

ORIGIN ENVIRONMENTAL

ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Land east of Leicester Road,
Earl Shilton

CLIENT

Manor Oak Homes

REFERENCE

240424 23086 AIA V1

ISSUE DATE

26th April 2024



Arboricultural Impact Assessment

REF NO: 240424 23086 AIA V1

DATE: April 2024

Document Quality Assurance

Revision	Date	Author	Signature	Reviewed
V1	26 th April 2024	Jack Barnard BSc (Hons) MArborA MICFor (Chartered Arboriculturist)		CB

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Any alteration to the application site or development proposals could change the current circumstances and invalidate this report and any recommendations.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. Where protected species may be present, prior to any works commencing ecological advice must be sought. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 provide statutory protection for birds, bats and other species that can inhabit trees. Great care is required to avoid disturbance to those species and consideration should be given to the timing of tree works to avoid an offence under the above legislation. Where such species are suspected, the project ecologist or Natural England should be contacted for advice.



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1. Introduction

1.1 Principal Author

1.1.1 The report's Principal Author is Jack Barnard *BSc (Hons), MArborA, MICFor (Chartered Arboriculturist)* Director at Origin Environmental Arboriculture Ltd. known here in as 'Origin'. Jack has over seven years of professional experience in arboricultural consultancy and has worked on projects ranging from large master planning proposals to commercial and residential sites throughout the UK. Jack is a Professional Member of the Arboricultural Association (AA) and Institute of Chartered Foresters (ICF) and is therefore required to uphold the professional and ethical standards within their code of conduct. Jack is also LANTRA certified to undertake Professional Tree Inspections.

1.1.2 The information stated within this report is a true and accurate reflection of both the Site conditions at the time of the survey, as well as the professional opinion of the Principal Author.

1.2 Purpose

1.2.1 This Arboricultural Impact Assessment (AIA) has been commissioned by Manor Oak Homes ('the Client'). This AIA is prepared in relation to the Proposed Development at Land east of Leicester Road, Earl Shilton, Leicester, LE9 7EE ('the Site') (see the site location plan and red line boundary at Appendix 1).

1.2.2 Origin is instructed to fulfil the initial requirements of BS5837:2012 and the Local Planning Authority, Hinckley and Bosworth Borough Council ('the Council'). The Council require an AIA to make an informed decision on our client's outline planning application.

1.2.3 This AIA is also a reference point for all site operatives; a copy will remain with the Site Manager for the duration of the Proposed Development. This may be required if there were to be a dispute over compliance with related planning decisions. However, should the Council be minded to grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to ensure sufficient protection of retained trees through the construction process.

1.3 Origin's Instruction

1.3.1 The extent of instruction for this project is threefold:

- i. A BS5837:2012 tree survey - this is an assessment of all trees on or within influencing distance of the Site, capturing data relating to each tree's size and condition, as well as quantifying each tree or group's amenity value and life expectancy.
- ii. A Tree Constraints Plan and Tree Schedule - delineating the findings of the BS5837:2012 tree survey. Trees are superimposed onto a topographical survey or OS Map to show their reference number (e.g. T1), canopy spread, retention categorisation and Root Protection Area (RPA).
- iii. An Arboricultural Impact Assessment (AIA) - this is a report that assesses the trees and the potential impacts associated with the Proposed Development and its construction requirements.



1.4 Site Description

- 1.4.1 The Site is located on the northern settlement edge of Earl Shilton, a market town situated on a long, narrow ridge approximately 5.5km to the northeast of Hinckley town centre and 13km southwest of Leicester city centre. The Site is approximately centred at grid reference: SP 46913 98424.
- 1.4.2 The Site comprises a rectilinear grassland field on sloping ground, used mainly for grassland pasture, with a small section of the landowner's garden presently occupying the southwestern extent of the Site. Residential built form encloses the Site to the south with properties at Clear View Crescent backing onto the Site. Properties and outbuildings are also located along Spring Gardens cul-de-sac to the east and off the unnamed road that bounds the Site to the north. Leicester Road is an arterial route into the northern part of the town off the A47 and bounds the Site to the west.

2. Proposed Development

2.1 Description

- 2.1.1 The Proposed Development is an outline and comprises a residential development of up to 33 dwellings together with associated access, open space, and landscaping. The application is supported by a Concept Masterplan which provides an illustrative layout for the scheme. This shows four distinct blocks of development in the western and central two-thirds of the site with three properties in linear arrangement in the south. A shared-surface square is situated at the centre of the four main development blocks, with the eastern third of the site comprising public open space, with a SuDS basin in the northeastern corner.
- 2.1.2 Vehicular access is taken off the unnamed road along the site's northern boundary, with additional pedestrian access points, including one off Leicester Road and two onto the public bridleway U25, Spring Gardens, along the site's eastern boundary.
- 2.1.3 Full details of the Proposed Development including building heights are provided within the Design and Access Statement and supporting material which accompanies this application.
- 2.1.4 The location of acoustic barriers has been positioned at the boundary of the garden areas based on the indicative layout. As such, there is a certain amount of flexibility as to where the barriers are located and therefore these could be repositioned as part of a full planning application if any minor conflicts are present at this stage.



2.2 Reference Documents

2.2.1 The following documentation has been referenced as part of this impact assessment:

Table 1 Documents and Plans Provided

Document Description	Reference No.	Prepared By	Date
Topographical Survey	BRI753- T01 Earl Shilton Rev A	Brightsurv Ltd.	April 2023
Proposed Site Layout	221003 CMP-01 R5	Insitu Design	April 2024
Landscape & Visual Impact Assessment	8196.LVIA.001.DV	Aspect Landscape Planning	April 2024
Noise Model	-	Professional Consult	April 2024

3. Statutory and Non-statutory Legislation

3.1 National Planning Policy Framework (NPPF) (December 2023)

Tree Policies

3.1.1 When determining planning applications, the Local Planning Authority (LPA) should apply the following principles from the NPPF:

- Paragraph 131

“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.”

- Paragraph 174 (B & D)

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”

- Paragraph 186 (A, C & D)

“When determining planning applications, local planning authorities should apply the following principles:



- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

3.2 Tree Preservation Orders and Conservation Areas

- 3.2.1 The Council has been contacted to establish whether any trees contained within the survey are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area.
- 3.2.2 It has been confirmed by the Council's online interactive map on the 26th of April 2024 that none of the trees included within the survey are protected by TPO, nor is the Site located within a local Conservation Area.

3.3 Felling Licence

- 3.3.1 Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “*Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ...*”
- 3.3.2 If full planning permission is granted, any trees which have been identified for removal as part of the planning application (in this instance, included within this AIA), are exempt from this statutory protection. However, outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4. Baseline Tree Survey

4.1 Site Visit

- 4.1.1 The Principal Author completed the tree survey on the 27th of September 2023. All tree inspections were undertaken from ground level, and no climbing or further assessments were undertaken. Weather conditions during the survey were clear and bright and did not form a constraint to the assessment.

4.2 Method of Data Collection

- 4.2.1 The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.
- 4.2.2 The survey recorded trees either as individual specimens or as groups, where these trees were aerodynamically, culturally, or visually important as groups.
- 4.2.3 The tree numbers associated with each tree are cross-referenced within the Tree Schedule and with the associated plans at Appendix 3 and 4, respectively. The complete methodology for data collection is provided at Appendix 2 and was carried out in accordance with BS5837:2012.
- 4.2.4 It should be noted that *Table 1* of BS5837:2012 only gives recommendations in relation to the remaining years. A tree may be considered to have a long remaining life, however, still be of a lower category given its maturity, condition, or overall impact on the Site.



- 4.2.5 The location of each tree and their associated constraints including canopy spread and Root Protection Areas (RPAs) with and without the Proposed Development are illustrated on plan numbers OE-001 and OE-002 both at Appendix 4.
- 4.2.6 Category A and B trees are considered to provide a substantial contribution to a site and should be retained and incorporated into the Proposed Development where possible and feasible. Category C and U trees are of low quality or are young specimens, which can be readily replaced. These trees should not be considered a constraint to the Proposed Development. However, it is considered desirable, wherever possible, that trees be retained as this ensures a continuity of canopy cover and helps contribute to a mature landscape.
- 4.3 [Summary of Data](#)
- 4.3.1 A total of 12no. individual trees, 5no. groups of trees and 6no. hedgerows have been surveyed. These include 4no. category B, 16no. category C and 3no. category U retention value. None of the surveyed trees or groups were of retention category A. All trees at the Site and within influencing distance have been surveyed.
- 4.3.2 Tree cover is almost exclusively located towards the Site boundaries as a result of the existing site use. Trees onsite are semi to early-mature specimens, predominantly including native species such as common hawthorn, field maple, common hazel, and silver birch.
- 4.3.3 The majority of trees are of low arboricultural merit; however, they provide significant screening from the surrounding land and Leicester Road to the west.



5. Impact Assessment

5.1 Relationship between Site Layout and Trees

- 5.1.1 To implement the Proposed Development there will be a requirement to remove 2no. individual trees, 1no. group of trees, 1no. hedgerow and partially remove 1no. group of trees and 3no. hedgerows. All of the proposed removals are of category C retention value.
- 5.1.2 It is also recommended that 3no. category U individual trees are removed as part of sound arboricultural management.
- 5.1.3 A breakdown of the proposed tree removal is outlined in the table below. Full specification of tree removal is provided within the complete Tree Schedule at Appendix 3. All trees which are directly or indirectly impacted by the Proposed Development, are illustrated on plan OE-002 at Appendix 4.

Table 2 Trees to be removed for proposed works.

Reason for removal		Tree retention category				Total
		A	B	C	U	
Remove due to a direct conflict with the proposed road layout and proposed footpaths	Fell to ground level.	-	-	T9	-	1
	Partial removal	-	-	H1, G1 & H5	-	3
Remove due to a direct conflict with the proposed plots	Fell to ground level.	-	-	T6, G4, H4,	-	3
	Partial removal	-	-	H3	-	1
Remove under sound arboricultural management	Fell to ground level.	-	-	-	T7, T8 & T12	3
Total		0	0	8	3	11

- 5.1.4 Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one factor requiring consideration. It also states that misplaced tree retention can be detrimental on a site where it will cause excessive pressure on those retained trees and could necessitate their removal in the future.

Implications of the NPPF and Local Planning Policy for the Proposed Development

- 5.1.5 The trees proposed for removal within this report are neither considered aged nor veteran and therefore the principles for refusal within the NPPF would not be considered applicable.



- 5.1.6 The Proposed Development is in line with the Local Plan as it retains trees identified as important within the Site. The boundary screen is maintained throughout the Site, with the exception of small gaps that are created to allow access to the Site. The majority of tree removal is located within the boundary screen, resulting in minimal visual impact from their loss.
- 5.1.7 The proposed removals are all of low arboricultural merit, providing very little amenity or value to the Site. As part of the Proposed Development, significant tree planting has been proposed. In line with the NPPF, tree-lined streets are to be included. The Proposed Development is considered to be a negligible short-term loss in amenity value, with a small loss in canopy cover. However, in the mid to long-term, the Proposed Development is considered to be a significant gain in both amenity and canopy cover.
- 5.1.8 Should the Council be minded to grant planning permission, a detailed tree planting plan should be conditioned to ensure that suitable species selection and planting methodology are specified. Additionally, as part of on-site supervision works, tree planting must be signed off by the Arboricultural Clerk of Works and the Council following the completion of construction.
- 5.1.9 The Proposed Development ensures that the newly planted and remaining trees are given adequate space, including a sufficient allowance for future growth, without the need for excessive or unreasonable pruning in the future.

6. Above Ground Constraints

6.1 Tree Canopies

- 6.1.1 The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the Tree Constraints Plan (OE-001) at Appendix 4.
- 6.1.2 The Tree Schedule lists the vertical clearance from ground level to the first significant branching of individual trees. This measurement informs the level of accessibility and potential for development beneath tree canopies.
- 6.1.3 Factors such as the mature height, size, form, shading and species-specific nuisances must be considered. The proximity of retained trees to structures must also take into consideration amenity factors. This AIA has considered the area surrounding each tree to enable a satisfactory relationship between the Proposed Development and the tree.
- 6.1.4 Additional factors for consideration include how comfortable future inhabitants of the properties will feel about trees in close proximity to their homes. This serves to protect retained trees from pressure to be felled or undergo surgery once the houses are occupied.
- 6.1.5 To ensure the successful retention of trees, a Construction Exclusion Zone (CEZ) must be established. The CEZ must take into consideration the factors outlined above and ensure that retained trees are not harmed during the construction process.
- 6.1.6 It is critical that all protective fencing is installed and erected, and the CEZ enforced prior to the commencement of any works on-site. Following the installation of tree protection, a site meeting will be undertaken with the Tree Officer to ensure the satisfaction of all parties prior to any on-site works commencing.

6.2 Shading

- 6.2.1 Where shading is unavoidable, the potential adverse impacts should be balanced with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “*shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and*



spaces to provide local microclimatic benefits”.

- 6.2.2 The impact of shade on the Proposed Development is not considered to be significant or negative. The majority of the trees are orientated such that shading is unlikely to form a significant constraint. The southwest corner of the Site is most likely to be impacted by shade, within this area and an offset has been provided to minimise this impact.

6.3 Future Growth

- 6.3.1 The future growth of trees at the Site is not considered to be a significant constraint to the Proposed Development. Boundary trees may require minor future pruning. This can be addressed with the pruning of lateral growth and secondary branches which encroach towards the built structures.

6.4 Leaves, Fruit, and Honeydew

- 6.4.1 Leaves and fruit do not pose a significant constraint to the Proposed Development as an adequate offset has been provided between retained trees and the proposed built structures.
- 6.4.2 Given the proximity of so many trees on and off-site, leaf fall will be a problem across the whole of the Site in autumn, where leaf fall will be a problem to the gutters, this can be managed through regular clearance and incorporating grates into the gutters so avoiding regular blockages.
- 6.4.3 There are no lime or sycamore specimens at the Site and therefore honeydew is not considered to be a constraint in this instance.

7. Below Ground Constraints

7.1 Root Protection Area (RPA)

- 7.1.1 The RPA of trees has been calculated as prescribed by BS5837:2012 and these are illustrated on the Tree Constraints Plan at Appendix 4. In addition to this, each tree's numerical RPA value is provided within the Tree Schedule at Appendix 3. The Tree Schedule provides both the RPA radius in metres from the centre of the stem and the total area for the RPA in square metres.
- 7.1.2 In general, the RPA is a circular area with a radius 12 times the diameter of a tree measured at 1.5 metres for single-stemmed trees. 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 by Annex D of BS5837:2012.
- 7.1.3 The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions. The RPA may be altered and/or offset from a centred circle if there are existing RPA incursions. The total area of the RPA will not be altered from that prescribed by BS5837:2012.
- 7.1.4 The RPA is an area in which no groundwork should be undertaken without due care taken in relation to the retained tree(s). This is to avoid soil compaction, changes in levels or soil contamination, which could alter the tree's condition and/or stability.

7.2 RPA Incursions

- 7.2.1 To construct the Proposed Development there will be an incursion into the RPA of T1 (field maple) & T3 (common hawthorn) to be retained. These incursions are illustrated on the Arboricultural Impact Plan (OE-002) and Tree Protection Plan (OE-004) at Appendix 4.
- T1- proposed incursion of 17.5m² for the footpath - of the 150m² RPA - therefore an 11.5% new incursion.
 - T3- proposed incursion of 8m² for the footpath - of the 91.5m² RPA - therefore an 8% new



incursion.

- 7.2.2 Given the limited incursions proposed into the RPA of T1 and T3, no mitigation methods have been deemed necessary in this instance. Both specimens are early-mature and unlikely to be significantly impacted by the proposed footpaths.

7.3 Infrastructure

- 7.3.1 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA for infrastructure to be located. All services and infrastructure MUST NOT enter the CEZ.

8. Recommendations

- 8.1.1 The successful retention of those trees that will remain on the Site will be dependent upon the quality and maintenance of any protection system that is put in place. A Tree Protection Plan (OE-004) has been provided at Appendix 4.
- 8.1.2 It is critical that all protective fencing is installed and erected, and that the Construction Exclusion Zone (see Section 6.1 of this report for further information) is enforced prior to the commencement of any work on-site. Following the installation of tree protection, a pre-commencement site meeting will be undertaken by a suitably competent Arboricultural Consultant to ensure the satisfaction of all parties prior to any on-site works commencing. A copy of the file note will also be provided to the Tree Officer.
- 8.1.3 For tree and root protection measures to work effectively all personnel associated with the construction process must be familiar with the Tree Protection Plan.
- 8.1.4 Given the proximity of so many trees at the Site, leaf fall will be a problem across the entire Site in autumn. It is therefore recommended that grates be incorporated into the gutters of the Proposed Development to avoid regular blockages.
- 8.1.5 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA, towards the southeastern extent of the Proposed Development for infrastructure to be located. All services and infrastructure MUST NOT enter the Construction Exclusion Zone (CEZ). See Section 6.1 Error! Reference source not found. within this report for further information on the CEZ.
- 8.1.6 Should the Council be minded to grant planning permission, a detailed tree planting plan should be conditioned to ensure that suitable species selection and planting methodology are specified. Additionally, as part of onsite supervision works, tree planting must be signed off by the Arboricultural Clerk of Works and the Council following the completion of construction.

9. Conclusions

- 9.1.1 A total of 12no. individual trees, 5no. groups of trees and 6no. hedgerows have been surveyed. These include 4no. category B, 16no. category C and 3no. category U retention value. None of the surveyed trees or groups were of retention category A. All trees at the Site and within influencing distance have been surveyed.
- 9.1.2 It has been considered desirable wherever possible that trees and groups of trees should be retained, although care has been exercised over misplaced tree preservation. In terms of the current site layout plan, due to the size and scale of the building requirement, there is a conflict with some trees that cannot be avoided and therefore mitigation proposals are considered.
- 9.1.3 To implement the Proposed Development there will be a requirement to remove 2no. individual trees, 1no. group of trees, 1no. hedgerow and partially remove 1no. group of trees and 3no.



hedgerows. All of the proposed removals are of category C retention value.

- 9.1.4 It is also recommended that 3no. category U individual trees are removed as part of sound arboricultural management.
- 9.1.5 For a full breakdown of the proposed tree loss, see Section 5.1 of this report. The proposed tree loss is of low arboricultural merit and of no visibility from the wider environment, as such, it is not considered a constraint to the Proposed Development.
- 9.1.6 The trees proposed for removal within this report are neither considered aged nor veteran and therefore the principles for refusal within the NPPF would not be considered applicable.
- 9.1.7 As part of the Proposed Development, significant tree planting has been proposed. In line with the NPPF, tree-lined streets are to be included. The Proposed Development is considered to be a negligible short-term loss in amenity value, with a small loss in canopy cover. However, in the mid to long-term, the Proposed Development is considered to be a significant gain in both amenity and canopy cover.

10. References

British Standard 3998:2010 '*Tree work – Recommendations*'

British Standard 5837:2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*'

British Standard 8545:2014 '*Trees: from Nursery to Independence in the Landscape – Recommendations*'

National Planning Policy Framework (NPPF) 2023

The Forestry Act 1967

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

The Town and Country Planning Act 1990



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Appendix 1: Aerial Photographs

Google Earth Pro Aerial Image (26.04.2024)

Land east of Leicester Road, Earl Shilton, Leicester, LE9 7EE.

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Appendix 2:
Survey Methodology

The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

Whenever possible tree locations will be plotted with the use of a Topographical Survey. When a Topographical survey is not provided, tree locations will be plotted using a combination of an ordinance survey plan, aerial imagery and measurements taken onsite.

In accordance with BS5837:2012, small trees with a stem diameter of less than 75mm were not surveyed as they are considered to be readily replaceable or could be relocated with relative ease.

Each tree has been given an identification number as either an individual tree, group of trees, woodland, or hedgerow. The tree numbers associated with each tree are cross-referenced within the Tree Schedule and the associated plans at Appendix 3 and 4, respectively.

Tree species have been recorded with both common and scientific names.

All tree heights have been assessed using a clinometer. For groups of trees, woodlands, and hedgerows the lowest and highest height associated with the group has been recorded. Tree heights are given in metres.

Stem diameters were measured at 1.5 metres above ground level (unless otherwise stated) and are given in millimetres. For groups of trees, woodlands, and hedgerows the lowest and highest diameter associated has been recorded.

The canopy spread is measured at four cardinal points or is given as an average for the canopy. Average canopy spreads are typically used for groups of trees or where the crown is evenly weighted at the four cardinal points. The canopy spreads are measured in metres.

The height of the ground clearance is given in metres and is an estimate of the height of the first branch above ground level.

Age class is indicative and will vary between species. In the absence of detailed information on tree age the following classification has been used:

Age Category	Description
Young	Trees aged less than one-third of life expectancy.
Semi-mature	Established specimen approaching one-third of life expectancy.
Early-mature	Trees have reached one-third to two-thirds of life expectancy.
Mature	Trees have reached over two-thirds of life expectancy.
Over-mature	Trees that are declining or moribund trees of low vigour.
Veteran	Specimens exhibiting features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

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The structural condition of each tree has been assessed and is summarised as:

Structural Condition	Description
Good	Few minor defects of little overall significance.
Fair	A significant defect or several small defects.
Poor	Major defects present or many small defects.

The physiological condition has been recorded to provide an indication of each tree's general health and vitality. The trees have been described thus:

Physiological Condition	Description
Good	In good health typical of the species.
Fair	Reasonable health with few defects.
Poor	Trees that exhibit significant defects which are irremediable or moribund trees.
Dead	The tree has died.

The estimated remaining contribution has been categorised as:

- Less than 10 years
- 10-20 years
- 20-40 years
- Over 40 years

The estimated remaining contribution has been based upon an assessment of the tree's potential safe useful life expectancy. The remaining contribution in years does not always directly correlate with the retention category of a tree, as an individual specimen may have a long remaining life but be of little significance in terms of development.

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Appendix 3: Schedules

BS5837:2012 Cascade Chart

Complete Tree Schedule

BS5837:2012 Cascade Chart for Tree Quality Assessment

Category and Definition	Criteria (including subcategories where appropriate)			ID Colour on Plan
Trees to be considered for retention (see note)				
	1 - Mainly arboricultural qualities	2 - Mainly landscape qualities	3 - Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy 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 (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light Green (000-255-000)
Category B Trees of moderate quality 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 (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	Mid Blue (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, 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 present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey (091-091-091)
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning); • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline; and/or • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Dark Red (127-000-000)



BS5837:2012 TREE SCHEDULE

SITE
Leicester Road, Earl Shilton

CLIENT
Manor Oak Homes

DATE
27th September 2023

REFERENCE
230927 23086 TS V1a

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Field maple	<i>Acer campestre</i>	9	575.63	6	6	6	6	4	Early-mature	Good	Fair	Early mature specimen located on the northern boundary of the site. Component of G1 picked out individually due to its larger size. Forms 6no stems from ground level. Dense ivy associated with the scaffold. Good radial canopy. Adds height to the wider boundary screen.	No work required at the time of assessment.	B1, 2	150	6.90
T2	Field maple	<i>Acer campestre</i>	9	449.81	6	8	6	6	4	Early-mature	Good	Fair	Early mature specimen located on the northern boundary of the site. Component of G1 picked out individually due to its larger size. Forms 2no stems from ground level. Bark wound on stem south from grazing. Dense ivy associated with the scaffold. Good radial canopy. Adds height to the wider boundary	No work required at the time of assessment.	B1, 2	92	5.40
T3	Common hawthorn	<i>Crataegus monogyna</i>	6	440.91	5	5	5	5	0	Early-mature	Fair	Fair	Early mature specimen located in the southeast corner of the site. Forms 6no stems from ground level. Good radial canopy. Of limited arboricultural merit but does add to the boundary screen.	No work required at the time of assessment.	C1, 2	92	5.40
T4	Pedunculate oak	<i>Quercus robur</i>	11	450	8	8	8	8	5	Early-mature	Poor	Fair	Early mature specimen located offsite on the southern boundary of the site. Dense vegetation at base limiting a detailed assessment. Appears to form a single stem. Structural canopy forms at c.5m. Radial canopy. Adds height to the boundary screen. Significant decline associated with the canopy. Likely to be of limited long term retention value.	No work required at the time of assessment.	C1, 2	92	5.40
T5	Norway maple	<i>Acer platanoides</i>	5	201.12	3	4	3	3	2	Semi-mature	Good	Fair	Semi mature specimen located offsite on the southern boundary. Forms 2no stems from ground level. Good radial canopy. Adds height to the boundary screen.	No work required at the time of assessment.	C1, 2	18	2.40



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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T6	Scots pine	<i>Pinus sylvestris</i>	10	311.13	5	5	6	5	2	Semi-mature	Good	Fair	Semi mature specimen located on the western boundary of the site. Forms 2no stems from ground level. Canopy slight bias south. Adds height to the boundary screen.	Fell to implement the Proposed Development.	C1, 2	41	3.60
T7	Common hawthorn	<i>Crataegus monogyna</i>	5	176.78	3	4	4	4	2	Semi-mature	Poor	Fair	Semi mature specimen located towards the western boundary of the site. Forms 4no stems from ground level. Forms a small group with the adjacent specimens. Major decline associated with the canopy. Unlikely to be suitable for long term retention.	Fell as part of sound arboricultural management.	U	14	2.10
T8	Common hawthorn	<i>Crataegus monogyna</i>	5	165	1	1	1	1	2	Semi-mature	Poor	Fair	Semi mature specimen located towards the western boundary of the site. Single stem. Forms a small group with the adjacent specimens. Major decline associated with the canopy. Unlikely to be suitable for long term retention.	Fell as part of sound arboricultural management.	U	14	2.10
T9	Common hawthorn	<i>Crataegus monogyna</i>	5	150	4	3	3	3	2	Semi-mature	Fair	Fair	Semi mature specimen located towards the western boundary of the site. Forms c.4no stems from ground level. Forms a small group with the adjacent specimens. Minor decline associated with the canopy. Of limited arboricultural merit.	Fell to implement the Proposed Development.	C2	10	1.80
T10	Cedar of Lebanon	<i>Cedrus libani</i>	8	260	4	4	4	4	1	Semi-mature	Good	Good	Semi mature specimen located on the western boundary of the site. Located on edge of a retaining wall, limiting rooting west. Single stem maintained for entire height. Good radial canopy. Adds to the wider boundary group.	No work required at the time of assessment.	C1, 2	28	3.00



BS5837:2012 TREE SCHEDULE

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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T11	Golden weeping willow	<i>Salix sepulcralis</i> ' <i>Erythroflexuosa</i>	12	450	6	8	8	8	3	Early-mature	Good	Fair	Early mature specimen located offsite to the southwest. Dense vegetation at base limiting a detailed assessment. Appears to form a single stem. Good radial canopy, cut back in the past north. Adds height to the boundary screen. Visible as part of the boundary group from Leicester Road. Moderate future potential.	No work required at the time of assessment.	B1, 2	92	5.40
T12	English elm	<i>Ulmus procera</i>	7	165	1	3	3	2	2	Semi-mature	Poor	Fair	Semi mature specimen located on the northern boundary of the site. Single stem. Major decline. Of no future potential.	Fell as part of sound arboricultural management.	U	14	2.10
G1	Field maple, Common hazel, Common hawthorn, Common ivy, Bramble, English elm	<i>Acer campestre</i> , <i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Hedera helix</i> , <i>Rubus fruticosus</i> , <i>Ulmus procera</i>	3.5 - 8	75 - 265	3	3	3	3	0	Semi-mature	Good	Fair	Semi mature group framing the northern boundary of the site. Forms a dense common cohesive canopy, forming a significant boundary screen from road north.	Partial removal as shown on the Tree Retention and Removals Plan (OE-003).	C1, 2	34	3.30
G2	Common hazel, Common hawthorn, Common ivy, Blackthorn, Bramble, Elder, English elm	<i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Hedera helix</i> , <i>Prunus spinosa</i> , <i>Rubus fruticosus</i> , <i>Sambucus nigra</i> , <i>Ulmus procera</i>	2 - 5	50 - 125	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature group framing the northern boundary of the site. Forms a dense untidy group, forming a boundary screen from the road north.	No work required at the time of assessment.	C1, 2	7	1.50



BS5837:2012 TREE SCHEDULE

SITE
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27th September 2023

REFERENCE
230927 23086 TS V1a

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G3	Lawson cypress, Common hazel, Common beech, Common ivy, Common holly, Blackthorn, Pedunculate oak, Elder	<i>Chamaecyparis lawsoniana</i> , <i>Corylus avellana</i> , <i>Fagus sylvatica</i> , <i>Hedera helix</i> , <i>Ilex aquifolium</i> , <i>Prunus spinosa</i> , <i>Quercus robur</i> , <i>Sambucus nigra</i>	3 - 6	70 - 140	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature group framing the southern boundary of the site. Forms a dense untidy group, forming a boundary screen from residential properties south.	No work required at the time of assessment.	C1, 2	10	1.80
G4	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	12	180 - 320	4	4	4	4	0	Early-mature	Good	Fair	Early mature group located on the western boundary of the site. Mutually suppressed. Of limited arboricultural merit but does add to the boundary screen.	Fell to implement the Proposed Development.	C1, 2	48	3.90
G5	Field maple, Silver birch, Common hawthorn, Common ash, Lombardy poplar, Wild cherry, English elm	<i>Acer campestre</i> , <i>Betula pendula</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> , <i>Populus nigra</i> 'Italica', <i>Prunus avium</i> , <i>Ulmus procera</i>	4 - 14	160 - 355	4	4	4	4	0	Semi-mature	Good	Fair	Semi mature group framing the northwest corner of the site. Single stems. Forms a common cohesive canopy. Forms a significant boundary screen from Leicester Road west.	No work required at the time of assessment.	B2	55	4.20



BS5837:2012 TREE SCHEDULE

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Manor Oak Homes

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230927 23086 TS V1a

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
H1	Field maple, Common hazel, Common hawthorn, Common ash, Common ivy, Common holly, Blackthorn, Elder, English elm	<i>Acer campestre</i> , <i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> , <i>Hedera helix</i> , <i>Ilex aquifolium</i> , <i>Prunus spinosa</i> , <i>Sambucus nigra</i> , <i>Ulmus procera</i>	1 - 3	75 - 110	3	3	3	3	0	Early-mature	Good	Good	Early mature well maintained hedgerow framing the eastern boundary of the site. Species rich hedgerow. Good future potential. Forms a dense low level boundary screen.	Partial removal as shown on the Tree Retention and Removals Plan (OE-003).	C2	7	1.50
H2	Common beech	<i>Fagus sylvatica</i>	1.5	50 - 75	1	1	1	1	0	Semi-mature	Good	Good	Semi mature hedgerow framing the southern boundary of the site. Forms a low level boundary screen.	No work required at the time of assessment.	C2	7	1.50
H3	Lawson cypress, Common hazel, Common beech, Chinese privet, Crab apple, Bramble	<i>Chamaecyparis lawsoniana</i> , <i>Corylus avellana</i> , <i>Fagus sylvatica</i> , <i>Ligustrum sinense</i> , <i>Malus sylvestris</i> , <i>Rubus fruticosus</i>	1.5 - 2.5	50 - 75	2	2	2	2	0	Semi-mature	Good	Good	Semi mature hedgerow framing the southern boundary of the site. Forms a low level boundary screen.	Partial removal as shown on the Tree Retention and Removals Plan (OE-003).	C2	7	1.50
H4	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	3	75 - 85	3	3	3	3	0	Semi-mature	Good	Good	Semi mature hedgerow framing the southern boundary of the site. Forms a low level boundary screen.	Fell to implement the Proposed Development.	C2	7	1.50



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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
H5	Common hawthorn, Common ivy, Common holly, Bramble, Elder	<i>Crataegus monogyna</i> , <i>Hedera helix</i> , <i>Ilex aquifolium</i> , <i>Rubus fruticosus</i> , <i>Sambucus nigra</i>	1.75 - 3.5	30 - 60	4	4	4	4	0	Semi-mature	Good	Fair	Semi mature hedgerow framing the western boundary of the site. Forms a dense low level boundary screen from Leicester Road west.	Partial removal as shown on the Tree Retention and Removals Plan (OE-003).	C2	7	1.50
H6	Common hawthorn, Common ivy, Common holly, Juniper, Dog rose, Goat willow, Elder	<i>Crataegus monogyna</i> , <i>Hedera helix</i> , <i>Ilex aquifolium</i> , <i>Juniperus communis</i> , <i>Rosa canina</i> , <i>Salix caprea</i> , <i>Sambucus nigra</i>	1.75 - 3.5	60 - 90	7	7	7	7	0	Semi-mature	Good	Fair	Semi mature hedgerow framing the western boundary of the site. Forms a dense untidy low level boundary screen from Leicester Road west.	No work required at the time of assessment.	C2	7	1.50



Appendix 4: Plans

Tree Constraints Plan (OE-001)

Arboricultural Impact Plan (OE-002)

Tree Retention and Removal Plan (OE-003)

Tree Protection Plan (OE-004)

PROJECT INFORMATION

PROJECT
Leicester Road, Earl Shilton, Leicester

PLAN TITLE
Tree Constraints Plan

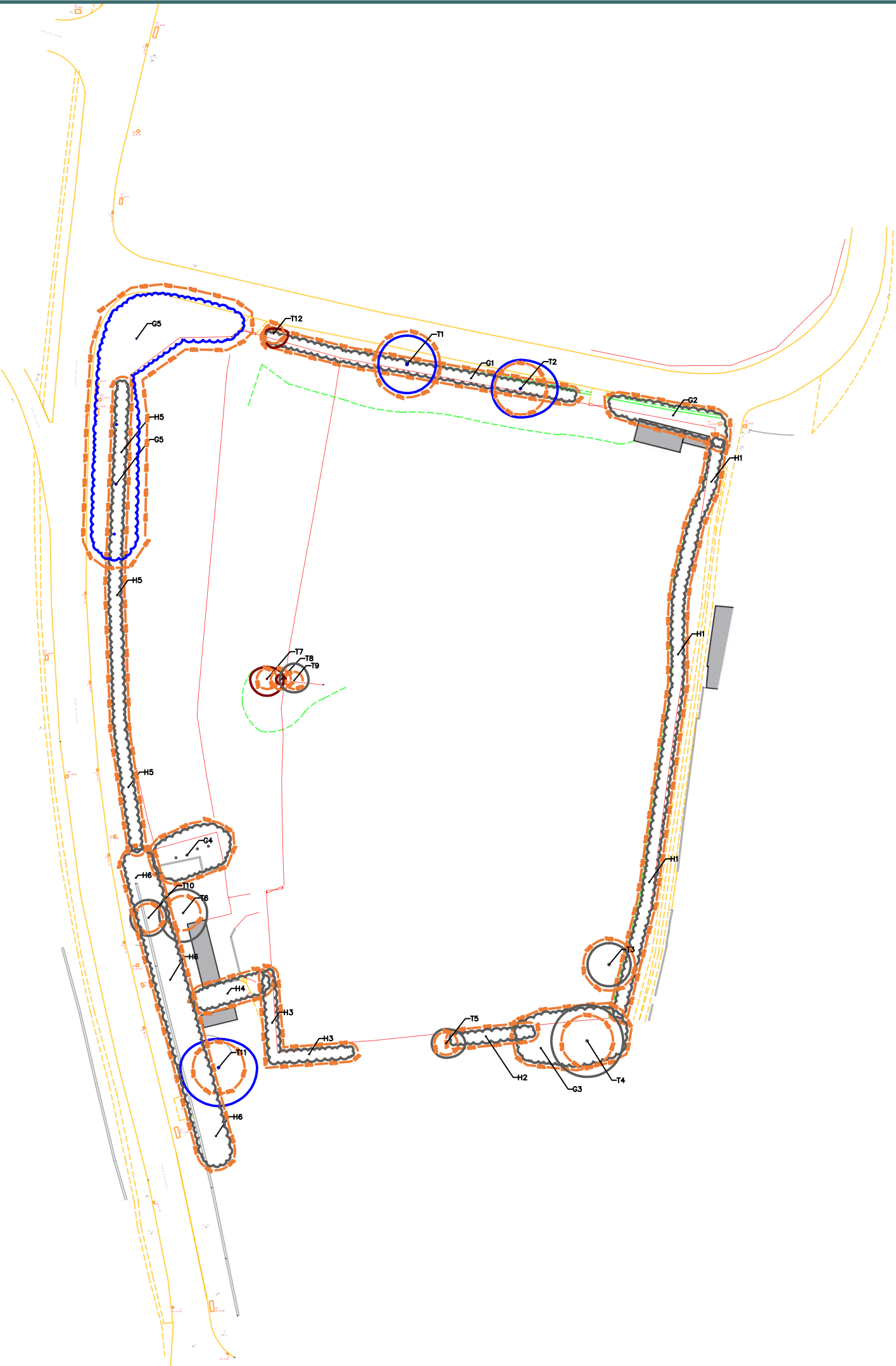
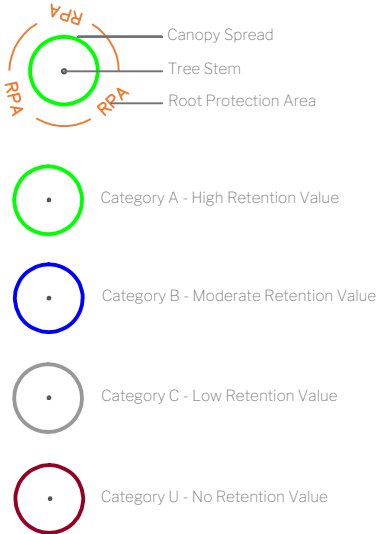
DATE
February 2023

PLAN REFERENCE
230927 23086 TCP V1a

PLAN NUMBER
OE-001

PLAN SCALE
1/1000 @ A3

LEGEND



PROJECT INFORMATION

PROJECT
Leicester Road, Earl Shilton, Leicester

PLAN TITLE
Arboricultural Impact Plan

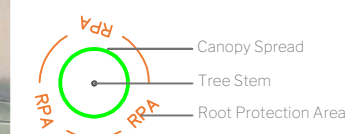
DATE
April 2024

PLAN REFERENCE
230927 23086 AIP V1

PLAN NUMBER
OE-002

PLAN SCALE
1/1000 @ A3

LEGEND

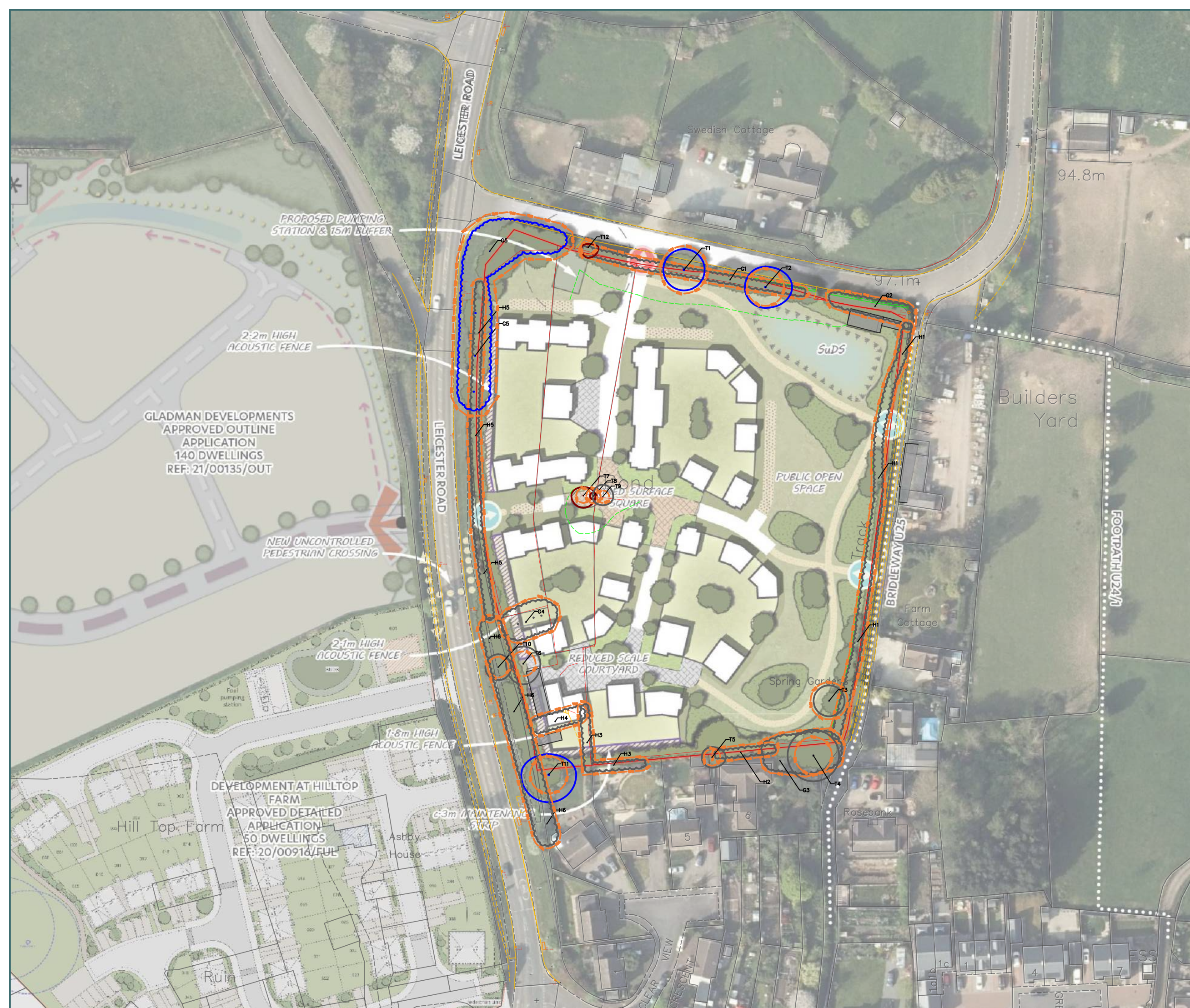


Category A - High Retention Value

Category B - Moderate Retention Value

Category C - Low Retention Value

Category U - No Retention Value



PROJECT INFORMATION

PROJECT
Leicester Road, Earl Shilton, Leicester

PLAN TITLE
Tree Retention and Removals Plan

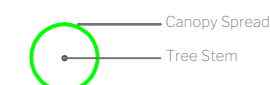
DATE
April 2024

PLAN REFERENCE
230927 23086 TRRP V1

PLAN NUMBER
OE-003

PLAN SCALE
1/1000 @ A3

LEGEND



• Trees to be retained for development

• Trees to be removed for development



PROJECT INFORMATION

PROJECT
Leicester Road, Earl Shilton, Leicester

PLAN TITLE
Tree Protection Plan

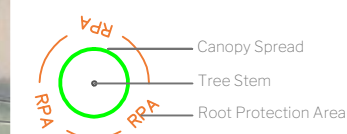
DATE
April 2024

PLAN REFERENCE
230927 23086 TPP V1

PLAN NUMBER
OE-004

PLAN SCALE
1/1000 @ A3

LEGEND



Category A - High Retention Value

Category B - Moderate Retention Value

Category C - Low Retention Value

Category U - No Retention Value

TREE PROTECTION

Tree Protection Fencing

TREE PROTECTION AREA NO ACCESS



• 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 FROM THE PROJECT ARBORICULTURIST

• TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER
• UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION



For any issues relating to this Tree Protection Fencing or guidance on any arboricultural matter, please contact Origin Environmental Arboriculture
www.origin-environmental.com - hello@origin-arb.com

Tree Protection Fencing

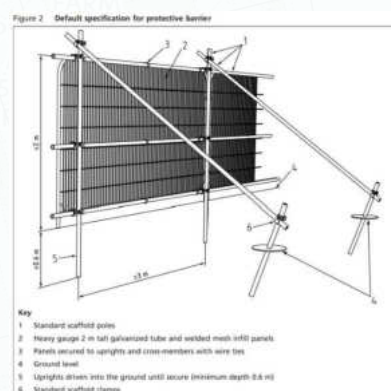
The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured here.

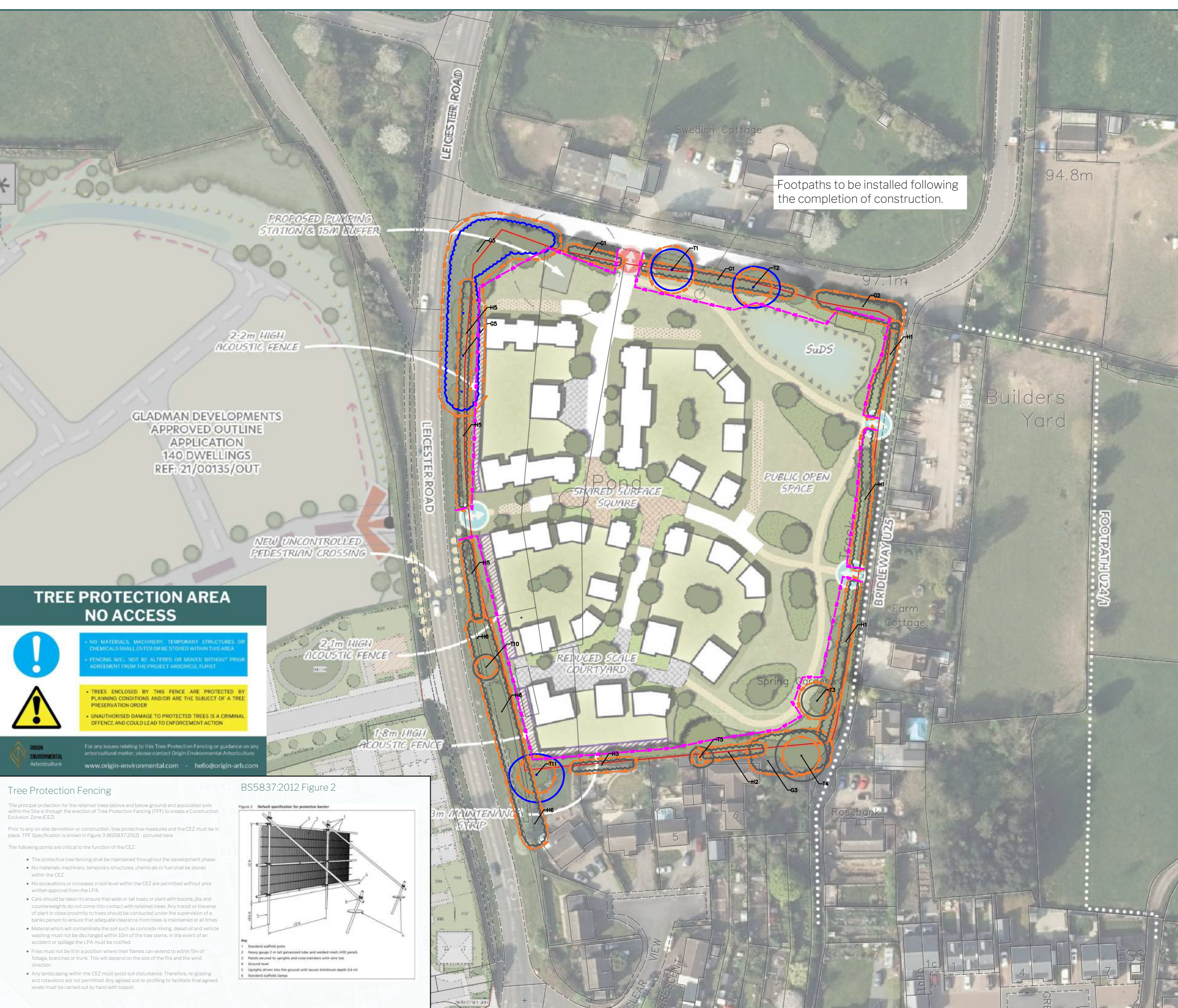
The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase.
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ.
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA.
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times.
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the LPA must be notified.
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

BS5837:2012 Figure 2



Footpaths to be installed following the completion of construction.

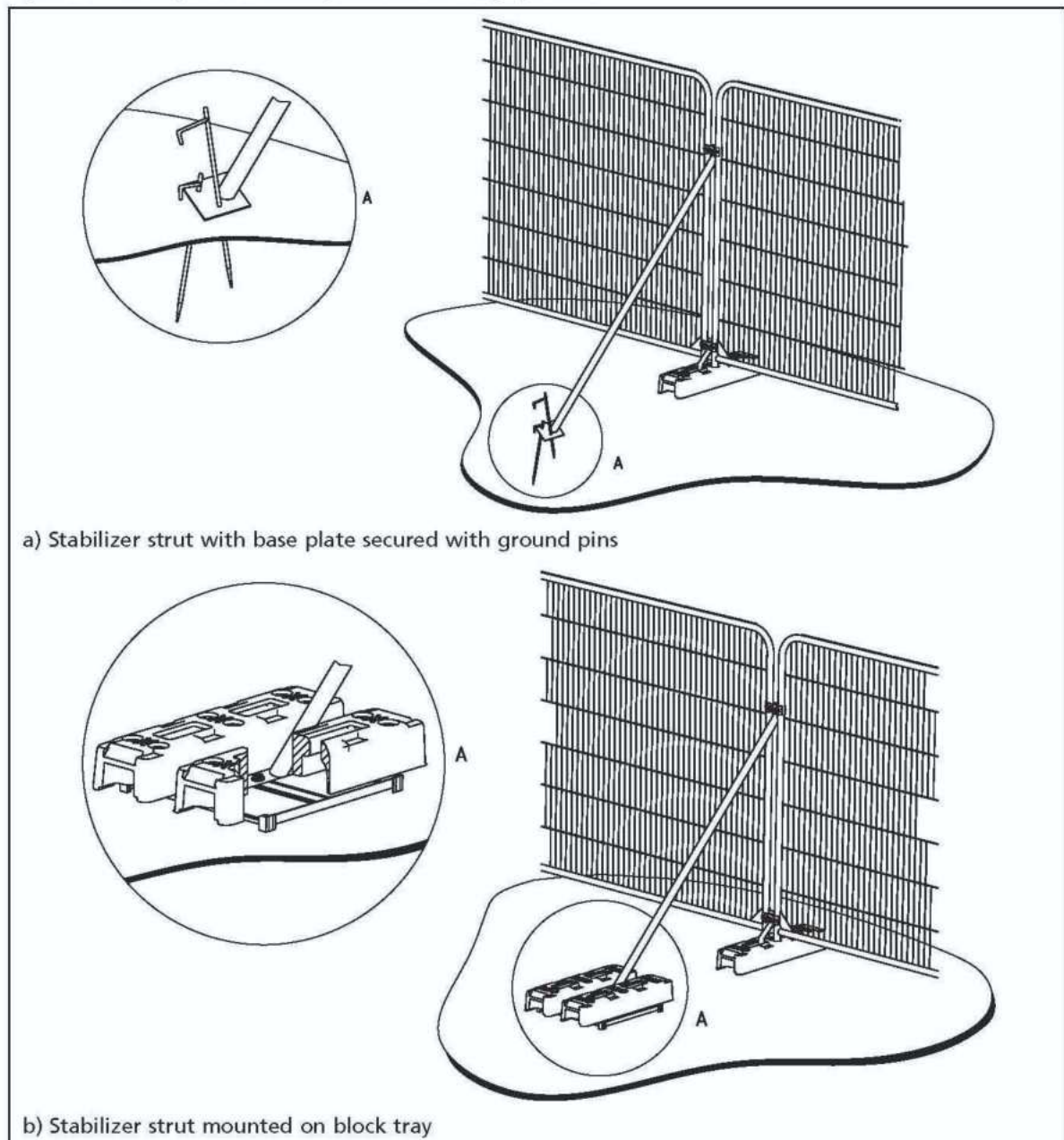




Appendix 5: Tree Protection

Fencing Specification

Figure 3 Examples of above-ground stabilizing systems





ORIGIN

ENVIRONMENTAL

Arboriculture

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Email. hello@origin-arb.com

GET IN TOUCH TO DISCUSS YOUR PROJECT