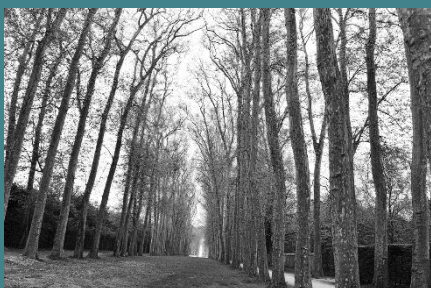


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ARBORICULTURAL ASSESSMENT

Client

Gladman Developments Ltd

Project

**Land off Cunnery Close,
Barlestone**

Date

March 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	RG/09/02/26	AW/10/02/26
A	Final	RG/12/02/26	AW/12/02/26
B	Final	RG/05/03/26	AW/05/03/26

1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Gladman Developments Ltd to present the findings of an Arboricultural Assessment and survey of trees located at Land off Cunnery Close, Barlestone, Leicestershire (hereafter referred to as the site), OS Grid Ref SK 42227 05412.

Site Description

- 1.2 The site comprises a parcel of arable land on the southern edge of Barlestone, bounded by residential development to the north, Barlestone Recreation Ground and Bosworth Road beyond to the east, and agricultural land to the south and west. Boundaries are defined by hedgerows with occasional trees, typical of the village edge setting.

Scope of Assessment

- 1.3 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on **the 1st October 2025** in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.4 This report has been produced to accompany an outline planning application for a residential development.
- 1.5 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 In relation to arboriculture, the NPPF states that:
- 136 *'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 (footnote 52), 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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
 - 193 (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 (footnote 70) and a suitable compensation strategy exists'.*
 - and provides specific guidance that:
 - 193 (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'.*

Local Planning Policy

- 2.3 Local planning decisions regarding all future developments are assessed against a framework to ensure that the district or county in question is developed in a well-informed and coherently systematic manner, this may include decisions to ensure that the right number and types of houses are built and incorporating the correct type of shopping and recreation facilities, whilst protecting the local ecological resources, landscape context and intrinsic heritage value of an area.
- 2.4 Within the context of the Barlestone Parish Neighbourhood Development Plan 2020- 2039 there are several policies relating to trees. The following lists the most relevant.
- **POLICY ENV 7: NOTABLE TREES, WOODLAND AND HEDGES** – *The notable trees, woodland and hedgerows mapped here (figure 11) have been identified (in addition to the four Tree Preservation Order subjects in the Plan area) as having high arboricultural, historical, ecological and/or landscape value (details in Appendix 11). Any proposals for new development should seek to incorporate existing trees and hedgerows. Any proposals which result in the loss of trees and hedgerow should be accompanied by an Arboricultural Survey to assess the quality of the tree and or hedgerow. Where removal is required replacement*

planting will be required elsewhere on the site. The principles of mitigation and biodiversity net gain should be applied where loss is unavoidable, in line with NPPF para 32.

3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.
- 3.2 Trees have been assessed as groups, hedgerows or woodland where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
 - For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'¹. Woodlands however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'².
- 3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categories

- 3.4 Trees, groups, hedgerows, and woodland have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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 within this category are:

¹ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
² http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Subcategory (ii) 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.
- Subcategory (iii) trees with material conservation or other cultural value.

3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

Ancient and Veteran Trees

- 3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.
- 3.12 BS:5837 defines veteran trees as.
- "Tree that, by recognized criteria, shows 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".*
- NOTE These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem
- 3.13 BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient tree is based upon government guidance on, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions³ which states.
- "All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate."*
- 3.14 Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2024, which includes its own definition of ancient and veteran trees:
- 'A tree which, because of its age, size, and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'⁴*
- 3.15 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).

³ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

⁴ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

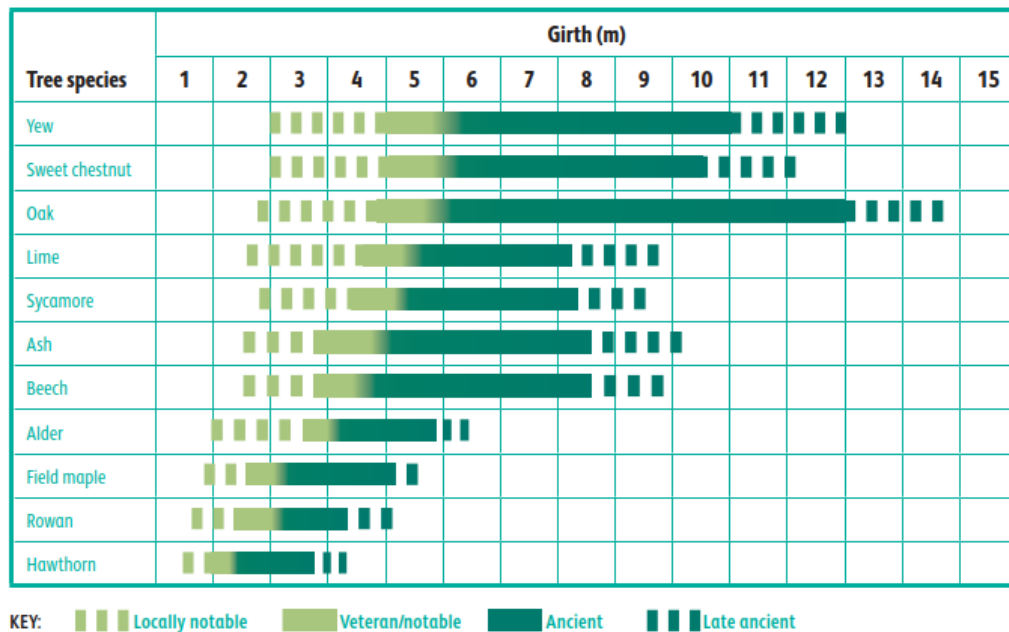


Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)⁵.

- 3.16 RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023)⁶ has been adopted for gathering survey information as this provides a standardised framework for recording characteristic ancient/veteran features and this Arboricultural Assessment has also considered any potential candidates against this framework.

Considerations and Limitations of the Tree Survey

- 3.17 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.
- 3.18 The statements made in this report regarding the assessed trees applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.
- 3.19 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.

⁵ Lonsdale, D. (Ed.). 2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.

⁶ Recognition of Ancient, Veteran & Notable Trees – RAVEN 2 (2023) – Julian Forbes-Laird Consultancy.

- 3.20 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

4.0 RESULTS

- 4.1 A total of twenty-nine individual trees, eight groups of trees, one woodland and three hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows and woodland as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups, hedgerows and woodlands recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups, hedgerows and woodlands have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

Results Summary

- 4.5 Tree stock recorded on the site was predominantly of native origin, ranging from high-value individual specimens to lower-value trees and groups. The most commonly observed species were ash *Fraxinus excelsior* and English oak *Quercus robur*, with boundary groups and hedgerows comprising a mix of native broadleaved species such as hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, and field maple *Acer campestre*.
- 4.6 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable		0		0
Category A (High Quality / Value)	T1, T2, T10, T13	4		0
Category B (Moderate Quality / Value)	T4, T6, T7, T8, T9, T14, T15, T16, T19, T20, T21, T24, T27, T29	14	G1, G2, G4, G5, G6, W1	6
Category C (Low Quality / Value)	T3, T5, T11, T12, T17, T18, T22, T23, T26, T28, T30	11	G3, G7, G8, H1, H2, H3	6

- 4.7 The site was largely surrounded by trees and vegetation, with a linear belt to the east along Barlestone Recreation Ground and an established hedgerow along the southern and western boundaries, containing several mature specimens. Overall, the quality of specimens and groups was primarily of landscape value, with the exception of the Category A trees, which offered higher arboricultural value.

Category A – High Quality

- 4.8 This category includes a small number of individual trees, with no groups or hedgerows. The most common species is English oak *Quercus robur*. These trees are mature and structurally sound, with notable arboricultural value. Their inclusion reflects their size, condition, and contribution to the landscape.

Category B – Moderate Quality

- 4.9 This category comprises a number of individual trees and several groups, including woodland. Dominant species include English oak and ash. These trees are generally semi-mature to mature, with fair physiological and structural condition. They exhibit features such as pruning wounds, ivy, or minor deadwood, but retain sufficient structural integrity and landscape value.

Category C – Low Quality

- 4.10 Ash is the most frequently recorded species with trees typically semi-mature or early-mature, with limited landscape contribution and structural defects such as dieback, flail damage, or poor crown structure. Their inclusion reflects either low arboricultural value or young age.

Ancient and Veteran Trees

- 4.11 None of the assessed trees were considered as ancient or veteran trees in accordance with our veteran survey methodology.

Statutory Considerations

- 4.12 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.13 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.14 No direct consultation with the Local Planning Authority has taken place, however, it is understood having used the online search facility on the website for the Local Planning Authority, Hinckley and Bosworth Borough Council that there are no Tree Preservation Orders and Conservation Areas that would apply to any trees present on, or in close proximity to the assessment site and therefore no statutory constraints would apply to the development in respect of trees. Before any tree works are undertaken confirmation of the online information should be sought from the Local Authority.

- 4.15 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the 9th February 2026.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Development Framework Plan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for a residential development.
- 5.3 An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 The layout positions the built element of the proposed development centrally within the field parcel, with the existing tree cover located at the site periphery. This arrangement allows for the retention of all existing trees, either within landscape buffer strips where provided or within gardens where no buffer is present. Where trees are located next to development areas, detailed design will ensure their protection and long-term retention, maintaining tree cover both within the site and the wider local environment.
- 5.5 A development parcel is shown to encroach within the root protection area (RPA) of Tree T27. This is currently proposed to be within residential gardens within the proving layout. Tree protection fencing should be utilised during construction so as to avoid any adverse impact on this tree.
- 5.6 In a subsequent Reserved Matters application, the final layout of the scheme should be informed by this assessment. The routing of below ground services should also consider retained trees and should not encroach within the Root Protection Areas of retained trees, as recommended by the guidance given in section 7.7 of BS5837.

6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions.
- 6.2 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.3 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.
- 6.4 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- 6.5 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.
- 6.6 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

Rooting Environment and Soil Volumes

- 6.7 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.
- 6.8 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

7.0 TREE PROTECTION MEASURES

- 7.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.
- 7.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

- 7.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 7.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 7.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 7.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

Tree Protection Barriers

- 7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix B.
- 7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

Protection outside the exclusion zone

- 7.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.
- 7.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will

then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.

- 7.12 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 7.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 7.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 7.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

8.0 TREE MANAGEMENT

- 8.1 The layout of the development is currently reserved for subsequent approval. During a reserved matters application pursuant to layout, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.
- 8.2 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.3 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.4 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.5 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk⁷.
- 8.6 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.
- 8.7 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.
- 8.8 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

⁷ The Health and Safety at Work Act 1974

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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

-  Category A - Trees / Groups of High Quality (BS5837:2012)
-  Category B - Trees / Groups of Moderate Quality (BS5837:2012)
-  Category C - Trees / Groups of Low Quality (BS5837:2012)
-  Hedgerow
Colour Indicates BS5837:2012 Category
-  Root Protection Area
-  Individual/Group number and BS5837:2012 Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
-  Woodland
(Colour Indicates BS5837:2012 Category)

-	13.03.19	First Issue	AW
A	09.10.25	Resurvey	RG / AW
rev	date	description	drwn/chkd

client
Gladman Developments Ltd

project
**Cunnery Close,
Barlestone**

title
TREE SURVEY PLAN

scale
1:2000 @ A3

number
8867-T-01

status
-

rev
A



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The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

-  Tree/Group to be Retained
-  Tree/Group proposed to be removed subject to relevant permissions
-  Hedgerow Proposed to be Retained and Incorporated into the New Development
-  Root Protection Area (Shown for retained trees only)
-  Individual / Group Number and BS Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
-  Woodland (Colour Indicates Retention)

-	09.02.26	First Issue	RG / AW
A	05.03.26	Update Layout	RG / AW
rev	date	description	drwn/chkd

client
Gladman Developments Ltd

project
**Cunliffe Close,
Barlestone**

title
TREE RETENTION PLAN

scale
1:2000 @ A3

number
8867-T-02

status
-

rev
A

FPCR | environment
& design

Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category U - Trees 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

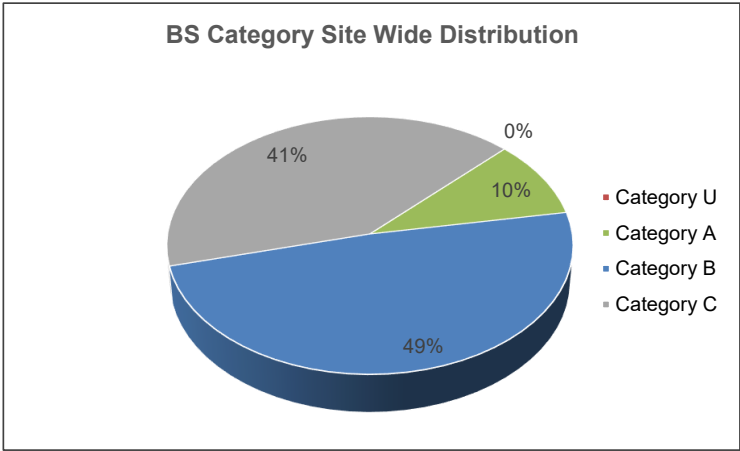
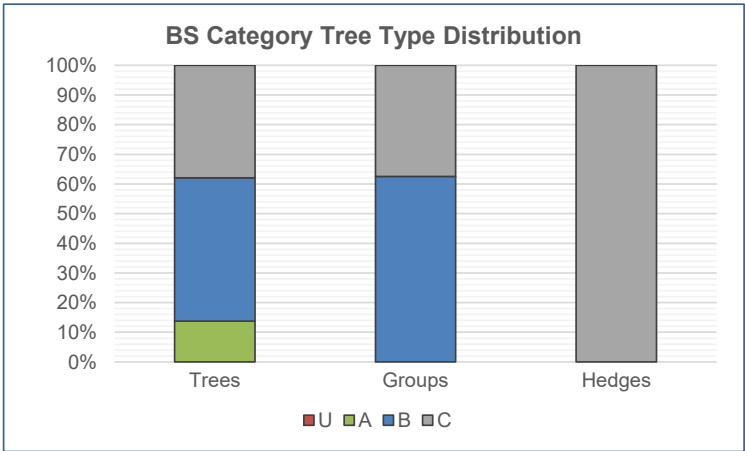
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	Good - No significant health problems	• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U		0		0
Category A	T1, T2, T10, T13	4		0
Category B	T4, T6, T7, T8, T9, T14, T15, T16, T19, T20, T21, T24, T27, T29	14	G1, G2, G4, G5, G6, W1	6
Category C	T3, T5, T11, T12, T17, T18, T22, T23, T26, T28, T30	11	G3, G7, G8, H1, H2, H3	6
	Total	29	Total	12

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	English Oak Quercus robur	18	1000 Over Ivy	8	M	F	Stubs and pruning points observed to the east of the lower crown Major deadwood present over road Dense ivy to 10m Cultivation of the soil to within 2m of the base to the west	452	12.0	A (i)
T2	English Oak Quercus robur	15	1050	8	M	F	Limb to the south of the crown housed vertical bark wound from 6m down to 2.5m with heartwood visible Stubs present on the stem at 2m through pruning and flail damage	499	12.6	A (i)
T3	Common Ash Fraxinus excelsior	9	410 100 140	6	EM	F	Ivy to 8m 2 secondary stems from the base Twin leaved from 2m above ground level Minor dead wood present in the crown Flail damage and stubs evident Dieback of the crown observed	89	5.3	C (i)
T4	Common Ash Fraxinus excelsior	12	600	8	EM	F	Small branch socket cavity at 2.5m to north Minor dead wood present throughout Open crown form Cultivation of the soil to within 2m Positioned on northern bank	163	7.2	B (i)
T5	Common Ash Fraxinus excelsior	9	300	3.5	SM	F	Ivy to 7m Crossing and rubbing branches present throughout	41	3.6	C (i)
T6	English Oak Quercus robur	10	Est 700	6	M	F	Dense ivy cover throughout Minor and major dead wood present Sparse crown Possible loss of apical leader (obscured by ivy) Remove ivy and re-inspect	222	8.4	B (i)
T7	English Oak Quercus robur	15	Est 560	5	M	F	Minor dead wood and storm damage throughout	142	6.7	B (i)
T8	English Oak Quercus robur	10	300	5	SM	G	No major defects	41	3.6	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T9	Common Ash Fraxinus excelsior	17	950 Over Ivy	10	M	F	Inonotus hispidus fungal bracket present on the western stem at 9m Dense Ivy to 13m Pruning wounds and callus material evident Flail damage to the lower crown Established basal sucker	408	11.4	B (i)
T10	English Oak Quercus robur	16	820	9	M	F	Hung up dead wood evident Minor and major dead wood evident Light ivy cover	304	9.8	A (i)
T11	Common Ash Fraxinus excelsior	13	740	8	M	P	Loss of main leader at 8m to the east had caused rotting back of the stem Varying amounts of storm damage throughout the crown Two inonotus hispidus fungal brackets observed in the crown one bracket at 6m and one at 9m above ground level - not visible on resurvey 01/10/25	248	8.9	C (i)
T12	Common Ash Fraxinus excelsior	17	400 350 350 120 200	6	M	F	Old coppice stool displaying internal decay at the base of the stems Small amount of minor dead wood present in the crown	208	8.1	C (i)
T13	English Oak Quercus robur	17	770	8	M	G	Minor dead wood present in the crown Stem leaned to the north west No major defects Low crown down to 1m to the west Flail mower stubs present ot the south of the canopy	268	9.2	A (i)
T14	Common Ash Fraxinus excelsior	21	1100	9	M	P/F	Loss of large limb at 5m to the south of the crown had left a torn stub Both minor and major dead wood was present in the crown Lever arm had developed to the south east at 4m Significant area of dysfunctional timber had formed a basal cavity between the buttresses to the north side of the stem approximately 1m wide by 0.7m high Large buttresses show adaption to hollowing	547	13.2	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T15	English Oak Quercus robur	6	210	3	SM	G	No obvious defects	20	2.5	B (i)
T16	Common Ash Fraxinus excelsior	10	150 220 180	5	M	F	Multi stemmed from the base Minor dead wood throughout the crown No major defects Dense ivy to 6m Crossing and rubbing branches and stems	47	3.9	B (i)
T17	Goat Willow Salix caprea	7	7 x 160	7	M	F	Low spreading form typically associated with the species Ivy had climbed to 4m Multi stemmed from the base	81	5.1	C (i)
T18	Common Ash Fraxinus excelsior	15	Est 650	7	M	F	Large basal wound to the north from ground level to 2.2m by 0.6m wide Branch socket cavity observed on the stem to the north at 3m, originally the wound was 180mm diameter but callus had reduced the opening to 80mm	191	7.8	C (i)
T19	English Oak Quercus robur	12	420 330	8	EM	F	Twin stemmed from 0.6m above ground level Minor dead wood present and flail damage	129	6.4	B (i)
T20	Field Maple Acer campestre	10	310 310	4	M	F	Twin stemmed from ground level Minor dead wood present No major defects Crossing and rubbing branches	87	5.3	B (i)
T21	Common Ash Fraxinus excelsior	14	210 180 180	5	EM	F	Ivy to 6m Crossing and rubbing branches Minor dead wood present	49	4.0	B (i)
T22	Common Ash Fraxinus excelsior	16	300 280 320	7	M	F	Multi stemmed form Flail and storm damage to the east of the crown No major defects Ivy to 6m Crossing and rubbing branches and stems	123	6.2	C (i)
T23	Wild Cherry Prunus avium	8	210	3.5	M	P	Multiple pruning wounds and flail damage present to south side of the crown	20	2.5	C (i)

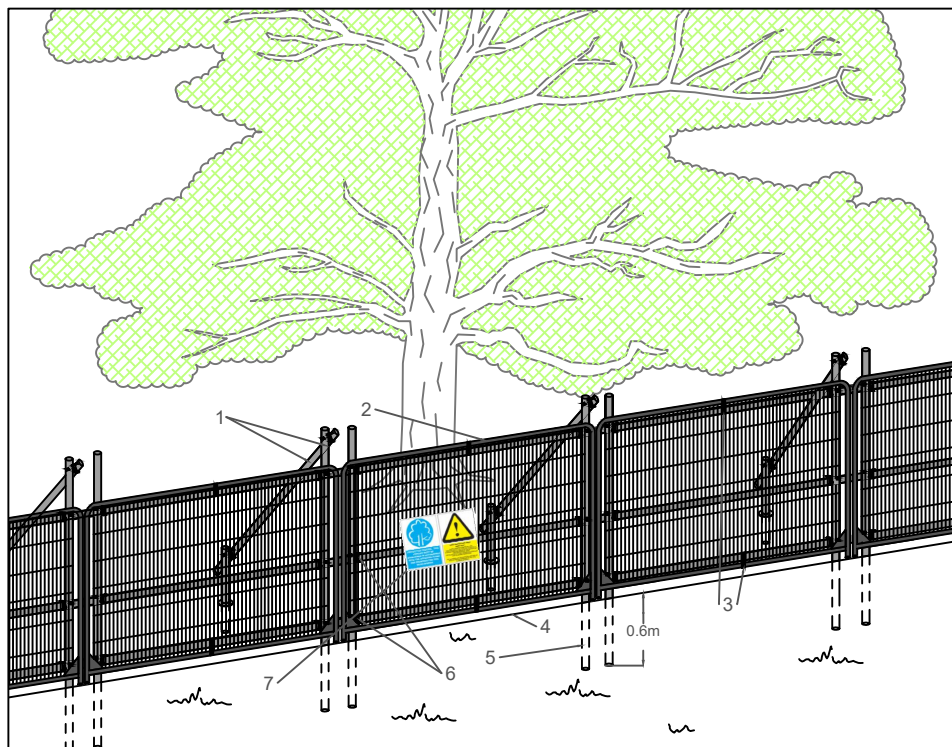
Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T24	Common Alder <i>Alnus glutinosa</i>	7	400 350	3	M	F	Off site by 1m Pruning wounds through crown lift Crown overhung the site	128	6.4	B (i)
T25				2			Tree no longer present			
T26	Crab Apple <i>Malus sylvestris</i>	4	120 120 120	4	M	F	Over hung the site by 4m	20	2.5	C (i)
T27	English Oak <i>Quercus robur</i>	12	1030	8	M	F	Multiple pruning wounds through extensive crown lift Over pruned by neighbouring properties Minor basal decay to the south between buttresses Small amount of dead wood present Splits and tears to the bark surrounding the pruning wounds Minor and major deadwood	480	12.4	B (i)
T28	Crab Apple <i>Malus sylvestris</i>	4	120	2	EM	F	Crown overhangs site by 2m	7	1.4	C (i)
T29	Norway Maple <i>Acer platanoides</i>	9	200 200 200	4	EM	F	Planted specimen within green space	54	4.2	B (i)
T30	Rowan <i>Sorbus aucuparia</i>	6	250	3	M	F	Characteristic for species	28	3.0	C (i)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Crack Willow Salix fragilis Field Maple Acer campestre Silver Birch Betula pendula Hawthorn Crataegus monogyna Common Ash Fraxinus excelsior	13	Upto 300	4	EM	F	Predominantly field maple Canopy overhangs site by 4m Off site group located within the recreation ground to the north east of the site Characteristic for species Etiolated form	41	3.6	B (ii)
G2	Hawthorn Crataegus monogyna English Elm Ulmus procera Holly Ilex aquifolium Crack Willow Salix fragilis Hazel Corylus avellana Blackthorn Prunus spinosa Field Maple Acer campestre English Oak Quercus robur Horse Chestnut Aesculus hippocastanum Goat Willow Salix caprea	7	220	2	M	F	Outgrown hedgerow which had previously been laid Ditch to south Dead trees noted	22	2.6	B (ii)
G3	Blackthorn Prunus spinosa Elder Sambucus nigra Goat Willow Salix caprea	8	200	2	M	F	Low quality thicket copse Minor defects	18	2.4	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G4	Hawthorn Crataegus monogyna Blackthorn Prunus spinosa English Elm Ulmus procera Elder Sambucus nigra	5	220	2	M	F	Outgrown hedgerow which had previously been laid	22	2.6	B (ii)
G5	Common Ash Fraxinus excelsior	15	220 180 260	5	EM	F	Minor flail damage to the lower crown Minor dead wood present Ivy to 7m Multi stemmed to 1m above ground level	67	4.6	B (ii)
G6	Common Ash Fraxinus excelsior Hawthorn Crataegus monogyna Holly Ilex aquifolium Elder Sambucus nigra Hazel Corylus avellana Field Maple Acer campestre English Oak Quercus robur	8	120 120 150	2	M	G	Outgrown hedgerow forms Dense ivy Multi stemmed from base Gaps present	23	2.7	B (ii)
G7	Ash Fraxinus excelsior English Oak Quercus robur Wild Cherry Prunus avium	10	200	3	EM	F	Dense ivy cover Flail damage Bark wounds Branch stubs Some stems offsite	18	2.4	C (ii)
G8	English Elm Ulmus procera Hawthorn Crataegus monogyna	6	150	1.5	EM	F	Multi stemmed Dead elms Dense ivy Boundary group	10	1.8	C (ii)

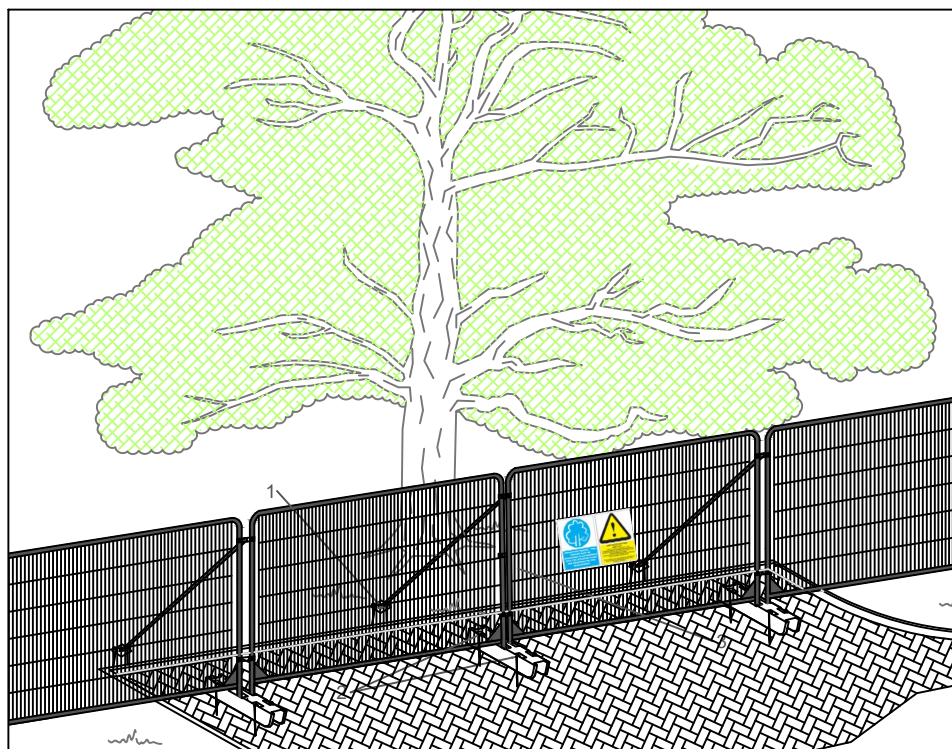
Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Hawthorn Crataegus monogyna English Elm Ulmus procera Blackthorn Prunus spinosa Field Maple Acer campestre	2	6x60	1	M	F	Maintained hedgerow	10	1.8	C (ii)
H2	Hawthorn Crataegus monogyna English Elm Ulmus procera Blackthorn Prunus spinosa Field Maple Acer campestre Goat Willow Salix caprea Common Ash Fraxinus excelsior	2	6x60	1	M	F	Maintained hedgerow	10	1.8	C (ii)
H3	Leyland Cypress Cupressocyparis leylandii	3	est100	1	M	F	Maintained hedgerow	5	1.2	C (ii)

Wood No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
WOODLANDS										
W1	Alder Alnus glutinosa English Oak Quercus robur Common Ash Fraxinus excelsior Crack Willow Salix fragilis Hawthorn Crataegus monogyna Blackthorn Prunus spinosa Holly Ilex aquifolium Elder Sambucus nigra English Elm Ulmus procera	17	600	5	M EM SM	F	Mixed woodland with typical characteristics Dense undergrowth Failed trees	163	7.2	B (ii)



Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

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