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# ARBORICULTURAL ASSESSMENT

Client

**Bloor Homes**

Project

**Land off Sacheverell Way,  
Grobby**

Date

**August 2025**

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	POF/03/06/25	TCB / 05/06/25
	Final	POF/31/07/25	TCB/31/07/25
A	Final	POF/19/08/25	TCB/19/08/25
B	Final	POF/22/08/25	TCB/22/08/25

## 1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Bloor Homes to present the findings of an Arboricultural Assessment and survey of trees located at Land off Sacheverell Way, Groby (hereafter referred to as the site), OS Grid Ref SK526063.

### Site Description

- 1.2 The site is situated to the south of the village of Groby in Leicestershire and comprises of a single arable field, partially bisected by a hedgerow. Sacheverell Way forms the northern boundary, while the A46 runs along the eastern and southern edges of the site. To the west, the site is bordered by additional arable land.
- 1.3 Tree cover across the site is generally confined to the field parcel boundaries, with the exception of a small section of internal hedgerow. The tree population is predominantly composed of native species, with ages ranging from early mature to mature.
- 1.4 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on **11<sup>th</sup> April 2025** in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.5 This report has been produced to accompany an outline planning application for a residential development.
- 1.6 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

## 2.0 PLANNING POLICY

### National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) approving development proposals that accord with an up-to-date development plan without delay'.
- 2.3 In relation to arboriculture, the NPPF states that:
- 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 (footnote 52), 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'. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
  - 193 (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 (footnote 70) and a suitable compensation strategy exists'.*
  - and provides specific guidance that:
  - 193 (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'.*
- 2.4 With reference to paragraph 193 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 70 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

### 3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.
- 3.2 Trees have been assessed as groups or hedgerows where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
  - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
  - For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'<sup>1</sup>. Woodlands however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'<sup>2</sup>.
- 3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

#### BS5837 Categories

- 3.4 Trees, groups and hedgerows have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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 within this category are:
- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.

<sup>1</sup> Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK ([www.gov.uk](http://www.gov.uk))

<sup>2</sup> [http://www.countrysideinfo.co.uk/woodland\\_manage/whatis.htm](http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm)

- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Subcategory (ii) 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.
- Subcategory (iii) trees with material conservation or other cultural value.

3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

#### **Ancient and Veteran Trees**

3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.

## 3.12 BS:5837 defines veteran trees as.

"Tree that, by recognized criteria, shows 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".

NOTE These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem

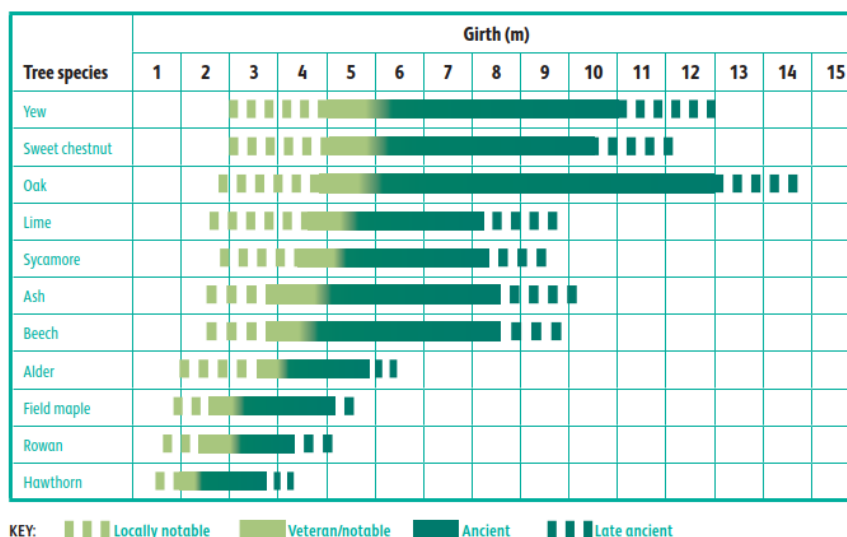
3.13 BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient tree is based upon government guidance on, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions<sup>3</sup> which states.

*"All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate."*

## 3.14 Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2023, which includes its own definition of ancient and veteran trees:

'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.'<sup>4</sup>

## 3.15 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).



**Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)<sup>5</sup>.**

<sup>3</sup> Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK ([www.gov.uk](http://www.gov.uk))

<sup>4</sup> Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK ([www.gov.uk](http://www.gov.uk))

<sup>5</sup> Lonsdale, D. (Ed.). (2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.



- 3.16 RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023)<sup>6</sup> has been adopted for gathering survey information as this provides a standardised framework for recording characteristic ancient/veteran features and this Arboricultural Assessment has also considered any potential candidates against this framework.

#### **Considerations and Limitations of the Tree Survey**

- 3.17 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.
- 3.18 The statements made in this report regarding the assessed trees applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.
- 3.19 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.
- 3.20 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

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<sup>6</sup> Recognition of Ancient, Veteran & Notable Trees – RAVEN 2 (2023) – Julian Forbes-Laird Consultancy.

## 4.0 RESULTS

- 4.1 A total of twenty-six individual trees, eight tree groups, and five hedgerows were surveyed as part of the Arboricultural Assessment. This included trees located within the application boundary, as well as those outside the boundary that are potentially within influencing distance of the site. Trees were surveyed as individual trees, groups and hedgerows as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups and hedgerows recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups and hedgerows have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

### Results Summary

- 4.5 The trees on site and within influencing distance ranged in quality from high (Category A – off-site trees only) to low (Category C).
- 4.6 The majority of trees outside the application boundary were assessed as being of either high quality (Category A) or moderate quality (Category B).
- 4.7 Trees within the application boundary were generally assessed as moderate (Category B) or low quality (Category C). Tree groups and hedgerows were typically of moderate (Category B) or low quality (Category C). Overall, the treescape was characteristic of agricultural land within this part of Leicestershire.
- 4.8 Common characteristics observed throughout the tree stock included features associated with ongoing agricultural management and continual growth. These included flail damage, broken branches, basal suckering, and epicormic growth within the crowns.
- 4.9 A range of species were recorded during the assessment with English Oak, ash *Fraxinus excelsior*, field maple *Acer campestre*, wild cherry *Prunus avium* and hawthorn *Crataegus monogyna* being most abundant. Refer to Appendix A for a full list of species.

- 4.10 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

**Table 1: Summary of Trees by Retention Category**

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable		0		0
Category A (High Quality / Value)	T11, T13, T15, T16, T18, T20, T21, T23, T24, T25 (Trees located outside of the application boundary) *	10		0
Category B (Moderate Quality / Value)	T4, (Trees located within the application boundary) *  T17, T19, T22, T26, (Trees located outside of the application boundary) *	5	G1, H1, H3, H5 (Trees located within the application boundary) *  G3, G5, (Trees located outside of the application boundary) *	6
Category C (Low Quality / Value)	T1, T2, T3, T5, T6, T7, T8, T9, T10, (Trees located within the application boundary) *  T12, T14, (Trees located outside of the application boundary) *	11	G2, G4, G6, G7, G8, H2, H4 (Trees located within the application boundary) *	7

#### Category A Trees

- 4.11 Trees of high arboricultural quality comprised ten individual specimens, all located outside the application boundary. These were primarily mature English oaks. Collectively, these trees formed prominent landscape features due to their significant size and maturity. Individually, they were considered good examples of the species, exhibiting only typical defects commonly associated with mature oaks in agriculturally managed environments. Recorded features included the presence of deadwood and epicormic growth within the crowns, as well as broken branches and branch stubs.

### Category B Trees

- 4.12 A total of five individual trees, three groups, and three hedgerows were assessed as being of moderate quality and assigned to retention Category B. Of these, four individual trees and two groups were located outside the application boundary. These specimens were evenly distributed across the site and ranged in age from early mature to mature. Collectively, they contributed important landscape features, offering visual screening from both Sacheverell Way and the A46.
- 4.13 The individual trees and the groups contained only minor defects, including flail damage, dense undergrowth at the base, and occasional crossing or rubbing branches. Despite these, the trees retained sufficient structural and aesthetic value to merit their categorisation.
- 4.14 Three hedgerows on site were regarded as retention category B and provided established green buffering and contributed to the site's overall landscape character. Regular annual maintenance had resulted in dense, clipped, and well-consolidated structures. Overall, these hedgerows were in fair physical condition. Minor defects were noted, including occasional broken branches, established ivy growth, and areas of crossing or rubbing branches—typical of hedgerows subject to routine management.

### Category C Trees

- 4.15 Trees of low quality comprised of eleven individuals, five groups and two hedgerows. Individual specimens were predominantly outgrown boundary trees or planted roadside trees. Of these two individuals were located outside of the application boundary.
- 4.16 Two hedgerows were regarded as retention category C. Regular annual maintenance had resulted in dense, clipped, and well-consolidated structures. Minor defects were noted, including occasional broken branches, dense undergrowth at the bases, established ivy growth, and areas of crossing or rubbing branches—typical of hedgerows subject to routine management.
- 4.17 Due to either the lack of management or low collective landscape value, this tree cover was regarded as retention category C.

### Ancient and Veteran Trees

- 4.18 None of the assessed trees were considered as ancient or veteran trees in accordance with our veteran survey methodology.

### Statutory Considerations

- 4.19 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.20 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.21 Following consultation with the Local Planning Authority, Hinckley and Bosworth Borough Council, it is understood that there is a Tree Preservation Order, namely Groby Glebe Farm Tree

Preservation Order 1975 (75/00006/TPORD) and Ratby (land off Sacheverell Way) Tree Preservation Order 1994, which applies to several trees present within the assessment site and therefore statutory constraints apply to the development in respect of trees. A copy of the TPO has been included within the report as Appendix C.

- 4.22 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the 15.04.25.
- 4.23 Table 2 below details which trees are included in the Hinckley and Bosworth Borough Council Tree Preservation Order, Groby Glebe Farm Tree Preservation Order 1975 and Ratby (land off Sacheverell Way) Tree Preservation Order 1994.

**Table 2: Tree Preservation Order**

Tree No. taken from FPCR	TPO
T1, T2, T3, T4, T5, T6, T7, T8, T9, T10 G1, G2, G4, G5, G6, G7, G8	Groby Glebe Farm Tree Preservation Order 1975 (75/00006/TPORD). A1
T11, T13, T15, T16, T17, T18, T19, T20, T21, T23, T24, T25 (Trees located outside of the application boundary) *	Ratby (land off Sacheverell Way) Tree Preservation Order 1994.  T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12

## 5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Masterplan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for a residential development, areas of open green space and an attenuation pond.
- 5.3 An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 A Detailed Access Arrangement Plan has also been provided to demonstrate the location of the primary access position in relation to the surrounding tree cover allowing the identification of any potential conflicts through implementation of the site access.
- 5.5 Table 3 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

**Table 3: Summary of Impact on Tree Stock**

	Trees to be Removed	Reason for Removal
Category U - Unsuitable		
Category A (High Quality / Value)		
Category B (Moderate Quality / Value)	G1, H1(Part Removal)  H3 & H5(Part Removal)	H1 – Partial removal of sections of H1 to facilitate vehicular and pedestrian/cycle access to site. G1 – selective removal of trees within visibility splays  H5- Partial removal to facilitate a footpath link.
Category C (Low Quality / Value)	G2(Part Removal)	G2- Partial removal of the central section to facilitate a pedestrian/cycle link.

### Category B Tree Impacts

- 5.6 The partial removal of short sections of hedgerow H1 along with the removal of a small number of trees from G1 would be necessary to facilitate the construction of roadways and pedestrian footpaths/cycle links into the site. Given the scope of the required works and the need to provide access from Sacheverell Way, the retention of these sections is not considered feasible. G1 is listed under the Groby Glebe Farm Tree Preservation Order 1975 (75/00006/TPORD) A1

however, we consider the TPO to be outdated given that it dates from 1975 and it is also possible the tree cover within G1 was not present at the time the order was served.

- 5.7 The partial removal of short sections of hedgerow H3 & H5 would be necessary to facilitate a footpath link across the site due to the alignment of the proposals, the retention of these sections is not considered feasible.
- 5.8 Minor facilitation pruning may be required to several trees within Group G1 to achieve the necessary visibility splays at the access points onto Sacheverell Way.

#### Category C Tree Impacts

- 5.9 The partial removal of a central section of Group G2 would be required to accommodate the proposed pedestrian/cycle link to Sacheverell Way. Due to the alignment of the proposed layout, the retention of this section is not considered feasible. G2 is listed under the Groby Glebe Farm Tree Preservation Order 1975 (75/00006/TPORD) A1 however, we consider the TPO to be outdated given that it dates from 1975 and it is also possible the tree cover within G2 was not present at the time the order was served.

#### Impacts to TPO Trees

- 5.10 Table 4 below summarises the impact on tree stock afforded protection by the Hinckley and Bosworth Borough Council: Groby Glebe Farm Tree Preservation Order 1975 (75/00006/TPORD) and A1 Ratby (land off Sacheverell Way) Tree Preservation Order 1994.

**Table 4: Impacts to TPO Trees**

Tree No. taken from FPCR	TPO reference no.	To be Removed
T11, T13, T15, T16, T17, T18, T19, T20, T21, T23, T24, T25, (Trees located outside of the application boundary) *	Ratby (land off Sacheverell Way) Tree Preservation Order 1994.  T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12,	No
G1, G2	Groby Glebe Farm Tree Preservation Order 1975 (75/00006/TPORD).  A1	Part
T1, T2, T3, T4, T5, T6, T7, T8, T9, T10 G4, G5, G6, G7, G8	Groby Glebe Farm Tree Preservation Order 1975 (75/00006/TPORD). A1	No

- 5.11 The granting of full planning permission would override the protection afforded by the Tree Preservation Order or Conservation Area Designation to those trees shown as removed to facilitate the proposals within the approved plans and there would be no need to ask for separate consent for works to these trees.
- 5.12 Prior to any tree surgery and / or felling of protected trees not identified as removed within approved plans it will be necessary to apply to the relevant local planning authority to gain consent for the works.

## Discussion

- 5.13 In conclusion, the proposed development has been designed to avoid impacts on the majority of existing trees, most of which are located along the site boundaries. While some tree removal is necessary to facilitate site access, new tree planting included within the landscape proposals will help to mitigate these losses. Only small sections of hedgerow H1, H3, H5, and group G1 and G2 are proposed for removal; the majority of both features will be retained, continuing to provide effective green buffering within the local landscape. Together, the retained trees and proposed new planting will create a robust green buffer that will help to soften the visual impact of the built development.
- 5.14 In a subsequent Reserved Matters application, the final layout of the scheme should be informed by this assessment. The routing of below ground services should also consider retained trees and should not encroach within the Root Protection Areas of retained trees, as recommended by the guidance given in section 7.7 of BS5837.

## 6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions.
- 6.2 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.3 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.
- 6.4 As part of the subsequent reserved matters application, should the application be approved, an adequate quantity of structured tree planting should be provided to mitigate for any tree removal necessary to implement the development. The purpose and function of this new tree planting should be understood from the start of any design stages so that key objectives from a landscape perspective can also be achieved.
- 6.5 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).



- 6.6 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- 6.7 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.
- 6.8 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

### **Rooting Environment and Soil Volumes**

- 6.9 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.
- 6.10 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

### **General Planting Recommendations**

- 6.11 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.12 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

## 7.0 TREE PROTECTION MEASURES

- 7.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.
- 7.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

### General Information and Recommendations

- 7.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 7.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 7.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 7.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

### Tree Protection Barriers

- 7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix B.
- 7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

### Protection outside the exclusion zone

- 7.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.

- 7.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.
- 7.12 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 7.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 7.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 7.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

## **8.0 TREE MANAGEMENT**

- 8.1 The layout of the development is currently reserved for subsequent approval. During a reserved matters application pursuant to layout, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.
- 8.2 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.3 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.4 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.5 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk<sup>7</sup>.
- 8.6 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.

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<sup>7</sup> The Health and Safety at Work Act 1974

- 8.7 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.
- 8.8 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

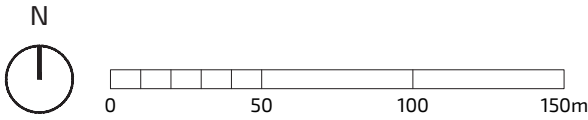
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





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Notes:

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-  Category A - Trees / Groups of High Quality (BS5837:2012)
-  Category B - Trees / Groups of Moderate Quality (BS5837:2012)
-  Category C - Trees / Groups of Low Quality (BS5837:2012)
-  Hedgerow  
Colour Indicates BS5837:2012 Category
-  Root Protection Area
-  Tree / Group Positioned by Topographical Survey  
Tree / Group Positioned by Aerial Imagery
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

A	18.12.20	First Issue	AW / TCB
B	11.04.25	Second Issue	POF / TCB
C	17.04.25	Final Issue	POF / TCB
	19.08.25	Updated red line	POF / TCB
rev	date	description	drwn/chkd

client

**Bloor Homes**

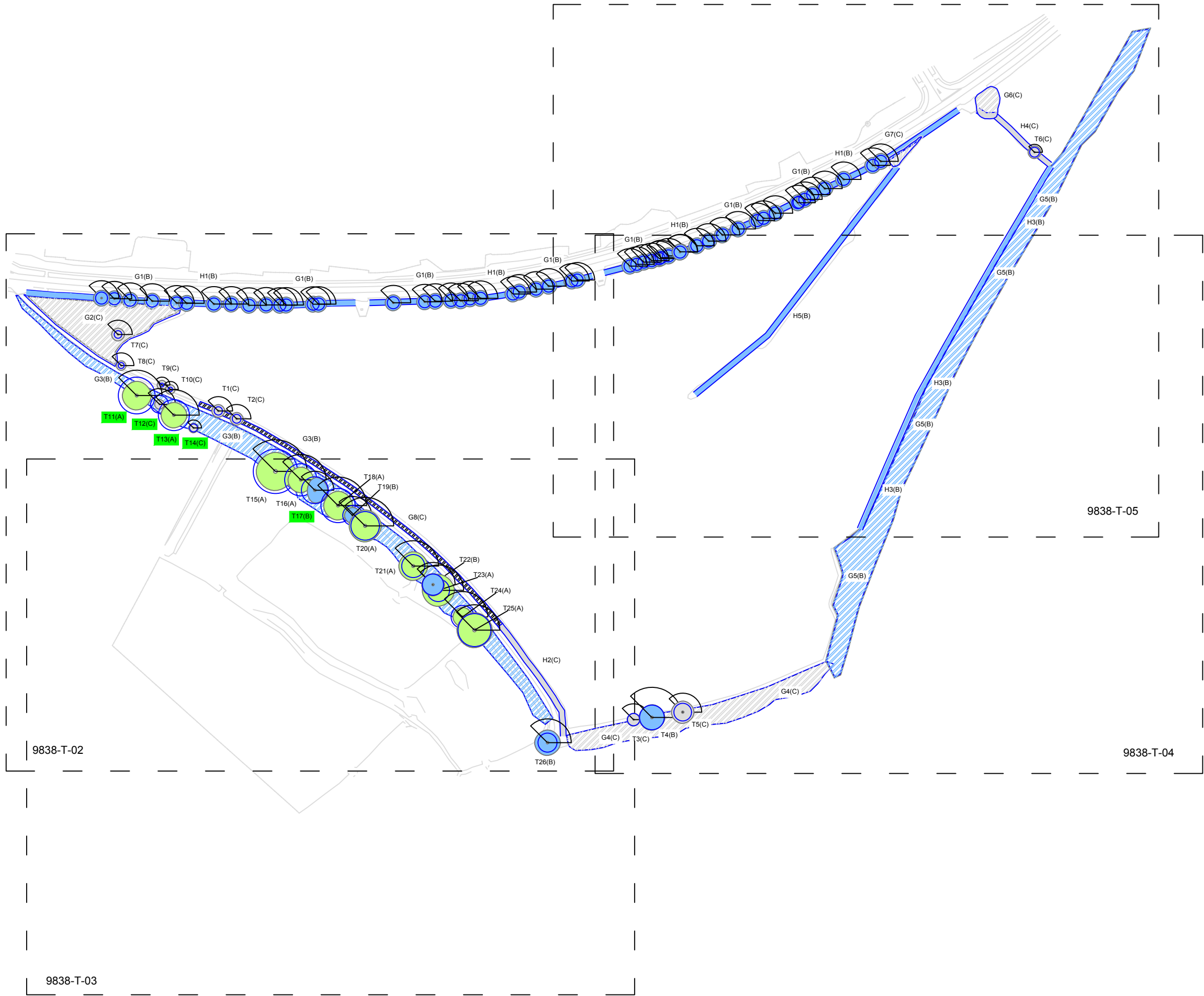
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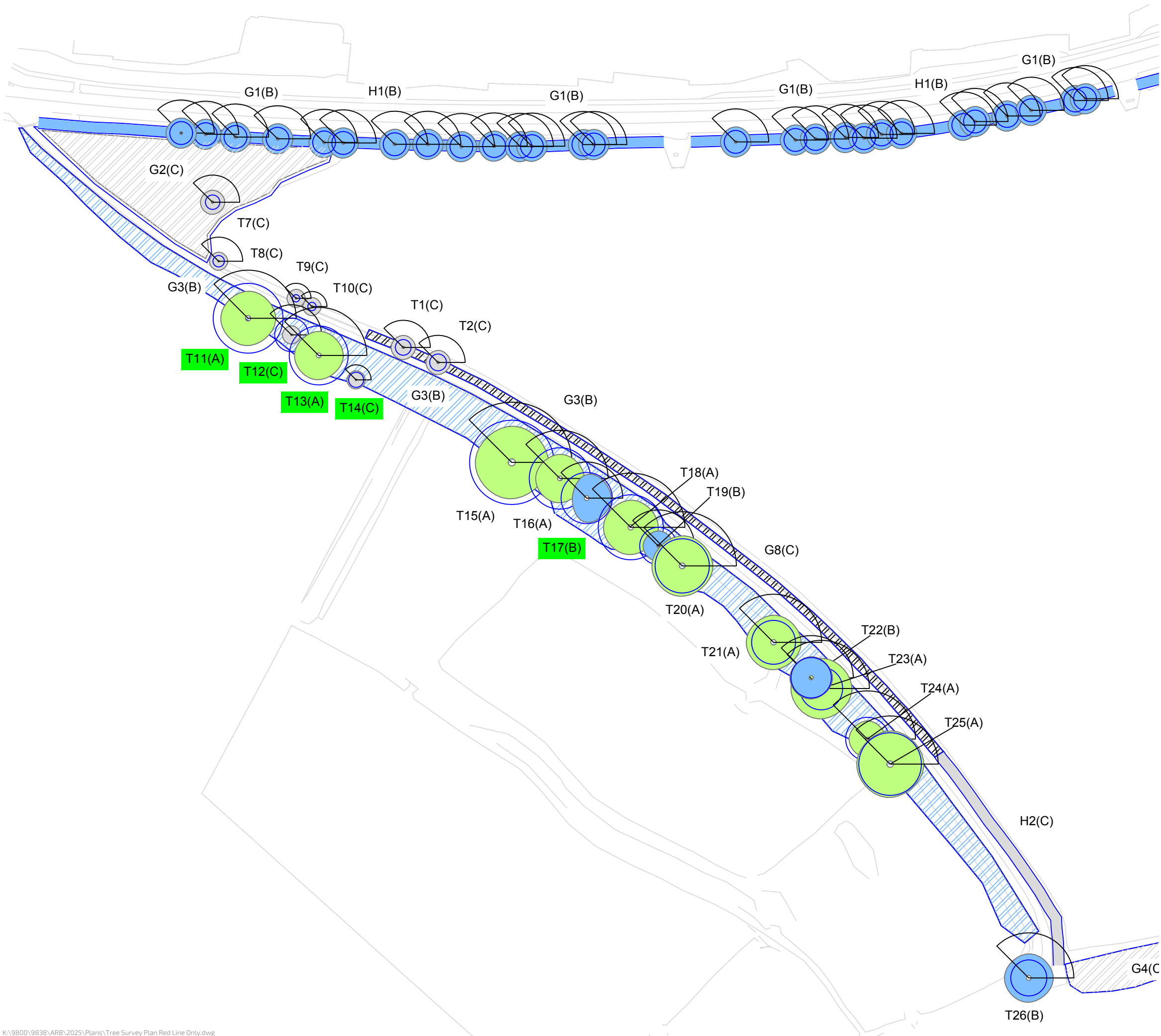
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title scale  
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number status rev  
**9838-T-01** - C

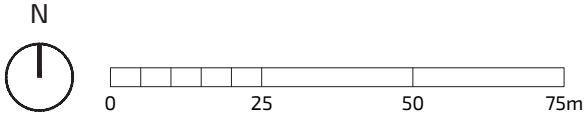
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






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-  Category C - Trees / Groups of Low Quality (BS5837:2012)
-  Hedgerow  
Colour Indicates BS5837:2012 Category
-  Root Protection Area
-  Tree / Group Positioned by Topographical Survey  
Tree / Group Positioned by Aerial Imagery
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

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B	11.04.25	Second Issue	POF / TCB
C	17.04.25	Final Issue	POF / TCB
	19.08.25	Updated red line	POF / TCB
rev	date	description	drwn/chkd

client  
**Bloor Homes**

project  
**Land off Sacheverell Way,  
Groby**

title  
**TREE SURVEY PLAN**

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**9838-T-02**

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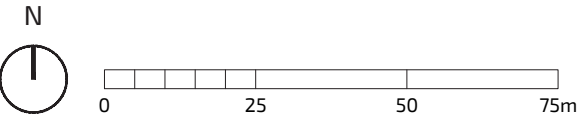
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- Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- Category C - Trees / Groups of Low Quality (BS5837:2012)
- Hedgerow  
Colour Indicates BS5837:2012 Category
- Root Protection Area
- T1/G1

T1/G1

Tree / Group Positioned by Topographical Survey  
Tree / Group Positioned by Aerial Imagery
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

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B	11.04.25	Second Issue	POF / TCB
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client

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project

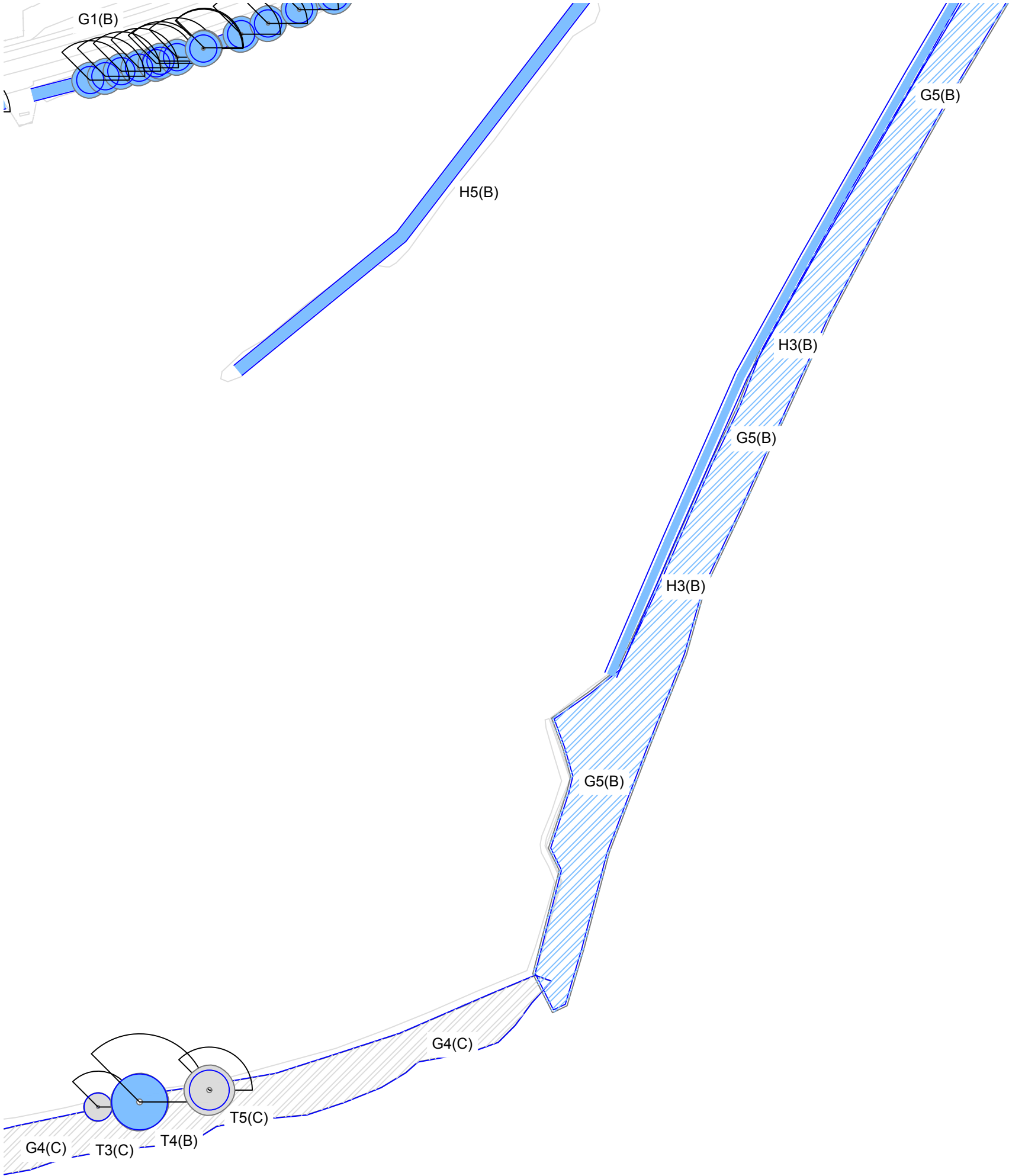
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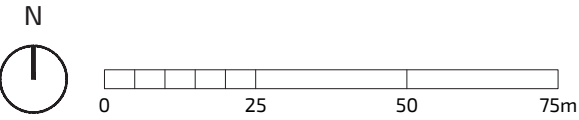
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





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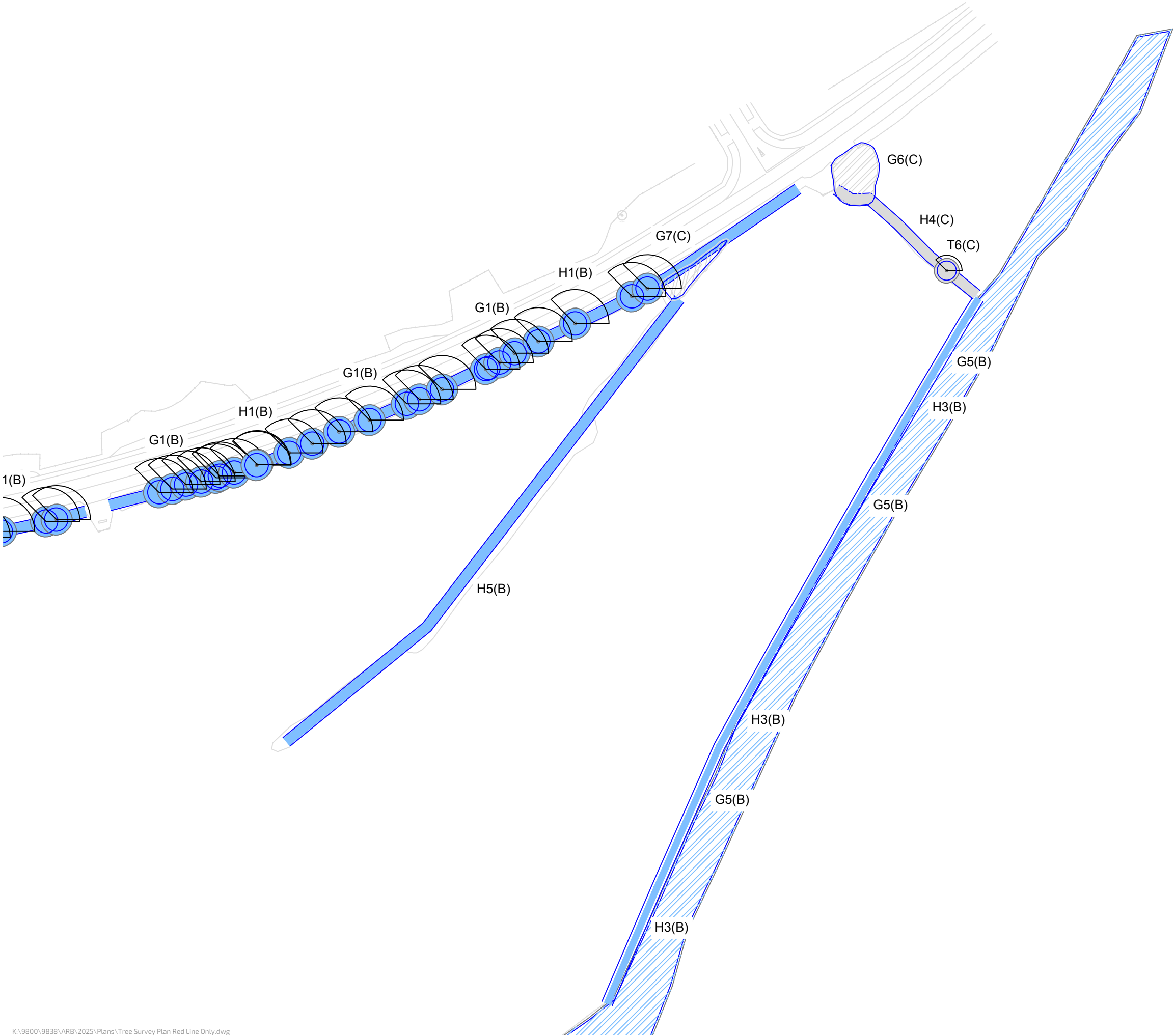
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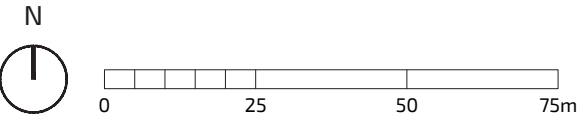
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-  Hedgerow  
Colour Indicates BS5837:2012 Category
-  Root Protection Area
-  Tree / Group Positioned by Topographical Survey  
Tree / Group Positioned by Aerial Imagery
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

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- Hedgerow  
Colour Indicates BS5837:2012 Category
- Root Protection Area
- Tree / Group Positioned by Topographical Survey  
Tree / Group Positioned by Aerial Imagery
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client  
**Bloor Homes**

project  
**Land off Sacheverell Way,  
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title  
**TREE SURVEY PLAN**

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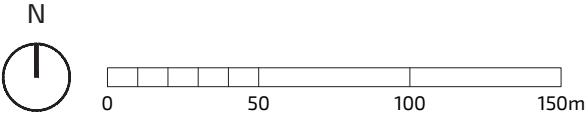
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- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Category U - Unsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow proposed to be removed subject to relevant permissions
- Root Protection Area (Shown for retained trees only)
- Tree / Group Positioned by Topographical Survey  
Tree / Group Positioned by Aerial Imagery
- Individual / Group Number to be Removed and BS 5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

-	18.12.20	First Issue	AW / TCB
A	22.05.25	Second Issue	POF / TCB
B	31.07.25	Updated Layout	POF / TCB
C	19.08.25	Updated Red Line	POF / TCB
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client  
**Bloor Homes**

project  
**Land off Sacheverell Way,  
Groby**

title  
**TREE RETENTION PLAN**

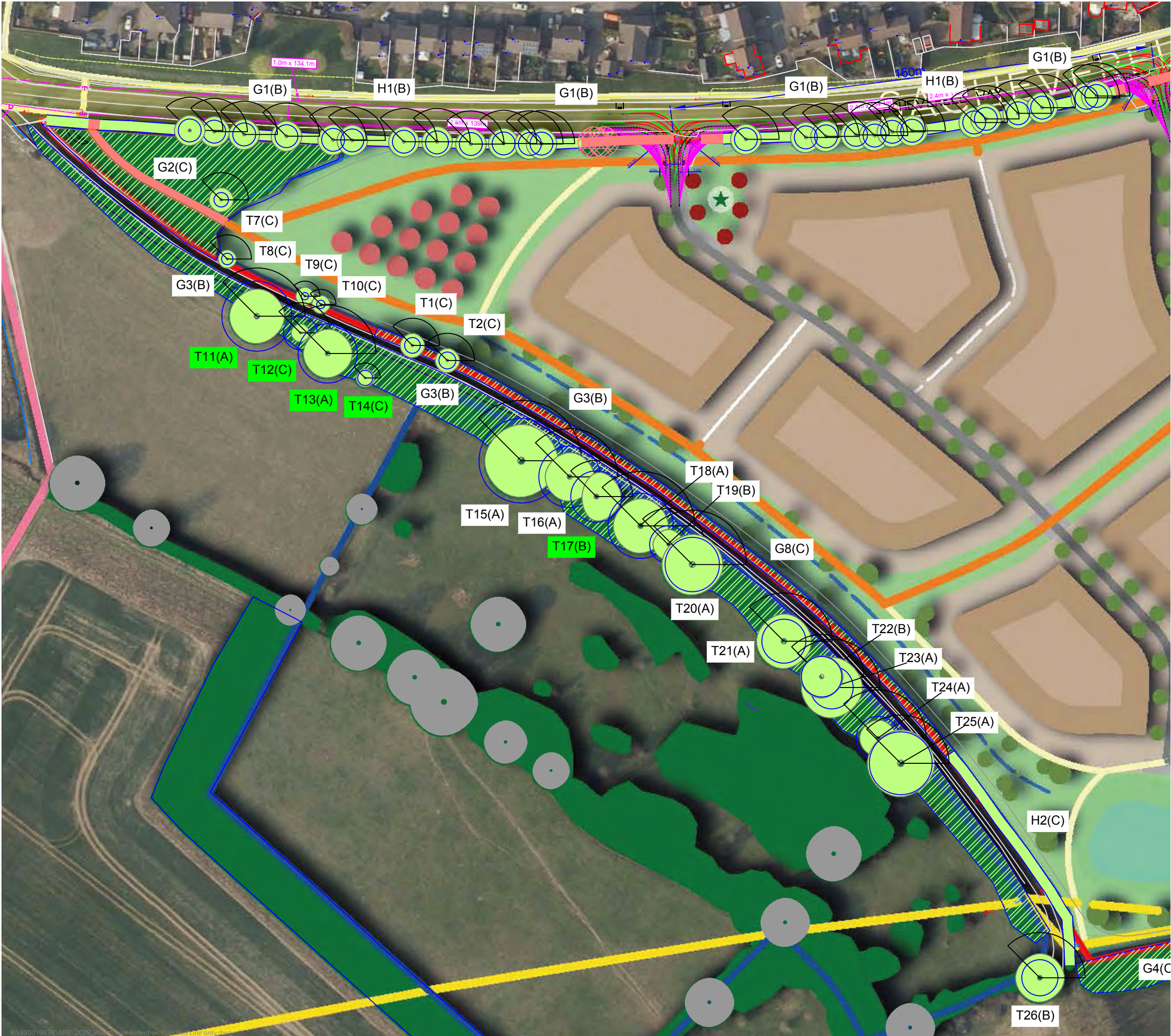
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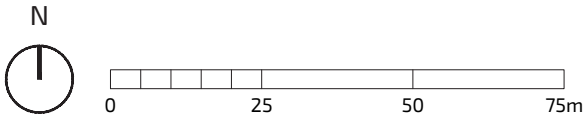
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- Tree/Group proposed to be removed subject to relevant permissions
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Tree / Group Positioned by Aerial Imagery
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- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

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A	22.05.25	Second Issue	POF / TCB
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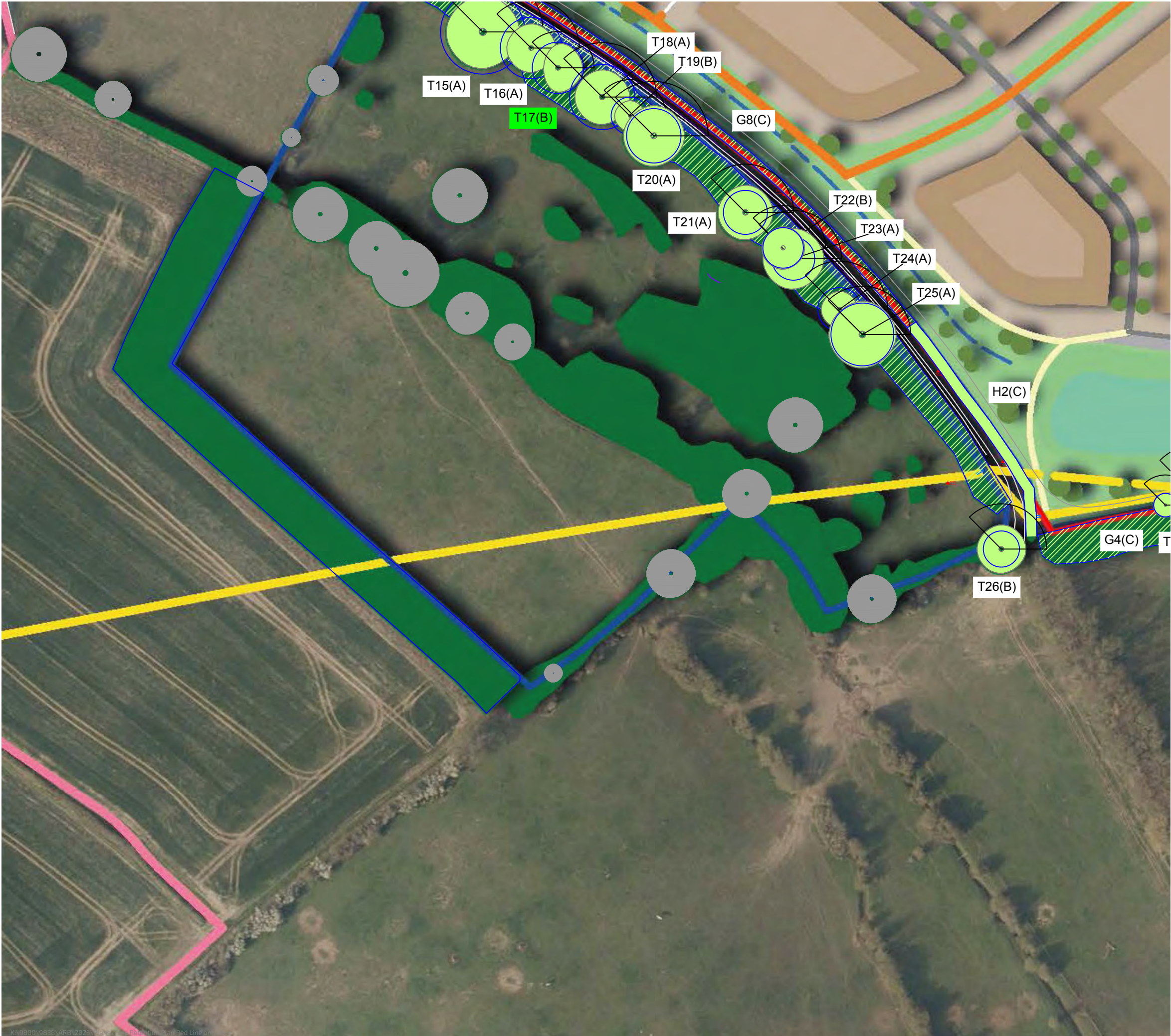
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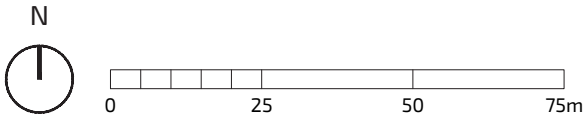
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- Tree/Group proposed to be removed subject to relevant permissions
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- Hedgerow proposed to be removed subject to relevant permissions
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- Tree / Group Positioned by Topographical Survey  
Tree / Group Positioned by Aerial Imagery
- Individual / Group Number to be Removed and BS 5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

-	18.12.20	First Issue	AW / TCB
A	22.05.25	Second Issue	POF / TCB
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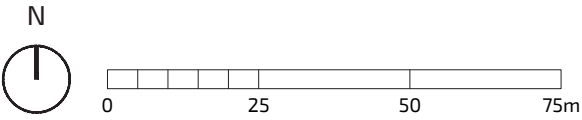
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project	Land off Sacheverell Way, Groby		
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client  
**Bloor Homes**  
project  
**Land off Sacheverell Way,  
Groby**

title  
**TREE RETENTION PLAN**  
scale  
1:1250 @ A3

number  
**9838-T-09**  
status  
-  
rev  
C

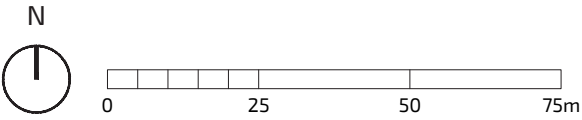
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**Notes:**

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Category U - Unsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow proposed to be removed subject to relevant permissions
- Root Protection Area (Shown for retained trees only)
- Tree / Group Positioned by Topographical Survey  
 Tree / Group Positioned by Aerial Imagery
- Individual / Group Number to be Removed and BS 5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

-	18.12.20	First Issue	AW / TCB
A	22.05.25	Second Issue	POF / TCB
B	31.07.25	Updated Layout	POF / TCB
C	19.08.25	Updated Red Line	POF / TCB
rev	date	description	drwn/chkd

client  
**Bloor Homes**

project  
**Land off Sacheverell Way,  
Groby**

title  
**TREE RETENTION PLAN**

scale  
1:1250 @ A3

number  
**9838-T-10**

status  
-

rev  
**C**

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## Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
<b>Height</b> - Measured using a digital laser clinometer (m)	<b>YNG:</b> Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	<b>Category U</b> - Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	<10 years
<b>Stem Dia.</b> - Diameter measured (mm) in accordance with Annex C of the BS5837	<b>SM:</b> Semi-mature trees less than 1/3 life expectancy	<b>Category A</b> - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
<b>Crown Radius</b> - Measured using a digital laser clinometer radially from the main stem (m)	<b>EM:</b> Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	<b>Category B</b> - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
<b>Abbreviations</b>  est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	<b>M:</b> Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	<b>Category C</b> - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	10-20 years
	<b>OM:</b> Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	<b>V:</b> biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	<b>The BS category particular consideration has been given to the following:</b> <ul style="list-style-type: none"> <li>• The presence of any structural defects in each tree/group and its future life expectancy</li> <li>• The size and form of each tree/group and its suitability within the context of a proposed development</li> <li>• The location of each tree relative to existing site features e.g. its screening value or landscape features</li> <li>• Age class and life expectancy</li> </ul>	

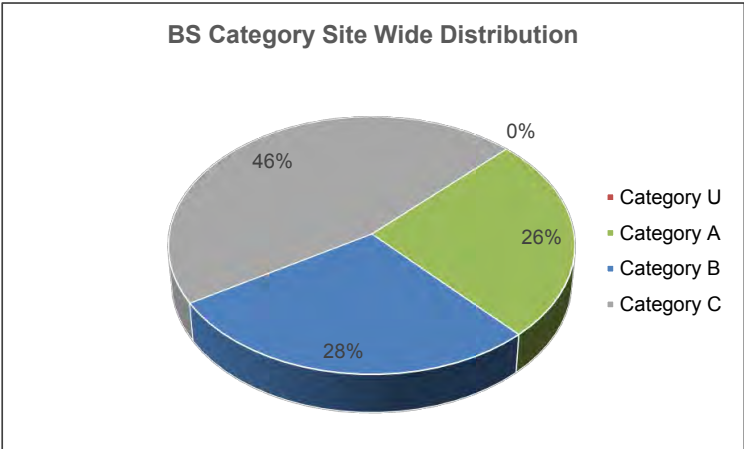
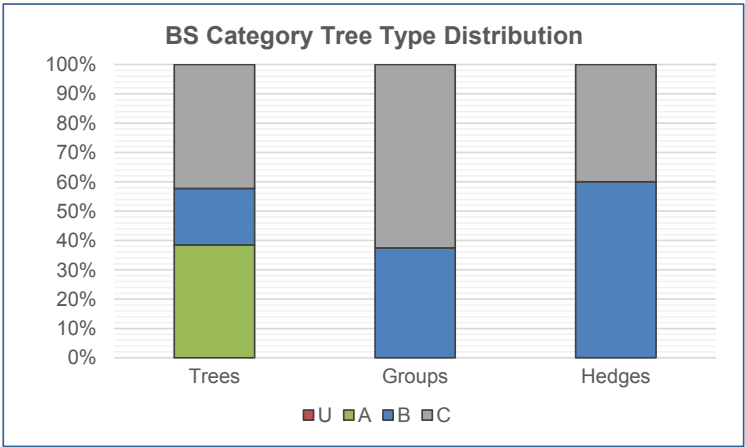
Structural Condition	Physiological Condition	Root Protection Area (RPA)
<b>Good</b> - No significant structural defects	<b>Good</b> - No significant health problems	<ul style="list-style-type: none"> <li>• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m).</li> <li>• The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected.</li> <li>• Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.</li> </ul>
<b>Fair</b> - Structural defects that can be remediated	<b>Fair</b> - Symptoms of ill-health that can be remediated	
<b>Poor</b> - Significant defects beyond remediation, present a risk of failure in the foreseeable future	<b>Poor</b> - Significant ill-health. Unlikely the tree will recover in the long term	
<b>Dead</b> - Dead tree with structural integrity of tree severely compromised	<b>Advanced Decline / Dead</b> - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U		0		0
Category A	T11, T13, T15, T16, T18, T20, T21, T23, T24, T25	10		0
Category B	T4, T17, T19, T22, T26	5	G1, G3, G5, H1, H3, H5	6
Category C	T1, T2, T3, T5, T6, T7, T8, T9, T10, T12, T14	11	G2, G4, G6, G7, G8, H2, H4	7
	Total	26	Total	13

**BS Category Tree Type Distribution** displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

**BS Category Site Wide Distribution** shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
<b>INDIVIDUAL TREES</b>										
T1	English Oak Quercus robur	9	220	4	SM	F	Branch stubs evident Dense undergrowth at the base Flail damage evident	22	2.6	C (i)
T2	English Oak Quercus robur	9	est 150 180	4	SM	F	Branch stubs evident Dense undergrowth at the base Flail damage evident	25	2.8	C (i)
T3	Ash Fraxinus excelsior	10	est 170 170 220	4	EM	F	Branch stubs evident Flail damage evident	48	3.9	C (i)
T4	Ash Fraxinus excelsior	19	est 650	8	M	F	Basal suckers present Branch stubs evident Epicormic growth evident within the crown Established ivy cover Flail damage evident Minor dead wood evident in the crown (<75mm) Inonotus hispidus Shaggy bracket present	191	7.8	B (i)
T5	Ash Fraxinus excelsior	12	est 300 250 250	7	EM	F	Basal suckers present Branch stubs evident Crossing and rubbing branches Flail damage evident Multi stemmed from base Light Ivy cover	97	5.6	C (i)
T6	Ash Fraxinus excelsior	5	est 150 150 150	4	SM	F	Basal suckers present Branch stubs evident Crossing and rubbing branches Flail damage evident Multi stemmed from base	31	3.1	C (i)
T7	English Oak Quercus robur	9	est 200	4	SM	F	Characteristic for species Dense undergrowth at the base	18	2.4	C (i)
T8	Ash Fraxinus excelsior	8	est 100 120	3	SM	F	Characteristic for species Dense undergrowth at the base	11	1.9	C (i)
T9	Wild Cherry Prunus avium	5	est 100	3	SM	F	Characteristic for species Dense undergrowth at the base Growing through fence	5	1.2	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T10	English Oak Quercus robur	5	est 120	3	SM	F	Characteristic for species Dense undergrowth at the base Growing through fence	7	1.4	C (i)
T11	English Oak Quercus robur	16	970	9	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	426	11.6	A (i)
T12	English Oak Quercus robur	10	470	3	EM	P	Dieback of the crown observed Established ivy cover Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Hawthorn growing along under tree	100	5.6	C (iii)
T13	English Oak Quercus robur	16	820	8	M	F	Broken branches evident Characteristic for species Dieback of the crown observed Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	304	9.8	A (i)
T14	Hawthorn Crataegus monogyna	5	est 85 <sup>6x</sup>	3	EM	F	Characteristic for species Multi stemmed from base	20	2.5	C (i)
T15	English Oak Quercus robur	20	1170	12	M	F	Branch socket cavities observed Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Potential Roost Features (PRF)	619	14.0	A (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T16	English Oak Quercus robur	16	850	8	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	327	10.2	A (i)
T17	English Oak Quercus robur	12	710	N - 8 S - 8 E - 8 W - 3	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Tree suppressed by adjacent oak	228	8.5	B (i)
T18	English Oak Quercus robur	18	900	9	M	F	Basal cavity observed Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	366	10.8	A (i)
T19	English Oak Quercus robur	12	520	5	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	122	6.2	B (i)
T20	English Oak Quercus robur	18	750	10	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	254	9.0	A (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T21	English Oak Quercus robur	16	610	9	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	168	7.3	A (i)
T22	English Oak Quercus robur	14	560	7	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Established ivy cover Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Suppressed by adjacent tree	142	6.7	B (i)
T23	English Oak Quercus robur	16	590	10	M	F	Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	157	7.1	A (i)
T24	English Oak Quercus robur	16	600	6	M	F	Branch stubs evident Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	163	7.2	A (i)
T25	English Oak Quercus robur	16	870	11	M	F	Basal cavity observed Branch stubs evident Broken branches evident Characteristic for species Epicormic growth evident within the crown Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Ganoderma spp. Present at base next to cavity  Large tearout of limb to west at 9m	342	10.4	A (i)

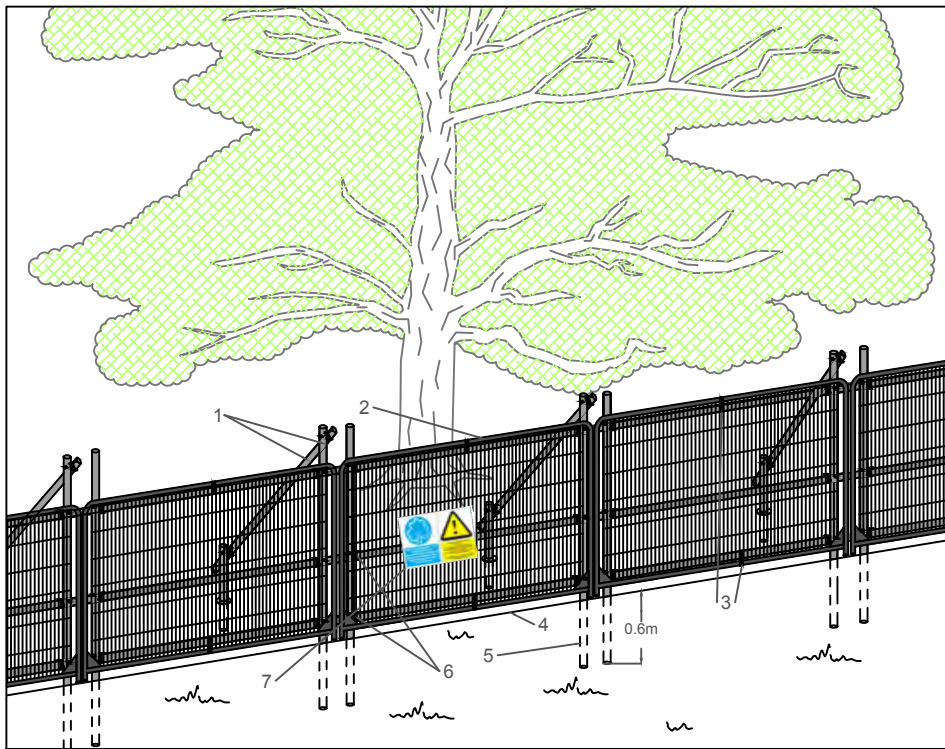
Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T26	English Oak Quercus robur	15	est 500	8	M	F	Barbed Wire attached to stem/s Branch stubs evident Broken branches evident Characteristic for species Epicormic growth evident within the crown Light ivy cover Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	113	6.0	B (i)



Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
<b>GROUPS OF TREES</b>										
G1	Ash Fraxinus excelsior Common Lime Tilia x europaea English Oak Quercus robur Field Maple Acer campestre Mountain Ash Sorbus aucuparia Whitebeam Sorbus aria	11	avg 300	5	EM / M	F	Branch stubs evident Crossing and rubbing branches Flail damage evident Interlocking crowns Low crown forms Minor dead wood evident in the crowns (<75mm) Individual trees within hedgerow	41	3.6	B (ii)
G2	Ash Fraxinus excelsior Blackthorn Prunus spinosa English Oak Quercus robur Hawthorn Crataegus monogyna	4	est 8x 60	1	EM	F	Base obscured Crossing and rubbing branches Dense undergrowth at the base Interlocking crowns Outgrown hedgerow	13	2.0	C (ii)
G3	Ash Fraxinus excelsior Blackthorn Prunus spinosa English Oak Quercus robur Hawthorn Crataegus monogyna Common Larch Larix decidua	10	avg 300	6	EM / M	F	Crossing and rubbing branches Dense undergrowth at the base Interlocking crowns Low crown forms Minor dead wood evident in the crowns (<75mm) Situated offsite Boundary trees situated otherside of track	41	3.6	B (ii)
G4	Ash Fraxinus excelsior Blackthorn Prunus spinosa Hawthorn Crataegus monogyna	9	est 6x 70	3	EM	F	Crossing and rubbing branches Dense undergrowth at the base Outgrown hedgerow	13	2.1	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G5	Ash Fraxinus excelsior Blackthorn Prunus spinosa Common Lime Tilia x europaea English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna Silver Birch Betula pendula Alder Alnus glutinosa Hazel Corylus avellana Dogwood Cornus sanguinea	10	avg 200	4	EM	F	Crossing and rubbing branches Dense undergrowth at the base Buffer planting	18	2.4	B (ii)
G6	Blackthorn Prunus spinosa	3	est 6x 50	1	SM	F	Crossing and rubbing branches Dense undergrowth at the base Thicket growth	7	1.5	C (ii)
G7	Ash Fraxinus excelsior Wild Cherry Prunus avium	12	avg 200	4	SM	F	Crossing and rubbing branches Dense undergrowth at the base Established ivy cover	18	2.4	C (ii)
G8	Ash Fraxinus excelsior Blackthorn Prunus spinosa English Oak Quercus robur Hawthorn Crataegus monogyna Wild Cherry Prunus avium	9	upto 200	3	Yng / SM	F	Branch socket cavities observed Dense undergrowth at the base Outgrown hedgerow Group outgrown hedgerow in places Gaps present Located along fenceline next to ditch	18	2.4	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
<b>HEDGEROWS</b>										
H1	Field Maple Acer campestre Hawthorn Crataegus monogyna Holly Ilex aquifolium	2	avg 6x 60	1.5	EM	F	Maintained hedgerow	10	1.8	B (ii)
H2	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Hawthorn Crataegus monogyna Wild Cherry Prunus avium	3	est 6x 60	1	EM	F	Dense undergrowth at the base Flail damage evident Gaps present in hedgerow Includes outgrown trees	10	1.8	C (ii)
H3	Field Maple Acer campestre Hawthorn Crataegus monogyna	3	est 6x 60	1	EM	F	Crossing and rubbing branches Flail damage evident Maintained hedgerow	10	1.8	B (ii)
H4	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna	2	est 6x 60	1.5	EM	P	Dense undergrowth at the base Flail damage evident Maintained hedgerow	10	1.8	C (ii)
H5	Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Dogwood Cornus sanguinea Goat Willow Salix caprea	3	est 6x 60	1.5	EM / M	F	Established ivy cover Flail damage evident Maintained hedgerow Old laid forms in sections	10	1.8	B (ii)



### Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



### Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

## APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

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## **Appendix C**

### **Copy of Tree Preservation Order**

Groby Glebe Farm Tree Preservation Order 1975 (75/00006/TPORD).  
A1

AND

Ratby (land off Sacheverell Way) Tree Preservation Order 1994.

THE BOROUGH COUNCIL OF HINCKLEY & BOSWORTHGROBY (GLEBE FARM)Tree Preservation Order 1975

The Hinckley and Bosworth Borough Council, in this order called "the Authority" in pursuance of the powers conferred in that behalf by section 60 and 61 of the Town and Country Planning Act 1971 and all other amending enactments and subject to the provisions of the Forestry Act 1967, hereby makes the following order:-

1. In this Order -  
"the Act" means the Town and Country Planning Act 1971;  
"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more and a mortgagee in possession; and "the Minister" means the Secretary of State for the environment.
2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, cause wilful damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purpose of such definition as aforesaid prevail where any ambiguity arises between it and the specification in the said First Schedule.
3. An Application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates and the operations for the carrying out of which consent is required.
4. (1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is

NOTE. If it is desired to fell any of the trees included in this Order, whether included as trees, groups of trees or woodlands, and the trees are trees for the felling of which a licence is required under the Forestry Act 1967, application should be made NOT to the authority for consent under this Order but to the Conservator of Forests for a licence under that Act (section 15(5)).



necessary in the interests of amenity to maintain the special character of the woodlands or the woodlands character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied -

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6. (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless -

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or

- (b) the authority with the approval of the Minister dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of The Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to -

- (a) species;
- (b) number of trees per acre;
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such conditions or direction relates to land in respect of which byelaws made by a river authority, a drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the river authority, drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act and of section 46 of the Town and Country Planning Act 1971 adapted and modified for the purposes of this Order, shall apply in relation thereto.
9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10. In assessing compensation payable under the last preceding Article account shall be taken of:
  - (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 60 of the Act or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and

NOTE: Any person contravening the provisions of this Order is guilty of an offence under section 102 of the Act and liable on summary conviction to a fine not exceeding four hundred pounds; and if in the case of a continuing offence the contravention is continued after conviction he is guilty of a further offence thereunder and liable on summary conviction to an additional fine not exceeding five pounds for every day on which the contravention is so continued. Under sections 102, 103 of the Act if a tree is wilfully cut down, uprooted, wilfully damaged or destroyed, or if topping or lopping is carried out in such a way as to be likely to destroy the tree the fine is £400 or twice the value of the tree whichever is the greater. If a tree other than one which is part of woodland is removed or destroyed in contravention of the Order it is the duty of the owner of the land, unless on his application the local authority dispense with the requirement to plant another tree of appropriate size and species, at the same place as soon as he reasonably can.



- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.
11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by delivering the claim at the offices of the authority addressed to the General Manager - Administration thereof or by sending it by prepaid post so addressed.
- (2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Minister, as the case may be, or where an appeal has been made to the Minister against the decision of the authority, from the date of the decision of the Minister on the appeal.
12. Any question of disputed compensation shall be determined in accordance with the provision of section 179 of the Act.
13. The provisions of Section 61 of the Act shall apply to this Order and the Order shall take effect on the date on which it is sealed with the Common Seal of the Borough Council.

FIRST SCHEDULE

Trees Specified Individually  
(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
-------------------	--------------------	------------------

NONE

Trees Specified by Reference to an Area  
(within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
-------------------	--------------------	------------------

A 1	The several trees of whatever species standing within the area numbered A1 on the map.	Glebe Farm, Groby
-----	--	-------------------

Groups of Trees  
(within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
-------------------	--------------------	------------------

G 1	The several trees of whatever species standing within the area numbered G1 on the map	Glebe Farm, Groby
-----	---	-------------------

Woodlands  
(within a continuous black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
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None

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where

- (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
- (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme.

\* (3) the cutting down, topping uprooting or lopping of a tree exempted from the provisions of the Order by section 60 (6) of the Act namely a tree which is dying or dead or has become dangerous, or the cutting down, topping, uprooting or lopping of which is in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance.

(4) the cutting down, topping, uprooting or lopping of a tree

(a) in pursuance of the power conferred on the Postmaster General by virtue of section 5 of the Telegraph (Construction) Act 1908; \*

(b) by or at the request of

(i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping, uprooting or lopping is for the purpose of securing safety in the operation of the undertaking;

(ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;

\*NOTE: Section 62 (1) of the Act requires, 'unless on the application of the owner the local authority dispense with the requirement, that any tree removed or destroyed under section 60 (6) of the Act shall be replaced by another tree of appropriate size and species. In order to enable the local planning authority to come to a decision, on whether or not to dispense with the requirement, notice of the proposed action should be given to the local planning authority which except in a case of emergency shall be of not less than five days.

- (iii) a river authority established under the Water Resources Act 1963, a drainage board constituted or treated as having been constituted under the Land Drainage Act 1930. The Conservators of the River Thames, or the Lee Conservancy Catchment Board, where the tree interferes or would interfere with the exercise of any of the functions of such river authority, drainage board, Conservators of the River Thames or Lee Conservancy Catchment Board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
- (iv) the Secretary of State for Defence, the Secretary of State for Trade & Industry or the Board of Trade where in the opinion of such Secretary of State or Board the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;
- (c) where immediately required for the purposes of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

#### THIRD SCHEDULE

Provisions of the following parts of (a) Part III of the Town and Country Planning Act 1971 and (b) section 46 of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

(a) PART III OF THE TOWN AND COUNTRY PLANNING ACT 1971.

- 33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except insofar as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.
- 35. (1) The Minister may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.
  - (2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.
  - (3) Any application in respect of which a direction under this section has effect shall be referred to the Minister accordingly.
  - (4) Where an application for consent under the Order is referred to the Minister under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Minister shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

(6) The decision of the Minister on any application referred to him under this section shall be final.

36. (1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Minister.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Minister may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Minister, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Minister shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

(6) The decision of the Minister on any appeal under this section shall be final.

37. Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either -

(a) give notice to the applicant of their decision on the application, or

(b) give notice to him that the application has been referred to the Minister in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.



45.

(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) (Subject to the provisions of section 61 of the Act and section 46 of the Act) an Order under this section shall not take effect unless it is confirmed by the Minister, and the Minister may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an Order to the Minister for his confirmation under this section, the authority shall furnish the Minister with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Minister, before confirming the Order shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as have been previously carried out.

(5) Where a notice has been served in accordance with the provisions of sub-section (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Minister under sub-section (2) of this section.

(b) TOWN AND COUNTRY PLANNING ACT 1971

46.

(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Minister for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Minister that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such



notice is given to the Minister, such Order may take effect by virtue of this section and without being confirmed by the Minister.

(3) The authority shall also serve notice to the same effect on the persons mentioned in sub-section (1) above.

(4) The authority shall send a copy of any advertisement published under sub-section (2) above to the Minister, not more than three days after the publication.

(5) If within the period referred to in sub-section (2)(a) above no person claiming to be affected by such Order has given notice to the Minister as aforesaid and the Minister has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in sub-section (2)(b) of this section take effect by virtue of this section and without being confirmed by the Minister as required by section 45 (2) of the Town and Country Planning Act 1971.

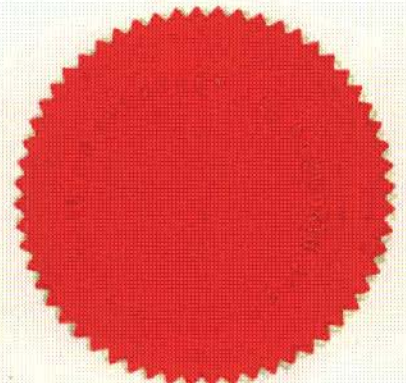
(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Minister under Part II of this Act or under Part IV or Part V of the Act.

The Common Seal of the  
Borough Council of Hinckley and Bosworth  
was hereunto affixed on the *eleventh*  
day of *July* One Thousand  
nine hundred and seventy five

in the presence of :-

*Brian D. Amis*

CHIEF EXECUTIVE  
~~GENERAL MANAGER - ADMINISTRATION~~



328



Town and Country Planning Act 1971

# THE BOROUGH COUNCIL OF HINCKLEY & BOSWORTH GROBY (Glebe Farm)

Tree Preservation Order 1975



Scale 1:10,000

Extract from O.S. sheet SK50NW

The Common Seal of the Borough Council of Hinckley & Bosworth was hereunto

affixed this *eleventh* day of *July* One thousand  
nine hundred and seventy *five* in the presence of:-

*John D. Hughes*  
CHIEF EXECUTIVE  
General Manager, Administration



## Town and Country Planning Act 1990

Insert title of  
Order

Ratby (off Sacheverell Way)

# TREE PRESERVATION ORDER, 19<sup>94</sup>

Insert name  
of local  
planning  
authority

Hinckley & Bosworth Borough Council

in this Order called "the authority", in pursuance of the powers conferred in that behalf by sections 198 and 199 [[and] 201\*] ~~and 200~~ of the Town and Country Planning Act 1990, and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1990;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] ~~Secretary of State for Wales~~

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto<sup>‡</sup> which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority<sup>¶</sup> under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

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NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

\* Include only where Order contains a direction under section 201 of the Act.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
  - (b) the authority with the approval of the Secretary of State dispense with replanting,
- the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 204 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top;  
and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by the National Rivers Authority, an internal drainage board, a water undertaker or a sewerage undertaker (as defined in the Water Act 1989) or any other authority whose functions are now exercised by the above bodies, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any condition or direction has effect subject to the requirements of the byelaws, and the condition or direction shall have effect accordingly.

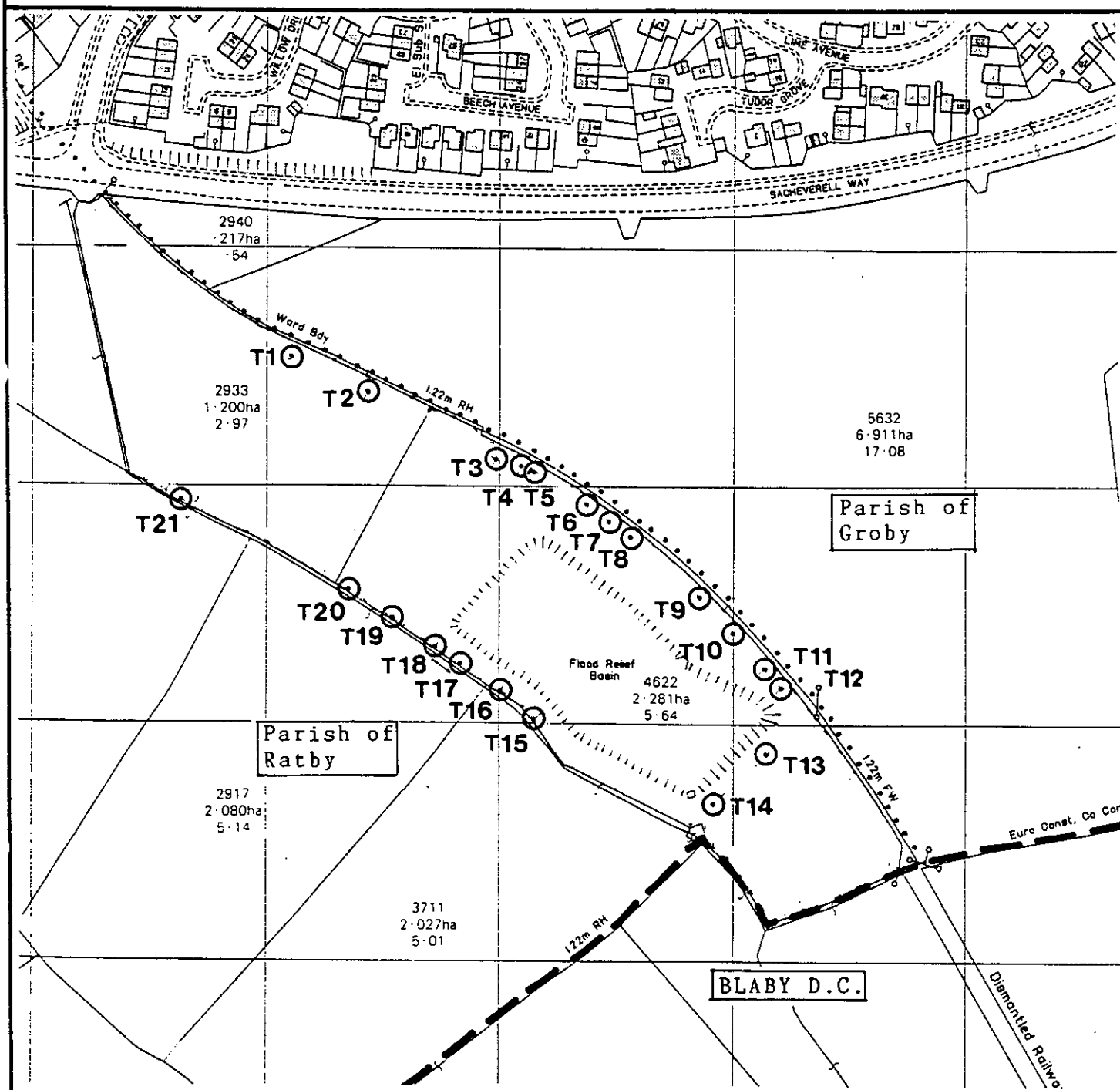
8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Town and Country Planning Act 1990

# THE BOROUGH COUNCIL OF HINCKLEY & BOSWORTH RATBY (Land off Sacheverell Way)

Tree Preservation Order 1994



Scale 1:2500

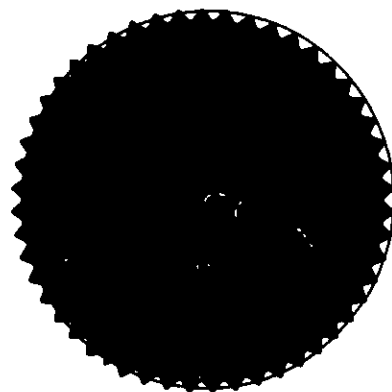
Extract from O.S. sheet SK 5206

The Common Seal of the Borough Council of Hinckley & Bosworth  
was hereunto affixed the .. 27<sup>th</sup> .. day of .. JANUARY ..

One thousand nine hundred and ninety-four in the presence of:-

*[Signature]*

District Secretary



7806

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 198 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 205 of the Act.

13.—[(1) The provisions of section 201 of the Act shall apply to this Order and the Order shall take effect on 27TH JANUARY 1994 .]\*

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]\*†

**NOTE:** Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum<sup>§</sup> or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale<sup>‡</sup> on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 198(6)(a) of the Town and Country Planning Act 1990 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

\* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 197 of the Act.

§ This sum is currently £2000 but provision is made under the Planning and Compensation Act 1991 for a fine on summary conviction not exceeding £20,000. In addition the provision for daily fines for continuing offences will be abolished. These revised penalties will become operative on the coming into effect of section 23 of that Act.

‡ £1000 but subject to alteration by Order.

## FIRST SCHEDULE

### TREES SPECIFIED INDIVIDUALLY\*

(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
T1-T19 + T21 T20	Oak ( <i>Quercus Robur</i> ) Ash ( <i>Fraxinus Excelsior</i> )	(Land off Sacheverell Way, (Ratby

### TREES SPECIFIED BY REFERENCES TO AN AREA\*

(within a dotted black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
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NONE

### GROUPS OF TREES\*

(within a broken black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
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NONE

\* The word "NONE" must be entered where necessary.

**WOODLANDS\***

(within a continuous black line on the map)

*No. on Map.**Description**Situation.*

NONE

\* The word "NONE" must be entered where necessary.

**SECOND SCHEDULE**

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
  - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
  - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
  - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
  - (b) by or at the request of
    - (i) a statutory undertaker or a holder of a licence under section 6(1) of the Electricity Act 1989 where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
    - (ii) a licence holder within the meaning of Part I of the Electricity Act 1989, where such tree obstructs the construction by the licence holder of any electric line within the meaning of Part I of the said Act of 1989 or interferes or would interfere with the maintenance or working of any such line;
    - (iii) the National Rivers Authority or an internal drainage board established under the Water Act 1989, where the tree interferes or would interfere with the exercise of any of the functions of such authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or a water undertaker or sewerage undertaker appointed under section 11 of the Water Act 1989 in relation to their duties as such undertakers; or
    - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
  - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
  - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

### THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1990 as adapted and modified to apply to this Order.

**75.—(1)** Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested in it.

**77. Reference of applications to the Secretary of State.—(1)** The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) a direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to such an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority wish, give each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(7) The decision of the Secretary of State on any application referred to him under this section shall be final.

**78. Appeals against decisions or in default of decision.—(1)** Where an authority—

(a) refuse an application for consent under the Order or grant it subject to conditions, or

(b) give any certificate or direction, on granting consent,

the applicant may by notice appeal to the Secretary of State.

(2) A person who has made an application for consent under the Order may also appeal to the Secretary of State if the authority have neither—

(a) given notice to the applicant of their decision on the application; nor

(b) given notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 77 above,

within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority.

(3) Any appeal under this section shall be made by notice in writing served within such time as is specified in subsection (4) below.

(4) The service of such a notice must be within—

(a) 28 days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow; or

(b) in the case of an appeal under subsection (2), 28 days or such longer period as the Secretary of State may allow from the end of the period of two months or, as the case may be, the extended period agreed.

(5) In relation to an appeal under subsection (2), it shall be assumed that the authority decided to refuse the application in question.

**79. Determination of appeals.—(1)** On an appeal under section 78 the Secretary of State may—

(a) allow or dismiss the appeal,

(b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not), or

(c) cancel any certificate or cancel or vary any direction,

and may deal with the application as if it had been to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

(5) The decision of the Secretary of State on such an appeal shall be final.

**97. Power to revoke or modify the consent under the Order.—(1)** If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(3) The power conferred by this section may be exercised at any time before the operations for which consent has been given have been completed.

(4) The revocation or modification of consent shall not affect so much of those operations as has been previously carried out.



**98. Procedure for s.97 Orders: opposed cases.**—(1) Except as provided in section 99, an Order under section 97 shall not take effect unless it is confirmed by the Secretary of State.

(2) Where an authority submit such an Order to the Secretary of State for confirmation, they shall provide the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the statement on—

- (a) the owner of the land affected,
- (b) the occupier of the land affected, and
- (c) any other person who in their opinion will be affected by the Order.

(3) The notice shall specify the period within which any person on whom it is served may require the Secretary of State to give him an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) If within that period such a person so requires, before the Secretary of State confirms the Order he shall give such an opportunity both to him and to the local planning authority.

(5) The period referred to in subsection (3) shall be 28 days from the service of the notice.

(6) The Secretary of State may confirm an Order submitted to him under this section either without modification or subject to such modifications as he considers expedient.

(7) Where a notice has been served in accordance with the provisions of subsection (2) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under this section.

**99. Procedure for s.97 Orders: unopposed cases.**—(1) This section applies where—

- (a) the authority have made an Order under section 97 above; and
- (b) the owner and occupier of the land and all persons who in the authority's opinion will be affected by the Order have notified the authority in writing that they do not object to it.

(2) Where this section applies, instead of submitting the Order to the Secretary of State for confirmation the authority shall advertise the fact that the Order has been made and the advertisement must specify—

- (a) the period within which persons affected by the Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose; and
- (b) the period at the expiration of which, if no such notice is given to the Secretary of State, the Order may take effect by virtue of this section without being confirmed by the Secretary of State.

(3) The authority shall also serve notice to the same effect on the persons mentioned in subsection (1)(b).

(4) The period referred to in subsection 2(a) must be not less than 28 days from the date the advertisement first appears.

(5) The period referred to in subsection 2(b) must be not less than 14 days from the expiration of the period referred to in subsection (2)(a).

(6) The authority shall send a copy of any advertisement published under subsection (2) to the Secretary of State not more than three days after the publication.

(7) If—

- (a) no person claiming to be affected by the Order has given notice to the Secretary of State under subsection (2)(a) within the period referred to in that subsection, and
- (b) the Secretary of State has not directed within that period that the Order be submitted to him for confirmation,

the Order shall take effect at the expiry of the period referred to in subsection 2(b) without being confirmed by the Secretary of State as required by section 98(1).

(8) This section does not apply to an Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part VII or Part VIII of the Act.

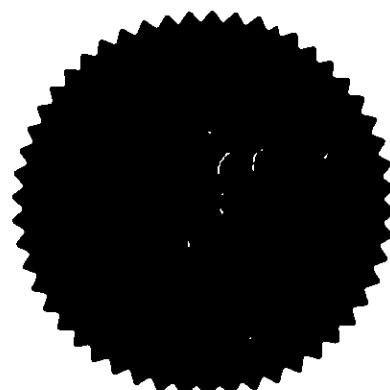
**GIVEN** under the Common Seal of the

HINCKLEY AND BOSWORTH  
BOROUGH COUNCIL  
the 27<sup>th</sup> JANUARY 19 94 .

.....  
District Secretary

The foregoing Order was confirmed by the  
Council the 26<sup>th</sup> day of APRIL 1994

for District Secretary



7806

*[Handwritten signature]*

*Dated 27th JANUARY 19 94 .*

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HINCKLEY & BOSWORTH BOROUGH COUNCIL .....

**TOWN AND COUNTRY PLANNING ACT 1990**

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**TREE PRESERVATION ORDER**

relating to

Land off Sacheverell Way, Ratby

in the County of Leicester

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Hinckley & Bosworth Borough Council  
Argents Mead  
Hinckley  
Leics. LE10 1BZ