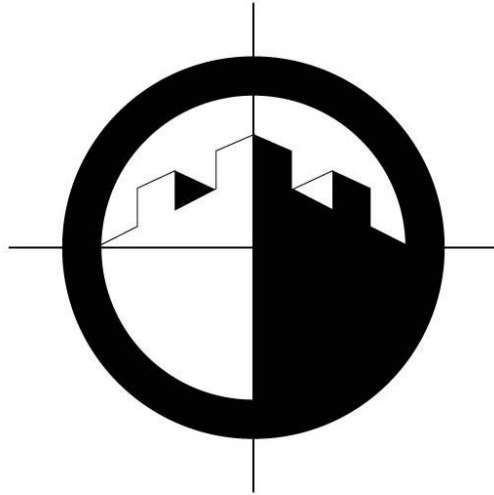




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Arboricultural Impact Assessment

Site:

The White House, Bosworth Road, Nuneaton, CV13 6PB

Client:

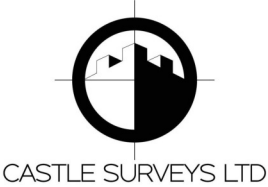
Turner & Co Consulting Ltd

Date:

23rd October 2024

Arboricultural Impact Assessment

REF NO: 241008 24094 AIA V1a
DATE: October 2024



Document Quality Assurance

Revision	Date	Author	Signature	Reviewed
V1	8 th October 2024	Jack Barnard <i>BSc(Hons)</i> <i>MArborA MICFor</i>		LW
V1a	23 rd October 2024	Jack Barnard <i>BSc(Hons)</i> <i>MArborA MICFor</i>		LW

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Limitations

The contents of this report are valid at the time of writing. Castle Surveys shall not be liable for any use of this report other than for the purposes for which it was produced. Due to the dynamic nature of trees, this report is valid for 12 months.

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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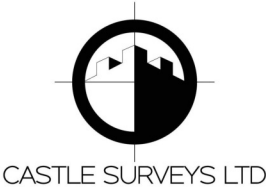


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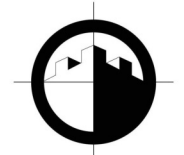
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1. Introduction

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. Jack has over nine 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 codes 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 Turner & Co Consulting Ltd on behalf of their client Mr. & Mrs. Warner ('the Client'). This AIA is prepared in relation to the Proposed Development at The White House, Bosworth Road, Nuneaton, CV13 6PB ('the Site') (see the site aerial image and red line boundary at Appendix 1).

1.2.2 Castle Surveys 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 full planning application.

1.3 Castle's Instruction

1.3.1 The extent of instruction for this project is threefold:

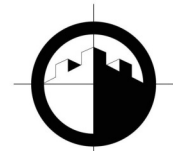
- i. A BS5837:2012 tree survey - this is an assessment of all trees on or within influencing distance of the Site, capturing data relating to each tree's size and condition, as well as quantifying each tree or group's amenity value and life expectancy.
- ii. A Tree Constraints Plan and Tree Schedule - 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 formed of an existing residential property, with its associated access driveway, gardens and outbuildings. The Site is situated between Market Bosworth and Wellsborough, on the northern side of Bosworth Road. The Site is approximately centred at grid reference: SK 37723 03337. The Site is framed by open arable land on all sides.

1.5 Description

1.5.1 The Proposed Development is for the construction of a new residential dwelling, situated in the northern extent of the Site.



1.6 Reference Documents

1.6.1 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	24589-24-01	Castle Surveys	August 2024
Proposed Site Layout	24053 P002	Turner & Co Consulting Ltd	October 2024

2. Statutory and Non-statutory Legislation

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

Tree Policies

2.1.1 When determining planning applications, the Council should apply the following principles from the NPPF:

- Paragraph 136

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

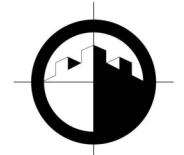
- Paragraph 180 (A, C & D)

“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.”



2.1.2 The NPPF also provides the following definitions:

“Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.”

2.1.3 None of the surveyed trees or groups are considered to be relevant within these definitions.

2.2 Tree Preservation Orders and Conservation Areas

2.2.1 The Council's planning department was contacted on the 8th of October 2024 to establish whether any trees contained within the survey are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area. It has been confirmed using the Council's online interactive map that there are no TPOs associated with the Site, nor is the Site situated within a Conservation Area.

2.3 Felling Licence

2.3.1 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) ...”*

2.3.2 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.

3. Baseline Tree Survey

3.1 Site Visit

3.1.1 Henry Warren-Hastings *FdSc MArborA* completed the tree survey on the 3rd of September 2024. 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.

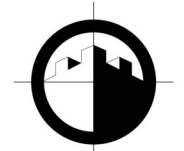
3.2 Method of Data Collection

3.2.1 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.

3.2.2 Tree locations have been plotted using a combination of a topographical survey, an ordinance survey plan, aerial imagery and measurements taken onsite. The survey recorded trees either as individual specimens or as groups, where these trees were aerodynamically, culturally, or visually important as groups.

3.2.3 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.

3.2.4 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.

- 3.2.5 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 CS-001 and CS-002, both at Appendix 4.
- 3.2.6 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 that trees be retained wherever possible, as this ensures a continuity of canopy cover and helps contribute to a mature landscape.

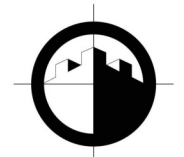
3.3 Summary of Data

- 3.3.1 A total of 21no. individual trees, 10no. groups of trees and 7no. hedges have been surveyed. These include 1no. category A, 6no. category B and 31no. category C retention value. None of the surveyed trees or groups were of retention category U.
- 3.3.2 The majority of trees within the Site are located towards the northern boundary, forming a wooded collection of young and semi-mature specimens. The wider Site then contains scattered trees, with short sections of hedgerow throughout. The trees are in generally good health, with only a few showing signs of dieback or damage. Overall, the site contains a diverse range of trees that contribute to the aesthetic and environmental value of the Site, but are unlikely to provide any public amenity value.
- 3.3.3 T20 (crack willow) is a mature category A specimen located centrally within the Site. It has a single stem with its structural canopy forming at c.2m. T20 is growing on the northern bank of the central pond. It has a significant lean bias to the south. There are signs of past pruning within the canopy, although now has significant regrowth. T20 is in good shape and form and is considered to be of good future potential.
- 3.3.4 With the exception of T17 (common yew), all of the category B specimens form part of the group of trees located on the northern boundary of the Site. These specimens comprise blue Atlantic cedar, giant redwood, pedunculate oak, Leyland cypress and common yew. These specimens are considered to be of moderate value and generally exhibit characteristics that make them suitable for preservation, such as good health, structure, and future potential.
- 3.3.5 All of the remaining trees and groups are of retention category C. These specimens are considered to be of low arboricultural merit, however, should be retained where possible for the benefits they provide and for a continuity of canopy cover.

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4. Impact Assessment

4.1 Relationship between Site Layout and Trees

4.1.1 To implement the Proposed Development there is a requirement to remove 9no. individual trees and 1no. group of trees, as well as to partially remove 2no. groups of trees and 1no. hedgerow. These include 1no. category B and 12no. category C retention value.

4.1.2 A breakdown of the proposed tree removals 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 CS-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 dwelling	Fell to ground level	-	T10	T1, T2, T4, T5, T7, T8, T12, T13 & G2	-	10
	Partial removal	-	-	G1, H1 & G6	-	3
Total		0	1	12	0	13

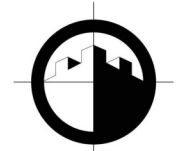
4.1.3 Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one factor requiring consideration. It also states that misplaced tree retention can be detrimental on a site where it will cause excessive pressure on those retained trees and could necessitate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

4.1.4 T10 (giant redwood) is an early category B specimen located towards the northern boundary of the Site, see Figure 1 below. This specimen will require removal due to a direct conflict with the proposed dwelling. T10 is of moderate future potential and therefore compensation planting has been considered. The removal of T10 is unlikely to impact the surrounding area due to its limited visibility from the public realm.

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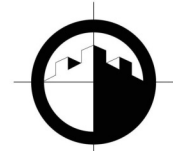
Figure 1 - View of T10 left

- 4.1.5 The remaining trees and hedgerows proposed for removal are of retention category C. These trees range from young to semi-mature and are considered to be replaceable within the short to medium term. However, they do provide a continuity of canopy cover across the Site and therefore compensation planting is considered appropriate. As above, the proposed removals are unlikely to impact the surrounding area due to their limited visibility from the public realm.
- 4.1.6 The total tree removal will result in a loss of 238.4m² of canopy cover at the Site and 48m of hedgerow.
- 4.1.7 Work undertaken by Sharon Durdant-Hollamby and other industry leaders indicates an average DBH (diameter at breast height) increase of 0.98cm a year for younger trees in an urban environment. The stem diameter of urban trees increases between 0.94-1cm a year (*White, J., 1998. Estimating the Age of Large and Veteran Trees in Britain. Forestry Commission Information Note*). From research by Forest Research (*Vaz Monteiro, M., Levanič, T., Doick, K.J., 2017. Growth rates of common urban trees in five cities in Great Britain: A dendrochronological evaluation with an emphasis on the impact of climate. Urban Forestry and Urban Greening 22 (2017)*), a correlation can be found between stem diameter and canopy size, and the tables below show the calculations required.

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1.4 x stem diameter in cm to the power of .45

Small (12cm girth) – growing at 0.98cm per year – 10 years = 9.8cm

	Stem Diameter (cm)	Canopy diameter (m)	Canopy radius (Squared)	Canopy area m ²
Year 1	3.8	2.6	1.3 (1.69)	5.3
10	13.6	4.53	2.26 (5.13)	11.3
20	23.4	5.8	2.9 (8.41)	26.4
30	33.2	6.7	3.4 (11.56)	36.3
40	33.2	7	3.5 (12.25)	38.5

Medium 14cm girth or m/s growing at 0.98cm per year – 10 years = 9.8cm

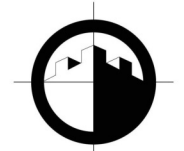
	Stem Diameter (cm)	Canopy diameter (m)	Canopy radius (Squared)	Canopy area m ²
Year 1	4.5	2.8	1.4 (2)	6.28
10	14.2	3.8	1.9 (3.6)	16.11
20	24	5.8	2.9 (8.4)	26.4
30	33.9	6.8	3.4 (11.6)	36.5
40	43.6	7.7	3.85 (14.8)	46.5

Large tree 25 girth or m/s growing at 0.98cm per year – 10 years = 9.8cm

	Stem Diameter (cm)	Canopy diameter (m)	Canopy radius (Squared)	Canopy area m ²
Year 1	8	3	1.5 (2.25)	7
10	17.8	5.2	2.6 (6.8)	21.3
20	27.6	6.2	3.1 (9.61)	30.2
30	37.4	7.1 (adjusted to 8)	4 (16)	50.2
40	47.2	8 (adjusted to 10)	5 (25)	78.5

Table 1 - average forecasted growth patterns for newly planted trees

- 4.1.8 Given that most of the Site will remain as soft landscaping, newly planted trees are anticipated to establish well if suitable aftercare is provided. It is assumed that small trees will be planted, achieving 136mm DBH and 4.53m canopy spread within 10 years. Each planted tree would then provide a 16m² area of canopy cover. On this basis, the Proposed Development should include a minimum of 15no. new trees to recreate the value lost.
- 4.1.9 As part of the Proposed Development, a new spinney is to be planted within the wider site adjoining the new access onto the road. The spinney is to be 916m² of new plantings. Additionally, as part of the Proposed Development, an avenue of trees is to be planted along the new track leading up to the new dwelling.
- 4.1.10 Tree planting should incorporate a diverse mix of native and non-native species. This variety will help mitigate the risks posed by pests, diseases, and climate change, ensuring the Site's adaptability to future conditions.
- 4.1.11 Species should include: pedunculate oak, common hazel, common hawthorn, English holly, small leaved lime, bird cherry, wild cherry, field maple, sycamore, ginkgo, Persian ironwood and tulip tree.
- 4.1.12 Given the significant planting included within the Proposed Development, the tree loss is considered to be a short-term loss in canopy cover and amenity value within the Site, however it is considered to be a mid to long-term gain and as such tree removal should not be considered a constraint to the Proposed Development.
- 4.2 Implications of the NPPF and Local Planning Policy for the Proposed Development**
- 4.2.1 As there are no aged or veteran trees proposed for removal, the principles for refusal within the NPPF would not be considered applicable.
- 4.2.2 The Proposed Development is in line with the Local Plan as it retains trees identified as important within the Site. Additionally, all trees proposed for removal have limited value and are not visible from the public realm.



Above Ground Constraints

4.3 Tree Canopies

- 4.3.1 The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the Tree Constraints Plan (CS-001) at Appendix 4.
- 4.3.2 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.
- 4.3.3 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.
- 4.3.4 Additional factors for consideration include how comfortable future inhabitants of the property will feel about trees in close proximity to their home. This serves to protect retained trees from pressure to be felled or undergo surgery once the house is occupied.
- 4.3.5 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.

4.4 Shading

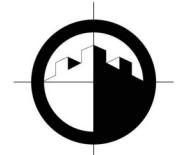
- 4.4.1 Where shading is unavoidable, the potential adverse impacts should be balanced with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that *“shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during 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”*.
- 4.4.2 The rear garden will be heavily covered with trees, while the frontage of the Site will be an open lawn area. The impact of shade on the Proposed Development is not considered to be significant or negative. Retained trees are located to the northwest and therefore tree shading is considered to be limited.

4.5 Future Growth

- 4.5.1 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 by pruning lateral growth and secondary branches that encroach on the built structures.

4.6 Leaves, Fruit, and Honeydew

- 4.6.1 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.
- 4.6.2 Given the proximity of so many trees off-site towards the northwest, leaf fall may cause a problem across the entire Site in autumn. Gutter blockages can be managed through the regular clearance of leaf litter and the incorporation of gutter grates.



5. Below Ground Constraints

5.1 Root Protection Area (RPA)

- 5.1.1 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.
- 5.1.2 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.
- 5.1.3 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.
- 5.1.4 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.

5.2 Proposed RPA Incursions

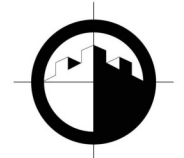
- 5.2.1 There are no new permanent RPA incursions as a result of the Proposed Development, however, there are a variety of temporary minor RPA incursions to provide a working zone during construction. None of the temporary RPA incursions exceed 10% of the total RPA, therefore, with appropriate protection these are not considered a constraint to the Proposed Development.

Installation of Ground Guards

- 5.2.2 To implement the Proposed Development, there will be a requirement to position construction scaffolding and a working zone within the RPA of retained trees. To reduce the likelihood of ground compaction through development there will be a requirement to install temporary Ground-Guards. Ground-Guards to be installed as illustrated with a yellow lined hatch on the Tree Protection Plan at Appendix 4.
- 5.2.3 The Ground Guards will comprise either a suspended wooden walkway beneath the scaffolding or 100mm of woodchip laid onto a geotextile base overlaid with wooden boards. This will significantly reduce the likelihood of ground compaction as detailed within BS5837:2012, Clause 6.2.3.3, Note a.
- 5.2.4 Woodchip and ground boarding should not be piled up around the base of trees and clearance should be given to ensure that no damage is caused.
- 5.2.5 Vehicular access is strictly prohibited within any area protected by Ground Guard and where possible should be limited by pedestrian gated access.

Installation Methodology:

- i. Edge rails of sawn timber should be installed where the trackway will pass over exposed retained tree RPAs. These should be installed on either side of the trackway using 50x50x500mm timber stakes at 1.5m spacings.
- ii. A layer of geotextile membrane should then be laid over the area of the ground to have the trackway installed upon it.
- iii. A base layer of Ground Guards should be laid over the top of the geotextile membrane.
- iv. A minimum layer of at least 150mm deep, coarse, preferably green wood chippings should be laid as a compressible layer over the top of the Ground Guards.
- v. The surface Ground Guard trackway can then be laid over the top of the wood chippings.

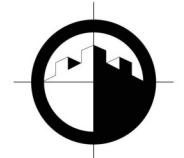


5.3 Infrastructure

- 5.3.1 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.**

5.4 Tree Protection Fencing

- 5.4.1 Trees to be retained will remain unaffected by the Proposed Development subject to the adoption of tree protection measures during the construction works. To ensure the successful retention of trees, a Construction Exclusion Zone (CEZ) must be established. It is critical that all tree barriers are installed and erected, and the CEZ enforced prior to the commencement of any works on-site. Following the installation of tree barriers, a site meeting must be undertaken with the Tree Officer to ensure the satisfaction of all parties prior to any on-site works commencing.
- 5.4.2 No work is permitted within the CEZ. There will be no groundwork undertaken in this area without prior written approval from the Council. No access to the CEZ will be permitted, including for the storage or movement of materials or machinery.
- 5.4.3 No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA.
- 5.4.4 Care should be exercised if plant or machinery are required onsite. Wide or tall loads, or plant with booms, jibs and counterweights must not come into contact with the tree protection fencing or retained trees. Any traverse of plant in close proximity to trees should be conducted under the close observation of a banks-person. This will help to ensure that adequate clearance from trees is maintained at all times.
- 5.4.5 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.
- 5.4.6 There must be clear and visible signs attached to the protective fencing, displaying the notice "Construction Exclusion Zone - No Access" and the area will be regarded as sacrosanct by all. This will be checked prior to the commencement of work by the ACoW and Tree Officer, and by the ACoW throughout the course of development.



6. Recommendations & Conclusions

- 6.1.1 A total of 21no. individual trees, 10no. groups of trees and 7no. hedges have been surveyed. These include 1no. category A, 6no. category B and 31no. category C retention value. None of the surveyed trees or groups were of retention category U.
- 6.1.2 To implement the Proposed Development there is a requirement to remove 9no. individual trees and 1no. group of trees, as well as partially remove 2no. groups of trees and 1no. hedgerow. These include 1no. category B and 12no. category C retention value.
- 6.1.3 The total tree removal will result in a loss of 238.4m² of canopy cover at the Site and 48m of hedgerow. Given that most of the Site will remain as soft landscaping, newly planted trees are anticipated to establish well if suitable aftercare is provided. It is assumed that small trees will be planted, achieving 136mm DBH and 4.53m canopy spread within 10 years. Each planted tree would then provide a 16m² area of canopy cover. On this basis, the Proposed Development should include a minimum of 15no. new trees to recreate the value lost.
- 6.1.4 As part of the Proposed Development, a new spinney is to be planted within the wider site adjoining the new access onto the road. The spinney is to be 916m² of new plantings. Additionally, as part of the Proposed Development, an avenue of trees is to be planted along the new track leading up to the new dwelling. Tree planting should incorporate a diverse mix of native and non-native species. This variety will help mitigate the risks posed by pests, diseases, and climate change, ensuring the Site's adaptability to future conditions.
- 6.1.5 Given the significant planting included within the Proposed Development, the tree loss is considered to be a short-term loss in canopy cover and amenity value within the Site, however it is considered to be a mid to long-term gain and as such tree removal should not be considered a constraint to the Proposed Development.
- 6.1.6 As there are no aged or veteran trees proposed for removal, the principles for refusal within the NPPF would not be considered applicable.
- 6.1.7 The Proposed Development is in line with the Local Plan as it retains trees identified as important within the Site. Additionally, all trees proposed for removal have limited value and are not visible from the public realm.

7. 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'*

Forest Research - Vaz Monteiro, M., Levanič, T., Doick, K.J., (2017) Growth rates of common urban trees in five cities in Great Britain: A dendrochronological evaluation with an emphasis on the impact of climate. Urban Forestry and Urban Greening 22

National Planning Policy Framework (NPPF) 2023

The Forestry Act 1967

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

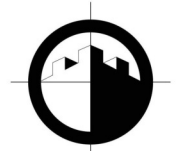
The Town and Country Planning Act 1990

White, J., (1998). Estimating the Age of Large and Veteran Trees in Britain. Forestry Commission Information Note

Arboricultural Impact Assessment

REF NO: 241008 24094 AIA V1a

DATE: October 2024



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Appendix 1: Aerial Photographs

Google Earth Pro Aerial Image (08.10.2024)

The White House, Bosworth Road, Nuneaton, CV13 6PB

Arboricultural Impact Assessment

REF NO: 241008 24094 AIA V1a

DATE: October 2024



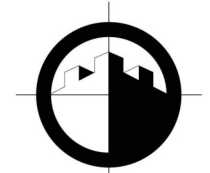
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Arboricultural Impact Assessment

REF NO: 241008 24094 AIA V1a

DATE: October 2024



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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. Canopy spread is 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.

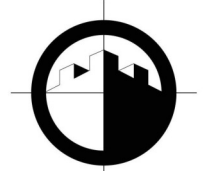
Age class is indicative and will vary between species. In the absence of detailed information on tree age the following classification has been used:

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 irremediable defects or moribund trees.
Dead	The tree has died.

The estimated remaining contribution has been categorised as:

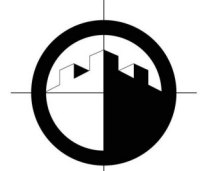
- Less than 10 years
- 10-20 years
- 20-40 years
- Over 40 years

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.

Arboricultural Impact Assessment

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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)



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BS5837:2012 TREE SCHEDULE

SITE

The White House, Bosworth Road, Nuneaton

DATE

4th September 2024

REFERENCE

240904 24094 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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T1	Plum	<i>Prunus domestica</i>	3	110	2	2	2	2	1.75	Semi-mature	Good	Good	Semi mature specimen located centrally within the site. Single stem, bifurcates at c.1.75m. Small uniform canopy bearing fruit. Of moderate future potential.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	7	1.50
T2	Silver birch	<i>Betula pendula</i>	10	210	2	3	4	2	4	Semi-mature	Good	Fair	Semi mature specimen located towards the northern boundary of the site. Single stem with minor lean towards the east, growing in close proximity to G1 and other neighbouring specimens. Tall slender form with small canopy. Canopy appears healthy, with moderate future potential.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	18	2.40
T3	Silver birch	<i>Betula pendula</i>	10	260	3	3	3	3	6	Semi-mature	Good	Good	Semi mature specimen located towards the northern boundary of the site. Single stem, bifurcates at c.2m. Growing in close proximity to G1 and other neighbouring specimens. Tall slender form. Canopy appears healthy, with moderate future potential.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	28	3.00
T4	Silver birch	<i>Betula pendula</i>	10	140	2	2	2	2	5	Young	Fair	Fair	Young specimen located towards the northern boundary of the site. Single stem. Growing in close proximity to G1 and other neighbouring specimens. Tall slender form. Canopy appears heavily suppressed.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	10	1.80
T5	Rowan	<i>Sorbus aucuparia</i>	10	140	2	2	2	2	5	Young	Fair	Fair	Young specimen located towards the northern boundary of the site. Single stem. Growing in close proximity to G1 and other neighbouring specimens. Tall slender form. Canopy appears heavily suppressed.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	10	1.80



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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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T6	Horse chestnut	<i>Aesculus hippocastanum</i>	10	280	4	4	4	4	2	Semi-mature	Good	Good	Semi mature specimen located towards the northern boundary of the site. Single stem, forms structural canopy at c.3m. Grows on the boundary of the property, component of the surrounding group of trees growing within the northern area of the property.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	34	3.30
T7	Leylandii	<i>Cupressocypariss</i>	5	135	2	2	2	2	1	Young	Fair	Fair	Young specimen located towards the northern boundary of the site. Single stem. Growing in close proximity to G1 and other neighbouring specimens. Small slender form. Of limited arboricultural merit.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	7	1.50
T8	Norway spruce	<i>Picea abies</i>	11	330	3	3	3	3	2	Semi-mature	Good	Good	Semi mature specimen located towards the northern boundary of the site. Single stem, shows signs of unsympathetic pruning associated with the scaffold. Canopy to the west is more sparse than the remaining canopy. Canopy otherwise appears healthy with good shape and form.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	48	3.90
T9	Blue Atlantic Cedar	<i>Cedrus atlantica</i> â€˜Glaucâ€™ TM	15	510	4	4	4	4	3	Early-mature	Good	Good	Early mature specimen located centrally within the site, towards the northern boundary. Single stem, forms structural canopy at c.4.25m. Moderate deadwood associated with the scaffold, canopy otherwise appears healthy.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	113	6.00



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BS5837:2012 TREE SCHEDULE

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The White House, Bosworth Road, Nuneaton

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4th September 2024

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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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T10	Giant redwood	<i>Sequoiadendron giganteum</i>	15	735	2	2	2	2	2	Early-mature	Good	Good	Early mature specimen located within the site towards the northern boundary. Single stem, minor deadwood associated with the scaffold. Good radial canopy with good future potential. Specimen is appears to be in good health and is a prominent tree visible from the property.	Fell to ground level and grind out the stump.	B1, 2	Long (>40 years)	238	8.70
T11	Giant redwood	<i>Sequoiadendron giganteum</i>	15	460	2	2	2	2	2	Semi-mature	Good	Good	Semi mature specimen located within the site towards the northern boundary. Roots visible on the south side of the tree, showing signs of minor damage. Single stem, minor deadwood associated with the scaffold. Good radial canopy with good future potential. Specimen is appears to be in good health and is a prominent tree visible from the property.	No work required at the time of assessment.	B1, 2	Long (>40 years)	92	5.40
T12	Apple	<i>Malus domestica</i>	4	165	2	3	2	2	2	Young	Good	Fair	Young specimen located within the site. Single stem, with a small canopy bearing good fruit. Of low arboricultural merit.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	14	2.10
T13	Fir species	<i>Abies sp.</i>	4	100	2	2	2	2	0.5	Young	Good	Good	Young specimen located within the site. Single stem, small canopy, growing beneath large neighbouring specimen. Of low arboricultural merit.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	7	1.50



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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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T14	Pedunculate oak	<i>Quercus robur</i>	12	460	6	7	8	4	3	Early-mature	Good	Good	Early mature specimen located within the site. Single stem, forms structural canopy at c.4m. Epicormic growth associated with the scaffold, minor deadwood associated with the canopy. Western side of the canopy suppressed by neighbouring specimen. Canopy otherwise appears healthy with good shape and form. Specimen is visible from the property to the southwest and has good future potential.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	92	5.40
T15	Leyland cypress	<i>Cupressus x leylandii</i>	14	665	3	3	3	3	0.5	Early-mature	Good	Good	Early mature specimen located within the site. Single stem, bifurcates at c.6m. Dense growth associated with the scaffold, radial canopy. Upper canopy stems show signs of fusing otherwise appears healthy with good shape and form. Specimen is visible from the property to the southwest and has moderate future potential.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	206	8.10
T16	Goat willow	<i>Salix caprea</i>	5	213	3	3	3	3	1	Young	Good	Good	Young specimen located on the western boundary of the site. Multi stemmed, forms structural canopy at c.0.5m. Small radial canopy, appears to be in good health. Of low arboricultural merit.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	23	2.70
T17	Common yew	<i>Taxus baccata</i>	11	270	3	3	3	3	4	Semi-mature	Good	Good	Semi mature specimen located on the western boundary of the site. Single stem, bifurcates at c.4m. Epicormic growth associated with the scaffold. Small uniform canopy with good shape and form. Of moderate future potential.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	34	3.30



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SITE

The White House, Bosworth Road, Nuneaton

DATE

4th September 2024

REFERENCE

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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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T18	Common beech	<i>Fagus sylvatica</i>	6	265	3	3	3	3	2.5	Semi-mature	Good	Good	Semi mature specimen located on the western boundary of the site. Single stem, dense epicormic growth associated with the scaffold. Small uniform canopy beginning to encroach onto garage.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	34	3.30
T19	Common beech	<i>Fagus sylvatica</i>	7	340	4	5	5	4	1.5	Semi-mature	Good	Good	Semi mature specimen located on the western boundary of the site. Single stem, forms structural canopy at c.2.5m. Small uniform canopy beginning to encroach into driveway.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	55	4.20
T20	Crack willow	<i>Salix fragilis</i>	12	1070	7	11	8	9	2	Mature	Good	Good	Mature specimen located centrally within the site. Single stem, forms structural canopy at c.2m. Ivy associated with the scaffold. Specimen is growing on the side of the bank at the northern side of the pond. It has a significant lean biased to the south. There are signs of past pruning within the canopy. The tree has since put on re growth and as result the overall canopy has good shape and form. Specimen has good future potential.	No work required at the time of assessment.	A1, 2	Long (>40 years)	523	12.90
T21	Blue Atlantic Cedar	<i>Cedrus atlantica</i> â€" <i>Glaucâ€™</i>	15	450	6	6	6	4	2.5	Early-mature	Good	Fair	Early mature specimen located centrally within the site, situated on the east side of the pond. Ivy associated with the scaffold, signs of past storm damage. Upper western part of canopy gone, small tear out wound remains at c.4.5m. Canopy otherwise appears healthy.	No work required at the time of assessment.	C1, 2	Medium (20 to 40 years)	92	5.40



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SITE

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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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G1	Horse chestnut, Leylandii, Common beech, Common ash, Plum, Blackthorn, Pedunculate oak	<i>Aesculus hippocastanum</i> , <i>Cupressocypariss, Fagus sylvatica</i> , <i>Fraxinus excelsior</i> , <i>Prunus domestica</i> , <i>Prunus spinosa</i> , <i>Quercus robur</i>	5.5-8	100-380	4	4	4	4	2.5	Semi-mature	Good	Good	Semi mature group located on the northeast boundary of the site. Forms a common cohesive canopy. Contains a mixture of specimens of varying height and condition. Some specimens within the group form part of H2. The remaining trees are situated behind the two sheds to the northeast of the property. Some of the smaller specimens within the group are suppressed by the larger neighbouring trees. All specimens within the group appear healthy with moderate future potential.	Partial removal as shown on the TRRP (CS-003).	C1, 2	Medium (20 to 40 years)	64	4.50
G2	Leylandii, Common beech	<i>Cupressocypariss, Fagus sylvatica</i>	4.5-4.5	130-320	2	2	2	2	0.5	Semi-mature	Fair	Fair	Semi mature group located centrally within the site, towards the northeast boundary. Component of H1, shows signs of unsympathetic pruning in the past. Of low arboricultural merit.	Fell to ground level and grind out the stump.	C1, 2	Short (10 to 20 years)	48	3.90
G3	Horse chestnut, Leylandii, Norway spruce	<i>Aesculus hippocastanum</i> , <i>Cupressocypariss, Picea abies</i>	8-12	295-200	4	4	4	4	2	Semi-mature	Good	Good	Semi mature group located on the northern boundary of the site. Forms a common cohesive canopy. Contains a mixture of specimens, all growing in close proximity. Component of the surrounding group of trees growing within the northern area of the property.	No work required at the time of assessment.	C1, 2	Medium (20 to 40 years)	18	2.40



CASTLE SURVEYS LTD

BS5837:2012 TREE SCHEDULE

SITE

The White House, Bosworth Road, Nuneaton

DATE

4th September 2024

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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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G4	Norway maple, Common holly, Norway spruce, Scots pine	<i>Acer platanoides</i> , <i>Ilex aquifolium</i> , <i>Picea abies</i> , <i>Pinus sylvestris</i>	4.5-12	110-375	6	6	6	6	2	Semi-mature	Good	Fair	Semi mature group located on the northern boundary of the site. Contains a mixture of specimens of varying size and condition. Largest specimen within group is a pine with short squat form and a minor lean towards the southeast. Trees within group are of low arboricultural merit.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	64	4.50
G5	Horse chestnut, Lawson cypress, Norway spruce, Red oak	<i>Aesculus hippocastanum</i> , <i>Chamaecyparis lawsoniana</i> , <i>Picea abies</i> , <i>Quercus rubra</i>	7-11	170-345	3	3	3	3	2	Semi-mature	Good	Good	Semi mature group located within the site towards the northern boundary, component of the surrounding group of trees growing within the northern area of the property. Contains a mixture of specimens of varying size and condition some minor deadwood associated with the groups, other specimens appear in good health.	No work required at the time of assessment.	C1, 2	Medium (20 to 40 years)	55	4.20
G6	Norway maple, Horse chestnut, Common ash, Norway spruce, Pedunculate oak	<i>Acer platanoides</i> , <i>Aesculus hippocastanum</i> , <i>Fraxinus excelsior</i> , <i>Picea abies</i> , <i>Quercus robur</i>	7-10	105-470	5	5	5	5	3	Semi-mature	Good	Good	Semi mature group located on the northwest boundary of the site. Forms a common cohesive canopy. Contains a mixture of specimens of varying size and age. Some specimens within the group are a component of H2. 5no. spruce trees within group growing together, some of the roots of these trees are visible above the ground, the trees are well spaced, with good shape and form. Group has good future potential.	No work required at the time of assessment.	C1, 2	Medium (20 to 40 years)	102	5.70



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BS5837:2012 TREE SCHEDULE

SITE

The White House, Bosworth Road, Nuneaton

DATE

4th September 2024

REFERENCE

240904 24094 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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G7	Leylandii	<i>Cupressocypariss</i>	6-12	130-400	3	3	3	3	3	Semi-mature	Fair	Fair	Semi mature group located on the northwest boundary of the property. Forms a common cohesive canopy. Specimens towards the southern extent of the group show signs of significant dieback. The remaining specimens to the north appear healthy. Group is of low arboricultural merit, but does provide a significant boundary screen from the adjacent field towards the west.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	72	4.80
G8	Leylandii	<i>Cupressocypariss</i>	10	270-560	4	4	4	4	4	Early-mature	Good	Fair	Semi mature group framing the western boundary of the property. Forms a common cohesive canopy. Provides a significant boundary screen from the adjacent field to the west. Group is in close proximity to electrical telephone mast, present within the centre of the group.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	137	6.60
G9	Leylandii, Norway spruce	<i>Cupressocypariss, Picea abies</i>	5-12	135-330	4	4	4	4	2	Semi-mature	Fair	Fair	Semi mature group located within the site towards the western boundary. Specimens within group have some basal and stem damage on the southern side and are showing signs of dieback with moderate deadwood associated with their canopies. They are of low future potential.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	48	3.90
G10	Hornbeam	<i>Carpinus betulus</i>	5	100-140	1	1	1	1	2	Young	Good	Good	Young group of ornate hornbeam growing in a trained formation to compliment the decorative garden within the site.	No work required at the time of assessment.	C1, 2	Medium (20 to 40 years)	10	1.80



CASTLE SURVEYS LTD

BS5837:2012 TREE SCHEDULE

SITE

The White House, Bosworth Road, Nuneaton

DATE

4th September 2024

REFERENCE

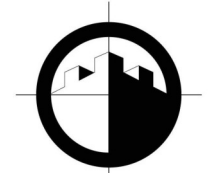
240904 24094 TS V1a

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	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
H1	Common hawthorn, Blackthorn	<i>Crataegus monogyna</i> , <i>Prunus spinosa</i>	3.5-5	75-110	3	3	3	3	0	Semi-mature	Good	Good	Semi mature hedgerow framing the eastern boundary of the site. Also growing centrally into the site, creating a minor boundary screen between the large field to the southeast and the small plantation of trees to the north.	Partial removal as shown on the TRRP (CS-003).	C2	Medium (20 to 40 years)	7	1.50
H2	Common hawthorn, Common holly, Plum	<i>Crataegus monogyna</i> , <i>Ilex aquifolium</i> , <i>Prunus domestica</i>	4-8	90-250	4	4	4	4	2	Semi-mature	Good	Good	Semi mature hedgerow framing the northwest and northeast boundary of the property. Forms a common cohesive canopy. Provides a moderate boundary screen to the northwest and a significant boundary screen to the northeast.	No work required at the time of assessment.	C2	Short (10 to 20 years)	28	3.00
H3	Common yew	<i>Taxus baccata</i>	1.5-2	75-110	2	2	2	2	0	Young	Good	Good	Young hedgerow framing the borders throughout the property.	No work required at the time of assessment.	C2	Short (10 to 20 years)	7	1.50
H4	Bay laurel, Common yew	<i>Laurus nobilis</i> , <i>Taxus baccata</i>	1.5-2	75-110	2	2	2	2	0	Young	Good	Good	Young hedgerow framing the borders throughout the property.	No work required at the time of assessment.	C2	Short (10 to 20 years)	7	1.50
H5	Common yew	<i>Taxus baccata</i>	1.5-2	75-110	2	2	2	2	0	Young	Fair	Good	Young hedgerow framing the borders throughout the property.	Fell to ground level and grind out the stump.	C2	Short (10 to 20 years)	7	1.50
H6	Bay laurel, Common yew	<i>Laurus nobilis</i> , <i>Taxus baccata</i>	1.5-2	75-110	2	2	2	2	0	Young	Good	Good	Young hedgerow framing the borders throughout the property.	Partial removal as shown on the TRRP (CS-003).	C2	Short (10 to 20 years)	7	1.50
H7	Common yew	<i>Taxus baccata</i>	1.5-2	75-110	2	2	2	2	0	Young	Good	Good	Young hedgerow framing the borders throughout the property.	No work required at the time of assessment.	C2	Short (10 to 20 years)	7	1.50

Arboricultural Impact Assessment

REF NO: 241008 24094 AIA V1a

DATE: October 2024



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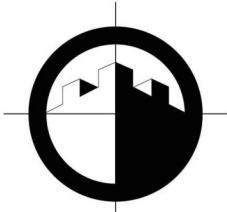
Appendix 4: Plans

Tree Constraints Plan (CS-001)

Arboricultural Impact Plan (CS-002)

Tree Retention & Removals Plan (CS-003)

Tree Protection Plan (CS-004)



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PROJECT INFORMATION

PROJECT
The White House, Bosworth Road, Nuneaton

PLAN TITLE
Tree Constraints Plan

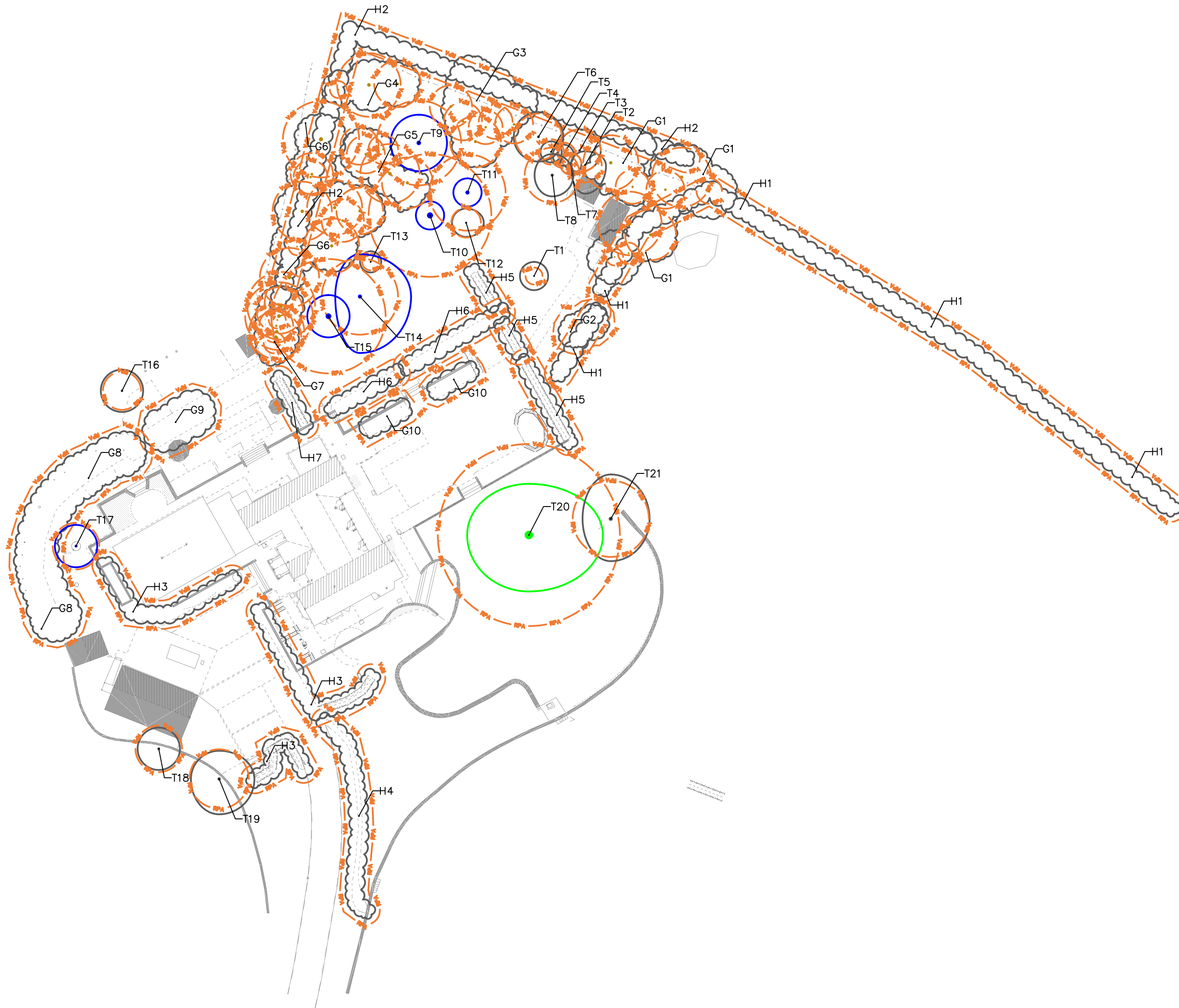
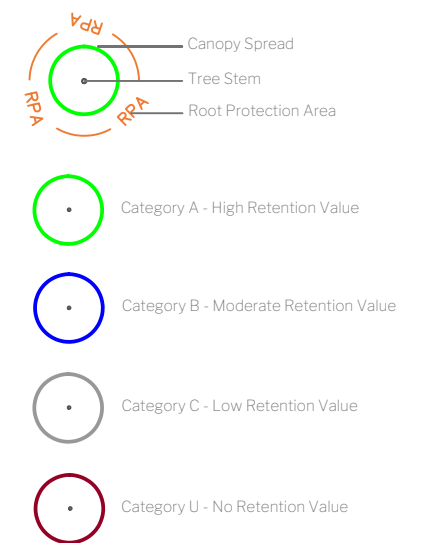
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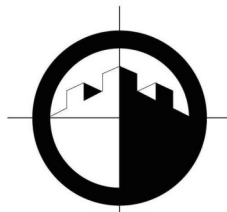
PLAN REFERENCE
240905 24094 TCP V1

PLAN NUMBER
CS-001

PLAN SCALE
1/500 @ A3

LEGEND





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PROJECT INFORMATION

PROJECT
The White House, Bosworth Road, Nuneaton

PLAN TITLE
Arboricultural Impact Plan

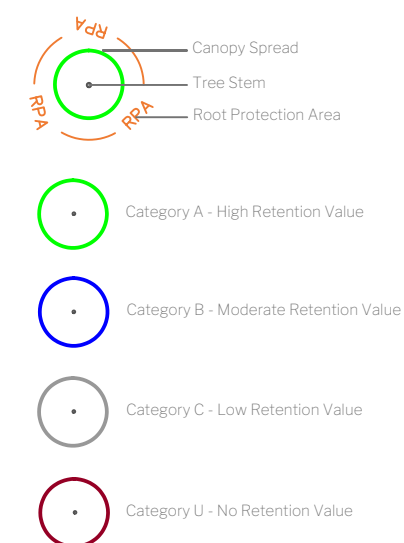
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PLAN REFERENCE
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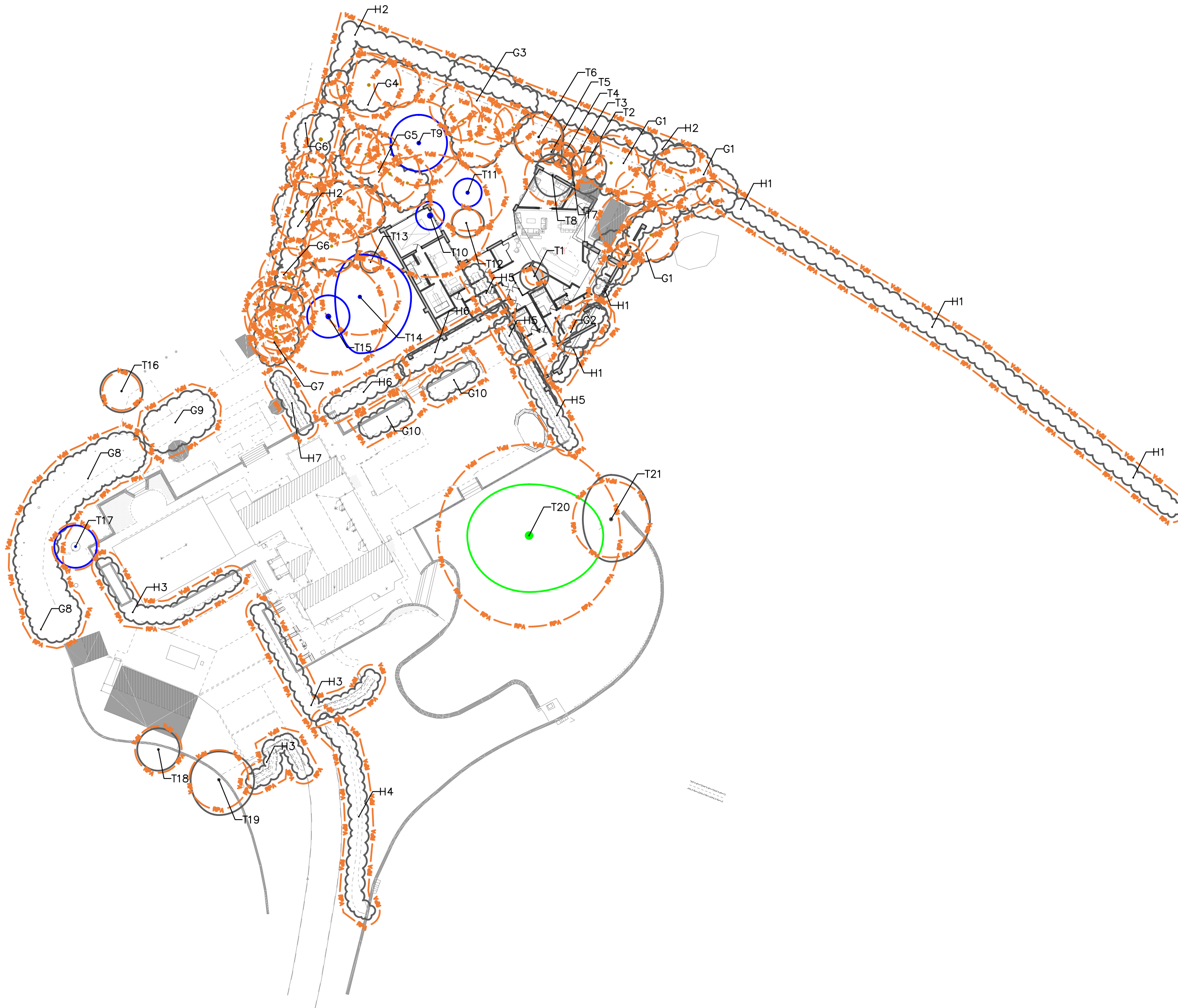
PLAN NUMBER
CS-002

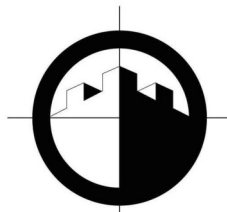
PLAN SCALE
1/500 @ A3

LEGEND



North





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PROJECT INFORMATION

PROJECT
The White House, Bosworth Road, Nuneaton

PLAN TITLE
Tree Retention & Removals Plan

DATE
October 2024

PLAN REFERENCE
240905 24094 TRRP V1

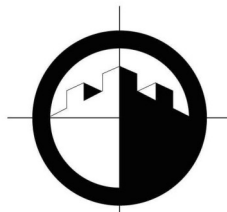
PLAN NUMBER
CS-003

PLAN SCALE
1/500 @ A3

LEGEND

- Canopy Spread
- Tree Stem
- Trees to be retained for development
- Trees to be removed for development





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PROJECT INFORMATION

PROJECT
The White House, Bosworth Road, Nuneaton

PLAN TITLE
Arboricultural Impact Plan

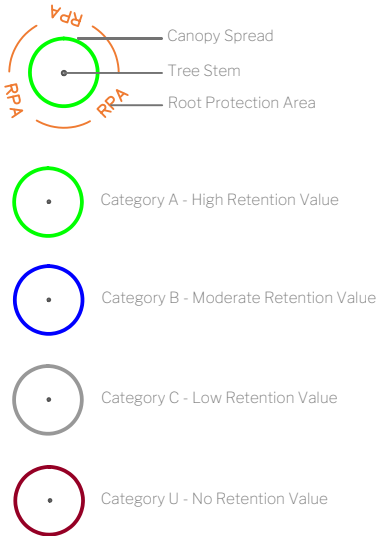
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PLAN REFERENCE
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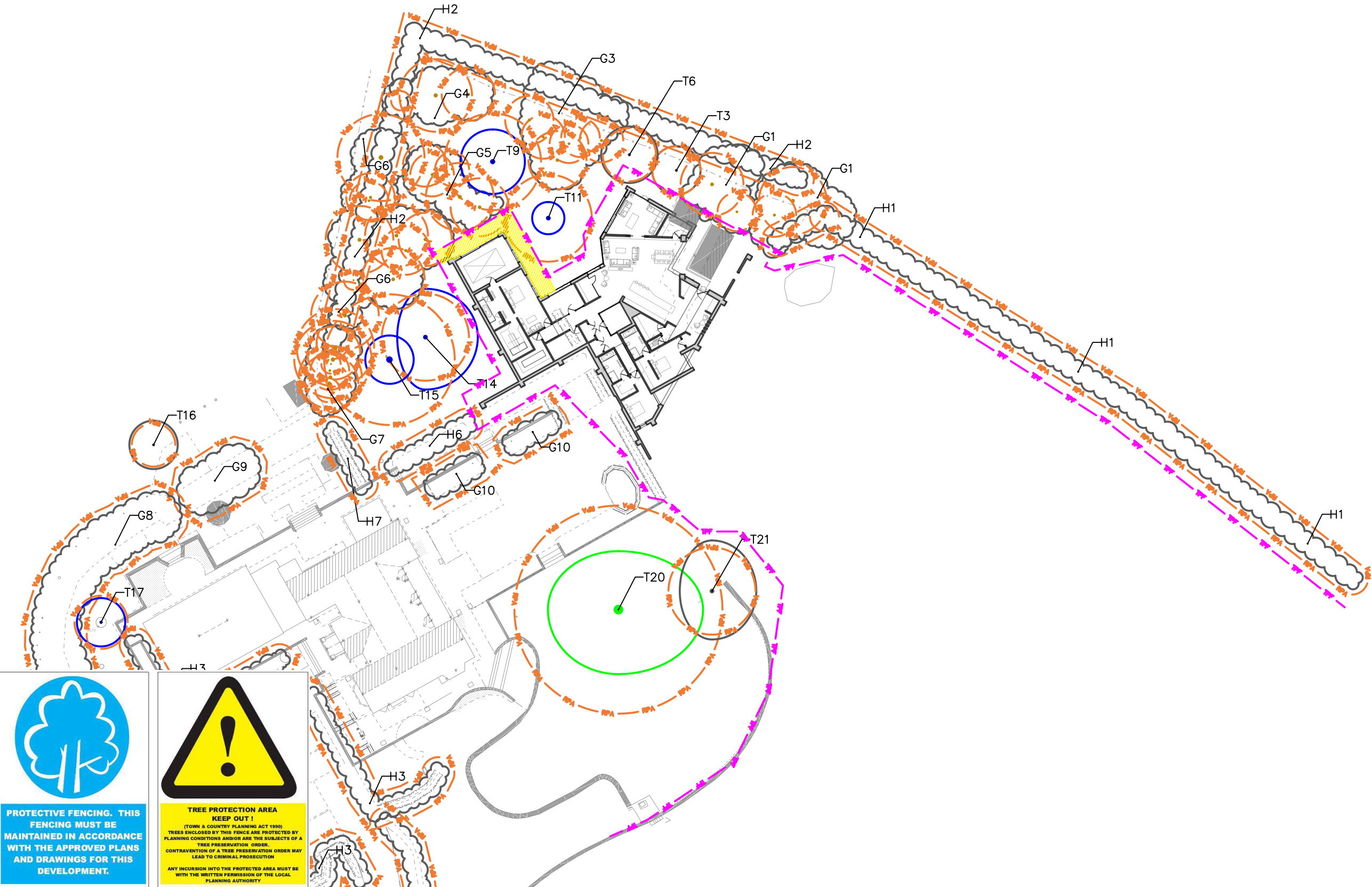
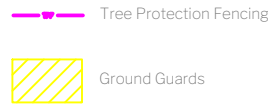
PLAN NUMBER
CS-002

PLAN SCALE
1/500 @ A3

LEGEND



TREE PROTECTION



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

Figure 2 Default specification for protective barrier

