



PREPARED FOR

Mr. James Godwin

SITE LOCATION

Manor Farm, Wood Lane, Norton-Juxta-Twycross, Atherstone, CV9 3QB

ARBORICULTURAL IMPACT
ASSESSMENT

April 2026

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Site Summary

	Description	
Site Name/Address	8 Wood Lane, Norton-Juxta-Twycross, Atherstone, CV9 3QB	
Site Ordnance Survey National Grid Reference	SK 32496 06821	
Local Planning Authority	Hinckley and Bosworth Borough Council	
Planning Application Reference Number	NA.	
Statutory Constraints	Tree Preservation Order/s	Conservation Area
	No	No

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1. Introduction

1.1 Terms of instruction

- 1.1.1 Mr. James Godwin (hereafter the 'Client') commissioned Arb Innovators Ltd ('Arb Innovators') to prepare an Arboricultural Impact Assessment (AIA) at Manor Farm, Wood Lane, Norton-Juxta-Twycross, Atherstone, CV9 3QB (hereafter referred to as the 'Site') in accordance with *BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations* (The British Standards Institution, 2012), hereafter referred to as 'BS5837:2012'.
- 1.1.2 This assessment has been prepared by Callum Throw (*N. Dip Arb, MArborA, PTI*) Managing Director and Principal Arboricultural Consultant at Arb Innovators. Callum is an experienced Arboricultural Consultant possessing over 15 years' experience with specialism in Urban Forestry and trees in relation to development.

1.2 Purpose of this Arboricultural Assessment

- 1.2.1 The information provided is compliant with BS5837:2012 (Table B.1), national standard planning application validation requirements, and is prepared to accompany a planning application to Local Planning Authority (LPA), Hinckley and Bosworth Borough Council (HBBC).
- 1.2.2 This report describes the findings of a walkover survey, a desktop assessment of statutory constraints, the known and anticipated effects that granting planning permission would have on the existing trees, and subsequent recommendations and mitigation measures that should be incorporated in the Proposed Development.

1.3 Scope of this Arboricultural Assessment

- 1.3.1 Trees may form a constraint to the Proposed Development and therefore the methodology as set out in BS5837:2012 has been adhered to. This report broadly comprises four stages:
1. Undertake a survey of trees on the Site and those within the Study Area (a 15m buffer or "influencing distance" based on the surveyor's discretion) to fulfil the requirements of BS5837:2012.
 2. Provide a Tree Constraints Plan (TCP) demonstrating the above and below-ground constraints; including canopy extents and Root Protection Areas (RPA), of those trees recorded.
 3. Provide an AIA which includes a Tree Retention and Removals Plan (TRRP) to assess the impacts and effects which are likely to arise from the Proposed Development and identify mitigation for retained trees, where necessary.
 4. Outline an Arboricultural Method Statement (AMS) 'Heads of Terms' providing a preliminary overview of how retained trees will be protected and managed during on-site demolition and construction activities.
- 1.3.2 The results and recommendations in this report are valid for a maximum of 12 months from the date of the survey.

2. The Site and Proposed Development Description

2.1 Site Overview and Description

2.1.1 Table 1 provides a description of the Site and arboricultural Study Area, which is denoted by a red line presented on the TCP provided at Appendix 3.

Table 1 Site Location, Description and General Overview

	Description
Site Description	The Site is located off Wood Lane, Norton-Juxta-Twycross, Atherstone, CV9 3QB, centred at approximately OS grid reference SK 32496 06821. As shown at Figure 1, the Site comprises the blue line boundary and sits to the rear of a recently constructed residential frontage on Wood Lane. Access to the Site exists off Wood Lane, to the northwest corner of the application area. The Site comprised a derelict farmstead with a group of former agricultural buildings/barns and associated hardstanding, together with a substantial soil/spoil mound occupying much of the south-east corner of the plot. The immediate context is characterised by adjacent built plots (including the new residential frontage to Wood Lane) and larger existing buildings within the wider block, typical of a village-edge setting.
Date of walkover Tree Survey	26 March 2026



Figure 1 Site Boundary (blue line). Imagery © Marrons

2.2 Proposed Development Description

2.2.1 Table 2 provides a description of the Proposed Development which is shown on the TRRP at Appendix 3.

Table 2 Proposed Development Description and General Overview

	Description
Proposed Development Description	Construction of 4no. residential dwellings (Plots 1–4) served by a new access road, with associated hard surfacing, ground remodelling and landscaping.

3. Summary of Relevant Legislation and Planning Policy

3.1.1 This report has been compiled with reference to the following legislation and both national and local planning policy.

3.2 Legislation Relevant to Arboriculture

- The Town and Country Planning Act 1990.
- The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- The Forestry Act 1967
- The Occupiers Liability Act (1957 and 1984)

3.2.1 Other legislation that affords a lesser or indirect level of protection to trees includes the following:

- The Wildlife & Countryside Act 1981 (as amended).
- Conservation of Species and Habitat Regulations 2017 (as amended).
- Natural Environment and Rural Communities Act 2006 (Section 41 England and Section 42 Wales).
- Hedgerow Regulations (1997).

3.3 National Planning Policy

- National Planning Policy Framework (NPPF), 2024¹

3.4 Local Planning Policy Relevant to Arboriculture

Table 3 Relevant Planning Policy Documents

Description	Status/Coverage	Key Policies / Provisions	Implications for Arboriculture in New Development
Core Strategy Development Plan Document (Adopted 15 Dec 2009; Hinckley & Bosworth Borough Council)	Adopted; borough-wide strategic policy coverage	Policies 6, 9, 19, 20, 21, 22: Green Wedges, green space/play provision, green infrastructure, National Forest, Charnwood Forest.	Strong basis for retention of green corridors, open landscape structure, new planting, Green Infrastructure-led layout, and, where relevant, woodland / Forest-context planting and habitat connectivity.

¹ National Planning Policy Framework (2024) [Online]. Available at < https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf > (Last Accessed January 2025).

4. Baseline Arboricultural Data

4.1 Arboricultural Desk Study

- 4.1.1 A Desk Study has been undertaken as a means of identifying if any statutory and non-statutory constraints or designations are present within the Site and Study Area. This Desk Study includes consideration of the following environmental constraints:
- Tree Preservation Orders (TPO).
 - Conservation Areas.
 - Ancient Woodland.
 - Ancient, Veteran, or Notable trees.
- 4.1.2 An assessment of statutory and non-statutory constraints has been carried out using publicly accessible third-party information and aerial imagery. While this is deemed to be broadly accurate, in some instances no specific date is given for the information and images used and Arb Innovators cannot and will not accept liability for any deficiencies in third-party information.
- Presence of Tree Preservation Orders and Conservation Areas***
- 4.1.3 At the time of writing this assessment, the Hinckley and Bosworth Borough Council online, interactive maps^{2,3}, confirmed that there are no TPOs or Conservation Areas attributed to the Site or any of the trees recorded.
- 4.1.4 It should be noted that online interactive mapping is provided for reference only and is not intended to be definitive. Provisional Tree Preservation Orders (TPO) may be made whenever a local planning authority deems it appropriate and a TPO can be made at any time.
- 4.1.5 No works are to be undertaken on any protected trees without prior permission from the LPA unless these works are clearly outlined in this report and authorised as part of an approved, full planning application. Works include pruning, topping, lopping, uprooting or wilful damage or wilful destruction of these trees. If tree works are not included in this assessment, a separate "application for tree works" should be submitted to the LPA. Failure to obtain the necessary consent may result in enforcement action or prosecution.

Presence of Ancient Woodland

- 4.1.6 The presence of ancient woodland designation within or bordering the Site was checked using Natural England's Multi Agency Geographical Information for the Countryside (MAGIC) map⁴ on 23 March 2026. In accordance with NPPF, an ancient woodland is an area in England that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.
- 4.1.7 The site does not contain Ancient and Semi-Natural Woodland (ANSW) nor Plantation on Ancient Woodland Site (PAWS). The Site was absent of these statutory designations and it therefore not necessary to consider the requirements of paragraph 193(c)(d) of the NPPF.

² Hinckley and Bosworth Borough Council. Tree Preservation Order [Online]. Available at: < <https://www.hinckley-bosworth.gov.uk/tpomap> > (Last Accessed 23 March 2026).

³ Hinckley and Bosworth Borough Council My Area [Online]. Available at: < <https://www.hinckley-bosworth.gov.uk/myarea#?layer=boundary/conservation> > (Last Accessed 23 March 2026).

⁴ Magic (DEFRA), 2024. Multi Agency Geographic Information for the Countryside [Online]. Available at: < <https://magic.defra.gov.uk/MagicMap.aspx> > (Last Accessed 23 March 2026).

Presence of Ancient, Veteran and Notable trees

- 4.1.8 The presence of Ancient, Veteran, or Notable trees⁵ associated with the Site were checked using Woodland Trust's Ancient Tree Inventory on 23 March 2026. It should be noted that this inventory is based on volunteer-submitted records, and its limitations should be acknowledged.
- 4.1.9 The Site was absent of this designation and it therefore not necessary to consider the requirements of paragraph 193(c)(d) of the NPPF.

⁵ Ancient Tree Inventory, 2018. Ancient Tree Inventory [Online]. Available at: < <https://ati.woodlandtrust.org.uk/tree-search/?v=3000025&ml=map&z=15.707861111858675&vs=1&vs=2&vs=3&nwLat=52.661303470213085&nwLng=-1.5295383874703532&seLat=52.65654637096401&seLng=-1.5063910479695437> > (Last Accessed 23 March 2026).

5. Arboricultural Walkover Survey

5.1 Brief BS5837:2012 Methodology

- 5.1.1 A survey of trees on the Site and those within influencing distance (15m beyond the Site based on the surveyor's discretion) was undertaken on 26 March 2026 in accordance with BS5837:2012. The tree numbers associated with each recorded feature are cross-referenced within the BS5837:2012 Tree Survey Schedule and arboricultural plans at Appendix 2 and Appendix 3, respectively.
- 5.1.2 The survey recorded all arboricultural features with a stem diameter greater than 75mm either as individual specimens, groups, or hedges. The differentiation between individual trees and groups of trees was made where these trees were aerodynamically, culturally, or visually important as groups. Where a tree in a group has characteristics that distinguish it from the rest of the group e.g. veteran trees, trees with significant defects, and specimen trees that stand out within the feature, they are generally recorded as an individual tree.
- 5.1.3 A hedge or hedgerow has been defined as any boundary line of trees or woody shrubs typically over 10m long and less than 5m in width. It may include banks, walls, ditches, herbaceous vegetation, or climbing plants.
- 5.1.4 Full details of the BS5837:2012 tree survey methodology and definitions used are provided in Appendix 1 and Appendix 2.

BS5837:2012 Quality Assessment

- 5.1.5 Trees were categorised by quality in accordance with BS5837:2012, section 4.5, using the quality categories A, B, C, and U. The objective of the tree categorisation method is to identify the quality and value (in a non-financial sense) of the arboricultural features recorded to make an informed decision about which features should be removed or retained if development occurs.
- Category A - Trees that are particularly good examples of their species, especially if rare or unusual. High quality trees with an estimated remaining life expectancy of at least 40 years.
 - Category B - Downgraded from category A because of impaired condition or lacking the quality necessary to merit category A. Moderate quality trees with an estimated remaining life expectancy of at least 20 years.
 - Category C - Unremarkable trees of limited merit which could be retained but are not a significant constraint. Low quality trees with an estimated remaining life expectancy of at least 10 years, or young trees with stem diameters below 150mm.
 - Category U - Trees in such an impaired condition that they should be removed and cannot realistically be retained as living trees for longer than 10 years.
- 5.1.6 The quality of each arboricultural feature is defined based on its sub-category. Sub-categories carry equal weight and should not be used to influence retention priority. Sub-categories 1, 2 and 3 are intended to reflect arboricultural, landscape and cultural values, respectively.

5.1.7 It should be noted that Table 1 of BS5837:2012 only includes suggestions for the remaining years. A tree may have a longer remaining life than stated, but it is nevertheless classified as a lower category due to its maturity, condition, or overall influence on the application site.

Ancient and Veteran Trees

5.1.8 BS5837:2012 does not reference a methodology for identifying and recording ancient, veteran, or notable trees. While 'Veteran' is defined in paragraph 3.12 of BS5837:2012, neither 'Ancient' nor 'Notable' are mentioned and owing to the complexity and subjectivity of this subject, there are various methods for defining and classifying Ancient, Veteran, and Notable trees. The terms 'ancient' and 'veteran' are sometimes used interchangeably but it is important to understand that although all ancient trees are considered veteran trees, not all veteran trees are ancient.

- 5.1.9 For this BS5837:2012 assessment, the methodology for defining and classifying these irreplaceable trees as set out by the Woodland Trust (n.d.) (2024) *Recognising and categorising ancient and other veteran trees* has been adopted.
- **Ancient trees** 'have developed beyond maturity into the ancient life phase and/or are chronologically old in comparison to other trees of the same species.'
 - **Veteran trees** 'are mature trees which, due to their life or environment, have significant decay features (a physical attribute they share with ancient trees) but are neither developmentally nor chronologically ancient.'

5.2 Arboricultural Walkover Survey Summary

- 5.2.1 The arboricultural survey identified 16no. individually recorded trees (T1–T16) and 3no. groups (G1–G3), collectively comprising a mix of native and naturalised broadleaved species dominated by Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*) and English Elm (*Ulmus procera*). A summary of the arboricultural features recorded has been provided in Table 4.
- 5.2.2 The BS5837:2012 Tree Survey Schedule provides specific details for each feature recorded, including height, stem diameter, crown spread, crown clearance, age class, physiological and structural conditions, and recommendations for preliminary management, where relevant.

Table 4 Arboricultural features recorded and their quality categories in accordance with BS5837:2012

	Category A	Category B	Category C	Category U
Trees	0	10	5	1
Groups	0	2	1	0
Total	0	12	6	1

5.3 Tree Constraints Plan (TCP)

- 5.3.1 The location of each arboricultural feature and their associated constraints are illustrated on the TCP at Appendix 3. The purpose of the TCP is to visually identify the current above and below-ground constraints imposed by existing arboricultural features in terms of stem, crown, and roots, along with any other notable constraints or Site features. When determining future land use or compiling an outline or detailed scheme design, this information must be considered.

- 5.3.2 All tree constraints were mapped using Quantum Geographic Information System (QGIS) and Qfield in the field, where a combination of on-site GPS, OS VectorMap (.dwg) and aerial imagery has been used to plot the location of trees and their surrounding context. A Topographical Survey has also been provided and forms the base mapping of the TCP.

Root Protection Areas (RPA)

- 5.3.3 A theoretical RPA has been calculated for all arboricultural features in accordance with BS5837:2012 and are demonstrated as pink dashed circles on the TCP provided at Appendix 3. With reference to BS5837:2012, an RPA is defined as *“a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure should be treated as a priority”*.
- 5.3.4 Numerical RPA data (radius and area in m²) is tabulated in the Tree Schedule at Appendix 2. All stem diameters were measured in accordance with BS5837:2012 Annex C, with RPA delineation guided by Annex D.
- 5.3.5 For single-stemmed trees, the RPA is calculated as a circle with a radius of 12× the stem diameter (measured at 1.5m above ground level). Multi-stemmed trees require one of two approaches:
- Dominant stem method: Use the diameter of the largest stem.
 - Aggregate method: Sum the diameters of all stems exceeding 25mm.
- 5.3.6 In other cases, root growth could have been impeded by existing, poor growing environments, built form comprising foundations, grey infrastructure such as retaining walls, or ditches and water courses, meaning that a simple circular root protection area may not be appropriate.
- 5.3.7 Paragraph 4.6.2 of BS5837:2012 states that, *“where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced”* noting that *“modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution”*.

6. Arboricultural Impact Assessment (AIA)

6.1.1 This AIA is undertaken with reference to BS5837:2012 and considers the nature of the Proposed Development.

6.2 Purpose of the AIA

6.2.1 The purpose of the AIA is to assess the anticipated direct and indirect impacts and effects associated with construction of the Proposed Development on existing trees, as described and to the best of our knowledge with the information provided at the time of writing. Section 7.0 of this AIA also includes details on necessary protection, mitigation, and compensation measures where these are deemed appropriate.

6.2.2 A TRRP is provided at Appendix 3 which illustrates the relationship between the above and below-ground constraints, including the RPAs of retained trees, and the direct and indirect impacts of the Proposed Development.

6.2.3 For ease of interpretation, the key discussion points and recommendations have been split into sub-headings.

6.3 Reference Documents

6.3.1 As background information, the documentation listed in Table 5 below has been cited. This report should be read in conjunction with the reference materials listed.

Table 5 Reference Document and Plans Provided

Document/Drawing Description	Reference No.	Prepared By	Date
Topographical Survey	24118-24-01-Topographical	Castle Surveys Ltd	08.03.2024
Internal Site Access	25-740-SK03	Magna Transport Planning Ltd	March 2026
Proposed Site Plan	-	Unknown	Unknown

6.4 Assumptions and Limitations of the AIA

6.4.1 This AIA has been compiled based on the following assumptions and limitations:

Assumptions

- It is assumed that all trees recorded are under the ownership of the client. No tree removal on third party land will be required to facilitate the Proposed Development.
- All proposed demolition and construction activities will be restricted to the immediate application area and not into areas of third-party land.
- Earthworks including significant changes to ground levels across the extent of the Site will not be necessary to facilitate the Proposed Development.

- The storage of plant, machinery, and materials will be located outside of RPAs and away from tree crowns, soft verges, and grassed areas. Existing hard surfacing at the front of the Site will be used whenever possible for plant movement and material storage.
- The installation of new underground utilities, services, and surface water drains, as well as details on enabling works, such as the installation or diversion of services and utilities by statutory undertakers, is unlikely to be required within the perceived RPAs of retained trees.
- If deemed necessary, the methodology for the installation, maintenance or removal of any services within an RPA will be in accordance with *Street Works UK Publications Volume 4 – Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026)*.

Limitations

- Foundation design, excavation requirements, changes in ground levels or the extent of earthworks have not been shared in detail.
- The assessment relies heavily on the accuracy and completeness of the information provided at the time of writing. Any discrepancies or omissions in this information could affect the validity of the assessment.
- This AIA does not consider the impacts, mitigation, or compensation measures for trees affected by other current or previous planning applications. It is recommended to cross-reference with such applications, where relevant, to assess any cumulative impacts on the site’s arboricultural resources.

6.5 Anticipated Arboricultural Impacts from the Proposed Development

6.5.1 A magnitude of impact has been assigned as per the definitions in Table 6, which balances the magnitude of physical change (e.g. tree loss, RPA incursion, canopy, amenity, and perceived biodiversity loss) with the sensitivity and public value of the affected trees. Any residual effects are evaluated after mitigation in line with BS5837:2012 and current industry best practice. This assessment is provided to assist LPAs with considering the impact of any potential loss against both national and local planning policy.

Table 6 Arboricultural and Landscape Impact Scale

Magnitude	Definition	Typical Residual Effect*	Illustrative triggers**
Neutral	No loss or material impact to any arboricultural feature or material changes in tree health, structure or the character of public/private views.	None.	Removal of Category U feature or understory shrubs with no street-scene contribution may be appropriate.
Negligible	Minor material changes unlikely to be at detriment to tree health, structure or the character of public/private views.	None.	Removal of several low-quality (C1, C2, C3) features or shrubs with no or limited public amenity value.

Magnitude	Definition	Typical Residual Effect*	Illustrative triggers**
Low	Canopy or roots impacts which do not meet the definitions of 'high' or 'moderate' and are unlikely to have a long-term impact on the condition of the arboricultural feature/s, with only a localised reduction in visual amenity.	< 5 yrs with normal management; mitigation feasible to limit impacts, no reduction in BS5837:2012 category. Compensatory planting recommended.	≤ 20% RPA incursion by low-impact surfacing or excavation to a low-quality feature; removal of visually prominent low quality C1 (individual) features and/or complete loss or > 40% canopy loss from low quality groups or woodlands (C2, C3).
Moderate	Substantial canopy or root impacts that could lower retention value of the feature or result in the loss of arboricultural and biodiversity resource.	Mid-term (15+ years) but ultimately recoverable deficit if recommended mitigation succeeds. Compensatory planting essential.	≤ 20% RPA incursion by low-impact surfacing or excavation to moderate-quality features (B1, B2, B3); loss of Category B1, B2, B3 features screened from wider public views.
High	Major adverse change impacting long-term viability or pronounced degradation of arboricultural, amenity and biodiversity value. Irreversible loss of key arboricultural assets (Category B1, B2, B3 and A1, A2, A3) that conflicts with national and local planning policy objectives or statutory conservation designations.	Long-term (25+ years) deficit even with best-practice mitigation and compensation; could be grounds for refusal.	> 20% RPA incursion to a retained feature requiring extensive mitigation measures; removal of several visually prominent Category B1, B2, B3 features; removal of one or more Category A1, A2, A3 features.

*Residual effect = condition/amenity level after the mitigation specified (replacement planting, no-dig cellular-confinement paths, etc.). **Indicative only.

Arboricultural Features to be Removed and Retained

- 6.5.2 Implementation of the Proposed Development as currently designed will necessitate the removal of 10. arboricultural features in full including 6no. individual Category B trees (T2, T3, T10, T11, T12, T16), 1no. Category B group (G1), and a further 3no. individual Category C1 trees (T1, T4, T5).
- 6.5.3 2no. groups of trees will be subject to partial removal, namely G2 (Category B – moderate quality), from which approximately 1,683m² of the total 1,940m² canopy area is to be removed, and G3 (Category C), from which approx. 229m² of the total 517m² canopy area is to be removed.
- 6.5.4 T13 and T14 were located off-site to the northwest and are not directly affected by the Proposed Development. No new RPA incursion, earthworks or construction activity is anticipated within the influence of these trees.

Table 7 Summary of the features impacted by the Proposed Development

	Retain	Retain using Mitigation Measures	Remove in Full	Partial Removal
Category A	-	-	-	-
Category B	T13	T6, T7, T8	T2, T3, T10, T11, T12, T16, G1	G2
Category C	T14	T9	T1, T4, T5	G3
Category U	T15*	-	-	-
TOTAL	3	4	10	2

* T15 is located on third-party land and is independently scheduled for removal by the respective landowner.

Category B (Moderate quality) Removals

- 6.5.5 The loss of 6no. individual Category B trees and 1no. group of trees represents the most significant arboricultural impact of the Proposed Development. T2 and T3, both English elm, are directly impacted by the alignment of the proposed access road. T10 and T11 (Common ash) are to be lost to the combined requirements of the access road, associated earthworks and ground remodelling provision for Plot 4. T12, a further ash, is directly impacted by the footprint of Plot 4, with T16 (Sycamore), situated on the northern boundary, requiring removal to facilitate the access road.
- 6.5.6 G1 (Category B2), a group of approximately 7no. trees comprising Common ash, Blackthorn and Elder positioned on made ground, will be removed in full to facilitate the access road and associated earthworks. The cumulative loss of these moderate quality features constitutes a **high** magnitude impact on the arboricultural resource.
- 6.5.7 G2 is a dense boundary group comprising extending along the eastern and southern boundaries. The group holds established landscape buffer value and contributes to the Site's boundary screening. Approximately 1,683m² of the total 1,940m² canopy area (c. 87%) is to be removed to facilitate Plot 4, the access road and associated ground remodelling. It may be possible to retain a greater proportion of the group; however, the assumed extent of ground remodelling (not shared in detail) required across the southern and eastern portions of the Site makes this difficult to confirm at this stage.
- 6.5.8 The near-total loss of a Category B2 feature with established landscape screening function constitutes a **high** magnitude impact. The residual 257m² of retained canopy at the northeastern extent will require supplementary planting to re-establish an effective landscape buffer. The 25+ year recovery period for a feature of this scale and compositional diversity should be factored into any formalised landscape strategy.

6.6 Direct Impacts to RPAs of Retained Arboricultural Features

New Built Forms and Earthworks Provision

- 6.6.1 The default position under BS5837:2012 is for all permanent and temporary structures to be positioned outside the RPAs of trees to be retained. This extends to earthworks, including cut-and-fill operations, excavation and trenching works. Where incursion is unavoidable its extent shall be reduced to the lowest practicable level (para. 5.3.1). BS5837:2012 further states that such incursion “*should not exceed 20 % of any existing unsurfaced ground within the RPA*”. In general, in general, excavation of soils within an RPA should be avoided as this poses the greatest risk to root severance.
- 6.6.2 T6 is positioned on an adjoining boundary to the south of the Proposed Development and is to be retained. The Site is characterised by extensive made ground, mounded soil and spoil deposits, and a cut-and-fill earthworks strategy is anticipated to achieve the required finished levels for the proposed dwellings, access road and associated infrastructure.
- 6.6.3 It is assumed that ground remodelling will encroach to some degree upon the RPA of T6. Until the earthworks design is finalised, the magnitude of impact on T6 cannot be definitively classified. However, any excavation or reduction in soil levels within the RPA poses a risk to the root system, particularly where existing ground levels have been artificially raised. If it becomes apparent that the earthworks strategy requires excavation exceeding 20% of the RPA area, or reduction of soil levels below original ground level within the RPA, the retention of T6 will need to be reassessed.

Southern Boundary Trees

- 6.6.4 Category B trees T7, T8 and Category C tree T9 are located along the southern boundary and are retainable with minimal anticipated impact from the Proposed Development. All 3no. trees are positioned beyond the footprint of the proposed dwellings and access road. Evidence of existing ground level changes and made ground was noted at T7 during the survey, and T9 is established on a large soil mound of made ground.
- 6.6.5 No direct RPA incursion from built form or hard surfacing is anticipated. The primary risk to these trees arises from the general earthworks and likely ground remodelling, the extent of which remains unconfirmed in this area of the Site. Tree protection fencing and Construction Exclusion Zones (CEZs) shall need to be established in accordance with BS5837:2012 prior to the commencement of any Site works, and a formal Arboricultural Method Statement (AMS) should specify phased protection measures. The magnitude of impact on T7, T8 and T9 is assessed as ***negligible***, subject to the implementation of tree protection measures specified in an AMS.

Excavation Impacts including Earthworks, Cut-and-Fill and Ground Remodelling

- 6.6.6 The Site is characterised by extensive areas of made ground, spoil mounding and disturbed soils. A cut-and-fill earthworks strategy is anticipated to achieve the finished levels required for the proposed dwellings and access roads/grey infrastructure. This represents the most significant source of indirect impact to retained trees, as changes in ground level within RPAs can adversely affect root function, soil aeration and drainage.
- 6.6.7 Trees T6, T7, T8 and T9 are all potentially within the zone of influence of the earthworks. A formal AMS must include a detailed earthworks phasing plan that identifies the extent of level changes relative to each retained tree’s RPA, specifies exclusion zones where no level change is permissible, and sets out monitoring requirements during and after the earthworks phase.

- 6.6.8 Where soil levels are to be reduced, it must be established whether the reduction removes made ground only (spoil deposits above original ground level) or extends into the original soil profile. Removal of spoil overburden to restore original levels may be acceptable; excavation below original levels within RPAs is not. Overall, the potential for harm to occur to the rooting environment of retained trees can be adequately controlled through the adoption of appropriate working methods.

Installation of New Underground Services and Utilities

- 6.6.9 No detailed service plans have been shared, nor do the referenced drawings demonstrate the full extent of any new services or utilities. In accordance with the principles of BS5837:2012, the routing of new services should, wherever practicable, avoid the RPAs of retained trees.
- 6.6.10 Where encroachment into an RPA is demonstrated to be unavoidable following detailed design and further site investigation, works shall be undertaken in accordance with *Street Works UK Publications Volume 4 – Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026)*.
- 6.6.11 Mitigation measures shall include, as appropriate:
- Retention and protection of roots in situ wherever possible, or careful alignment of services to avoid significant roots.
 - Adoption of trenchless or low-impact installation techniques (e.g. thrust boring, directional drilling, vacuum excavation, or hand-dug trial pits) where feasible.
 - Use of appropriate backfill materials and construction methodologies to maintain soil structure and aeration.
 - Installation of tree protection fencing in accordance with an approved Tree Protection Plan to establish Construction Exclusion Zones (CEZs).
 - Arboricultural supervision during works within RPAs, where required by the project arboriculturist.
- 6.6.12 Street Works UK Volume 4 is recognised industry good practice for works involving utility apparatus in proximity to trees. Although BS5837:2012 refers to NJUG Volume 4 (Issue 2) as a minimum standard, that guidance has now been superseded.
- 6.6.13 If it becomes apparent that services are required inside the perceived RPAs of retained trees, a more thorough study of the arboricultural impacts will be necessary.

6.7 Anticipated Indirect Impacts from the Proposed Development

Spatial Requirements for Contractors during Demolition and Construction

- 6.7.1 During construction, contractors will require adequate space to work, and it is likely that the construction of the Proposed Development will require a 2m working corridor from the extent of plot footprints to allow for the erection of scaffolding and passage of materials to construct the exterior walls. The activity is likely limited to pedestrian movements and the erection of scaffolding; no plant or material storage is to be stored in these areas. In accordance with BS5837:2012 Clause 6.2.3, the following temporary ground-protection measures shall be installed and remain in place until external works are complete.

Table 8 Temporary Ground-Protection (TGP) Specification

Description	Minimum requirement	BS 5837 reference
Build-up option A – suspended walkway (preferred on soft ground)	Scaffold framework driven outside the RPA or founded on baseplates bearing through load-spreading timber beams; 38mm scaffold boards fixed on the frame to provide a continuous deck.	Clause 6.2.3.3(a) & Note a
Build-up option B – low-dig granular	Geotextile separation layer; 100mm depth clean woodchip or 50mm angular gravel (no fines) lightly tamped; over-laid with 18mm plywood or double scaffold boards laid at right-angles.	Clause 6.2.3.3(c)

Concrete Leachate, Dust and Sediment Pollutants

- 6.7.2 The installation of a concrete foundations for each of the 4no. plots in proximity to retained trees (within c.10-15m) has the potential to indirectly impact the RPAs of retained trees. Spilt solid or liquid chemicals that reach RPAs can kill existing roots which may result in long-term and potentially irreversible damage or death of trees and hedges. It is essential that measures are in place to minimise the risk of soil contamination.
- 6.7.3 It is recommended that where wet concrete is poured, an impermeable liner is used to prevent contamination of the soil from any leachate and prevent spillage and contamination beyond the area of installation. Other sediment and leachate mitigation detailed should include:
- Cut-off ditches or geotextile silt-fences, installed around excavations, exposed ground and stockpiles to prevent uncontrolled release of sediment.
 - All potentially contaminated waters (for example washdown areas, stockpiles and other areas of risk for water contamination) to have separate drainage.
 - Any contaminated waters would be taken away by tanker from the Site.
 - Vehicles carrying material off-Site will be sheeted to prevent the spread of dust.
- 6.7.4 A formal AMS should set out appropriate mitigation measures to be adhered to throughout both onsite demolition and construction. The feasibility and appropriateness of any proposed design modifications or mitigation measures should be assessed and recommended by a qualified Structural Engineer.

6.8 Above Ground Constraints and Considerations

- 6.8.1 The above ground constraints predominantly refer to the impact of the crown or canopy of any retained tree/s and hedges on the Site either by size and form, shading, and nuisance factors. The above ground constraints imposed by trees should be considered in relation to the following:

- The crown's extent and its relationship to any structures. The primary consideration should be whether there will be enough space to prevent branches from damaging structures, post-construction, or increase the likelihood of unnecessary tree pruning to abate a nuisance.
- The proportion of open space beneath the crown and if this will obstruct construction access or on-site activities and is it adequate for the passage of both vehicles and pedestrians.
- Seasonal nuisance (e.g., leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces).

- 6.8.2 The principal tree shadow constraints are shown on the TCP at Appendix 3. These shade arcs have been plotted in accordance with BS5837:2012, using a radius equivalent to the current height of the trees to represent the area shaded from North-West to East. These arcs identify where the availability of natural light may be restricted, informing the sustainable orientation and design of the Proposed Development, mitigating potential future pressure for tree removal or heavy pruning due to excessive shading.
- 6.8.3 Whilst it is reasonable to suggest that the shade influence from retained trees would have a degree of impact, it wouldn't be seen as a significant constraint to any development, nor would it be recommended that further tree losses are incurred to negate the level of shade cast. The shade cast by trees T7 and T8, retained along the southern boundary, will fall predominantly over the wildflower meadow and communal garden areas rather than directly over the proposed plots. This is considered a positive microclimatic contribution (BS5837:2012 Para. 5.3.4, Note 1) and does not represent a significant constraint.
- 6.8.4 Further, while shade is identified as a constraint, the potential for shading should be balanced against the significant microclimatic benefits provided by the canopy. In accordance with BS5837:2012 (Para 5.3.4, Note 1), tree shade can be functionally advantageous, reducing the requirement for mechanical cooling in buildings, whilst providing essential sheltered "cool spots" during peak summer temperatures.
- 6.8.5 Alongside considering the effects from retained trees, the Proposed Development needs to also consider new tree planting which will form an integral part of any new development. Proposals for new tree planting should be appropriate for the future use of the site and not just aim to improve the existing tree population. Careful consideration would need to be given to the following:
- Ultimate height and canopy spread
 - Tree form and habit
 - Density of the crown
 - Potential shading effect
 - Foliage colour
 - Water demand in relation to soil types
 - Ongoing maintenance requirements
- 6.8.6 It may be appropriate on certain built elements (properties, buildings, garages, etc) of the development to use gutter guards, or otherwise enclosed gutters, to minimise the potential for leaf fall to cause blockage and an ongoing nuisance, therefore mitigating future pressures to prune or unnecessarily remove trees.

Tree Surgery and Tree Works (Preliminary Specification)

6.8.7 A preliminary schedule of tree works is provided in Table 9. The schedule may be refined prior to implementation to reflect site conditions at the time of works.

Table 9 Preliminary Tree Works Specification

Tree Reference No.	Description of Tree Works	Reason	BS5837:2012 Category	Statutory Constraints
T1	Fell to ground level.	Facilitate access road.	C1	None
T2	Fell to ground level.	Facilitate access road.	B1	None
T3	Fell to ground level.	Facilitate access road.	B1	None
T4	Fell to ground level.	Facilitate Plot 1 and access road.	C1	None
T5	Fell to ground level.	Facilitate Plot 1 and access road.	C1	None
T6	Facilitation pruning - lateral reduction of crown toward development by up to 2m. Specification to be confirmed in AMS.	Facilitate construction; reduce post-occupancy conflicts.	B1	None
T10	Fell to ground level.	Facilitate access road and earthworks for Plot 4.	B1	None
T11	Fell to ground level.	Facilitate access road and earthworks for Plot 4.	B1	None
T12	Fell to ground level.	Facilitate Plot 4.	B1	None
T16	Fell to ground level. Sever ivy at base to leave 1m clear stem prior to felling.	Facilitate access road.	B1	None
G1	Clear fell entire group.	Facilitate access road and earthworks.	B2	None

Tree Reference No.	Description of Tree Works	Reason	BS5837:2012 Category	Statutory Constraints
G2	Selective removal: c. 1,683m ² canopy area. Retain northeastern extent where practicable.	Facilitate Plot 4, access road and ground remodelling.	B2	None
G3	Selective removal: c. 229m ² canopy area including several declining Sycamore. Sever ivy at base of retained trees.	Facilitate access road tie-in with existing highway.	C2	None

- 6.8.8 All tree works undertaken must comply with *British Standard 3998:2010 – Tree Work Recommendations* and should therefore be carried out by skilled tree surgery contractors, ideally Arboricultural Association Approved Contractors.
- 6.8.9 Pruning should be restricted to essential works only to minimise the creation of open wounds, which serve as primary entry points for decay-causing pathogens and fungal spores. Ideally, works should be scheduled during the winter dormancy period or mid-summer. Pruning during autumn is discouraged, owing to increased fungal spore counts and reduced wound-closure activity which increase the risk of infection.
- 6.8.10 All vegetation and, particularly, woody vegetation proposed for clearance, must be removed outside of the bird-breeding season (March - September inclusive). Birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. If this is not practicable, a qualified Ecologist should inspect the vegetation to be removed or pruned for the presence of nesting birds. An ecological consultant should be consulted to ensure correct procedures are followed.
- 6.8.11 Consideration should also be given to roosting bats which are protected by Regulation 43 of The Conservation of Habitats and Species Regulations 2017 (as amended). Reference should be made to any ecological reports commissioned and where bat roosting potential has been identified within the trees within the Site, an ecological consultant should be consulted.

6.9 Mitigation for Losses and Green Infrastructure Provision

Hard and Soft Landscaping

- 6.9.1 No formal proposal for both hard and soft landscaping have been provided at the time of writing this assessment. However, to compensate for the proposed losses, it is recommended that a substantial compensatory planting strategy is implemented. The landscape scheme should prioritise the re-establishment of boundary screening along the eastern and southern boundaries where G2 has been substantially reduced, and the replacement of lost canopy cover across the site.

- 6.9.2 Along with native planting, additional ornamental species could be introduced to the Proposed Development. These species will enhance the urban environment by increasing biodiversity while also adding visual amenity. The careful selection of diverse trees will provide benefits such as seasonal colour, wildlife encouragement, enhanced screening of vistas or structures from adjoining public highways and reinforcing others.
- 6.9.3 New trees must be sited to ensure that they do not encroach upon or obstruct overhead power lines and telecommunications cables. To prevent future infrastructure conflicts, 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.
- 6.9.4 Any new trees to be planted should be specified according to the recommendations in *BS 8545 (2014) Trees: from nursery to independence in the landscape –Recommendations*.

6.10 Compliance with National and Local Planning Policy

- 6.10.1 A review of impact of tree loss in relation to compliance with national and local planning policy is provided in Table 10.

Table 10 National and Local Planning Policy Review

Policy Reference	Evidence of Compliance
National Planning Policy Framework (NPPF), 2024	No irreplaceable habitats are affected. The Site does not contain ancient or semi-natural woodland, ancient trees or veteran trees. The development does not result in the loss or deterioration of any irreplaceable habitat. The Proposed Development results in the loss of existing trees that contribute to the character of the Site and surrounding area. Existing trees have been retained wherever possible; however, the access road alignment and plot positioning necessitate the removal of Category B features. New streets within the development should be tree-lined in accordance with Para. 136, and compensatory planting will provide replacement canopy cover. Appropriate measures for long-term maintenance of new trees will need to be secured through a Landscape Management Plan.
Hinckley & Bosworth Core Strategy (2009), Policy 20: Green Infrastructure	The Proposed Development results in a net loss of green infrastructure in the short to medium term. Compliance with this policy requires the implementation of a comprehensive compensatory planting strategy and Landscape Management Plan to restore the green infrastructure resource over the medium to long term.

7. Arboricultural Method Statement (AMS) 'Heads of Terms'

- 7.1.1 A draft heads-of-terms schedule of the key principles of tree protection for the Proposed Development is set out below. At this stage in the planning process and in accordance with clause 5.5.6 of BS5837:2012, it is sufficient to list the issues that will require more detailed consideration once consent is granted.
- 7.1.2 This heads of terms demonstrates the feasibility of the scheme's tree-protection strategy (BS 5837:2012 Table B.1) and provides the Local Planning Authority (LPA) with sufficient information to determine the application.
- 7.1.3 A detailed AMS shall be secured by pre-commencement planning condition (or reserved matter, as appropriate). The full AMS will:
- Set out an annotated TPP and phasing diagram.
 - Outline a robust methodology for tree protection measures.
 - Prescribe the sequencing of demolition, construction and landscaping in relation to tree constraints; and
 - Include site-specific risk assessments, monitoring schedules and reporting templates.

7.2 AMS 'Heads of Terms'

- Preparation of a written site management protocol for dealing with tree issues, to specifically include induction training for all operatives related to tree protection, as well as documenting who is responsible for protecting the trees on site.
- Appointment of a qualified project arboriculturist to act as Arboricultural Clerk of Works (ACoW) and provide on-call advice.
- Sequenced programme of works (demolition, site clearance, groundworks, construction, landscaping) cross-referenced to the TPP.
- Emergency procedures for unforeseen or accidental root/branch damage, including immediate notification to the ACoW and remedial specification.
- Specification, erection and maintenance of Tree Protection Fencing (TPF) and ground-protection systems, referencing BS 5837:2012 Figure 3 and Clause 6.2.3.
- Methodologies for working within RPAs, including access of excavators, cranes, concrete pumps and piling rigs, and any access-facilitation pruning authorised by the LPA.
- Pollution-prevention controls, including chemical storage, wash-down areas and silt traps, located outside RPAs or on approved ground-protection surfacing.
- Confirmation that underground and overhead services will avoid RPAs or employ trenchless techniques (e.g. thrust bore) where avoidance is impossible.

7.3 General Protection Measures for Retained Trees

- 7.3.1 During construction, retained trees within influencing distance of the works must be protected by robust TPF installed at the calculated RPAs to form Construction Exclusion Zones (CEZs).

- 7.3.2 The tree-protection measures should adhere to the recommendations in BS5837:2012. The purpose of these measures should be understood and well-considered from the start, as they protect trees to be retained within and adjacent to the Site while allowing adequate access for the implementation of the Proposed Development.
- 7.3.3 Oil, bitumen, cement, or any other potentially hazardous material to trees shall not be stored, mixed or discharged within 10m of a tree stem. Concrete mixing and washings are to be confined to a lined containment area.
- 7.3.4 No fires are permitted within 5m of any tree crown (allowing for wind drift). No signs, notices, cables or other apparatus shall be attached to retained trees.

7.4 Arboricultural Clerk of Works (ACoW)

- 7.4.1 It is recommended that the client appoints a suitably qualified arboriculturist to act as an ACoW. The ACoW will be engaged to monitor and oversee the implementation of the works required. The role of the ACoW is a relatively formal one. Normally their involvement should be limited to several site visits where decisions can be made relatively quickly.
- 7.4.2 The ACoW will also be the first contact for arboricultural advice for any issues that arise that are not detailed in this report, such as extra tree works, work required within the RPA of the trees on-site, any damage that has occurred to any of the retained/unmanaged trees, or any breach of the tree protection measures on-site.
- 7.4.3 During the various stages of the Development a record of the completion of the various tree protection works will be kept by the ACoW. This will provide the Council with sufficient evidence that all practicable steps have been taken to prevent damage to the trees, thereby ensuring compliance to the Planning Conditions.

7.5 Tree Protection Fencing (TPF)

- 7.5.1 The barriers shall comply with the specification in BS5837:2012 and remain in place for the full duration of the works unless written approval for alteration is obtained from the LPA following advice from the ACoW.
- 7.5.2 The TPF should be robust enough to restrict being breached from the type of construction activity taking place on Site and suitable for the degree and proximity of works to retained trees.

Preliminary TPF Specification

- 7.5.3 Panels of welded mesh (e.g. Heras HSG 151) mounted on a braced scaffold framework driven into stable ground, in accordance with BS5837:2012 Figure 3.
- 7.5.4 It is considered appropriate to use rubber feet/blocks providing they are pinned in position with metal rebar or wooden stakes to prevent the fencing being moved or removed during construction.
- 7.5.5 Tree TPF and the CEZ is to be clearly marked using appropriate all-weather signs with the following "Construction Exclusion Zone - No Access". These signs shall be laminated to ensure they last the duration of the construction works and shall be fixed to the fencing panels every 5-10m along its length.
- 7.5.6 Once installed, the TPF must be periodically inspected to ensure that they remain fit for purpose and, where required, maintained, or improved throughout the duration of demolition and construction activities on Site.

- 7.5.7 These tree protective measures will ensure suitable protection of trees and associated soils. Given the size of the development there is sufficient space for materials and machinery to be stored within the Site, on areas of existing hardstanding and therefore there it anticipated there will be no requirement to move the non-default fencing during the development.

7.6 Erection of Scaffolding with the RPA

- 7.6.1 Where scaffolding is required inside an RPA it shall be founded on appropriate ground-protection (BS5837:2012 Clause 6.2.3.3 Note a).
- 7.6.2 It will comprise of either a suspended wooden walkway (or placed on top of a driven scaffold frame, to form a suspended walkway), or on top of a compression-resistant layer (e.g., 100mm depth of woodchip), laid onto geotextile base overlaid with wooden boards. This will significantly reduce the likelihood of ground compaction.

7.7 Piling rigs and Cranes

- 7.7.1 Work must be carefully planned so that there is sufficient room to avoid hitting the canopies of retained trees during transportation or operation. Loads that are wide or tall should not encounter retained trees. Arboricultural supervision may be required however; it is the responsibility of the contractor to assess and plan the work.
- 7.7.2 Access-facilitation pruning (if required) is detailed in the approved tree-surgery schedule and must be completed before plant mobilisation.

7.8 Site Compounds, Portakabins, Containers, and other Temporary Structures

- 7.8.1 Site compounds, Portakabins, Containers, and other temporary structures may be used in root protection areas in some cases if prior consent is obtained from the acting local planning authority. Prior to installation, the method for installing the buildings and an assessment of whether temporary ground protection is required must be agreed upon and specified with the ACoW.

7.9 Ongoing Arboricultural Monitoring of Retained Trees

- 7.9.1 Retained trees with potential to be affected by demolition or construction shall be inspected by the ACoW:
- pre-start,
 - at critical stages (e.g. groundworks, service installation), and
 - post-completion.
- 7.9.2 The monitoring regime ensures that tree-protection measures remain effective, newly arising issues are addressed promptly and the landowner's duty of care is satisfied (BS5837:2012 Clause 8.8.3).

8. Conclusions and Recommendations

- 8.1.1 This Arboricultural Impact Assessment (AIA) has been prepared for the Proposed Development in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction — Recommendations (The British Standards Institution, 2012).
- 8.1.2 A survey of trees on the Site, including those within influencing distance, was undertaken by Arb Innovators to fulfil the requirements of BS5837:2012. The tree survey identified 19no. arboricultural features comprising 16no. individual trees and 3no. groups of trees. The tree stock comprised a mix of moderate quality (Category B) and low quality (Category C) features, with one feature assessed as unsuitable for retention (Category U).
- 8.1.3 The Proposed Development necessitates the removal of 10no. arboricultural features in full, comprising 6no. moderate quality individual trees (T2, T3, T10, T11, T12, T16 - Category B1), 1no. moderate quality group (G1, Category B2), and 3no. low quality individual trees (T1, T4, T5 - Category C1).
- 8.1.4 A further 2no. groups are subject to partial removal: G2 (Category B2), from which approximately 1,683m² of 1,940m² canopy area is to be removed; and G3 (Category C2), from which approximately 229m² of 517m² canopy area is to be removed.
- 8.1.5 The cumulative loss of Category B features represents a **moderate to high** magnitude impact on the arboricultural resource. This is the most significant arboricultural consequence of the Proposed Development and will require a minimum of 25 years to recover through compensatory planting.
- 8.1.6 The greatest constraint to the retention of trees during construction is presented by the extensive areas of made ground, spoil mounding and disturbed soils across the Site. A cut-and-fill earthworks strategy is anticipated, and the precise extent of ground level changes within the RPAs of retained trees (particularly T6, T7, T8 and T9) is not yet confirmed. The retention of T6 (Common ash) is conditional upon the earthworks design and will need to be reassessed once finished levels are confirmed.
- 8.1.7 It is recommended that a substantial compensatory planting strategy is prepared, commensurate with the scale of loss, prioritising native and locally appropriate species. The planting scheme should address the re-establishment of boundary screening along the eastern and southern boundaries where G2 has been substantially reduced, and the replacement of lost canopy cover.
- 8.1.8 It is recommended that a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are prepared and submitted to the Local Planning Authority for approval prior to the commencement of development. The AMS should set out the working methodologies to be adhered to across the Site. The AMS will be subject to revision once the earthworks design, foundation details and service routing are confirmed.



TREE SURVEY METHODOLOGY

APPENDIX 1

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BS5837:2012 Methodology

The tree survey was carried out with reference to the methodology set out in BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

The trees on the Site were originally surveyed without reference to site layout as detailed in paragraph 4.4.1.1 of BS5837:2012. However, for the purposes of the Arboricultural Impact Assessment the Proposed Development for the Site has been considered.

The survey includes all trees with an estimated stem diameter of 75mm or more measured at 1.5m above ground level that are located within the Site or that overhang the Site.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups and / or woodlands were also surveyed as individuals.

Within the Tree Survey Schedule, each surveyed TREE (T), GROUP (G), HEDGEROW (H), WOODLAND (W). The tree numbers associated with each tree are cross referenced within the schedule and plans at Appendix 2 and 3 respectively. Metal tags have not been used for this survey as identification on-site does not require this.

Full details of the dimensions and measurements recorded including detailed definitions, can be found at Appendix 2.

Tree condition, health and structural integrity were inspected in accordance with the Visual Tree Assessment (VTA) method (Mattheck 2007), which provides a systematic framework for formal tree inspection, as summarised:

- VTA Stage 1 - Inspection of the tree for visual evidence of internal defects.
- VTA Stage 2 – Confirmation of defects and measuring their extent.
- VTA Stage 3 – Assessment of defects and estimation of residual strength.

Ancient Woodland, Ancient, Veteran and Notable trees

BS5837:2012 does not reference a methodology for identifying and recording ancient, veteran, or notable trees. While 'Veteran' is defined in paragraph 3.12 of BS5837:2012, neither 'Ancient' nor 'Notable' are mentioned. Due to the complexity and subjectivity of this subject, there are various methods for defining and classifying Ancient, Veteran, and Notable trees.

For this BS5837:2012 assessment, the methodology set out by the Woodland Trust (n.d.) (2024) Recognising and categorising ancient and other veteran trees has been adopted.

BS5837:2012 Methodology

The Forestry Commission (FC) and Natural England (NE) have published guidance and recommendations to safeguard Ancient Woodland, Ancient, and Veteran trees against development. In summary this guidance advises on the use of semi-natural buffer zones as a means of protection with minimum distances identified as:

- Fifteen metres between any development and ancient woodland.
- Fifteen times the diameter of its stem or 5m from the edge of its canopy, if that's greater, around any ancient or veteran tree.

Stage 1: Tree Constraints & Feasibility Study - for most planning applications where there are trees on or adjacent to a site, an initial assessment of the tree population and tree constraints will be required. This should be instructed as early as possible in the planning process and includes:

- Tree Survey Schedule: Presents data collected during the tree survey which is made to identify & categorise all trees that may be impacted by a proposal.
- Tree Constraints Plan: Tree locations, retention categories and consideration of associated above and below ground constraints.
- Tree Constraints and Opportunities Assessment: A preliminary report written to inform the design and layout of future development of the site.

Stage 2: Arboricultural Impact Assessment & Outline Mitigation Measures. This will normally be required following a Stage 1 survey and report. Components will vary depending on design complexity, but may include:

- Arboricultural Impact Assessment (AIA): An assessment of the anticipated impact of the proposed development on the tree population (existing & proposed).
- Draft Tree Protection Plan (where appropriate): Indicative plan of tree protection measures.
- 'Heads of Terms' Arboricultural Method Statement: Outlines principles of the methodology required to mitigate impact on existing trees.

BS5837:2012 outlines guidance on how to assess an arboricultural feature's quality and advises on assessing both direct and indirect impacts. Neither a methodology for defining impacts nor specific criteria for determining an arboricultural feature's perceived sensitivity are provided.

Stage 3: Detailed Tree Protection & Discharge of Conditions. This is sometimes required following a Stage 2 report if the tree protection requirements are complex; or if there is a planning condition or reserved matters requirement to do so. The stage three report may include the following components:

- Detailed Tree Protection Plan (TPP).
- Arboricultural Method Statement (AMS): detailed methodology to include arboricultural supervision and site monitoring schedule (if required).

BS5837:2012 Methodology and RIBA Design Guidance

Stage 4: Arboricultural Supervision & Post-Construction. This may include:

- Written report as evidence of arboricultural supervision, site monitoring, reinstatement, and planting and aftercare (as required).

RIBA Design Guidance

The process is broken down to coordinate broadly with the key elements within both the RIBA Plan of Work (2013) and British Standard 5837:2012 as set out in the table below:

Information Stage	RIBA Stage	BS5837:2012
Stage 1: Tree Survey	2: Concept	4: Feasibility
Stage 2: Arboricultural Impact Assessment	3: Developed Design	5: Proposals
Sage 3: Arboricultural Method Statement and Tree Protection Plan	4: Technical Design	6: Technical Design
Arboricultural Supervision & Post-Construction.	5: Construction	7: Demolition and construction

A hierarchical methodology is implemented to optimise the utilisation of the site and the placement of built structures. The process is as follows:

Avoid: The initial step in Site layout design should seek to avoid the RPA of retained trees and ensure adequate clearance from above-ground constraints such as tree canopies.

Mitigate: Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures e.g. foundations that avoid trenching (screw piles, suspended floor slabs or casting at ground level for lightweight structures).

Compensate: replacement planting helps maintain continuous tree cover in cases where tree removal is necessary or preferred. In certain situations, off-site planting may be acceptable.



BS5837 TREE SURVEY SCHEDULE

APPENDIX 2

#WEARE**INNOVATORS**

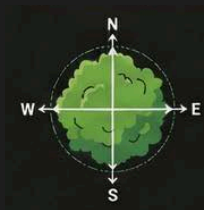
CORE SURVEY MEASUREMENTS

The core measurements taken and the standardised categories used to classify a tree's age, health and structural integrity are demonstrated below.



Tree Species

Common name (where available) followed by Scientific name.



Crown Spread

Given as an average diameter or measured using a distometer. North (N), east (E), south (S) and west (W).



Tree Height

Tree heights measured using a clinometer unless stated (*). Tree heights are given in metres (m) to the nearest half metre.



Young (Y)

Fast growth rate, apical dominance. < 1/3rd estimated life expectancy.



Semi-mature (SM)

Established specimen approaching 1/3 life expectancy.



Early-mature (EM)

1/3 – 2/3 life expectancy, still increasing in height.



Mature (M)

Over 2/3 life expectancy. Full expected height, crown still spreading.



Over-mature (OM)

Increasing girth and hollowing, developing an irregular, complex crown structure.



Ancient (AT)

Centuries-long life stage, significant canopy retrenchment and increasing hollowing of bole

PHYSIOLOGICAL CONDITION (HEALTH AND VITALITY)



Good

Generally in good vitality, characteristic of the species.



Fair

Reasonable vitality with few signs or symptoms associated with ill-health, decline or fungal presence.



Poor

Trees exhibiting symptoms of reduced vitality, ill-health or decline which are irremediable.



Dead

Tree/s are dead, with no live growth.

STRUCTURAL CONDITION (INTEGRITY)



Good

No obvious risk features or those of little overall significance.



Fair

Identifiable but may remediable risk features. Possible confirmed presence of fungal fruiting bodies.



Poor

Major risk feature of significance. Confirmed pathogenic decay fungi indicating presence of internal decay.

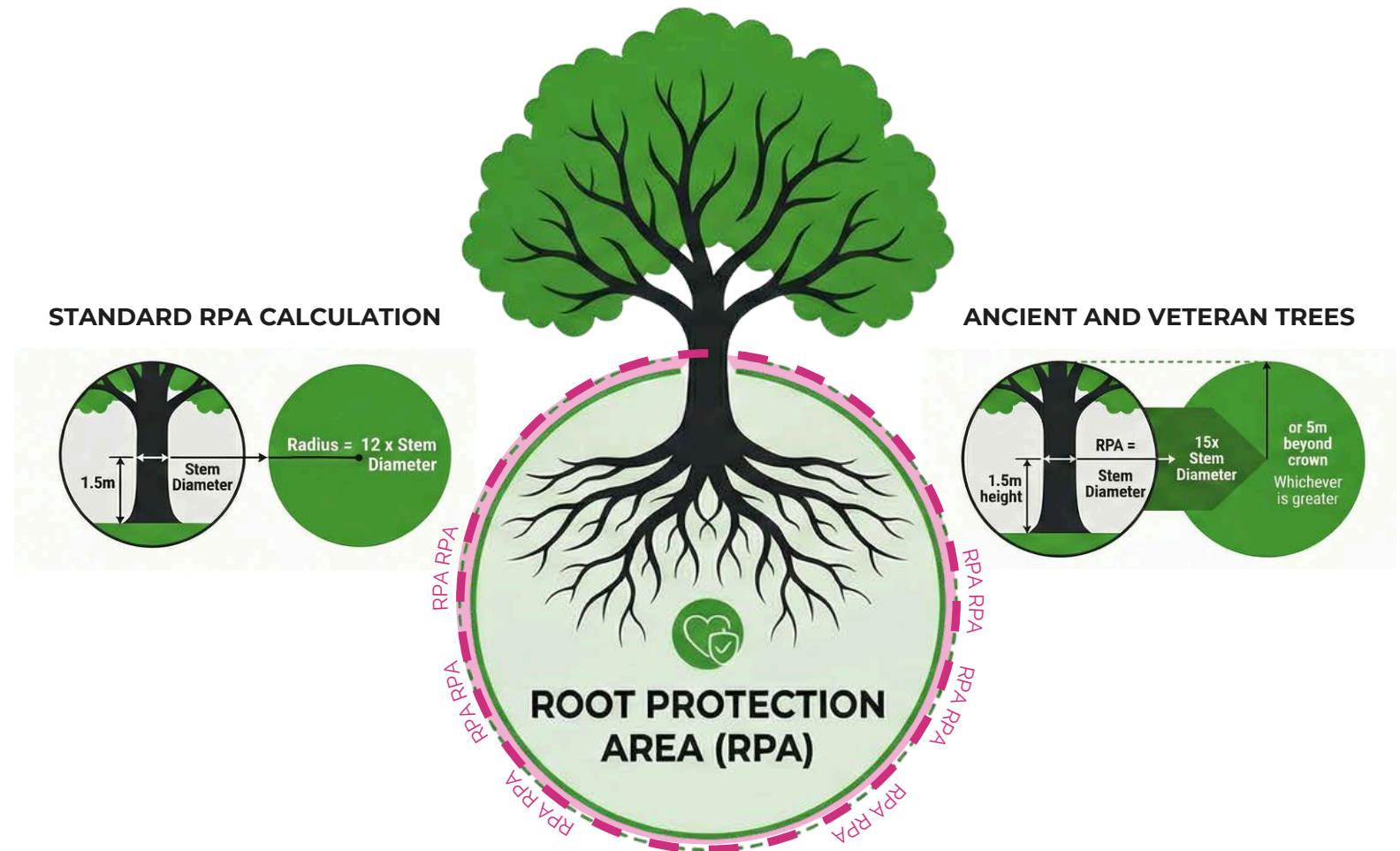


Dead

Tree/s are dead, dying and have a severely compromised structural integrity.

ROOT PROTECTION AREA (RPA) AND NOTES

A critical zone for protecting a tree's rooting environment during construction, as defined by BS5837:2012. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

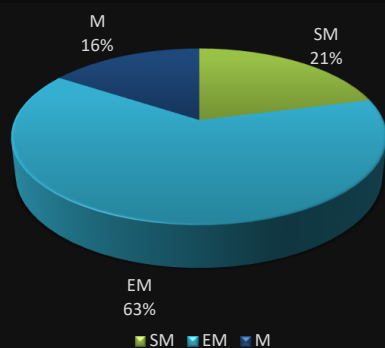


Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter or 5m beyond the crown whichever is greater. An average stem diameter is provided for tree groups, wooded areas and hedges.

Both RPA radius in metres from the main stem and total area for the RPA as square metres are provided.

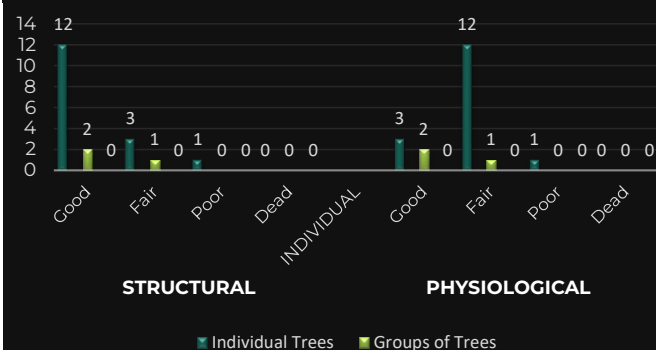
Age Distribution of the Tree Population

The distribution of the tree populations age is useful for understanding expected longevity which can help inform the BS5837 useful life expectancy, and help homeowners or property managers to make informed decisions on mitigation, tree management and replacement.



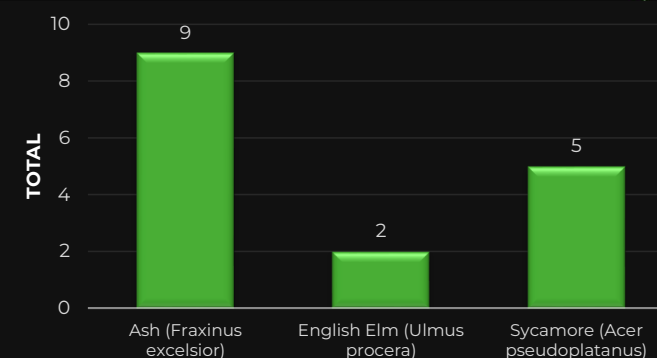
Distribution of Physiological and Structural Conditions across the Tree Population

Physiological condition provides an indication of the vitality of the tree. Structural condition is related to the presence of defects that can lead to failures.



Species Composition of the Individual Tree Population

The proportions of any given family, genus, species, and cultivar which make up the total individually recorded tree population across the Site.



Ancient Woodland and Ancient, Veteran and Notable Trees

Ancient Tree - Centuries-long life stage, significant canopy retrenchment and increasing hollowing of bole. Old in comparison to other trees of the same species (chronologically ancient).

Ancient Woodland - Any wooded area that has been continuously wooded since 1600 AD.

Veteran Tree - Mature trees which, due to their life or environment, have significant decay features, but are neither developmentally ancient (in the ancient life phase) nor chronologically ancient.

Notable Tree - mature trees which may stand out in the local environment because they are large in comparison with other trees around them.

Forestry Commission and Natural England Guidance for the protection of ancient woodland, ancient trees and veteran trees from development and the use of semi-natural buffer zones:

- Fifteen metres between any development and ancient woodland.

- Fifteen times the diameter of its stem or 5m from the edge of its canopy, if that's greater, around any ancient or veteran tree.

ANCIENT WOODLAND

ANCIENT TREES

VETERAN TREES

NOTABLE TREES

0

0

0

0

BS5837:2012 TREE SURVEY SCHEDULE

CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY U
Trees with an estimated remaining contribution of at least 40 years. Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features.	Trees with an estimated remaining life expectancy of at least 20 years. Trees that might be included in category A, but are downgraded because of impaired condition or trees lacking the special quality necessary to merit the category A designation.	Trees with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees 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.
Sub-categories	Mainly arboricultural value 1	Mainly landscape value 2	Mainly cultural or conservation value 3
Summary of Individual trees, Groups, Woodlands and Hedges			
	T2, T3, T6, T7, T8, T10, T11, T12, T13, T16, G1, G2	T1, T4, T5, T9, T14, G3	T15
0	12	6	1
Estimated Remaining Contribution (ERC)			
> 40 years	> 20 years	< 20 years	< 10 years
Breakdown of Arboricultural Features for each BS5837:2012 Category			
Trees 0	Trees 10	Trees 5	Trees 1
Groups 0	Groups 2	Groups 1	Groups 0
Woodlands 0	Woodlands 0	Woodlands 0	Woodlands 0
Hedgerows 0	Hedgerows 0	Hedgerows 0	Hedgerows 0
Percentage of tree population 0.0%	Percentage of tree population 63.2%	Percentage of tree population 31.6%	Percentage of tree population 5.3%
In assigning the BS5837:2012 Category, particular consideration has been given to the presence of any structural defects for each feature, the size and form of each feature, its suitability within the context of a proposed development, and the location of each feature relative to existing site features e.g. its screening value or landscape amenity value.			

INDIVIDUAL TREES																		
TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m)				CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m²)	RPA RADIUS (m)
T1	0	Ash (Fraxinus excelsior)	12	1	250	3	3	1.5	3	5	SM	Good	Good	Growing against the existing barn. Dense ivy cover on main stem impeded inspection, Etiolated form, Limited future potential.	20+	C1	28.3	3.0
T2	0	English Elm (Ulmus procera)	13.5	7	250	4	2.5	3	6	1	M	Good	Fair	Coppiced form, multiple upright stems from ground level, central leader largest in diameter. Compression fork (V-union), Epicormic growth (regrowth), Low crown form, Multi-stemmed from base, Pruning wounds noted.	20+	B1	28.3	3.0
T3	0	English Elm (Ulmus procera)	13.5	1	520	5	6.5	4	3	1.5	M	Good	Fair	Crown previously cut back over the neighbouring property. Multiple stems at ground level have been cut, with epicormic growth emerging, not established. Delaminating bark on main stem, Epicormic growth (regrowth), Light ivy cover, Pruning wounds noted.	20+	B1	122.3	6.2
T4	0	Ash (Fraxinus excelsior)	7	1	100	2	2	2	2	1	SM	Fair	Fair	Dense bramble growth at base. Low crown form, Symptoms associated with Ash dieback.	10+	C1	4.5	1.2
T5	0	Ash (Fraxinus excelsior)	7	1	100	2	2	2	2	1	SM	Good	Fair	Dense bramble growth at base. Abnormal form (suppressed/asymmetric), Low crown form.	10+	C1	4.5	1.2
T6	0	Ash (Fraxinus excelsior)	11.5	1	320	4	4	4	4	2	EM	Good	Good	Positioned on an adjoining boundary. Measurements approximated, No obvious risk features observed.	20+	B1	46.3	3.8
T7	0	Ash (Fraxinus excelsior)	12.5	2	441	6	6	6	6	1.5	EM	Good	Fair	Evidence of soil/ground level changes around the base. Plotted without reference to a Topographical Survey. Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Measurements approximated, Unable to gain access to assess closely.	20+	B1	88.0	5.3
T8	0	Sycamore (Acer pseudoplatanus)	11.5	1	330	4	4	4	4	1.5	EM	Good	Fair	Dense undergrowth at base. Plotted without reference to a Topographical Survey. Compression fork (V-union), Measurements approximated, Multi leadered form from crown break, Unable to gain access to assess closely.	20+	B1	49.3	4.0
T9	0	Ash (Fraxinus excelsior)	9	4	457	5	3	3	4.5	1	EM	Fair	Fair	Evidence of ground level changes, large soil mound/made ground. Dense ivy cover on main stem impeded inspection, Epicormic growth (heavy/stress), Limited future potential, Multi-stemmed from base, Unable to gain access to assess closely.	10+	C1	94.7	5.5

INDIVIDUAL TREES																		
TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m) N E S W				CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m²)	RPA RADIUS (m)
T10	0	Ash (Fraxinus excelsior)	13	2	591	7	6	4	5	1.5	EM	Good	Fair	Plotted without reference to a Topographical Survey. Evidence of ground level changes around the tree, raised soil levels, large soil mound. Dense ivy cover on main stem impeded inspection, Limited future potential, Multi-stemmed from base.	20+	B1	157.8	7.1
T11	0	Ash (Fraxinus excelsior)	13	1	540	6	6	4.5	4	1.5	EM	Good	Fair	Plotted without reference to a Topographical Survey. Surveyed from the top of the soil mound. Evidence of recent soil/ground level changes around the tree. Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Measurements approximated, No obvious risk features observed, Unable to gain access to assess closely.	20+	B1	131.9	6.5
T12	0	Ash (Fraxinus excelsior)	13	1	260	4	2	4	4	3	EM	Good	Good	Plotted without reference to a Topographical Survey. Measurements approximated, No obvious risk features observed.	20+	B1	30.6	3.1
T13	0	Sycamore (Acer pseudoplatanus)	11	2	500	4.5	4.5	4.5	4.5	3	EM	Good	Fair	Plotted without reference to a Topographical Survey. Dense ivy cover from ground level to approximately 10m impedes inspection of crown and ground framework. Base obscured and inspection impeded, Dense ivy cover on main stem impeded inspection, No obvious risk features observed.	20+	B1	113.1	6.0
T14	0	Sycamore (Acer pseudoplatanus)	12	1	2	4	4	4	4	3	M	Fair	Fair	Several small patches of missing bark on the lower main stem, revealing blackened areas, Possibly Sooty bark symptoms. Compacted ground at the base, Deadwood (minor <35mm), Delaminating bark on main stem, Dense ivy cover on main stem impeded inspection, Multi-stemmed from base, Sparse and/or thinning crown.	10+	C1	0.0	0.0
T15	0	Sycamore (Acer pseudoplatanus)	14	1	570	3	2.5	5.5	4	5	EM	Poor	Poor	Large areas of symptoms of possible Sooty Bark Disease - areas of bark loss and blackened areas. Spoke with home owner and the tree is due to be removed in May. Deadwood (major >35mm), Deadwood (minor <35mm), Delaminating bark on main stem, Dieback of the crown observed, Light ivy cover, Sparse and/or thinning crown.	<10	U	147.0	6.8

INDIVIDUAL TREES																		
TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m)				CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m²)	RPA RADIUS (m)
						N	E	S	W									
T16	0	Sycamore (Acer pseudoplatanus)	13	1	620	5	4	6	4	4	EM	Good	Fair	Stem measurement approximated over ivy, extends from ground level to 10m. Evidence of ground level changes and construction spoil. Base obscured and inspection impeded, Deadwood (major >35mm), Deadwood (minor <35mm), Dense ivy cover on main stem impeded inspection. Sever Ivy at Base to Leave 1m of Clear Stem.	20+	B1	173.9	7.4

GROUPS OF TREES AND WOODLANDS																			
TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	MIN HEIGHT (m)	MAX HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m)				CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m²)	RPA RADIUS (m)
							N	E	S	W									
G1	0	Ash (Fraxinus excelsior), Blackthorn (Prunus spinosa), Elder (Sambucus nigra)	4	10	1	190	3	3	3	3	1	EM	Good	Good	Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Measurements approximated. Approx. 7 trees, positioned on made ground (spoil).	20+	B2	16.3	2.3
G2	0	Ash (Fraxinus excelsior), Blackthorn (Prunus spinosa), Common Whitebeam (Sorbus aria), Crab Apple (Malus sylvestris), Elder (Sambucus nigra), Hawthorn (Crataegus monogyna)	3	14	1	200	2.5	2.5	2.5	2.5	1	EM	Good	Fair	Branch tear-out, Etiolated form, Failed/windblown trees, Low crown form, Measurements approximated, Multi-stemmed from base. Dense boundary group. Established landscape buffer value.	20+	B2	18.1	2.4
G3	0	Elder (Sambucus nigra), Lawsons Cypress (Chamaecyparis lawsoniana), Sycamore (Acer pseudoplatanus)	4	13	2	220	2	3	2	3	3	SM	Fair	Good	Branch tear-out, Dense ivy cover on main stem impeded inspection, Etiolated form, Multi-stemmed from base. Evidence of ground level changes, bricks rubble, construction debris. Several trees with sparse crowns dying back - mainly sycamore. Sever Ivy at Base to Leave 1m of Clear Stem - Selective removal of several sycamore central to the group.	10+	C2	21.9	2.6



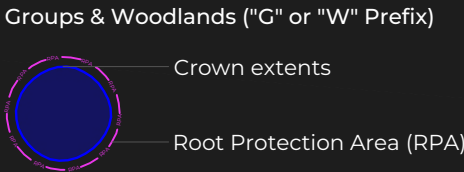
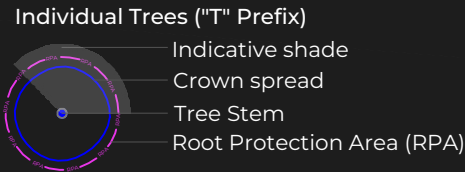
ARBORICULTURAL PLANS

APPENDIX 3

#WEARE**INNOVATORS**

ARBORICULTURAL FEATURES.

Crown colour in accordance with BS5837:2012 Category. *In accordance with Ancient and other Veteran Trees: Further Guidance on Management.



DRAWING TITLE.

Tree Constraints Plan

DRAWING NO.

260326 ARBI 1184 TCP V1

REVISION NO.

1

CLIENT.

Mr James Godwin

PROJECT NAME.

8 Wood Lane, Norton-Juxta-Twycross,
Atherstone, CV9 3QB

PROJECT NO.

1184

NOTES.

This TCP is created as a design tool and does not make an assessment of the impacts or subsequent effects of the Proposed Development to trees. Therefore, the TCP must not be submitted solely to inform the planning application. This drawing should be viewed in conjunction with the accompanying BS5837:2012 Tree Survey Schedule.

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. This drawing was produced in colour - a monochrome copy should not be relied upon. This drawing was produced digitally using a combination of GIS, GPS and Topographical base mapping (dxfl) where provided. Arb Innovators Ltd cannot be held responsible for inaccuracies in the base drawing in which this plan is based.

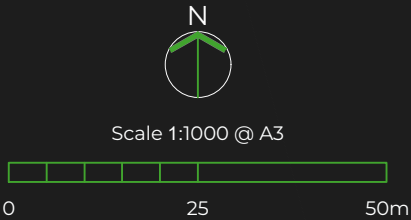
Arb Innovators Ltd, 315 Hollinwood Business Centre, Albert Street, Oldham, England, OL8 3QL.

T. 07837 794373 E. support@arbinnovators.co.uk W. www.arbinnovators.co.uk

DRAWN BY. KEL
DRAWN.

APPROVED BY. CTT
30.03.2026

SCALE AND BEARING.



BS5837:2012 CATEGORIES

In accordance with Table 1 – Cascade chart for tree quality assessment

Category B (Moderate Quality)



Category C (Low Quality)



Category U (Unsuitable for Retention)



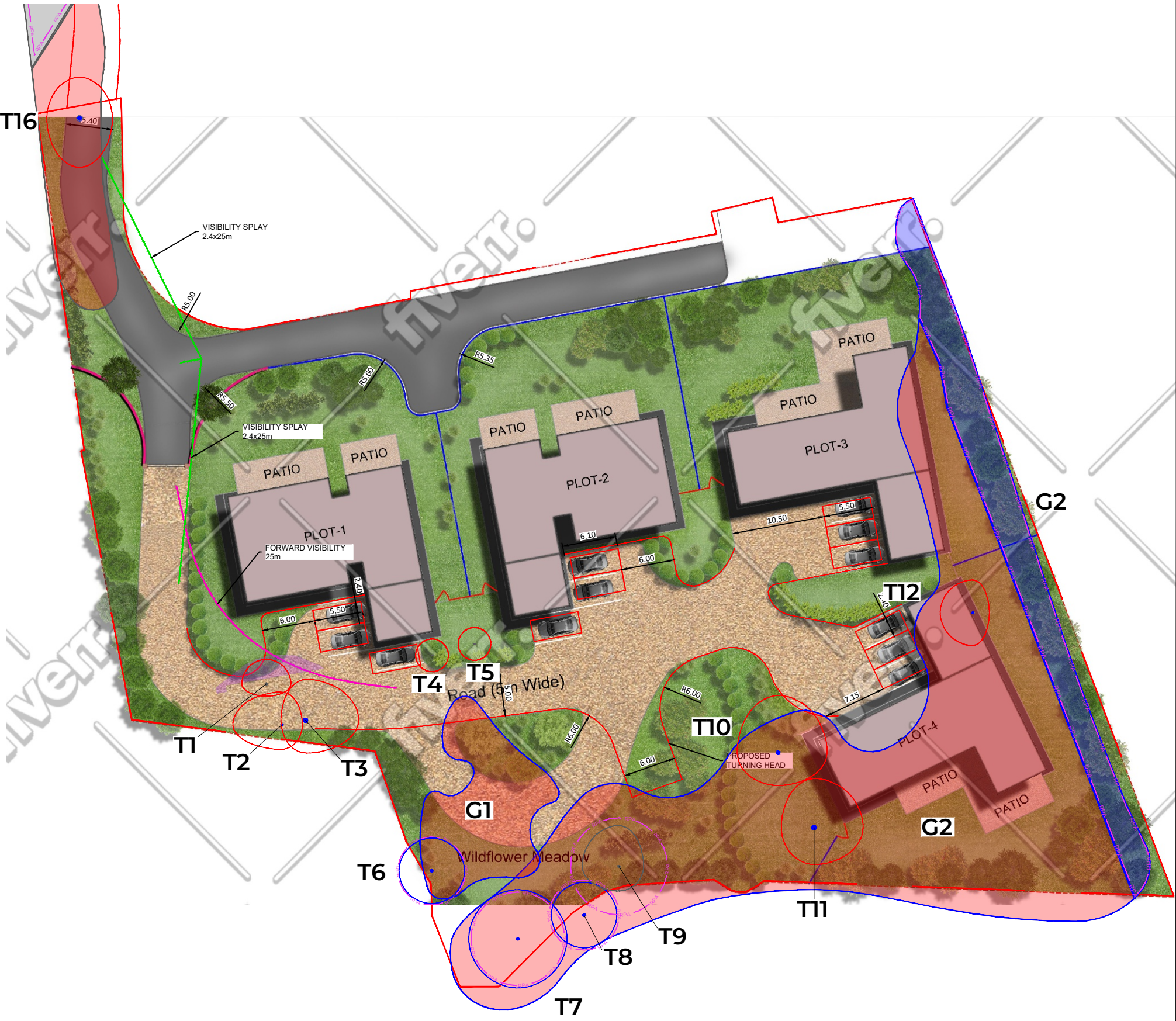
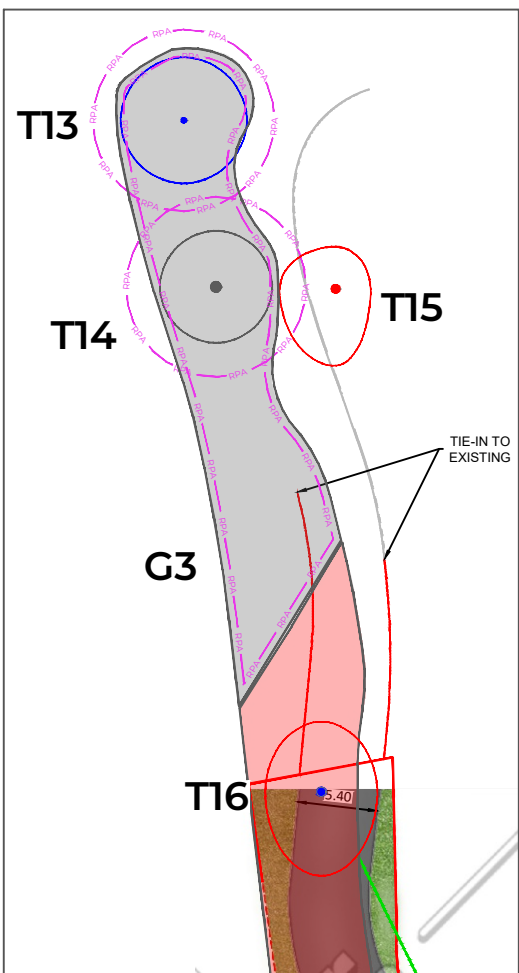
SITE FEATURES AND EXISTING CONSTRAINTS

Existing RPA Incursions



Indicative Application Area





ARBORICULTURAL FEATURES.

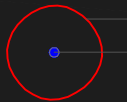
Crown colour in accordance with BS5837:2012 Category. *In accordance with Ancient and other Veteran Trees: Further Guidance on Management.

Individual Trees ("T" Prefix)



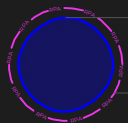
- Indicative shade
- Crown spread
- Tree Stem
- Root Protection Area (RPA)

Individual Trees (Removed)



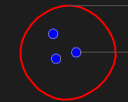
- Crown spread
- Tree Stem (colour indicates category)

Groups & Woodlands ("G" or "W" Prefix)



- Crown extents
- Root Protection Area (RPA)

Groups & Woodlands (Removed)



- Crown extents
- Stem positions of removed trees indicatively shown

DRAWING TITLE.

Tree Retention Removals Plan

DRAWING NO.

260404 ARBI1184 TRRP V1

REVISION NO.

1

CLIENT.

Mr James Godwin

PROJECT NAME.

8 Wood Lane, Norton-Juxta-Twycross, Atherstone, CV9 3QB

PROJECT NO.

1184

NOTES.

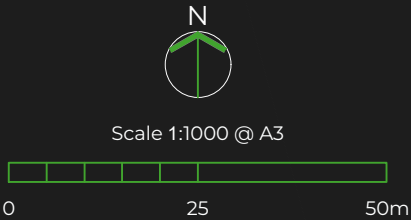
This Tree Retention and Removals Plan (TRRP) is created as a design tool and makes an assessment of the impacts or subsequent effects of the Proposed Development to trees. This drawing should be viewed in conjunction with the accompanying BS5837:2012 Tree Survey Schedule and Arboricultural Impact Assessment (AIA) prepared by Arb Innovators Ltd.

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. This drawing was produced in colour - a monochrome copy should not be relied upon. This drawing was produced digitally using a combination of GIS, GPS and Topographical base mapping (dwg) where provided. Arb Innovators Ltd cannot be held responsible for inaccuracies in the base drawing in which this plan is based.
Arb Innovators Ltd, 315 Hollinwood Business Centre, Albert Street, Oldham, England, OL8 3QL.
T. 07837 794273 E. support@arbinnovators.co.uk W. www.arbinnovators.co.uk

DRAWN BY. KEL
DRAWN.

APPROVED BY. CTT
04.04.2026

SCALE AND BEARING.



BS5837:2012 CATEGORIES

In accordance with Table 1 - Cascade chart for tree quality assessment

- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Unsuitable for Retention)

SITE FEATURES AND EXISTING CONSTRAINTS

Indicative Application Area



CAVEATS, LIMITATIONS AND REFERENCES

APPENDIX 4

#WEAREINNOVATORS

Caveats and Limitations

The contents of this report are valid for a period of one year **(12 months)** from the date cited.

Trees are growing dynamic structures. Whilst reasonable effort has been made to identify tree-risk features (defects) within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

Arb Innovators have provided this report solely for the use of the recipient and accepts no liability to any third parties or any other party using or reviewing the report or any part thereof. Arb Innovators makes no warranties or guarantees, actual or implied, in relation to this report, or the ultimate commercial, technical, economic, or financial effect on the project to which it relates, and bears no responsibility or liability related to its use other than as set out within the scope of the contract under which it was supplied.

This is a report which should be used to accompany a planning application and provides no detail specifically in relation to the condition or quantification of risk posed by trees. This report in no way constitutes a tree risk-benefit survey nor should it be used exclusively to assign remedial management to trees.

This inspection was undertaken from ground level and in accordance with stage one VTA, involving the use of non-invasive methods to identify tree health issues and structural defects by visual observation. Should a more detailed inspection be required then this will be highlighted in the recommendations. This may involve the use of decay detection tools or aerial inspection (stage two VTA) and interpretation of findings to form a prognosis (stage three VTA).

The survey has only been undertaken from land within the Client's ownership, from public land or from areas where formal access has been arranged. Where trees have been captured beyond the Site boundary, all dimensions of trees and their associated parts are based on estimation unless otherwise stated.

This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, or soil. Trees and woody vegetation were not assessed for their potential impact upon future construction issues such as foundation designs (NHBC. 'Chapter 4.2- Building Near Trees'. NHBC Standards 2016. 2016).

Further, this report does not rely on ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.

Technical References

This Arboricultural Assessment was prepared in accordance with or following the guidance contained within the following technical references:

- Town and Country Planning Act 1980
- National Planning Policy Framework (NPPF), 2023
- British Standards Institute. BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*, London: BSI.
- British Standards Institution. (2010). British Standard 3998:2010, Tree Work - Recommendations. British Standards Institution, London.
- British Standards Institute. BS 8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*, BSI
- Royal Institute of British Architects, RIBA Plan of Work 2020 Overview, RIBA (2020).
- Fay, N., Dowson, D., Helliwell, R. (2005) *Tree Surveys: A Guide to Good Practice*, The Arboricultural Association
- Mattheck, C. (2007) *Updated Field Guide for Visual Tree Assessment*
- Mattheck, C & Breloer, H (2006) *The Body Language of Trees: A Handbook for Failure Analysis*. Research for Amenity Trees No. 4. DETR
- Weber, K., Mattheck, C. (2003) *Manual of Wood Decays in Trees*, The Arboricultural Association
- R.G. Strouts & T. G. Winter, *Diagnosis of Ill- Health in Trees* (7th Impression, TSO - 2013)
- Natural England and Forestry Commission. (2022). *Guidance – Ancient woodland, ancient trees and veteran trees: advice for making planning decisions*.
- Tree Council & Ancient Tree Forum Ancient Tree Forum, Lonsdale, D (ed.) (2013) *Ancient and other Veteran Trees: Further Guidance on Management*.
- Woodland Trust (n.d.) (2024) *Recognising and categorising ancient and other veteran trees*.
- National Joint Utilities Group (2007) Volume 4, Issue 2: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*.



TREE PROTECTION FENCING **SIGNAGE**

#WEARE**INNOVATORS**

TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA. FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



THIS FENCING MUST REMAIN IN PLACE AND BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS FOR THIS DEVELOPMENT.

TREES ENCLOSED ARE PROTECTED BY PLANNING CONDITIONS AND/OR TREE PRESERVATION ORDERS (TPO). CONTRAVENTION OF A TPO MAY LEAD TO CRIMINAL PROSECUTION.

ARINNOVATORS

TREESURVEYS **DRONE**SURVEYS **DIGITAL**ARB



07837 794373



support@arbinnovators.co.uk



www.arbinnovators.co.uk



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07837 794373



support@arbinnovators.co.uk



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