identify any trees that present a risk to existing or proposed foundations or other structures that may be constructed on the site and recommend action to remove this risk; and
- Recommend tree management / mitigation measures where appropriate.

The survey broadly assessed the condition and arboricultural value of the trees lying in or adjacent to the site area, paying attention to any mature individual trees present within or adjacent to the site area in order to prepare an assessment in accordance with BS 5837 Trees in Relation to Design, Development and Construction (2012).

2.2 Survey Methodology

The methodology set out below is a summary of the suggested approach to tree assessment as described in British Standard 5837:2012.

Trees have been broadly assessed based on guidance set out within the British Standard BS 5837:2012 'Trees in Relation to Design, Development and Construction'. This standard provides recommendations and guidance on the principles to be applied to achieve successful integration of development with trees, shrubs and hedgerows.

Trees on the site have been divided into one of four categories (based on the cascade chart for tree quality assessment). These are classed as A, B, C or U (Section 4 of BS 5837) within the table in Appendix 1. This gives an indication as to the tree's importance in relation to the site, the local landscape and, also, the value and quality of the existing trees on site.

Category (A): Trees whose retention is most desirable and are of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution (a minimum of 40 years).

Category (B): Trees whose retention is considered desirable and are of moderate quality and value. These trees are considered to be in such a condition as to make a significant contribution (a minimum of 20 years).

Category (C): Trees that could be retained and are considered to be of low quality and value. These trees are in an adequate condition to remain until new planting could be established (a minimum of ten years) or are young trees with a stem diameter below 150 mm.

Category (U): Trees that are considered to have no significant landscape value but it is not presumed that there is any overriding need to remove these unless stated otherwise in the description and recommendations. These include any trees in such poor condition that they cannot be retained in the context of current land use for more than 10 years. They are for this reason not considered as being significant within the planning process.

Species have been recorded by common and scientific name. Height has been estimated in metres and stem diameter measured in centimetres unless impractical, taken at a height of 1.5 m from the base of the tree.

The overall condition of any individual tree, or group of trees, has been referred to using one of the definitions listed below. A more detailed description of condition has been noted in the Tree Schedule.

- G **Good:** A sound tree or trees needing little, if any, attention
- F **Fair:** A tree or trees with minor but rectifiable defects or in the early stages of stress, from which it may recover
- P **Poor:** A tree or trees with major structural and physiological defects or stressed such that it would be very expensive and inappropriate to retain
- D **Dead:** A tree or trees no longer alive. However, this could also apply to those trees that are dying and will be unlikely to recover, or are becoming or have become dangerous

The survey was completed from ground level only. Aerial inspections were not undertaken. Evaluations of tree conditions given within this assessment apply to the date of survey and cannot be assumed to remain unchanged, and it may be necessary to review these within 24 months, in accordance with good arboricultural practice.

2.3 Site Plans & Tree schedules

The position of significant individual trees or groups of trees measured out on the site is shown on the Tree Location Plan **Figure 3** which is based on a topographical survey of the site area. Within the summary table (**Appendix 1**) a calculated corresponding radius of the circle for each RPA has been calculated. The Root Protection Areas are formulated to assist when designing layouts in relation to trees and the calculated RPAs in Appendix 1 should be used to inform the design layout of this site. The calculated RPAs are shown within **Figure 4**.

At the time this survey was completed no conceptual development plan was available. ***Once a development plan is provided a Constraints Plan showing RPA's and protection areas will need to be prepared using the development plan as a base.***

3. Tree Survey Findings

3.1 Survey Details

The tree inspection took the form of a walkover inspection completed by Christopher Barker dipHort, CEnv. Each individual semi-mature or mature tree of significance that could be impacted by any proposed new development within the survey area was identified, visually inspected and classified. The character of the trees at the site is shown in photographs contained within this section.

3.2 Mature and Semi-Mature Trees

A total of twenty-five individual trees, one tree group and two hedgerows have been identified and assessed as part of the tree survey.

Hedgerow H1 – T10 form a linear canopy along Barton Road with the larger Oak dominating the eastern end. A number of the Oak are large mature specimens in good condition but are choked by dense ivy.



Hedgerow H1



Ash T2 and T3 in H1



T4 and T5 in H1



Oak T6



Oak T7



Oak T8



Oak T9



Oak T10

Apple T11 and Cherry T12 are small specimen trees in the road verge along Chapel Lane adjacent to the western boundary of the survey area.



Apple T11



Cherry T12

Hedge H13 and Ash T14 are positioned in the interior of the survey area at the north end of Chapel Lane extending toward the small stream on the northern boundary. H13 comprises untrimmed Holly and Hawthorn forming a dense thicket. Ash T14 is a very large tree with a broad crown. This tree has a very deep stress fracture running through the centre of the trunk to the main crown junction which is a cause for concern as it is a point of weakness which may result in structural failure of this tree.



Hedgerow H13 and Ash T14



Stress fracture on Ash T14

Trees T15 – T20 run along the northern and western edge of the field to the north of Chapel Lane. There is significant badger activity in this location and the trees run along the top edge of the flood zone of the stream forming a merging linear canopy. Oak and Sycamore dominate.



T15 and T16



T20 (right) T17-T19 (left)

Trees T201 – T27 run along the northern edge of the field where the ground starts to fall towards the river. These trees form a linear canopy line, quite dense in places, with Oak dominating and occasional Ash present. There is dense Holly, Hawthorn and Blackthorn under canopy along the field edge.

Along the north eastern edge of the field is a line of dense **Crack Willow G28**. These trees have significant fallen timber and the crown along the south side has dropped to ground level and extend some distance into the field interior.



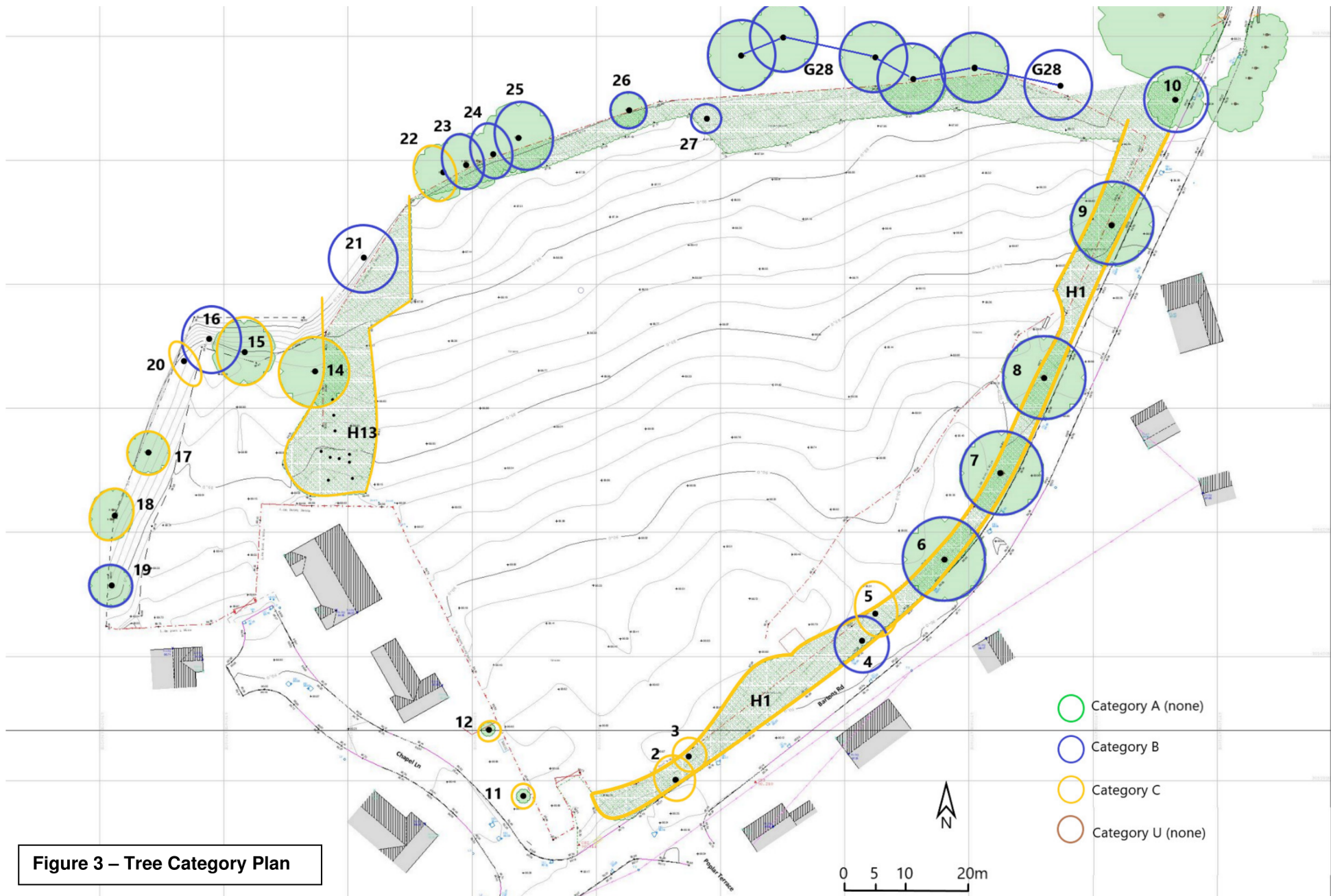
T22 – T25

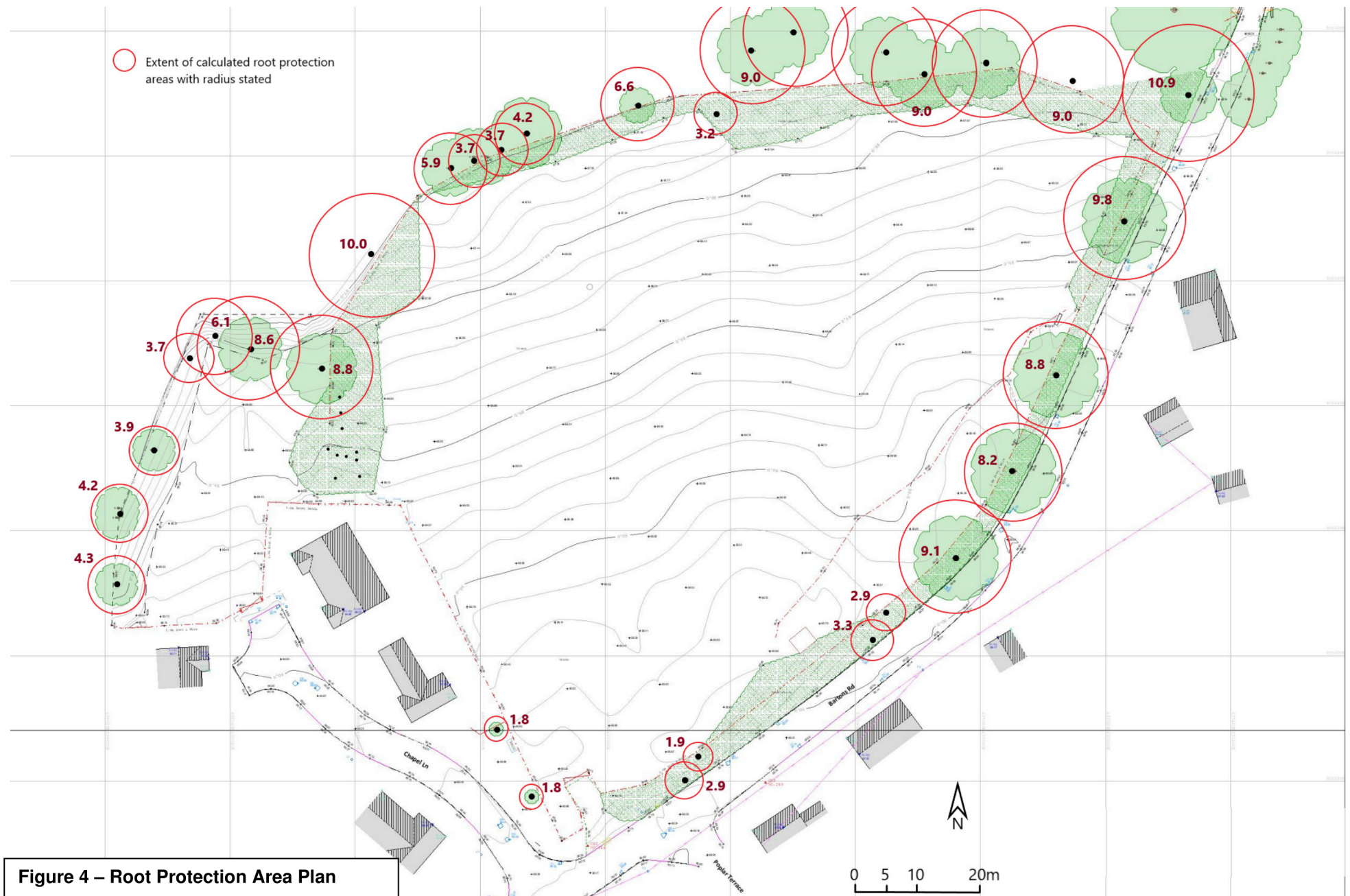


T22 – T25



Crack Willow G28





4. Tree Management

4.1 Initial Arboricultural Assessment

In the context of this site the proposed development will presumably comprise residential houses situated within the field interior with an access from the south off Barton Lane. It is also assumed that sufficient space will be provided to ensure the trees and boundary hedgerows of highest value can be retained. The table below summarises the potential impact of proposed development within the field interior based on the trees present within the area surveyed.

Ref	Tree	Category	Potential Impact of development
H1	Hedgerow	C2	Likely to be trimmed to 1.8m to provide a dense tidy boundary screen.
T2	Ash <i>Fraxinus excelsior</i>	C2	Can presumably be retained in this boundary position. Crown poses no constraint.
T3	Ash <i>Fraxinus excelsior</i>	C2	Can presumably be retained in this boundary position. Crown poses no constraint.
T4	Oak <i>Quercus petraea</i>	B2	Crown and RPA extending across the field boundary will require protection measures.
T5	Ash <i>Fraxinus excelsior</i>	C2	Crown and RPA extending across the field boundary will require protection measures.
T6	Oak <i>Quercus petraea</i>	B1	Large crown and RPA extending across the field boundary will require protection measures.
T7	Oak <i>Quercus petraea</i>	B2	Large crown and RPA extending across the field boundary will require protection measures.
T8	Oak <i>Quercus petraea</i>	B1	Large crown and RPA extending across the field boundary will require protection measures.
T9	Oak <i>Quercus petraea</i>	B1	Large crown and RPA extending across the field boundary will require protection measures.
T10	Oak <i>Quercus petraea</i>	B1	Large crown and RPA extending across the field boundary will require protection measures.
T11	Apple <i>Malus domestica</i>	C2	Can presumably be retained in this boundary position. Crown poses no constraint.
T12	Cherry <i>Prunus avium</i>	C2	Can presumably be retained in this boundary position. Crown poses no constraint.
H13	Hedgerow	C2	Likely to be trimmed back or entirely removed if access is required through this part of the field
T14	Ash <i>Fraxinus excelsior</i>	C2	Likely to be removed as the structural concerns make this tree unsuitable for retention close to buildings or structures
T15	Oak <i>Quercus petraea</i>	C2	Large crown and RPA extending across the field boundary will require protection measures.
T16	Oak <i>Quercus petraea</i>	B2	Large crown and RPA extending across the field boundary will require protection measures.
T17	Oak <i>Quercus petraea</i>	C2	Crown and RPA extending across the field boundary will require protection measures.
T18	3 x Sycamore <i>Acer pseudoplatanus</i>	C2	Crown and RPA extending across the field boundary will require protection measures.
T19	Sycamore <i>Acer pseudoplatanus</i>	B2	Crown and RPA extending across the field boundary will require protection measures.
T20	Elm <i>Ulmus spp</i>	C2	Crown and RPA extending across the field boundary will require protection measures.

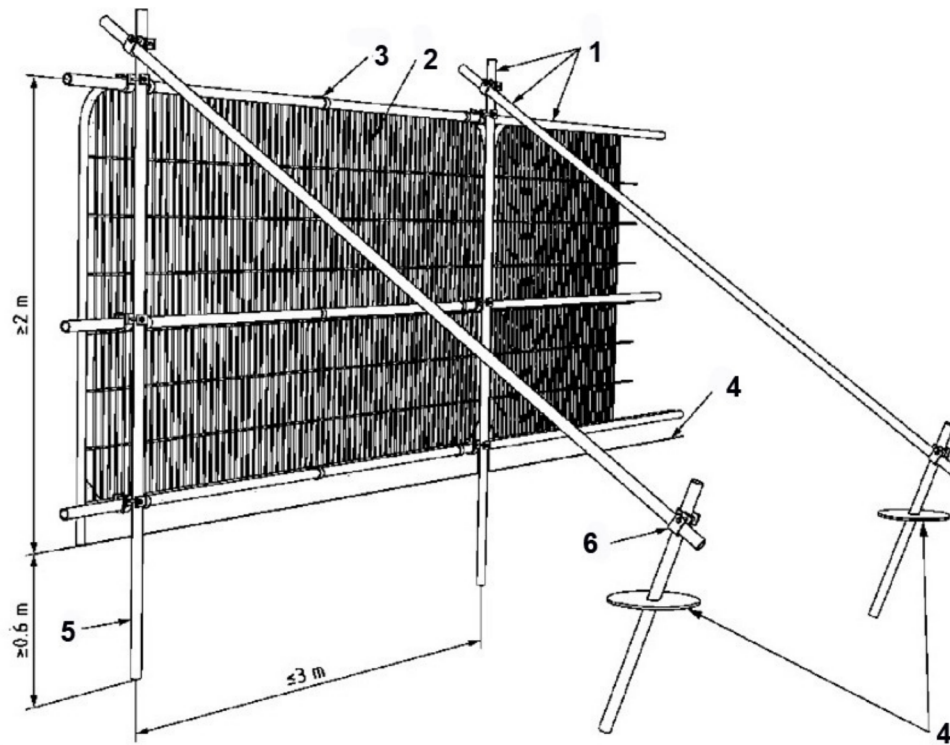
T21	Oak <i>Quercus petraea</i>	C2	Large crown and RPA extending across the field boundary will require protection measures.
T22	Ash <i>Fraxinus excelsior</i>	C2	Large crown and RPA extending across the field boundary will require protection measures.
T23	Oak <i>Quercus petraea</i>	B2	Large crown and RPA extending across the field boundary will require protection measures.
T24	Oak <i>Quercus petraea</i>	B2	Large crown and RPA extending across the field boundary will require protection measures.
T25	Ash <i>Fraxinus excelsior</i>	B2	Large crown and RPA extending across the field boundary will require protection measures.
T26	Oak <i>Quercus petraea</i>	B1	Can presumably be retained in this boundary position. Crown poses no constraint.
T27	Ash <i>Fraxinus excelsior</i>	B2	Can presumably be retained in this boundary position. Crown poses no constraint.
G28	5 x Crack Willow <i>Salix fragilis</i>	B2	Likely to require dead wood and low branches to be removed. RPA and canopies will require sufficient space to protect any new structures.

4.2 General Recommendations

The trees along the field boundaries that are being retained within any development proposal will need to be adequately protected during any approved development works where the canopies or calculated root protection areas extend across the field boundary. As a general rule at this site, measures to protect trees should follow the best practice principles set out in BS5837: Trees in Relation to Design, Development and Construction (2012). Prior to any construction or development work proceeding, the RPA's of individual trees to be retained should be marked out using the distances provided in the table within Appendix 1.

Marking out should be completed by a person with arboricultural or horticultural expertise as individual trees will have root zones that may be affected by local conditions and allowances will need to be made to accommodate this. The best practice principles have been broadly summarised below.

- All trees retained adjacent to the site should be protected by barriers or ground protection around the calculated Root Protection Area (RPA) and as indicated on any Tree Constraints Plan (TCP) that may be produced in association with the assessment.
- Any fencing required should be erected prior to commencement of construction and before demolition including erection of any temporary structures. Once set up fences should not be removed or altered without prior consultation with the arboricultural advisor.
- Arrangements should be made for an arboriculturalist to supervise works and tree protection where trees are particularly vulnerable or sited close to access points.
- Pre-development works may be undertaken prior to the installation of fencing with the agreement of the local planning authority.
- All tree works should follow best practice procedures as set out in BS 3998 (2010). All trees should be maintained in good condition on site and be inspected annually (where overall condition requires) or every 2 years and after any major storm events, with safety a priority.
- Fencing should be clearly visible and suitable for the location, type and proximity of construction activity.



1. Standard scaffold poles
2. Heavy Gauge 2m tall galvanised tube and weld mesh infill panels
3. Panels secured to uprights and cross members with wire ties
4. Ground Level
5. Uprights driven into ground until secure (up to 0.6m)
6. Standard scaffold clamps

- It may be appropriate on some sites to use temporary site offices as components of the protection barriers.
- Where it has been agreed and shown on a Tree Protection Plan, construction access may take place within the RPA if suitable ground protection measures are in place (e.g. existing surfaced car park areas). In other areas this may comprise single scaffold boards over a compressible layer laid onto geo-textile materials for pedestrian movements. Vehicular movements over the RPA will require the calculation of expected loading and may require the use of proprietary protection systems.
- Once areas around trees have been protected by fencing, any works on the remaining site area may be commenced providing activities do not impinge on protected areas. Notices should be placed on fencing to indicate that operations are not permitted within the fenced area.
- Wide or tall loads etc. should not come into contact with retained trees. Banksman should supervise transit of vehicles, jibs, booms etc. where this is in close proximity to retained trees.
- Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree bole. No concrete mixing should be done within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- No fires will be lit where flames are anticipated to extend to within 5m of tree foliage, branches or trunk, taking into consideration wind direction and size of fire.

- Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- Where it is deemed necessary to operate a wide or tall load, plant bearing booms, jibs and counterweights or other such equipment, as part of construction works, and such equipment would have potential to cause injurious contact with crown material i.e. low branches and limbs, of retained trees within the RPA fencing, it is best advised that appropriate, but limited tree surgery, be carried out beforehand to remove any obvious problem branches. This is classed as 'Facilitation Pruning' within BS 5837 (2012). Any such pruning should be undertaken in accordance with a specification prepared by an arboriculturalist.
- It is advised that a Pre-Commencement Site Meeting is held with contractors who are responsible for operating machinery, as described above. To firstly highlight the potential for damage occurring to tree crowns and to ensure that extra care is applied when manoeuvring machinery during such operations within close proximity to retained trees to avoid any contact.
- In the event of having caused any such branch or limb damage to retained trees it is strongly recommended that suitable tree surgery be carried out, in accordance with BS 3998 (2010) Recommendations for Tree Work, to correct the damage, upon completion of development.



Christopher Barker CEnv dipHort

Appendix 1: BS5837 Tree Schedule

Key:	Measurements	Age – Class	Overall Condition	BS 5837 2012 : Cascade Chart for Quality Assessment/Retention Category	Symbols:
	MS – Multi-stemmed	YNG-MAT-Young Mature	G – Good	A – High	< = less than
	Ht - Height in metres	SM – Semi-mature	F – Fair	B – Moderate	~ = approximately
	Stem – Stem Diameter at 1.5m in mm	Mat – Mature	P – Poor	C – Low	> = greater than
	Crown – Crown spread in metres	OM – Over mature	D – Dead	U – Trees of negligible significance	
	TD - Trunk division (height in metres)	Est Yrs – estimate of years remaining (>40 years; 20 –40 years; <20 years)		Sub-categories: 1 = mainly arboricultural values 2 = mainly landscape values 3 = mainly cultural values.	

RPA = Root protection area (equivalent to a circle with a radius 12 x the stem diameter for single stem trees and 10 x the basal diameter for trees with more than one stem arising below 1.5m above ground level).

Tree No	Species	Ht (m)	Stem Diam mm@ 1.5m	Canopy Spread (m)	Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Structural condition	Recommendations	BS 5837 Category	RPA Radius (m)
H1	Hedgerow	3-5	<200	N-2 S-2 E-2 W-2	0	M	10+	G	Side trimmed but not topped. Hawthorn, Holly, Elm, Oak, Blackthorn.	Top and trim.	C2	2.4
T2	Ash <i>Fraxinus excelsior</i>	8	190 160	N-3 S-2 E-2 W-2	1	SM	10	F	Irregular open crown. No structural faults visible from ground level		C2	2.9
T3	Ash <i>Fraxinus excelsior</i>	8	165	N-2 S-2 E-2 W-2	2	Y	10+	G	Upright ascending crown. No structural faults visible from ground level		C2	1.9
T4	Oak <i>Quercus petraea</i>	8	230 150	N-3 S-4 E-4 W-4	4	Y	20+	G	Broadly ascending with dense ivy. No structural faults visible from ground level	Remove dense ivy growth.	B2	3.3
T5	Ash <i>Fraxinus excelsior</i>	8	150 140 130	N-3 S-1 E-3 W-2	3	Y	10	F	Irregular and lacking space. No structural faults visible from ground level		C2	2.9
T6	Oak <i>Quercus petraea</i>	12	760	N-6 S-7 E-5 W-6	3	M	20+	G	Broad crown choked by dense ivy. No structural faults visible from ground level	Remove dense ivy growth.	B1	9.1
T7	Oak <i>Quercus petraea</i>	11	685	N-7 S-7 E-6 W-6	4	M	20+	G	Broad balanced crown. Minor dead wood throughout. No structural faults visible from ground level		B2	8.2

Tree No	Species	Ht (m)	Stem Diam mm@ 1.5m	Canopy Spread (m)	Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Structural condition	Recommendations	BS 5837 Category	RPA Radius (m)
T8	Oak <i>Quercus petraea</i>	14	735	N-6 S-6 E-6 W-6	4	M	20+	G	Broad crown choked by dense ivy. No structural faults visible from ground level	Remove dense ivy growth.	B1	8.8
T9	Oak <i>Quercus petraea</i>	14	820	N-6 S-8 E-5 W-6	4	M	20+	G	Broad crown extending south choked by dense ivy. No structural faults visible from ground level	Remove dense ivy growth.	B1	9.8
T10	Oak <i>Quercus petraea</i>	13	910	N-5 S-5 E-5 W-5	3	M	20+	G	Pollarded at 6m. Regenerative crown with ivy. No structural faults visible from ground level	Remove dense ivy growth.	B1	10.9
T11	Apple <i>Malus domestica</i>	3	100 90	N-1 S-1 E-1 W-1	1	Y	10	F	Dense round crown. No structural faults visible from ground level		C2	1.8
T12	Cherry <i>Prunus avium</i>	4	140	N-1 S-1 E-1 W-1	1	Y	10+	G	Ascending crown. No structural faults visible from ground level		C2	1.8
H13	Hedgerow	3-6	<200	N-3 S-3 E-3 W-3	0	SM	10	F	Untrimmed. Holly and Hawthorn with post and wire fencing. No structural faults visible from ground level	Top and trim	C2	2.4
T14	Ash <i>Fraxinus excelsior</i>	18	700 240	N-7 S-6 E-9 W-7	3	M	10	F	Broad crown extending east. Large stress fracture through centre of trunk. Tree may be structurally compromised in the main trunk.	Consider removal if close to new development.	C2	8.8
T15	Oak <i>Quercus petraea</i>	12	720	N-4 S-1 E-4 W-2	4	OM	10	P	Irregular crown extending north. Choked by ivy with significant dead wood. Badger sett entrance under root bole. No structural faults visible from ground level but badger activity may undermine the root bole.	Remove dense ivy growth.	C2	8.6
T16	Oak <i>Quercus petraea</i>	16	510	N-6 S-6 E-6 W-7	5	M	20	F	Broad irregular crown with under canopy Holly. No structural faults visible from ground level		B2	6.1
T17	Oak <i>Quercus petraea</i>	12	325	N-6 S- E- W-	5	SM	10	P	Leader lost at 7m. Irregular remaining crown extending east. Lost leader may allow decay into the trunk interior.	Consider removal if close to new development.	C2	3.9

Tree No	Species	Ht (m)	Stem Diam mm@ 1.5m	Canopy Spread (m)	Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Structural condition	Recommendations	BS 5837 Category	RPA Radius (m)
T18	3 x Sycamore <i>Acer pseudoplatanus</i>	13	<350	N-6 S- E- W-	2	SM	10	P	Irregular and lacking space. Ivy on the trunks. No structural faults visible from ground level		C2	4.2
T19	Sycamore <i>Acer pseudoplatanus</i>	11	365	N-6 S-4 E-6 W-4	3	M	20	F	Irregular and extending north with Ivy on the trunk. No structural faults visible from ground level		B2	4.3
T20	Elm <i>Ulmus spp</i>	9	315	N-6 S-2 E-2 W-5	2	SM	10	P	Leans north. Irregular but upright crown Ivy present. No structural faults visible from ground level		C2	3.7
T21	Oak <i>Quercus petraea</i>	12	840	N-5 S-7 E-6 W-8	5	OM	20	F	Leader lost at 10magl. Irregular crown choked by dense ivy. Lost leader may allow decay into the trunk interior.	Consider removal if close to new development.	C2	10.0
T22	Ash <i>Fraxinus excelsior</i>	15	340 260 240	N-1 S-4 E-10 W-3	0	OM	10	F	Three trunks. One bending to the ground on the east side. Irregular crown extending east. Choked by dense ivy.	Crown require reducing and dead wood removing.	C2	5.9
T23	Oak <i>Quercus petraea</i>	16	260 180	N-3 S-4 E-5 W-4	2	SM	20	F	Merging irregular crown. No structural faults visible from ground level		B2	3.7
T24	Oak <i>Quercus petraea</i>	15	310	N-5 S-4 E-4 W-5	5	SM	20	F	Irregular high crown. No structural faults visible from ground level		B2	3.7
T25	Ash <i>Fraxinus excelsior</i>	15	355	N-5 S-4 E-8 W-4	2	SM	20+	G	Broad crown extending east. No structural faults visible from ground level		B2	4.2
T26	Oak <i>Quercus petraea</i>	17	555	N-6 S-10 E-5 W-6	4	M	20+	G	Broad crown extending east No structural faults visible from ground level		B1	6.6
T27	Ash <i>Fraxinus excelsior</i>	8	270	N-3 S-3 E-3 W-3	2	SM	20+	G	Round balanced crown emerging from Blackthorn thicket. No structural faults visible from ground level		B2	3.2

Tree No	Species	Ht (m)	Stem Diam mm@ 1.5m	Canopy Spread (m)	Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Structural condition	Recommendations	BS 5837 Category	RPA Radius (m)
G28	5 x Crack Willow <i>Salix fragilis</i>	20+	<750	Varies up to 9m south	0	OM	20	F	Liner of dense Willow merging along stream edge. Significant fallen wood on the south side with branches lying on the ground along the field edge. Large, cracked branches of structural concern.	Remove dead wood and trim back crown.	B2	9.0