

ENVIRONMENTAL PLANNING

Welcome Break Ltd
Stretton Court
Hinckley
Arboricultural Impact Assessment

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Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by BWB during our investigations.

There may be other conditions prevailing on the Site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

Except as otherwise requested by the Client, BWB is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

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1. INTRODUCTION

Introduction and Background

- 1.1 This report contains an Arboricultural Impact Assessment (AIA) in support of an application for a new Motorway Services Area ('the Proposed Development') on land at Stretton Court, Hinckley ('the Site').
- 1.2 This report has been produced to provide supporting information to the application for the development of the Site into commercial/industrial use with a mix of commercial units, access, car parking facilities and associated landscaping.
- 1.3 The Proposed Development plan is shown in the Tree Assessment Plan (TAP) at **Appendix 1**.
- 1.4 A tree survey of the Site in accordance with BS5837:2012 was carried out in January 2025 with the results outlined in the following report: SCH-BWB-ZZ-XX-RP-LE-0001_Arboricultural Survey-S2-P02 dated January 2025.
- 1.5 The above report was produced to support the design of the Proposed Development. As part of this survey the relevant qualitative tree data was recorded in order to assess the condition of the existing trees, their constraints upon the Proposed Development and the necessary protection and construction specifications required to allow their retention as a sustainable and integral part of the completed development. Information is given on condition, age, size and indicative positioning of all the trees, both on and affecting the Site. This is in accordance with the British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Objectives

- 1.6 The objectives of the report are to provide information and advice on potential conflicts between the existing trees on Site and the Proposed Development. The information contained in this assessment has been drawn from the current design layout.

Trees Within the Site

- 1.7 The trees included within this survey comprised of 21 individual trees, 23 tree groups and two hedgerows which are summarised below and set out in **Table 2.1**:
 - 9 individual trees were classified as Category A trees;
 - 10 tree groups were classified as Category A trees;
 - 6 individual trees were classified as Category B trees;
 - 9 tree groups were classified as Category B trees;
 - 6 individual trees were classified as Category C trees;
 - 4 tree groups were classified as Category C trees;
 - 1 hedgerow was classified as Category B; and

- 1 hedgerow was classified as Category C.
- There were no Category U trees.

2. Arboricultural Impact Assessment

Introduction

- 2.1 The AIA will outline the potential impact the Proposed Development will have on the trees which are to be retained. The implications will be discussed in terms of below ground constraints and above ground constraints. Possible remedial actions will be discussed where the Proposed Development impacts significantly on retained trees.

Proposed Development

- 2.2 The proposal is for the development of the Site into commercial/industrial use with a mix of commercial units, access, car parking facilities and associated landscaping.

Trees to be Removed

- 2.3 To construct the proposed access road and visibility splays, tree removal will be required. T9, T10, T11, T12, trees within G17, G18, G19, G23 and eleven trees from G16 are all in direct conflict with the footprint of the access road and footpath and therefore will require removal to facilitate the design (see TAP at **Appendix 1**).
- 2.4 All trees are subject to tree preservation order 88/00005/TPORD. Trees within G17 and G19 generally exhibit poorer form or are smaller trees which are heavily suppressed by neighbouring trees. Several trees within G19 are standing dead stems. Remaining trees are Category A and B trees.
- 2.5 Up to 33 trees will require removal to facilitate the construction of the access road and visibility splay. Due to the higher category and TPO status of these trees, replacement planting must be carried out to an approved replacement ratio, recommended at a minimum 3:1 ratio. Ideally replacement planting will occur within the vicinity of trees which have been removed. For this proposal, the open area to the north-west of the entrance road would be recommended for replanting to provide future continuation of the avenue of canopy along Watling Street (see TAP at **Appendix 1**).
- 2.6 T9 – T12 are all large mature oak *Quercus robur* trees. Consideration should be given to the use of larger planting stock, such as semi mature trees with a height between 5-9m and a container size of approximately 500 l – 1,000 l, to mitigate the loss of large open grown canopy and provide an immediate impact upon the newly developed landscape.
- 2.7 No further tree removal is required to facilitate the remaining development.
- 2.8 The proposed planting scheme details planting of 35 trees at approximately 4.5 m in height, a further 107 trees at approximately 3m in height and many tree whips, shrubs and hedgerow to be planted also.

Below Ground Constraints

Hard Surface Installation

- 2.9 Minor encroachment of proposed hard surfacing will occur within the root protection area (RPA) of T14, and one tree within G5 and one tree within G20. Encroachment within the RPA is minimal <10% and it is considered there is a suitable area of retained ground around these trees in order to compensate for any minor encroachment.
- 2.10 The proposed new road layout for the junction between Wolvey Road and Watling Street marginally encroaches within the RPA of trees within G14. The proposed access road and footpath into the Site from Watling Street will encroach with the RPA of trees within G16 and G17.
- 2.11 The proposed widening of the roads and footpaths by the junction which connects Wolvey Road and Watling Street will encroach into the RPAs of trees within G14. The encroachment is minimal, with root pruning required concluded to be minimal.
- 2.12 The proposed widening of Watling Street and subsequent footpath will encroach into the unsurfaced ground of RPAs of T17 and T18.
- 2.13 Trial trenching must occur to determine the degree of rooting within these encroachment areas prior to any mechanical excavation. Where roots <25 mm diameter only are encountered, root pruning under supervision will be acceptable in order to allow continued excavation for the formation of a subbase.
- 2.14 The above trial trenching guidelines must be followed to complete construction of the subbase. It is envisaged that no dig construction will not be suitable for hard surfacing within RPAs of G14, G16, G17, T17 and T18 as this is a public road under highways authority and will require construction to highways specifications. Where roots >25mm diameter are encountered, an assessment must be taken by an arboriculturist on Site to determine the level of impact removal will have.
- 2.15 All construction of hard surfacing must be planned to allow for construction to occur from outside the RPA working in towards the tree so that machinery and workers only pass over installed protection measures.
- 2.16 Due to the frequency of invasive construction activity within RPAs, Site monitoring is to be mandatory at a 2-week interval. This is to ensure that roots in excess of 25 mm in diameter are not damaged or severed within any RPAs which could be detrimental to tree health and stability. Activities to be monitored within this schedule include trial trenching in RPAs of T14, T17, T18, G14, G16, G17 and G20.

Landscaping Within the RPA

- 2.17 There is to be new timber acoustic fencing which will occur within the RPA of G20.
- 2.18 All posts are to be dug with hand tools only whilst under Arboricultural supervision.

Soil Compaction Within the RPA

- 2.19 Access to the Site is likely to be from the existing entrance gateway from Watling Street at the start of construction, prior to construction of the proposed access. After the proposed access is constructed, it is envisaged this will become the main access to the Site.
- 2.20 Following tree removal for the access road, it is not envisaged that retained trees will be significantly impacted by access to Site under the condition that protective fencing is in place, especially around T13 and T14.
- 2.21 All construction machinery and traffic must remain outside of retained tree RPAs and must not pass over unprotected soils within these areas.
- 2.22 Barrier fencing in accordance with BS5837 standards will need to be erected to create a Construction Exclusion Zone (CEZ) to ensure no compaction of soil occurs within any unprotected retained trees RPA.
- 2.23 Where barrier fencing is not possible within areas of development due to access constraints, then ground protection will need to be installed to protect RPAs from soil compaction. Ground protection must be chosen in accordance with the maximum weight of machinery passing over these areas.
- 2.24 The ground protection might comprise one of the following:
- for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
 - for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane; or
 - for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g., proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with Arboricultural advice, to accommodate the likely loading to which it will be subjected.
- 2.25 Compaction of soil reduces oxygen and water movement through the soil which can lead to the suffocation and the eventual death of roots.

Ground Level Changes Within the RPA

- 2.26 Generally, changes in ground level within the RPA should not occur. However, with careful consideration to construction methods, changes in ground level to raise the ground may be achievable.
- 2.27 Raising the ground level in the RPA up to 150 mm is not likely to have a significant effect on the trees.

- 2.28 However, any addition of fill to the RPA must not be compacted and should be of coarse textured soils with a higher sand content to allow good aeration and water movement through the soil.
- 2.29 Should the addition of fill be greater than 150 mm within the RPA then the installation of an aeration system such as perforated piping should be installed within the fill to allow air and water movement through the whole depth.

Changes to Soil Condition

- 2.30 It is vital that current soil condition is maintained within the RPA. Effects on bulk density of the soil from construction activity and the quality of the soil can impact on the trees severely as the roots have adapted to the current conditions of the soil.

Underground Utility/Service Provision Installation

- 2.31 At present the exact location of new underground services is unknown. There is sufficient open space within the Site to allow routing of services outside of any retained tree RPA. However, in the event that trenches are required within the RPA they must be constructed in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4. No service shall be positioned within 1 m of the tree stem.
- 2.32 Where possible, it should be proposed to use the existing services into the Site and keep all services outside the RPA. Where this is not possible, trenchless installation should be the preferred option for service installation. However, if this is not feasible, any excavation must be carried out by hand in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4.

Above Ground Constraints

Access Facilitation Pruning

- 2.33 The Proposed Development is generally outside of all retained tree canopies and following tree removal it is not considered that access facilitation pruning will be required, apart from minor crown lifting to Southern trees in G20.

Shading from Retained Trees

- 2.34 It is likely that retained trees along the south and west boundaries will cast considerable shading over the southern and western parts of the Proposed Development. However, as the Proposed Development is for commercial/industrial use only, with no residential component, shading is not considered to pose a significant impact upon this development.

Construction Access and Activities

- 2.35 Details on exact construction access arrangements have not yet been provided, however, the impacts associated with potential access arrangements have been discussed in detail above.

- 2.36 Consideration should be included within an Arboricultural Method Statement (AMS) for the storage of materials as accidental spillage may cause damage to the surrounding trees. Spillage kits and neutral emergency bunding aggregate should be appropriate to the amount of material stored on site i.e. fuel oil or liquid chemicals.
- 2.37 All storage areas, cement mixing and washing points must be outside RPAs unless otherwise agreed with the Local Planning Authority.

Post Development Pressures

- 2.38 The discussed impacts and mitigation methods have been provided to allow an acceptable relationship between the Proposed Development and existing trees that will not cause future conflict and reduce future pressures on retained trees.
- 2.39 The processes of construction are unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made within this AIA and the subsequent AMS are adhered to at all times by the contractor e.g. the positioning of a suitable fence between the retained trees and construction activities prior to commencement of works and that the fence remains intact and in position throughout the duration of the Proposed Development.

Table 2.1: Tree Survey Schedule

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
INDIVIDUAL TREES																
T1	Oak	MM	22	6	8	10	6	1.5	930	G	F	30+	Large mature oak with very large crown. Failed lower limb on North of crown. Dense ivy colonisation of stem and crown break. Significant landscape tree with high carbon sequestration potential.	Retain and remove damaged limb at base.	A2	11.16
T2	Bird cherry	YM	7.5	3.5	3.5	3.5	3.5	0.5	210	G	G	20+	Tree located in open glade of woodland area; small tree not visible from external areas	Retain	C1	2.52
T3	Poplar	MM	25	7	7	7	7	8	830	G	G	20+	Very large poplar tree within woodland group. Dominating canopy extending above woodland. High landscape value.	Retain	A2	9.96
T4	Oak	MM	20	8	11.5	10	12	4	900*	G	G	30+	Very large mature oak adjacent disused road. Deadwood throughout, large canopy area, very good carbon sequestration capability. High value	Retain	A2	10.8

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													landscape feature, No obvious defects or signs of ill health identified.			
T5	Ash	MM	19	4	4	4	4	2.5	350*	F	F	10+	Mature ash with small narrow crown, tall growth, dieback throughout crown.	Retain or remove as per development plans	C2	4.2
T6	Sycamore	MM	18.5	6	6	6	6	1.5	5 stems 200, 300, 250, 250, 300	F	F	20+	Large multi stemmed tree which is self-sown growing from opposite bank of drainage ditch. Large crown area. Some minor damage at base, no included/weak unions identified.	Retain or remove as per development plans.	C2	5.9
T7	Sycamore	MM	19.5	8	10	8	8.5	3	800	G	F	30+	Large mature sycamore with very large crown on adjacent roadside. Prominent feature.	Retain	A2	9.6
T8	Sycamore	MM	18	6.5	9	9	7.5	2	950	F	F	20+	Large tree with very dense ivy colonisation. Crown is sparse with limited foliage; ivy is beginning to out compete crown.	Retain	B2	11.4

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
T9	Oak	MM	20	6	8	6	7	3	750	G	G	30+	Large mature oak along edge of shelter belt vegetation. Large crown and with adjacent oaks form large canopy area. High landscape and environmental value.	Retain. Further investigation needed to observe extent of basal decay.	A2	9
T10	Oak	MM	20	6	4.5	5	6	3	680	G	G	30+	Large mature oak along edge of shelter belt vegetation. Large crown and with adjacent oaks form large canopy area. High landscape and environmental value.	Retain	A2	8.16
T11	Oak	MM	20	6	4	6	6	3	570	G	G	30+	Large mature oak along edge of shelter belt vegetation. Large crown and with adjacent oaks form large canopy area. High landscape and environmental value.	Retain	A2	6.84
T12	Oak	MM	16	7	7.5	8	8.5	0	650	F	F	30+	Mature oak with wide large crown. Minor deadwood throughout open grown tree which	Retain	A2	7.8

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													provides good carbon sequestration potential.			
T13	Oak	MM	15	6	6	9	9	1.5	570	F	F	30+	Mature oak with smaller crown than neighbouring trees, multiple failed libs and damage throughout crown.	Retain	B2	6.84
T14	Oak	MM	20	8.5	7.5	9.5	7	2	840	G	G	30+	Large mature oak with large wide crown. Provides high landscape and environmental value. No obvious defects or signs of ill health identified, minor deadwood throughout crown.	Retain	A2	10.08
T15	Oak	MM	21	6	6	7.5	9	0	800*	F	F	30+	Mature oak on boundary, difficult ground restricted access. Large mature tree with significant crown area.	Retain	B2	9.6

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
T16	Ash	YM	10	4	4	4	4	1.5	250	F	F	20+	Self-sown semi mature ash located in fence adjacent to motorway junction.	Retain or remove as per development plans	C1	3
T17	Oak	MM	20	5	6.5	7.5	7	2	950	F	F	10+	Large mature oak on roadside adjacent to footpath. Recent works to new access drive very close to stem, does not appear to have been completed using no dig spec, potential for damage to structural roots during construction may require further investigation.	Retain	B2	11.4
T18	Maple	YM	12	3	3	3	3	2.5	220*	G	G	20+	Semi mature tree in hedgerow. No obvious defects or signs of ill health identified. Small tree.	Retain or remove as per development plans.	C1	2.64
T19	Oak	M	18	6	6	6	6	3	680	G	F	20+	Mature tree adjacent to road. Ivy restricting inspection of stem.	Retain where possible	B1	209.18

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
T20	Holly	YM	14	4	4	4	4	3	420	G	F	20+	Early mature tree adjacent to road and access drive for property adjacent.	Retain where possible	B1	79.8
T21	Elm	YM	14	5	3	3	3	2	330	G	F	10+	Codominant stem with poor inclusion of union. Adjacent to third part car park.	Retain or remove as per development plans	C1	49.27
GROUPS OF TREES																
G1	Ash, sycamore, oak,	MM	21	8	8	8	8	1.5	600-800	F	F-P	30+	Group of large mature trees situated along drainage ditch. Numerous dead stems within group with 1 large fallen tree. Multiple damage to trees within group and deadwood throughout. Still provides significant screening and landscape feature along boundary with motorway.	Retain and manage group to remove dangerous trees where retained close to development.	B2	8.4
G2	Beech, sycamore, Scots pine, hawthorn, ash,	YM-MM	18	6	6	6	6	1	300-500	F	F-P	30+	Line of trees along drainage ditch, mix of mature and semi mature trees with varying sizes due to competition. Number of	Retain and manage group to remove dead and dangerous trees if retained near to development.	B2	4.8

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													dead and dying trees within group and various degrees of damage. Unmanaged area. Provides good level of screening from motorway and significant area of mature canopy.			
G3	Ash, sycamore	YM	15.5	5	5	5	5	1	200-300	G	G	30+	Line of trees along fence line adjacent to motorway. Mostly multi stemmed self-sown trees. Provide good screening against road. No obvious defects or signs of ill health identified.	Retain	B2	3.6
G4	Ash, sycamore, hawthorn, cherry, beech, horse chestnut	MM	20	7	7	7	7	1	500	F	F-P	20+	Group of mature trees along drainage ditch. Multiple dead and dying trees and 1 tree which has fallen over. Remaining tree area mix of large mature trees with younger and smaller understorey trees creating creep along motorway. Good landscape feature.	Retain and manage group to make dead and dangerous trees safe.	B2	6

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
G5	Sycamore, beech, horse chestnut	MM	19.5	7	7	7	7	1.5	700-1000	F	F	30+	Group of 4 large mature trees. 1x Sycamore is dead. Remaining trees showing varying degrees of damage with 1 x beech having failed upper stem which is caught in upper canopy. Group provides large area of mature canopy with surviving trees and is a significant landscape feature. Dead sycamore has fungal fruiting bodies indicative of Kretzschmaria deutzia adjacent to mature beech. Beech tree showing dieback in tips NE.	Retain and manage group to remove dead and dangerous trees or parts. Tree survey schedule to monitor vitality in beech every 24 months.	A2	12
G6	Sycamore, ash, cherry, poplar, hawthorn,	YM-MM	20	5	5	5	5	1.5	300	F	F	40+	Woodland group with a mix of tree sizes and conditions. Several fallen stems are located within the group. Good woodland structure with vegetation on all layers.	Retain	A2	3.6

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													Provides large area of canopy and good habitat.			
G7	Poplar, ash, sycamore	YM	18	5	5	5	5	1	300	G	G	30+	Group of trees along boundary fence line adjacent to motorway. Provides screening and noise buffer for site.	Retain	B2	3.6
G8	Ash	MM	19	7.5	8	7	8.5	4	600	F	F	30+	2x mature ash on opposite side of access road and ditch. Large canopies with significant landscape impact.	Retain	A2	7.2
G9	Lime, hawthorn, field maple, ash, sycamore,	MM	15	5.5	5.5	5.5	5.5	0	400-600	G	G	30+	Line of trees along edge of field and adjacent disused road, Provides an avenue of continuous mature canopy. Good landscape impact with no obvious defects or signs of ill health identified.	Retain	A2	6
G10	Ash, lime, holly	MM	21	7.5	7.5	7.5	7.5	1.5	600-800	F	F	30+	Group of mature forming large area of mature canopy, located along edge of field adjacent to	Retain a managed group to removed dead and damaged parts.	A2	8.4

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													disused road. Forms screen for site and significant landscape area. Some area of damage throughout trees and dense understory growth.			
G11	Oak	MM	18	8	8	8	8	2	750*	G	F	30+	Group of 5 mature oak trees on edge of disused road. Some minor damage through all trees with deadwood. Overall exhibit relatively good condition and provide significant area of mature canopy. High value landscape and environment feature. No obvious defects or signs of ill health identified.	Retain	A2	9
G12	Lime	MM	23	8	6	6	7	2.5	700	G	G	30+	2x mature lime adjacent to each other. Tall trees which together provide significant canopy area. Dense canopies with dense ivy growth	Retain	A2	8.4

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													on stems provides high value habitat.			
G13	Beech, holly, birch, Scots pine, sycamore	MM	19.5	6	6	6	6	2.5	300-500	G	F	30+	Dense group of trees along boundary of private property. Multiple dead and dying stems within central areas of group. Provides dense area of mature canopy, high value landscape, habitat and environmental feature.	Retain	A2	6
G14	Sycamore, cherry, pine,	MM	15.5	7	7	7	7	0	200-400	F	F	20+	Group of trees located near junction following old fence, Edge line trees are mostly understorey scrub and large trees which have occluded parts of the fence within basal stem areas, potential for weakening of stems due to occlusions. Scots pine tree in poor physiological condition.	Retain majority of group, self-set sycamores on fence line may require removal if development proposed in close proximity. Remove Scots pine.	B2	3.6
G15	Scots pine, holly, laurel, cypress.	MM	19	6	6	6	6	0	300-500	F	F	20+	Dense area of mixed species trees, all are evergreen, giving all year-round screening.	Retain	B2	6

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													Provides screen for private property. Dense area of mature canopy. various degrees of damage throughout.			
G16	Scots pine, birch sycamore, beech, cypress,	MM	19.5	5	5	5	5	2.5	550	G	G	30+	Shelter belt group of mixed woodland trees all exhibit good condition and are tall giving high value landscape feature as well as dense area of continuous mature canopy. Some dead stems throughout group which is good for high biodiversity,	Retain. Remove dead stems in falling distance of highways	A2	6.6
G17	Pine, maple, spruce	MM	18	4	4	4	4	1.5	350	G	G	20+	Group of mixed species trees forming part of shelter belt alongside of main road. Narrow crowns provide areas of open space, adjacent oaks dominate canopy area. Group is dominated by surrounding trees.	Retain or remove as per development plans.	C2	4.2

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
G18	Scots pine	MM	20	4	4	4	4	3	470	F	F	20+	2x mature pine. Tall narrow crowns, located at end of shelter belt and form Sporadic canopy along roadside. No obvious defects or signs of ill health identified.	Retain	B2	5.64
G19	Scots pine, cedar, birch, spruce.	MM	19.5	4	4	4	4	3	450	F	F-P	20+	Group of mixed species of trees along roadside forming open end of salter belt. Most trees in the group are dead with only the pine still living.	Retain or remove as per development plans.	C2	5.4
G20	Beech, birch, willow, maple, cypress, Thuja,	MM	20	7	7	7	7	0	600	G	G	30+	Mature woodland group of mixed species which generally exhibits good structure, some dead stems within woodland which is good for biodiversity. Good habitat and dense area of mature canopy.	Retain	A2	7.2
G21	Oak, ash, hawthorn,	YM	17	6.5	6.5	6.5	6.5	2.5	350	G	G	30+	Line of trees along hedge line adjacent to footpath. No obvious defects or signs of ill health identified. Forms	Retain	B2	4.2

No.	Species (common name)	Age class	Height	Crown spread				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				W	N	S	E									
													avenue of canopy along East side of road.			
G22	Cypress	MM	17	2.5	2.5	2.5	2.5	0	200	G	G	10+	Dense conifer hedge at entrance to private property, provides screen for property.	Retain	C2	2.4
G23	Holly, hawthorn, cypress	MM	5	2	2	2	2	0	150	G	G	10+	Hedgerow of mostly holly following edge of path within canopy of larger trees	Retain	C2	1.8
HEDGEROWS																
H1	Leyland Cypress	MM	20	4	4	4	4	3	Up to 500	G	G	20+	Hedgerow planted as a visual screen and have become large trees.	Retain due to third party ownership	B2	113.1
H2	Hawthorn	YM	2	0.5	0.5	0.5	0.5	0	Up to 75	F	F	10+	Hedgerow along grass verge adjacent to road	Retain or remove as per development plans	C2	2.54

Key:

- Tree/ Group Ref No. – tree/group number, to be recorded on tree survey plan where necessary.
- Species – common and scientific names where possible.
- Age class – young (Y), young mature (YM), middle mature (MM), mature (M), over mature (OM).

- Height – overall height of tree in metres.
- Crown spread – in meters taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).
- Crown clearance – in meters above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
- Stem Dia – stem diameter, in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope of the tree base) or immediately above the root flare for multi-stemmed trees.
- Physiological condition – e.g. good (G), fair (F), poor (P) and dead (D).
- Structural condition – e.g. collapsing, the presence of decay and any physical defect.
- Estimated remaining contribution – in years e.g. less than 10, 10-20, 20-40, more than 40.
- Management recommendations – including further investigations of suspected defects that require more detailed assessment and potential wildlife habitat. All tree work is based on current tree condition and the existing land use and will include work such as hazard abatement, encroachment pruning, thinning of groups/woods and good arboricultural practice.
- Cat grade – category grade – U or A to C, to be recorded in plan on the tree survey plan where possible.
- RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

APPENDICES

APPENDIX 1: Tree Assessment Plan

Notes

Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
 Depictions of tree canopies are based on measurements taken to four cardinal compass points.
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
 All rights reserved.

Key

Trees
 Showing Canopy extents, category colour and tag number (with category).

Category A
 Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
 Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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 150 mm.

Category U
 Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Tree Groups
 Shown as dashed centreline/boundary line. Colour represents category (see above).

BS 5837:2012 Root Protection Area

Trees for Removal

Trial Trenching within RPA

Sheet Key

1
 2

Drawing Title

Tree Assessment Plan - Sheet 1

Client

Stretton Point, Hinckley.

Scale/Sheet

1:300 - A0

Date

9/1/2025

Drawing No

1

Drawn By

CS

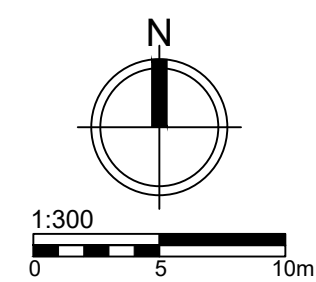
Checked By

DB

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Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
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- Tree Groups
Shown as dashed centreline boundary line. Colour represents category (see above).
- BS 5837:2012 Root Protection Area
- Trees for Removal
- Trial Trenching within RPA

Tree Assessment Plan - Sheet 2

Client: Stretton Point, Hinckley.

Scale/Sheet: 1:300 - A0

Date: 9/1/2025

Drawing No: 1

Rev: 1

Drawn By: CS

Checked By: DB

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Sheet Key

1

2

