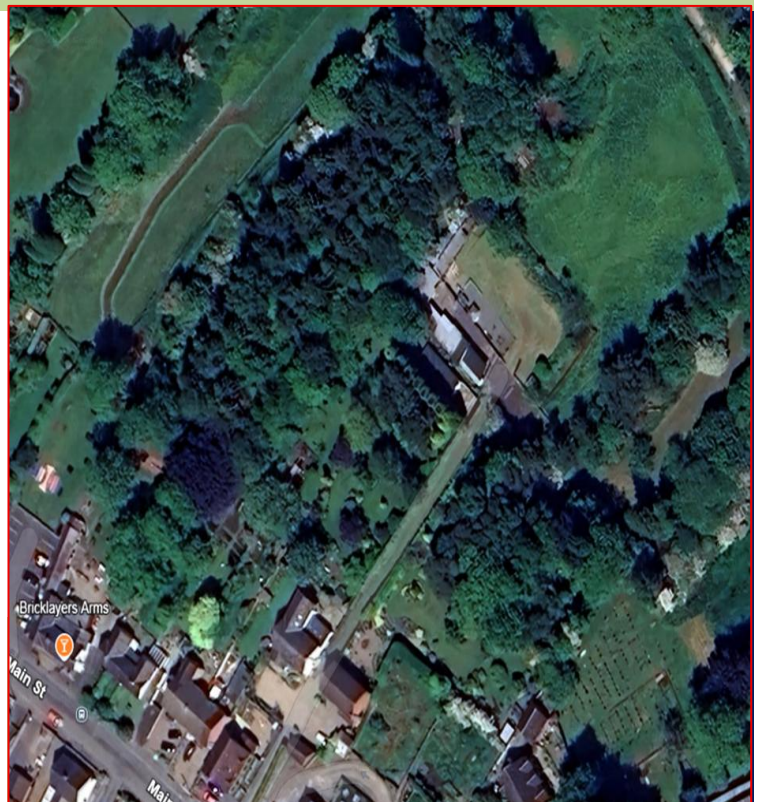


LAND to the REAR
223A MAIN ST,
THORNTON,
LE67 1AH

Grid Ref: SK 46759 07776
w3w. observers.overheat.sticks

ARBORICULTURAL ASSESSMENT

Ref: WCL/AL/AA/13325



THE CONTENTS OF THIS
DOCUMENT ARE CONFIDENTIAL

WILDLIFE CONSULTANTS
LIMITED

9th JULY 2025

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B. SUMMARY

Wildlife Consultants Limited were commissioned by Mr. A. Large, Andrew Large Surveyors Ltd on behalf of clients, Mr. Iain Long & Mrs. Abbie Long to undertake the appropriate Arboricultural Assessment at Land to the Rear 223a Main St, Thornton, LE67 1AH having regard to the redevelopment of the site with a linear single storey, flat roof residential dwelling.

The proposed development site has trees and woodland to the West and South boundaries of the site.

All these features are within the adjacent properties grounds and gardens beyond the development site.

Access was restricted with observations and assessments made from the development site.

Ornamental trees are present to the Northern boundary and are present within the embankment separating the site to the adjacent grassland beyond.



Fig. 1: Location of trees

The survey was conducted on 9th July 2025 in good weather conditions.

The survey conducted included observations and assessments of the trees / woodland within the adjacent properties and grounds along with an assessment of trees and shrubberies within the site.

All surveys undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice.

C ASSESSMENT

- a) Location 1: A row of mature 7 conifers (leylandii) are present within the adjacent garden to the rear of the buildings and being 8 mts away with a garage and paved driveway between.
- b) Location 2: A single mature willow tree is present within the adjacent garden to the rear of the buildings and being 5 mts away.
- c) Location 3: Semi & mature woodland within the adjacent property to the rear of the buildings and being 5 mts away.
- d) Location 4: Semi & mature trees / woodland within the adjacent gardens & property.
- e) Location 5 / 6: Individual ornamental trees and shrubberies to the boundary of the site and the adjacent agricultural grassland.

Tree Constraints Data – Root Protection Areas (RPA) & Crown Spread

Tree Number	Species	Measurements				RPA (M)	Retention	Life Stage	Other				Comment
		Trunk (mm)	Height (M)	Crown (M)	Spread N,E,S,W (M)				Structure	Amenity	Landscape	Pyshic	
L1	Leylandii	. Linear line of Trees - within adjacent property				Est. 6.0	B2	M	B	Low	High	B	Off-site Visual insp. only
L2	Willow	Single mature tree – crown 3m within adjacent property				Est. 6.0	C2	OM	C	Low	low	C	Off-site Visual insp. only
L3	MIXED WOODLAND	GROUP of TREES				Est. 6.0	B2	SM	A	Low	High	A	Off-site Visual insp. only
L4	MIXED WOODLAND	GROUP of TREES & Hedgerow				Est. 6.0	B2	SM	A	Low	High	A	Off-site Visual insp. only
L5/6	Norway Maple <i>Acer plantanoides</i>	.15	2	2	N 4 E 4 S 4 W 4	1.8	N2	SM	B	Medium	Medium	B	
	Bird Cherry <i>Prunus padus</i>	.25	3	1.5	N 3 E 3 S 3 W 3	3	B2	SM	B	Medium	Medium	B	
	Crab Apple <i>Malus sylvestris</i>	.3	2.5	1	N 3 E 3 S 3 W 3	3.6	B2	YM	B	Medium	Medium	B	
	Cherry Plum <i>Prunus cerasifera</i>	.2	3	1	N 2 E 2 S 3 W 3	2.4	B2	Y	B	Medium	Medium	B	
	Bird Cherry <i>Prunus padus</i>	.2	2.5	1	N 2 E 3 S 3 W 2	3.6	B2	Y	B	Medium	Medium	B	
	Laurel <i>Prunus laurocerasus</i>	ms	3	.5	N 4 E 4 S 4 W 4		B2	SM	B	Low	Medium	B	

Species is recorded by common and botanical name.

Approximate height is recorded to the closest 0.5 metres and stem diameter in millimetres. In accordance with paragraph 4.2.6 (d) of BS 5837, the stem diameters of single stemmed trees were measured at 1.5 metres above ground level and multi stemmed trees or those forking below 1.5 metres measured immediately above the root flare, unless otherwise stated in the schedule.

Branch spread, measured approximately at each of the four cardinal points, is recorded to the closest 0.5 metres for the individual trees.

The approximate height of the crown clearance above the adjacent ground level is recorded in metres.

BS5837 (2012) suggests the following age classifications which have been supplemented to assist the reader:

Yng- Young tree/s of less than 1/3 life expectancy

SM- Semi-mature tree/s between young & middle aged

EM- Early-mature tree/s of 1/3-2/3 life expectancy

Mat- Mature tree/s of more or less full height, but with potential to increase in girth

O/M- Over Mature tree/s declining in health & stature.

VA retention category (Ret Cat) is given as follows to correspond with table 1 of

Retention Category

A- Trees of a high quality and value with greater than 40 years estimated life expectancy-

(sub-category 1: mainly arboricultural qualities, 2: mainly collective landscape qualities, 3: mainly conservation & or cultural values)

B- Trees of moderate quality and value with 20 to 40 years estimated life expectancy.

(sub-category 1: mainly arboricultural qualities, 2: mainly collective landscape qualities, 3: mainly conservation & or cultural values)

C- Trees of low quality and value with 10 to 20 years estimated life expectancy –

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

Trees below 150mm diameter, which may be considered for transplanting.

Structural Condition Cat

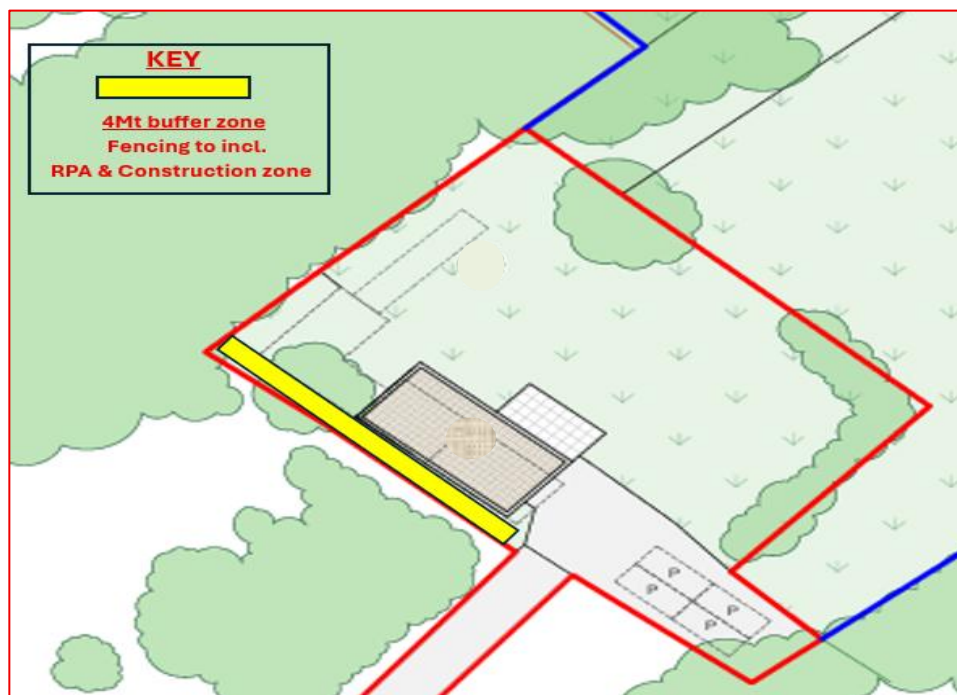
- A Good- Trees that appear to be in a good condition without any obvious defects.
- B Fair- Trees that appear to be in a moderate to good condition and/or with only minor defects that can be addressed by pruning and/or trees with an unbalanced shape or form
- C Poor- Trees that are of a poor quality that are in decline and or with one or more obvious structural defect that can be addressed by major surgery
- D Very poor- Trees that are of a very poor quality with one or more significant structural defects and or that are in an irreversible state of decline with a very limited safe life expectancy.
Collapsing, decaying or dead trees

Physiological Cat

- A- Trees that appear to be in a good physiological condition.
- B- Trees that appear to be in a moderate physiological condition.
- C- Trees that are in a poor physiological condition.
- D- Trees that are in a very poor physiological condition or dead.

Trunk diameters are recorded in millimetres at 1.5m from ground level and at the narrowest point below any out of the ordinary swelling.

D ROOT PROTECTION & CONSTRUCTION AREA



E DISCUSSION

- 1) The trees as identified within this report (1 – 4) are beyond the development site and are all to be retained during and post the proposed development.
- 2) Potential foraging, roosting and hibernacula offered by these sites are considered as being unaffected by the proposals.
- 3) Biodiversity enhancement can be achieved within the site and adjacent agricultural grassland.
- 4) There doesn't appear to be any reasonable cause in arboricultural terms why this proposal should not go ahead.
- 5) The findings of this Assessment are considered as valid with all conclusions and recommendation – Arboricultural Assessment to be followed and complied with.
- 6) If works are commenced during the Bird nesting season (March – September) and evidence of nesting birds is identified an ecologist to be consulted prior to works re-commencing.

F CONCLUSION

In arboricultural terms no reasonable cause has been identified why this proposal should not be approved.

Biodiversity enhancement can be achieved on site or within the adjacent agricultural grassland.

GENERAL GUIDANCE NOTES FOR DEVELOPMENT

1. These notes are provided as a guide to the design team.
The views expressed have been subject to consultation and discussion with the Architect.
2. The starting point of any Site layout design should be to avoid the RPA of retained trees and provide suitable clearance from above-ground constraints [tree canopies]. Where possible building lines should be at least 2m outside the RPA to provide working space for construction. However, protection measures can be taken if such clearance is not achievable.

G PHOTOGRAPHS OF THE SITE



View of L1 & L2 in relationship to the site



View of L3 in relationship to the site



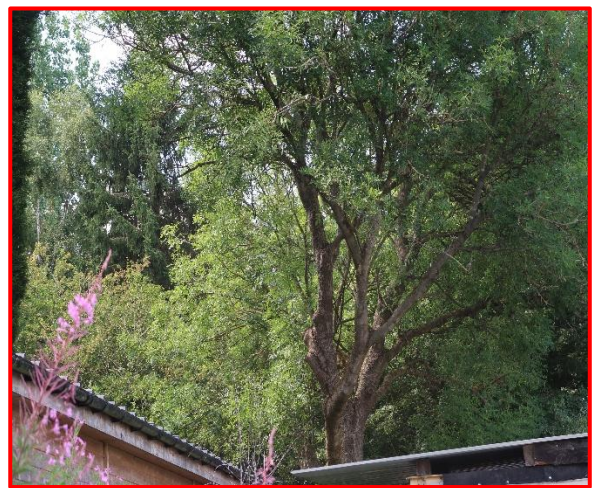
View of L1, L2 & L3 in relationship to the site



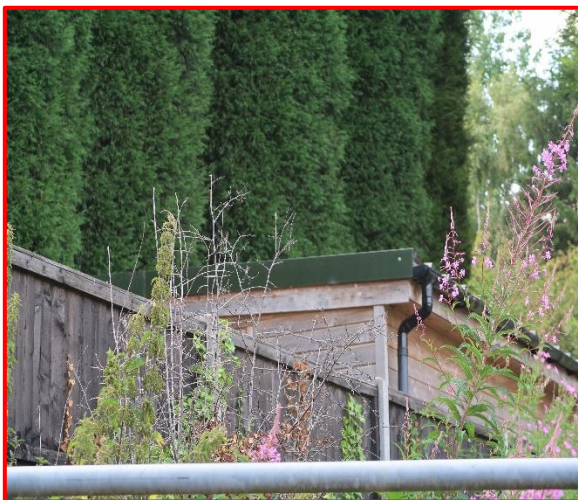
View of L4 in relationship to the site



View of L2.



View of L2



View of adjacent building & L1



View of adjacent building, L1 & L2



View of trees / shrubs L5.



View of L6.



View of L5/6.



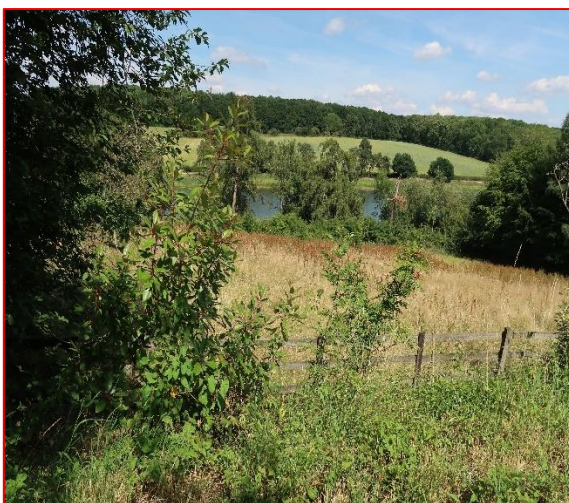
View of L5/6



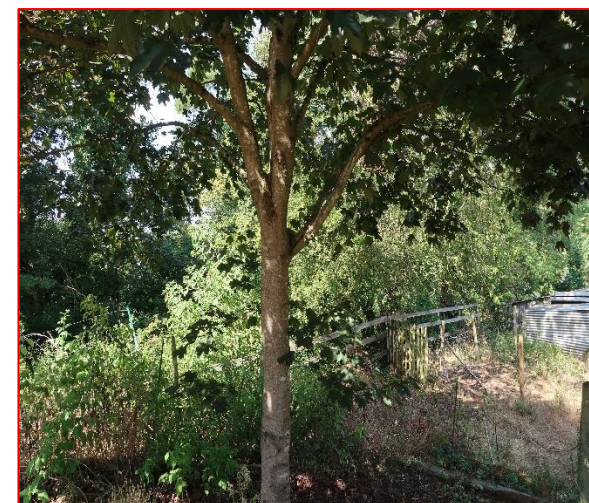
View of L5/6



View of site, L5, L6 & woodland beyond



View of L5/6, adjacent grassland & beyond



View of L6 - Maple

H REFERENCES

Bird Survey Techniques	British Trust for Ornithology	2001
Herpetofauna Workers' Manual	Joint Nature Conservation Committee	2003
The British Herpetological Society: BS5837:2012 Arboricultural Impact Assessment	http://www.bhs.org.uk	2009

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ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	28 th JULY 2025	COMPANY SECRETARY	R. S. DAVIES