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Land Adjacent to Forest Hill Golf Club, Bagworth and Thornton



Arboricultural Impact Assessment

*To be read in conjunction with the original report dated 06/11/2024,
Addendum 01 dated April 2026 and the AMS / TPP dated June 2026*

AIA June 2026



01782 308418



Part of Harmil Environmental Ltd.
Company Reg Number: 11310919
Company VAT Number: 320559225

www.eliteecology.co.uk
admin@eliteecology.co.uk



The New Barn, Suites 2/3, Shallow Lane
Gawsworth, Cheshire, CW12 2FQ



Arboricultural Impact Assessment

Land Adjacent to Forest Hill Golf Club, Bagworth and Thornton

To be read in conjunction with the original Elite Ecology BS5837:2012 Tree Survey Report dated 06/11/2024, Addendum 01 dated 24/04/2026 and AMS / TPP dated June 2026

Document Control

Document Properties	Detail
Organisation	Elite Ecology
Prepared For	Forest Hill Golf Club
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Document Title	Arboricultural Impact Assessment
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Site Address	Land adjacent to Forest Hill Golf Club, Thornton Lane, Bagworth and Thornton, Botcheston, Leicestershire, LE9 9FH

Version History

Date	Version	Status	Description / Changes
06/11/2024	Original Report	Issued	BS5837:2012 Tree Survey Report
24/04/2026	Addendum 01	Updated	Update to original report confirming no material changes to site, recorded tree stock, tree condition, BS5837 categorisation or arboricultural constraints
12/06/2026	AMS / TPP 01	Issued	Arboricultural Method Statement and Tree Protection Plan
12/06/2026	AIA 01	Issued	Arboricultural Impact Assessment prepared for the submitted planning layout

1. Introduction

1.1 Aims of this Assessment

The aim of this Arboricultural Impact Assessment (AIA) is to consider how the proposed development and the associated retained trees, tree groups, hedgerows and woodland will co-exist and interact during and following construction.

The AIA has been prepared to respond to the Local Planning Authority Tree Officer’s request for an Arboricultural Impact Assessment, alongside the separately prepared Arboricultural Method Statement and Tree Protection Plan. It should be read with the original BS5837:2012 Tree Survey Report dated 06/11/2024, Addendum 01 dated 24/04/2026 and the AMS / TPP dated June 2026.

1.2 Aspects not dealt with within this Assessment

This AIA does not assess subsidence, heave, foundation depth or the water demand of trees. Those matters should be addressed by the structural engineer or geotechnical designer where required. This AIA does not provide a new tree condition survey and relies on the original BS5837 report and April 2026 Addendum for the tree baseline.

2. Implications of Proposed Works on Tree Population

2.1 Description of Proposed Works

Based on the planning application information, the proposed development comprises outline planning permission for the erection of a 49 bedroom hotel, new access, car parking and associated facilities at Forest Hill Golf and Country Club. All matters are reserved except access, appearance, layout and scale.

The AIA has been prepared against the current submitted planning layout drawings for application 25/00819/OUT, including the proposed hotel, access, parking and associated facilities layout. The AIA, AMS and TPP should be read together with those submitted application drawings.

The main development elements relevant to this AIA are:

- construction of the proposed hotel building within the submitted development envelope;
- formation of the new access and associated circulation route;
- provision of car parking and associated hardstanding;
- surface water drainage, utilities and associated infrastructure to serve the development;
- temporary construction access, storage, welfare and delivery arrangements; and

- hardstanding, access-related works and future reserved reserved landscaping details details, noting that reserved landscaping details is a reserved matter and is not fixed by this arboricultural submission.

2.2 Arboricultural baseline

The original BS5837:2012 Tree Survey Report recorded two individual trees, three tree groups, three hedgerows and one woodland within / adjacent to the application survey area. Addendum 01 confirms that this baseline remains valid and that no additional trees, groups, hedgerows or woodland areas requiring separate assessment have been identified.

Reference	Feature Type	Description	BS5837 Category / Status
T1	Individual tree	Crack willow	Category B
T2	Individual tree	Field maple	Category B
G1	Tree group	Leyland cypress / retained conifer screen, referenced in the AMS / TPP as G1a and G1b	Category B
G2	Tree group	Leyland cypress / retained group	Category B
G3	Tree group / mixed hedgerow feature	Mixed boundary vegetation including English oak, common ash, field maple and common hawthorn	Category B
H1	Hedgerow	Common hawthorn hedgerow / boundary vegetation. Approximately 40m (approx. 50%) to be removed to accommodate construction of the hotel and reinstated adjacent to the car park.	Partial removal / replanting; retained sections protected
W1	Woodland	Mixed species woodland and principal arboricultural feature adjacent to the site	Category A
H2-H3	Hedgerows	Common hawthorn hedgerows / retained boundary vegetation.	Retained hedgerows

2.3 Consideration of features affected by proposed works

The following schedule considers the arboricultural features that may be affected by the submitted layout or by construction activity. No tree or woodland removal is proposed or relied upon. However, approximately 40 metres of H1, equating to approximately 50% of that hedgerow, is proposed to be removed to accommodate construction of the hotel and reinstated adjacent to the car park as indicated on the submitted H1 hedgerow removal and reinstatement constraints drawing. The primary potential impacts are the controlled H1 hedgerow works and indirect construction impacts, including encroachment towards retained vegetation, soil compaction, excavation, level changes, service trenching, storage, contamination and working activity close to retained trees, hedgerows and W1.

Reference	W1	Category	Category A
Feature	Mixed species woodland	Removal due to works	No
Mitigation required	Yes		
Impact	W1 is the principal arboricultural feature and lies adjacent to the development-facing edge of the site. The principal risk is indirect construction impact activity close to the woodland edge.		
Mitigation	W1 shall be retained and protected by BS5837 protective fencing to the development-facing edge. The fenced area shall be treated as a Construction Exclusion Zone. No construction activity, storage, access, excavation, level changes, service trenching, fires, cement washout, material mixing or plant movement shall take place within the W1 Construction Exclusion Zone.		

Reference	G1a / G1b	Category	Category B
Feature	Leyland cypress / retained conifer screen	Removal due to works	No
Mitigation required	Yes		
Impact	The group is retained adjacent to the proposal area. The original constraints remain relevant, particularly in relation to root systems associated with G1 and the need to avoid compaction, excavation and unsuitable surfacing close to retained vegetation.		
Mitigation	Retain and protect. Maintain a 2m no-dig / soft or permeable buffer unless otherwise agreed in writing with the Local Planning Authority following advice from the Arboricultural Consultant. Storage, excavation, level changes and unprotected plant movement shall be excluded from the buffer / protected area.		

Reference	G3	Category	Category B
Feature	Mixed tree group / mixed hedgerow feature	Removal due to works	No, except for new access as determined
Mitigation required	Yes		
Impact	G3 forms retained mixed boundary vegetation. The principal risk is construction access, storage, excavation or		

	service installation close to its rooting area and retained edge.
Mitigation	Retain and protect by fencing or buffer. No access, storage or excavation within the protected buffer unless otherwise agreed in writing with the Local Planning Authority following advice from the Arboricultural Consultant.

Reference	H1	Category	Partial removal / replanting
Feature	Common hawthorn hedgerow / boundary vegetation	Removal due to works	Approximately 40m to accommodate hotel construction
Mitigation required	Yes		
Impact	Approximately 40 metres of H1, equating to approximately 50% of that hedgerow, will be removed to accommodate construction of the hotel. The remaining parts of H1 will be retained and protected. The principal risks are loss of hedgerow continuity, damage to retained sections during removal, and failure of replanting if the receiving area, lifting method or aftercare are not properly controlled.		
Mitigation	The affected section shall be removed using a controlled hedgerow translocation / lift-and-replant methodology, with the hedgerow lifted in manageable sections using a suitably sized excavator fitted with a toothless bucket, retaining as much rootball and associated soil as practicable. Works shall be undertaken under arboricultural / ecological supervision. The hedgerow shall be reinstated adjacent to the car park as indicated on the submitted constraints drawing. Retained parts of H1 shall be protected with a 2m buffer unless otherwise agreed in writing with the Local Planning Authority.		

Reference	T1	Category	Category B
Feature	Crack willow	Removal due to works	No
Mitigation required	Yes		
Impact	T1 is retained. The potential impact is limited to construction activity, access or storage close to the RPA / crown spread if the protection measures are not followed.		
Mitigation	Retain and protect in accordance with the Tree Protection Plan. No unprotected access, excavation, level change or storage within the RPA.		

Reference	T2	Category	Category B
Feature	Field maple	Removal due to works	No
Mitigation required	Yes		
Impact	T2 is retained near the proposed access / circulation principles shown on the TPP. The main risk is accidental impact, ground compaction or works close to the RPA.		
Mitigation	Retain and protect in accordance with the Tree Protection Plan. The construction access / haul route shall remain outside CEZs and retained vegetation unless otherwise agreed in writing with the Local Planning Authority and subject to appropriate ground protection.		

Reference	G2	Category	Category B
Feature	Leyland cypress / retained group	Removal due to works	No
Mitigation required	Yes		
Impact	G2 is retained as part of the boundary vegetation strategy. The principal risks are localised construction activity, storage, excavation or access close to the retained group.		
Mitigation	Retain and protect as part of the boundary vegetation strategy. No works are proposed unless otherwise agreed in writing with the Local Planning Authority following advice from the Arboricultural Consultant.		

2.4 Summary of effects on the trees from the proposed layout

Consideration	Number / position
Trees, groups, hedgerows and woodland to be retained	T1, T2, G1, G2, G3, H2-H3, retained parts of H1 and W1 are to be retained and protected.
Category A trees, groups, hedgerows or woodland to be removed	None. W1 Category A woodland is retained.
Category B trees or groups to be removed	None proposed or relied upon by this AIA.
Hedgerows to be removed	Approximately 40m of H1, equating to approximately 50% of that hedgerow, is to be removed to accommodate construction of the hotel and reinstated adjacent to the car park as indicated on the constraints drawing.
Principal arboricultural effect	Controlled removal / replanting of approximately 40m of H1 and potential indirect construction effects near H2-H3, and retained parts of H1

The proposed development as currently presented does not require the removal of W1, G1, G2, G3, H2-H3, T1 or T2. Approximately 40 metres of H1, equating to approximately 50% of that hedgerow, will be removed to accommodate construction of the hotel and reinstated adjacent to the car park as indicated on the submitted H1 hedgerow removal and reinstatement constraints drawing. Subject to the implementation of the accompanying AMS / TPP, including the controlled H1 hedgerow removal and reinstatement methodology, the retained arboricultural features can be safeguarded during construction. The H1 reinstatement is proposed as arboricultural mitigation for the affected section of H1 and does not seek to fix or pre-determine the reserved landscaping details.

Detailed service, drainage and SuDS routes should be designed to avoid Root Protection Areas, retained hedgerow buffers and Construction Exclusion Zones wherever practicable. If trenching within or close to an RPA cannot be avoided, the route and working method shall be reviewed by the Arboricultural Consultant before works commence and shall follow National Joint Utilities Group Volume 4 guidance for utility apparatus in proximity to trees.

Protective barriers shall be installed before commencement of construction activity in the locations shown on the Tree Protection Plan. Fencing shall be set out on site in accordance with the TPP and checked by the Arboricultural Consultant before construction activity starts. The fencing shall remain in place until completion of the main construction phase and shall only be removed with the agreement of the appointed Arboricultural Consultant and, where required, the Local Planning Authority.

The Tree Protection Plan below is reproduced from the accompanying AMS / TPP and identifies the required retained features, protective fencing / Construction Exclusion Zones, no-dig / buffer areas and construction access principles.

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2.8 Consideration of ecological concerns

Any ecological requirements, including timing restrictions for vegetation works, nesting bird checks, protected species measures and biodiversity requirements, shall take precedence where applicable. Arboricultural protection and ecological protection measures should be coordinated before commencement.

3. Change in Site Use and Tree Management Implications

3.1 Implications of potential growth within the next 10 years

The retained trees, tree groups, hedgerows and W1 woodland are located principally around the boundary and edge of the development area. The submitted layout does not rely on tree or woodland removal to accommodate the hotel building. Approximately 40 metres of H1 will be removed and reinstated adjacent to the car park. Normal arboricultural management may be required over time for safety, clearance and good management, but this should not include works that would undermine the retained landscape function of W1, G1, G3, H2-H3 or the retained parts of H1. The H1 reinstatement is proposed as arboricultural mitigation for the affected section of H1 and does not seek to fix or pre-determine the reserved landscaping details.

Feature	Likely management implication
W1	Retained as the principal Category A woodland feature. Future management should be limited to normal safety and woodland-edge management and should avoid creating pressure for removal or heavy reduction.
G1 / G2	Retained conifer groups / screen planting. Periodic inspection and minor management may be required but the development does not rely on removal.
G3 and H1-H3	Retained mixed boundary vegetation / hedgerows. Future management should maintain the boundary vegetation function and avoid unnecessary excavation or compaction close to root systems.
T1 and T2	Retained individual trees. Future inspection and normal arboricultural management may be required in accordance with good practice.

3.2 Potential root damage to new infrastructure

This assessment does not calculate future indirect or direct damage risk to proposed structures or infrastructure. The detailed design of buildings, surfacing, drainage and service infrastructure should make appropriate provision for retained trees and should avoid avoidable conflict with RPAs and CEZs.

4. Conclusions

The AIA, AMS and TPP together provide the final arboricultural submission package requested by the Local Planning Authority Tree Officer.

The original BS5837:2012 Tree Survey Report and April 2026 Addendum identify the relevant arboricultural baseline for the submitted planning application. The April 2026 Addendum confirms that there have been no material changes to the site, recorded tree stock, tree condition, BS5837 categorisation or arboricultural constraints since the original survey.

The submitted layout retains the principal arboricultural features, including the Category A woodland W1, retained tree groups G1, G2 and G3, retained hedgerows H2-H3, the retained parts of H1 and individual trees T1 and T2. Approximately 40 metres of H1, equating to approximately 50% of that hedgerow, is proposed to be removed to accommodate construction of the hotel and reinstated adjacent to the car park as indicated on the submitted H1 hedgerow removal and reinstatement constraints drawing. No tree or woodland removal is proposed or relied upon by this AIA. The H1 reinstatement is proposed as arboricultural mitigation for the affected section of H1 and does not seek to fix or pre-determine the reserved landscaping details.

The principal arboricultural risk relates to the controlled removal and reinstatement of approximately 40 metres of H1, together with construction activity close to W1, G1, G3, H2-H3, retained parts of H1 and individual retained trees. This risk can be appropriately managed through the protective fencing, Construction Exclusion Zones, no-dig / buffer areas, ground protection, service route controls, storage restrictions, hedgerow replanting methodology and arboricultural supervision set out in the accompanying AMS / TPP.

Subject to implementation of the AMS / TPP, including the H1 hedgerow removal and reinstatement methodology, the proposed development can be undertaken while safeguarding retained trees, retained hedgerows and the Category A woodland W1.

4.1 Further considerations

The detailed design of drainage, utilities, surfacing, construction logistics and reserved landscaping details should continue to be reviewed against the approved AIA, AMS and TPP. Any proposed deviation from the approved tree protection measures should be agreed in writing with the Local Planning Authority following advice from the Arboricultural Consultant.

Appendix 1: Limitations of Arboricultural Impact Assessment

- This AIA is based on information available at the time of preparation, including the original BS5837:2012 Tree Survey Report, Addendum 01, the planning application drawings and the accompanying AMS / TPP.
- This AIA does not supersede the original tree survey or Addendum 01 unless expressly stated.

- The AIA should be reviewed if the site layout, construction method, levels, drainage, service routes or tree condition materially change.
- Trees are living organisms and may change due to weather, disease, failure, site activity or other factors outside the control of this assessment.
- This assessment does not address subsidence, heave, foundation design or detailed geotechnical matters.
- Where works are proposed to protected trees, trees within a Conservation Area or trees subject to any statutory control, the necessary permissions should be obtained before works proceed.

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