

ORIGIN ENVIRONMENTAL

ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

The Bluebell Inn, Desford

CLIENT

Marrons Planning

REFERENCE

230526 23046 AIA V1a

ISSUE DATE

7th July 2023



Arboricultural Impact Assessment

REF NO: 230526 23046 AIA V1a

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Document Quality Assurance

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V1	31 st May 2023	Jack Barnard BSc (Hons) MArborA MICFor (Chartered Arboriculturist)		CB
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Limitations

The contents of this report are valid at the time of writing. Origin Environmental Arboriculture Ltd. shall not be liable for any use of this report other than for the purposes for which it was produced. Due to the trees' dynamic nature, 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 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 Marrons Planning on behalf of their client Everards Brewery Limited ('the Client'). This AIA is prepared in relation to the Proposed Development at The Bluebell Inn and Lodge, High Street, Desford, Leicester, LE9 9JF ('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 Hinckley and Bosworth Borough Council ('the Council'). The Council require an AIA to make an informed decision on our client's full planning application.

1.2.3 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.

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 the 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 approximately centred at grid reference: SK 47891 03382.

1.4.2 The Site currently comprises the Bluebell Inn located towards the eastern boundary of the Site, with its associated parking and garden area located centrally and the Inns associated outbuildings located on the western boundary of the Site.

1.4.3 The High Street frames the southern boundary of the Site, with Main Street framing the western boundary. To the north and east of the Site are residential properties. Access to the Site can be gained from the south of the High Street.



2. Proposed Development

2.1 Description

2.1.1 The Proposed Development is for the change of use from Café (Class E) and Residential (Class C3) to Convenience Foodstore (Class E), alongside the demolition of the existing single-storey element to the rear of 37 High Street/2A Main Street and store to the rear of the public house. Erection of two-storey side extension to 37 High Street/2A Main Street, alongside two-storey rear and single-storey rear extensions. Improvements to the existing car park and associated landscaping.

2.2 Reference Documents

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

Table 1 Document and Plans Provided

Document Description	Reference No.	Prepared By	Date
Topographical Survey	5166/JP/23/002	Corporate Architecture Ltd.	March 2023
Proposed Site Layout	5166/JP/21/005	Corporate Architecture Ltd.	February 2022

3. Statutory and Non-statutory Legislation

3.1 National Planning Policy Framework (NPPF) (July 2021)

Tree Policies

3.1.1 When determining planning applications, 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 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 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 reasons⁶³ 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 Local Planning Policy

3.2.1 The Hinckley and Bosworth Borough Council Core Strategy (December 2009) and Green Infrastructure Strategy (July 2020) provide a number of policies in relation to trees. The policies outlined within these strategies have been considered when making conclusions about the impact of the Proposed Development.

3.3 Tree Preservation Orders and Conservation Areas

3.3.1 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.

3.3.2 It has been confirmed by the Council’s online interactive map on the 26th of May 2023 that there are no TPOs associated with the Site, however, the Site is situated within Desford Conservation Area.

3.4 Felling Licence

3.4.1 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) ...”*

3.4.2 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 25th of May 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 longer 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.
- 4.3 [Summary of Data](#)
- 4.3.1 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 a tree should be retained as it ensures continuity of canopy cover and helps contribute to a mature landscape.
- 4.3.2 All trees at the Site and within influencing distance have been surveyed. A total of 4no individual trees and 2no. groups of trees have been surveyed; these were all of category C retention value.
- 4.3.3 The majority of the trees on site are located in a low-value group of trees framing the northern boundary of the Site (T1, T2 & G2). The group comprises predominantly ornamental species, with dense bramble throughout. G2 is of low arboricultural merit but does provide elements of screening value from the land to the north. These young and semi-mature specimens are of limited size and are considered to be readily replaceable in the short term.



Figure.1 - View of T1, T2 & G2 from the south.



- 4.3.4 G1 (common dogwood and blackthorn) is located on the western boundary of the Site. G1 is a likely self-set group of limited arboricultural merit, creating a dense untidy form, however, it does provide elements of screening from the existing building (to be demolished) on the boundary.



Figure.2 - View of G1 from the east.

- 4.3.5 T3 (common elder) & T4 (cherry plum) are two semi-mature category C specimens located on the eastern boundary of the Site, with T4 located offsite. Assessment of both specimens was limited due to close board fencing; however, both appear to be growing from areas of hardstanding and are in close proximity to the existing built form. T3 & T4 are likely to be of limited long-term retention value.

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 3no. individual trees and 2no. group of trees. All of the proposed removals are of category C retention value.
- 5.1.2 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 OE-002 at Appendix 4.



Table 2 Proposed tree loss

Reason for removal	Reason for removal	Tree retention category				Total
		A	B	C	U	
Proposed Development	To implement the proposed carpark extension	-	-	T1, T2, T3 & G2	-	4
	To implement the proposed extensions for the convenience store	-	-	G1	-	1
Total		0	0	5	0	5

- 5.1.3 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 trees being retained and could necessitate their removal in the future.
- 5.1.4 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.
- 5.1.5 The proposed tree removals are all of low arboricultural merit. These specimens are still establishing and therefore offer very limited size and canopy cover for the Site. In addition, the proposed tree loss is of limited visibility from the High Street or Main Street, other than from directly to the south. As such, the value provided by these specimens could be recreated within the short-term (10 years) and therefore their removal is not considered a constraint to the Proposed Development.
- 5.1.6 As part of the Proposed Development, it is recommended that 3no. small tree plantings are included within the proposed garden areas. If tree planting is proposed adjacent to, or within, the car parking area, infrastructure such as a Greenfix TreeBunker should be used to ensure the future success of planted specimens. Should the Council be minded to grant planning permission, a detailed Tree Planting Plan should be conditioned.

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 users of the facility will feel about trees in close proximity to their working environment. This serves to protect retained trees from pressure to be felled or undergo surgery once the facility is in use.
- 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 The impact of shade on the Proposed Development is not considered to be significant or negative.
- 6.3 **Future Growth**
- 6.3.1 The impact of future growth on the Proposed Development is not considered to be significant or negative.
- 6.4 **Leaves, Fruit, and Honeydew**
- 6.4.1 The Proposed Development is not a significant alteration from the existing site context; as such leaves, fruit and honeydew are not a constraint to the Proposed Development.

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 The stem diameter(s) have been measured in accordance with Annex C, and the RPA was calculated in accordance with Annex D of BS5837:2012. 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.
- 7.1.3 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 Infrastructure

- 7.2.1 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 & Conclusions

- 8.1.1 All trees at the Site and within influencing distance have been surveyed. A total of 4no individual trees and 2no. groups of trees have been surveyed; these were all of category C retention value.
- 8.1.2 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 the trees that cannot be avoided and therefore mitigation proposals are considered.
- 8.1.3 To implement the Proposed Development there will be a requirement to remove 3no. individual trees and 2no. group of trees. All of the proposed removals are of category C retention value.
- 8.1.4 The proposed tree removals are all of low arboricultural merit. These specimens are still establishing and therefore offer very limited size and canopy cover for the Site. In addition, the proposed tree loss is of limited visibility from the High Street or Main Street, other than from directly to the south. As such, the value provided by these specimens could be recreated within the short-term (10 years) and therefore their removal is not considered a constraint to the Proposed Development.
- 8.1.5 As part of the Proposed Development, it is recommended that 3no. small tree plantings are included within the proposed garden areas. If tree planting is proposed adjacent to, or within, the car parking area, infrastructure such as a Greenfix TreeBunker should be used to ensure the future success of planted specimens. Should the Council be minded to grant planning permission, a detailed Tree Planting Plan should be conditioned.

9. References

British Standard 3998:2010 'Tree work – Recommendations'

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

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

National Planning Policy Framework (NPPF) 2021

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 (26.05.2023)

The Bluebell Inn and Lodge, High Street, Desford, Leicester, LE9 9JF.

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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 indicate 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	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	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	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
The Bluebell Inn, Desford

CLIENT
Corporate Architecture

DATE
25th May 2023

REFERENCE
230525 23046 TS V1

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	Common laburnum	<i>Laburnum anagyroides</i>	7	375	5	5	5	5	3.5	Early-mature	Good	Good	Early mature specimen located on the northern boundary of the site. Single stem. Dense vegetation at base limiting a detailed assessment, DBH estimated due to limited access. Dense ivy on the stem. Good radial canopy. Adds height to the wider boundary group.	Fell to implement the Proposed Development.	C1, 2	64	4.50
T2	Silver birch	<i>Betula pendula</i>	8	110	3	4	3	3	2.5	Semi-mature	Good	Good	Semi mature specimen located on the northern boundary of the site. Single stem. Good radial canopy. Adds height to the wider boundary screen.	Fell to implement the Proposed Development.	C1, 2	7	1.50
T3	Elder	<i>Sambucus nigra</i>	5	250	3	3	3	3	2	Early-mature	Fair	Fair	Early mature specimen located on the eastern boundary of the site. Single stem. Assessment limited by close board fencing. Good radial canopy. Of limited arboricultural merit. Adds height to the wider boundary screen.	Fell to implement the Proposed Development.	C1, 2	28	3.00
T4	Cherry plum	<i>Prunus cerasifera</i>	5	200	3	3	3	3	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Assessment limited by close board fencing, DBH estimated. Good radial canopy. Of limited arboricultural merit. Adds height to the wider boundary screen.	No work required at the time of assessment.	C1, 2	18	2.40
G1	Common dogwood, Blackthorn	<i>Cornus sanguinea</i> , <i>Prunus spinosa</i>	2.5 - 3.5	50 - 95	2	2	2	2	0	Semi-mature	Fair	Fair	Semi mature group located on the western boundary of the site. Located on raised bund. Dense untidy group of limited arboricultural merit. Adds to the boundary screen.	Fell to implement the Proposed Development.	C2	7	1.50



BS5837:2012 TREE SCHEDULE

SITE
The Bluebell Inn, Desford

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DATE
25th May 2023

REFERENCE
230525 23046 TS V1

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									
G2	Common dogwood, Cherry plum, Blackthorn, Bramble, Elder, Viburnum tinus	<i>Cornus sanguinea</i> , <i>Prunus cerasifera</i> , <i>Prunus spinosa</i> , <i>Rubus fruticosus</i> , <i>Sambucus nigra</i> , <i>Viburnum tinus</i>	2 - 3.5	50 - 70	2	2	2	2	0	Semi-mature	Fair	Fair	Semi mature group located on the northern boundary of the site. Dense untidy group of limited arboricultural merit. Adds to the boundary screen.	Fell to implement the Proposed Development.	C2	7	150



Appendix 4: Plans

Tree Constraints Plan (OE-001)

Arboricultural Impact Plan (OE-002)

Tree Protection Plan (OE-003)

PROJECT INFORMATION

PROJECT
The Bluebell Inn, Desford

PLAN TITLE
Tree Constraints Plan

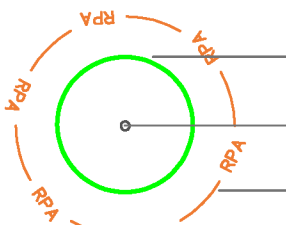
DATE
May 2023

PLAN REFERENCE
230525 23046 TCP V1

PLAN NUMBER
OE-001

PLAN SCALE
1/200 @ A1

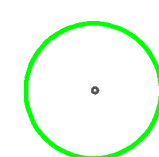
LEGEND



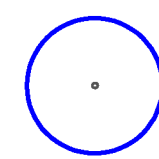
Canopy Spread

Tree Stem

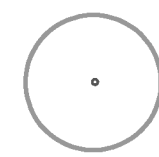
Root Protection Area



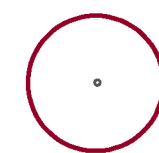
Category A - High Retention Value



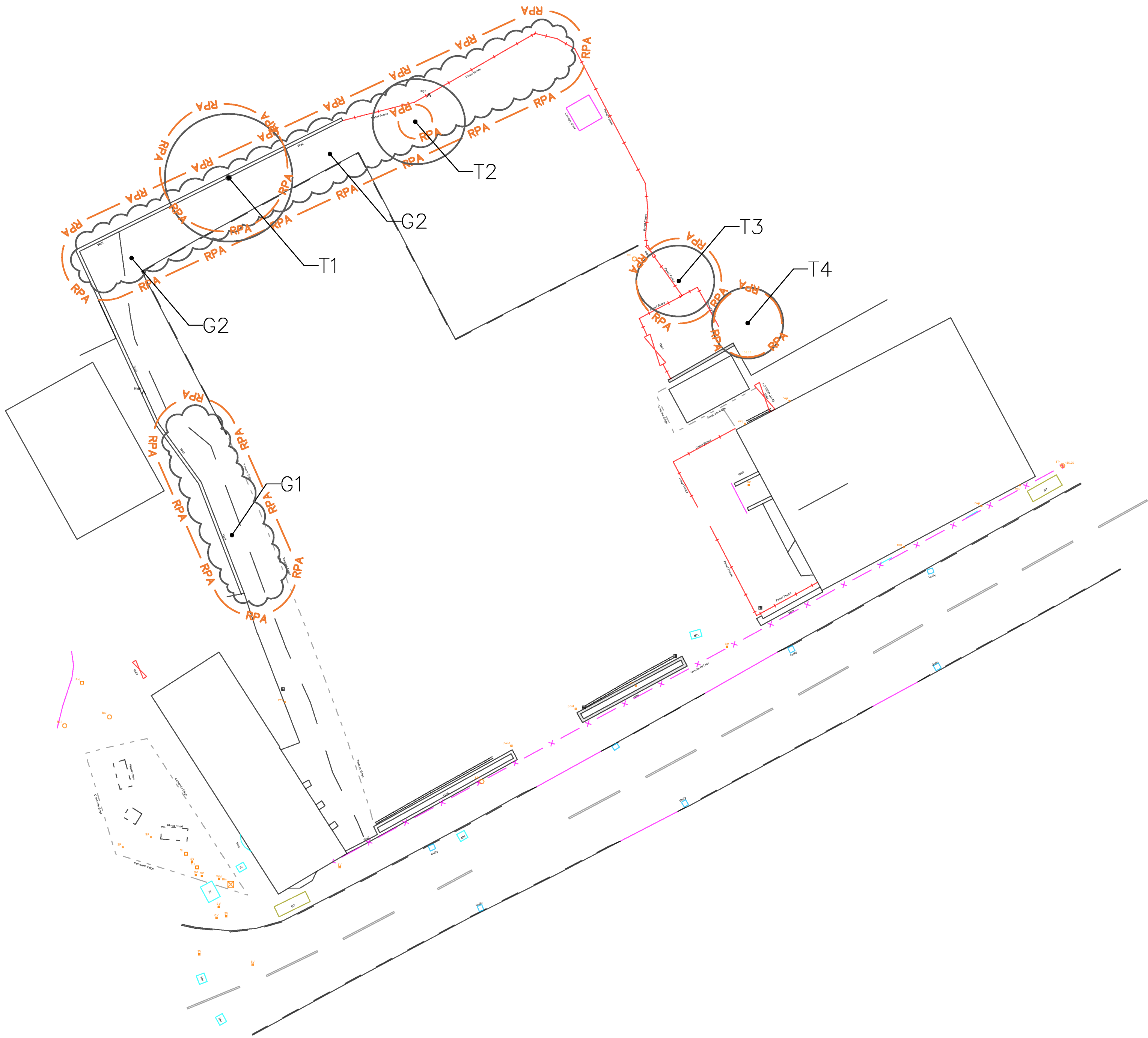
Category B - Moderate Retention Value



Category C - Low Retention Value



Category U - No Retention Value



This TCP is created as a design tool and does not make an assessment of the impacts or subsequent effects of the Proposed Development to trees. Therefore, the TCP must not be submitted solely to inform the planning application. An Arboricultural Impact Assessment or similar report will be required to inform the planning application which this TCP may form part of.

PROJECT INFORMATION

PROJECT
The Bluebell Inn, Desford

PLAN TITLE
Arboricultural Impact Plan

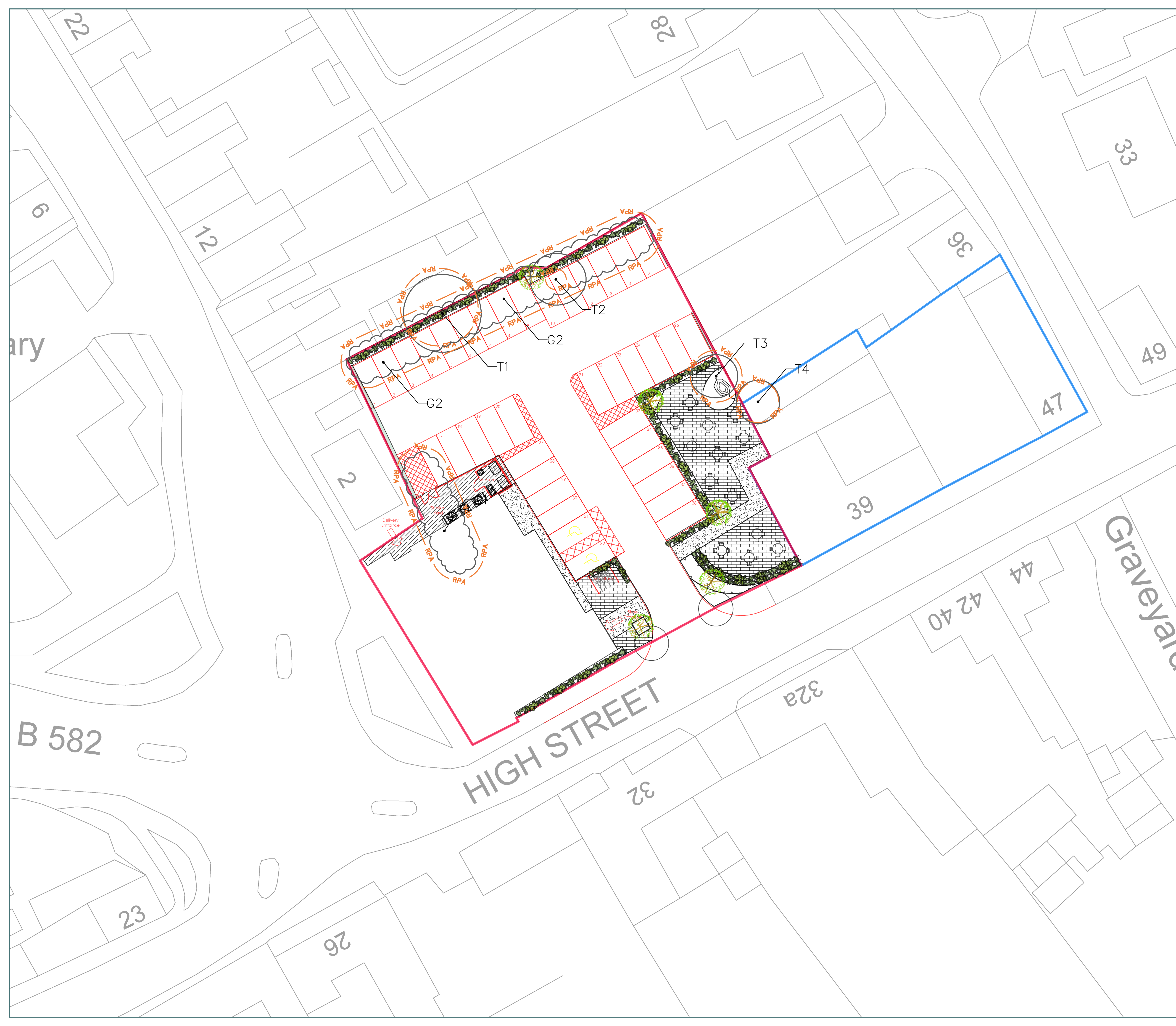
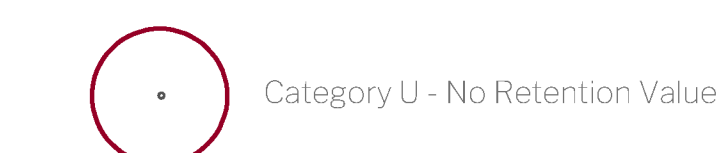
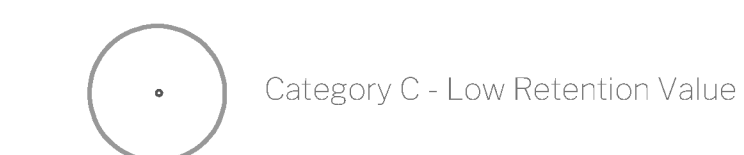
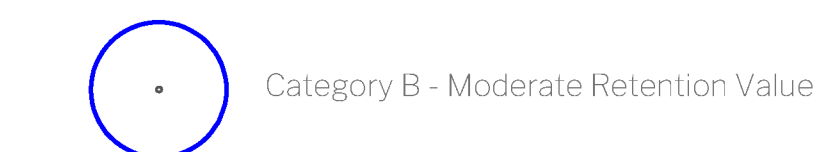
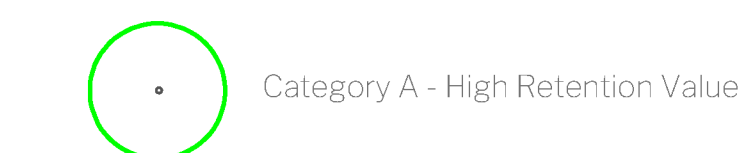
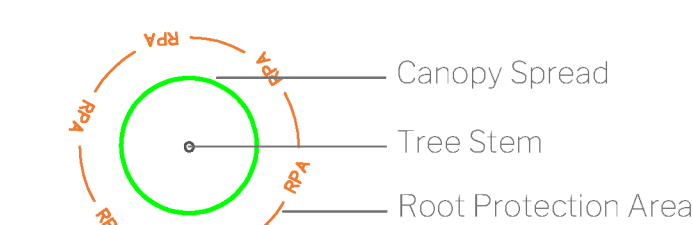
PLAN REFERENCE
230525 23046 AIP V1a

PLAN SCALE
1/200 @ A1

DATE
July 2023

PLAN NUMBER
OE-002

LEGEND



PROJECT INFORMATION

PROJECT
The Bluebell Inn, Desford

PLAN TITLE
Tree Protection Plan

DATE
July 2023

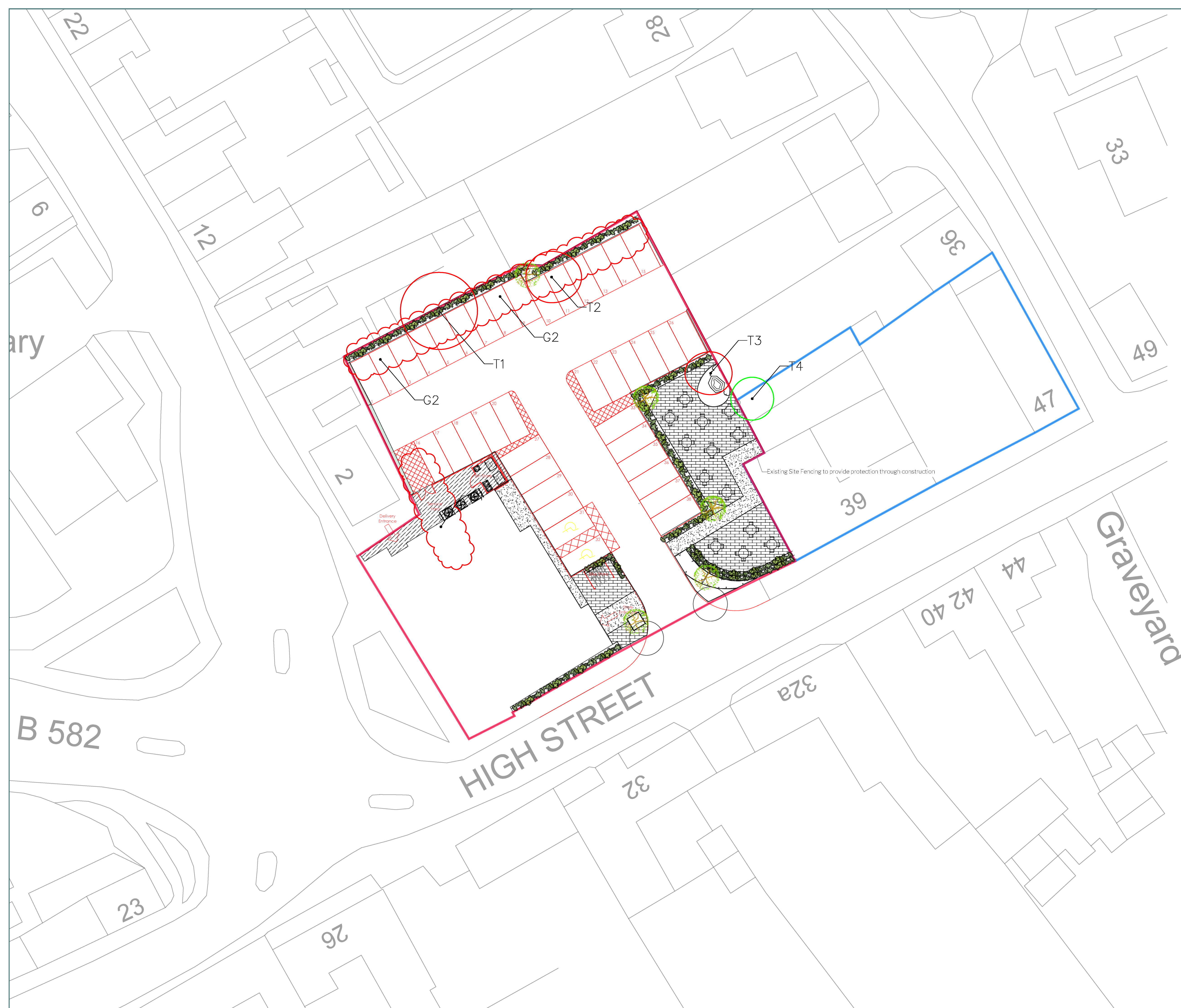
PLAN REFERENCE
230525 23046 TPP V1a

PLAN NUMBER
OE-003

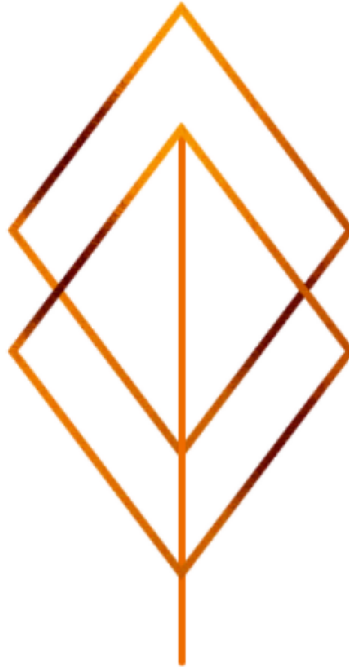
PLAN SCALE
1/200 @ A1

LEGEND

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



North



ORIGIN

ENVIRONMENTAL

Arboriculture

Tel. 07826 062623

Email. hello@origin-arb.com

GET IN TOUCH TO DISCUSS YOUR PROJECT