Brindle &Green

Arboricultural Impact Assessment

Ashby Road, Hinckley

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www.brindlegreen.co.uk

Head Office
Brindle & Green Limited
Unit 3 Silverhill Court, Radbourne, Derby, DE6 4LY
Tel: 0800 222 9105

Sheffield Office
Brindle & Green Limited
Horizon House
Whiting Street
Sheffield S8 9QR

Barnsley Office
Brindle & Green Limited
Sergeants House
36 Edderthorpe Lane
Barnsley S73 9AT

London Office
Brindle & Green Limited
Nutter Lane
Wanstead
London E11 2HZ

Kent Office
Brindle & Green Limited
Sandy Lane
Sevenoaks
Kent TN13 3TP

Document Control

Report	Name	Date
Prepared by	Henry Richardson TechArborA Arboricultural Consultant	16/07/2024
1st Check by	Laura Emmerson MArborA Senior Arboricultural Consultant	25/07/2024
2nd Check by	Joe Gilmour MArborA Associate Director	31/07/2024
Issued by (PDF)	Henry Richardson TechArborA Arboricultural Consultant	31/07/2024
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Revision	Approved	Revision Details
REV1	Henry Richardson MArborA Arboricultural Consultant	Updated to latest layout proposals, textual amendments, updated tree maps
REV2	Henry Richardson MArborA Arboricultural Consultant	Updated to include additional tree survey data
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Project Details

Project carried out by:

Brindle and Green

Unit 3, Silverhill Court
Radbourne
Derby
DE6 4LY
Head Office: 01332 825771
Email: info@brindlegreen.co.uk
Website: www.brindlegreen.co.uk

Project carried out for:

Davidsons Developments Limited

c/o Helen Prangley
Wilson House
Leicester Road
Ibstock
LE67 6HP

Project site:

Land at Ashby Road

Hinckley
Hinckley and Bosworth
Leicestershire
LE10 1SJ

Grid reference: SP 43142 96097
W3W: scoring.freedom.fidgeting

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1 Summary

1.1 Scope of report

1.1.1 Brindle & Green were commissioned by Davidsons Developments Ltd (c/o Helen Prangley) to undertake a BS 5837:2012 Tree Survey and Arboricultural Impact Assessment (AIA) on an area of land off Ashby Road, in Hinckley, Leicestershire (hereafter referred to as 'the site'). This report summarises any potential arboricultural impacts and outlines a tree protection plan in relation to an outline planning application for 103 dwellings with all matters reserved apart from the access from Ashby Road. The illustrative layout can be found in Appendix 4. As the layout is at an indicative stage, this AIA report is considered to be in **draft** form, pending receipt of the finalised development proposals; some sections, such as 4.3.5 Specialist Foundations, cannot be completed with the current information. The survey was carried out on the 10th July 2024.

1.1.2 This report is concerned with trees that have the possibility to be impacted as a result of development proposals at the site. This includes trees within the site, as well as any outside the boundary that may be impacted by the development and any subsequent post development activity. **Note, any potential arboricultural impacts of the illustrative pedestrian crossing and cycle way on the western side of Ashby Road have not been addressed as part of this report.**

1.1.3 This report and accompanying tree survey schedule are produced in accordance with the guiding principles of British Standard BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

1.1.4 This report and associated tree survey aim to inform tree mitigation and/or removal for potential development at the site; it is not a health and safety survey. Observations on tree form and condition, from which management recommendations are made, are based upon ground-level visual assessments only. It is important to note that trees are dynamic and often unpredictable; even apparently healthy trees may occasionally fail.

1.2 Desk study

1.2.1 Use of Hinckley and Bosworth Council's online mapping software confirmed the site was not located in a Conservation Area, nor were there any Tree Preservation Orders relevant to the site. This information is correct as of the 22nd April 2025.

1.3 Summary of conclusions

1.3.1 T2, T4, T10, a section of G1 and G2, and sections of both H1 and H2, are recommended for removal to facilitate the development. G2 and G4 are recommended for removal irrespective of development. T1 and T20, two standing dead young trees, are suitable for removal at the client's discretion. A draft tree protection plan, complete with removal recommendations and mitigation measures has been proposed for the development. **The proposed mitigation will be the use of CEZs.** The tree protection plan can be found in Appendix 2.

Table 1: Arboricultural considerations relevant to the site

Arboricultural Considerations	Recommendations	Timing
Tree removal/site clearance	Removal of trees/groups of trees to facilitate the development, or due to poor condition.	Pre-commencement and undertaken either outside the breeding bird season (March to September) or during the breeding bird season under ecological supervision
Construction Exclusion Zone (CEZ)	CEZs should be installed to protect retained trees (including RPAs), where required.	Pre-construction
Site supervision	Supervision by the project arboriculturist may be required when activities are required within the RPAs of retained trees (i.e. removal of existing hard surfacing.	During construction
Removal of CEZs and/or temporary ground protection	Removal of the installed tree protection measures after completion of construction onsite.	Post-construction after approval of project arboriculturist
Tree planting	Planting with a mix of native and ornamental species.	Post-construction

2 Introduction

2.1 Context

2.1.1 The purpose of this survey was to provide an assessment of trees which may be impacted by development proposals at the site. A tree survey schedule, compliant with the guiding principles of BS 5837:2012, is contained within this report.

2.1.2 Results and recommendations contained within this report have been prepared by an experienced arboriculturist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

2.2 Purpose of the report

2.2.1 This AIA will evaluate the direct and indirect effects of the proposed development on the site's trees. It will consider the requirement for tree removal to facilitate the design and any potentially damaging activities to retained trees (British Standards Institution, 2012).

2.2.2 An AIA will typically address some, or all, of the following:

- The tree survey (including survey schedule and maps)
- Trees selected for retention
- Trees to be removed
- Facilitation pruning requirements
- Evaluation of the impact of proposed tree losses
- Mitigation measures to implement the design
- Tree protection plan

2.3 The site

2.3.1 The red line boundary is approximately 5.53 hectares in extent and comprises an area of agricultural land spread across two fields, with a managed hedgerow running along the central margin. Arboricultural features at the site are predominantly located along the boundaries of

the fields, in the form of native hedgerows, dense groups and scattered trees. The boundary trees and groups offer varying landscape value as screening features against adjacent roads and residential gardens. Two mature common oak (T8 and T9) are located along the central field margin, providing significant arboricultural and landscape value to the site. The wider surrounds of the site are predominantly agricultural to the north and east, with residential development associated with Hinckley to the south and west. The site is located approximately 1.5 miles north-east of Hinckley town centre. The site is the subject of an outline planning application for 103 dwellings with all matters reserved apart from the access from Ashby Road. The illustrative layout plan can be found in Appendix 4.

3 Methodology

3.1 Tree survey parameters

3.1.1 The tree survey was undertaken in accordance with the guiding principles of British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations.'

3.1.2 Individual trees, groups of trees, woodlands and hedgerows are surveyed. A group of trees constitutes a cohesive arboricultural feature, either aerodynamically, visually or culturally. Where groups or woodlands are surveyed, individual trees may still be assessed if they vary significantly in their attributes.

3.1.3 Information recorded in the survey includes:

- **Species** – listed by common name. In the case of groups, all woody species present will be recorded.
- **Tree Height** – estimated in metres. In the case of groups, the average group height is recorded.
- **Crown Height** – height to the lowest branch is estimated in metres for each cardinal direction. In the case of groups, the minimum crown height is recorded.
- **Stem Diameters** – diameters of single-stemmed trees on level ground are measured at 1.5 metres above ground to the nearest 10 millimetres. Other commonly encountered trees (i.e. multi-stemmed or those on sloping ground) are measured in accordance with Figure C.1, BS 5837:2012.
- **Crown Spread** – recorded in metres along each of the cardinal points. In the case of groups, the maximum peripheral spread is recorded.
- **Life Stage** – recorded as young, semi-mature, mature, veteran, ancient or dead and defined in Table 2.

Table 2: Definitions of tree life-stages, as recorded in the survey schedule

Tree life-stage	Definition
Young	A tree within its first third of life expectancy. Established, but with significant growth remaining to reach ultimate size.
Semi-mature	A tree within its second third of life expectancy. Reaching its ultimate potential height, with slowing growth rate but will still increase in stem diameter and crown spread.
Mature	A tree within its final third of life expectancy. Limited potential for any significant further increase in size, even when healthy. Reasonable remaining life expectancy.
Veteran	A tree with features of biological, cultural or aesthetic value that are characteristic of individuals surviving beyond the typical age range for the species concerned.
Ancient	A tree that has passed beyond maturity and is very old in comparison to other trees of the same species.
Dead	The tree is dead; age up till death is of no significance.

- **General Observations** – including physiological condition (good, fair, poor, decline, dead) and any preliminary management recommendations. In the case of groups, the category awarded is that typical of the group.

- **Life Expectancy** – estimated remaining contribution in years (<10, 10+, 20+, 40+).

3.1.4 Trees will then be categorised as per the criteria shown in Table 3, to ascertain the quality and value of the existing tree stock.

3.2 Root Protection Areas (RPAs)

3.2.1 The **Root Protection Areas** are calculated and recorded in the survey schedule. RPAs are expressed in both linear and square metres. The RPA comprises the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability. The RPA is where the protection of the roots and soil structure is treated as a priority; it is at this distance/around this area that the tree protective fencing should be erected around any trees to be retained.

3.2.2 The default position is that structures are located outside the RPAs of trees to be retained. However, development within RPAs might be proposed when technical solutions allow the tree to remain viable. Such specialist guidance is therefore provided herein, where necessary.

3.3 General information and tree survey limitations

3.3.1 Tree surveys will be plotted directly onto a topographical survey whenever possible. If a topographical survey has not been undertaken, a digital OS map of the site will be used.

3.3.2 Surveyed trees are plotted using a Trimble TDC600 handheld device, partnered with a Geode GPS receiver (GNS2 Multi-GNSS 1Hz Receiver). Normal error of up to 0.5m can be experienced using this device, however care is taken to use the most accurate reading possible.

3.3.3 Where offsite trees have the potential to be impacted by the development proposals, they will be included within the tree survey; all measurements for offsite trees will be estimated from the site. Whenever tree measurements are estimated, this is represented with a # in the survey schedule. Note, detailed visual inspections may not be possible for offsite trees, as potential features/defects may not be visible from the site.

3.4 Report lifespan

3.4.1 We expect the results and recommendations of this report to be accurate for 2 years; however, tree condition may change following extreme weather events, damage or other unforeseen circumstances.

Table 3: Cascade chart for tree quality assessment (BS 5837:2012)

Category and definition	Criteria (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	– Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). – Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. – Trees infected with pathogens of significance to the health and/or safety for the trees nearby, or very low-quality trees suppressing adjacent trees of better quality. – *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.*		
Trees to be considered for retention	**1 Mainly arboricultural values**	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including	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	Trees with material conservation or other cultural value

Category and definition	Criteria (including sub-categories where appropriate)		
	unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	situated so as to make little visual contribution to the wider locality	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

4 Arboricultural Impact Assessment

4.1 Presence of Tree Preservation Orders (TPOs) or Conservation Areas

4.1.1 Use of Hinckley and Bosworth Council's online mapping software confirmed the site was not located in a Conservation Area, nor were there any Tree Preservation Orders relevant to the site. This information is correct as of the 22nd April 2025.

4.2 Potential for tree damage during development

4.2.1 Many development activities have the potential to damage trees, either directly or indirectly. Direct damage could include root severance, accidental damage to the crown or impact damage, whilst indirect damage predominantly involves soil compaction and the subsequent root loss.

4.2.2 Severing just one of a tree's major roots during careless excavation for construction can cause the loss of up to 20 per cent of the root system; this undermines the tree's ability to absorb water and leaves it unstable in high winds. In general, 80-90% of all tree roots are found in the top 600mm of soil, and almost 99% of the tree's total root length occurs within the topmost 1m of soil, with some variations depending on soil porosity. The potential nuisance that fine root systems create for the development of specific sites must be weighed against the importance that they play in soil stabilisation on sloping ground (acting in a similar way to geotextile matting).

4.2.3 The early provision of physical protection against damage and technical solutions are essential, to ensure the site's retained trees remain healthy and viable.

4.3 Potential incompatibilities between the layout and trees proposed for retention

Construction Exclusion Zones (CEZs)

4.3.1 Eleven Construction Exclusion Zones (CEZs) are to be established prior to the commencement of any works onsite. The positions of the CEZs are shown on the draft tree protection plan, however, the CEZs are subject to change upon receipt of the finalised layout. A minimum clearance of 1.5m will likely be required between CEZs and areas of new hard surfacing, and 2.5m between CEZs and proposed plots. Additional tree, hedgerow and group removal may be required, beyond that shown on the draft tree protection plan.

- Note, the CEZ protecting G8, G9, H7 and T18 will run parallel to the boundary hedgerow, providing sufficient working space for the adjacent road and parking construction. Insufficient space is available to protect the entire extent of G9, however, the tall growth of G9 (predominantly poplar) is expected to provide a suitable crown clearance (existing clearance of approximately 4-5m) from development activity, and the rooting area has been historically ploughed as part of the field use.

4.3.2 CEZs are always to be afforded protection and will be protected by fencing. No equipment or machinery will be stored within CEZs, nor will vehicles or personnel enter these areas. Ground levels will not be changed within CEZs and existing vegetation will be left undisturbed. Regular checks of the tree protection fencing should be carried out by a suitably qualified arboricultural consultant. The indicative locations of the CEZs can be seen on the draft tree protection plan in Appendix 2; the precise fencing location may require minor adjustment onsite due to local site conditions, but is not expected to differ from that shown on the tree protection plan. In some instances, tree removal or facilitative pruning works will be required for fencing installation; tree protection fencing will be installed immediately after these tree works are completed.

Permanent ground protection

4.3.3 The current illustrative layout shows a new hard surfacing drive slightly encroaching within the RPA of T8 (covering less than 2% of the RPA). This level of overlap is considered suitable without the requirement for permanent ground protection. T16 also exhibits overlap of approximately 7% with the adjacent development parcel, however, the specification of this area of development is currently unknown due to the illustrative nature of the layout.

Temporary ground protection

4.3.4 Temporary ground protection is not required in this instance as there is no requirement for significant access into the RPAs of retained trees for works, however, this is subject to change based upon receipt of finalised proposals. If proposals change and there is a requirement to work within the RPA of retained trees, suitable temporary ground protection should be installed to protect the soil structure surrounding the tree. The RPA will be left undisturbed and covered by a semi-permeable geotextile membrane, which will be finished with a compression-resistant layer, e.g., 100mm depth of woodchip topped with scaffold boards.

Specialist foundations

4.3.5 Due to the outline nature of the development plans, the exact positioning of the dwellings is currently unknown; as such, the impacts of future dwellings on the retained trees cannot be fully assessed. The finalised development plans should avoid intrusion of proposed dwellings into the notional RPAs of the retained trees throughout the site. If intrusion does occur, there may be a requirement to incorporate alternative, specialist foundations to prevent detrimental impacts to the health of the trees. As per BS 5837:2012, the use of traditional strip foundations can result in extensive root loss and adversely impact the tree. Root damage can be minimised by using piled foundations (e.g. micro pile). Specifications of the specialist foundations will be provided by a structural engineer, if required.

4.4 The working and access space needed for construction

4.4.1 Construction access will be provided using the proposed access from Ashby Road, on the western boundary. A section of H1, approximately 12.5m in length, is required for removal to facilitate the establishment of the access.

4.4.2 Access into exclusion zones is strictly prohibited without prior amendments to the mitigation proposed. Similarly, building materials must also be stored outside of the CEZs to avoid soil compaction or physical damage.

4.5 Trees proposed for removal

4.5.1 Tree, group and hedgerow removal required to facilitate the development are summarised in Table 4, below. Ownership of T2 and T4 within the boundary hedgerow, H1, must be confirmed prior to removal.

Table 4: Tree removal required to facilitate development.

Category A Trees	Category B Trees	Category C Trees	Category U Trees
N/A	N/A	T2, T4, T10	N/A
Category A Groups/Hedgerows	**Category B Groups/Hedgerows**	**Category C Groups/Hedgerows**	**Category U Groups/Hedgerows**
N/A	N/A	G1 (partial), H1 (12.5m), H2 (17m)	G2 (partial)

4.5.2 Tree and group removal predominantly impacts Category C, low-quality trees recommended for removal to facilitate construction of two new access points. Individual details on trees proposed for removal can be found in the survey schedule in Appendix 1.

4.5.3 G2 and G4, two Category U groups of dead and declining elm and ash, are recommended for removal irrespective of development due to their poor condition. G2 and G4 exhibit advanced symptoms of Dutch elm disease and ash dieback, resulting in the death and/or significant decline of the trees in each group.

4.5.4 T1 and T20, two standing dead trees within H1 and G10, respectively, are suitable for removal at the client's discretion. Both dead trees may be retained as ecological features, within the boundary hedgerow/group.

4.6 New planting

4.6.1 The current illustrative layout (drawing reference: n2452_005 Rev I) details new planting throughout the site, providing amenity and arboricultural value via new hedgerows and trees. The new planting will predominantly be located along the proposed access roads and drives, providing landscape value as roadside features, as well as in green space and POS in the northern extent of the site.

4.6.2 To increase the amenity and arboricultural value of the site, the development should incorporate new planting within the scheme to offset proposed removals. Replanting should use high quality stock of mix of native and ornamental species to provide ecological, landscape and aesthetic value to the scheme. Stock selection should be discussed with a qualified arboricultural consultant to ensure appropriate trees are selected for the space available; careful consideration must be given to the ultimate height and crown spread, form, fruiting habit and maintenance implications of the chosen species. To ensure the site is replanted appropriately a robust landscape strategy will be developed.

4.7 Proximity of trees to structures – shading, seasonal nuisance and future pressures

4.7.1 Due to the illustrative nature of the layout, potential shading impacts on future dwellings have not been determined. Finalised development plans should ensure that proposed residential dwellings and gardens are not heavily shaded by retained boundary features. Where required, architectural solutions which maximise the amount of natural light available, such as light

tunnels, should be considered for incorporation into the design of the dwellings. A shading plan for all trees surveyed can be seen in Appendix 2.

4.8 Installation of services

4.8.1 Information regarding proposed services are not yet available. Any underground services already existing on site should be utilised where possible to avoid further disturbance of RPAs. If underground services are to be installed during the establishment of the main access, they are to follow the access into the site (following the roads). If underground services are to be installed this way, then the likelihood of negatively impacting trees is kept to a minimum. Service trenches should be laid at the greatest distance from the trees as possible. Section 7.7 of BS 5837:2012's guidance on services suggests re-routing into an RPA should be avoided when at all possible. If plans were to change and services were to infringe on Root Protection Areas, effort should be taken to lay them using trenchless 'no dig' methods in order to avoid cutting major roots. Modifications to the alignment should also be made to avoid adverse effects on tree growth and soil stability. Services near existing trees and potential new planting should be ducted when possible, for future maintenance. Grouping services will also minimise future disturbance where applicable.

4.9 Facilitative pruning works and further management recommendations

4.9.1 Multiple signs of ash dieback were identified in the Category U group G2, which is recommended for removal, including necrotic foliage, branch dieback/decline, and advanced crown decline. Annual monitoring of the site's retained ash trees should be carried out by the landowner to monitor condition and inform future management works.

4.9.2 Reduction works will likely be required to the western side of H9 to facilitate the proposed footpath works along Ashby Road.

4.9.3 Any appointed contractor must carry out tree works according to BS 3998:2010 'Recommendations for Tree Work'.

5 Conclusion

5.1.1 T2, T4, T10, a section of G1 and G2, and sections of both H1 and H2, are recommended for removal to facilitate the development. G2 and G4, are recommended for removal irrespective of development. T1 and T20, two standing dead young trees, are suitable for removal at the client's discretion. **All other trees identified within this report should be retained and protected as outlined via CEZs.**

5.1.2 Tree removal will take place outside of the breeding bird season (March-September) to prevent disturbance. Alternatively, this may be completed under ecological supervision/ reasonable avoidance measures.

5.1.3 Due to the nature of the development, it is unlikely there will be any major impacts on retained trees if CEZs, and recommendations for the finalised development plans, are implemented. Fencing should be placed prior to any construction works and can be removed after the works are completed. Appendix 3 provides details of the fencing requirements for Construction Exclusion Zones.

Appendix 1 – Tree Survey Schedule

Tree ID	Common Name	Maturity	Height and direction of first significant branch (m)	Height (m)	No. of Stems	Calculated Stem Diameter (mm)	Radius of Nominal Circle (m)	RPA[m2]	Crown Spread (m)				Crown Height (m)				Crown	Stem	Basal Area	BS 5837 Category	Life Expectancy	Phys Condition	Comment
									N	E	S	W	N	E	S	W							
T1	*Ulmus* sp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	U	N/A	Dead	Inaccessible, standing dead elm. Dutch elm disease.
T2#	*Prunus* sp.	Semi-mature	N/A	5.5	2	212.1	2.5	20.4	2	1.5	2	1.5	1.5	2	2	2.5	Fair	Fair	N/A	C2	10 to 20 yrs	Fair	Heavy ivy to one stem. Considerable deadwood southern crown. Estimated from site.
T3#	Field Maple	Young	N/A	6	1	200.0	2.4	18.1	2.5	2.5	2.5	2.5	2.5	3	2	2	Fair	Fair	N/A	C2	10 to 20 yrs	Fair	Located in H1. Below overhead services. Pruning east for hedge maintenance.
T4#	Sycamore	Young	N/A	6.5	3	173.2	2.1	13.6	2.5	2	2.5	2.5	2.5	4	2.5	2	Fair	Fair	N/A	C2	10 to 20 yrs	Fair	In hedgerow. Immediately adjacent to lamppost. Base obscured.
T5#	Crack Willow	Semi-mature	N/A	5	1	290.0	3.5	38.0	4	0	0	3	3	0	0	3	Poor	Fair	N/A	C1	10 to 20 yrs	Poor	Heavy stem lean north east, stem at significant angle. Base obscured by heavy ivy and surrounding vegetation. Very overgrown area. Poor quality. Failed moderate limb east 2m.
T6#	Crack Willow	Young	N/A	5	1	200.0	2.4	18.1	6.5	2	0	2	1	2	0	3	Fair	Ivy	N/A	C1	10 to 20 yrs	Poor	Overgrown area. Heavy ivy. Heavy lean north, stem at significant angle. Crown skew.
T7#	Crack Willow	Semi-mature	N/A	6	1	250.0	3.0	28.3	3	2.5	2.5	4	3	3	4	4	Fair	Fair	N/A	C1	10 to 20 yrs	Fair	Largely inaccessible. Limb failed SE at 2m, at stem attachment. Ivy to limbs. Visually obscured.
T8	Common Oak	Mature	E 2	16	1	1255.0	15.1	707.0	5	7	7	9	0.5	0.5	0.5	0.5	Good	Fair	Fair	A1,2	>40 yrs	Good	Considerable epicormic to the lower stem. Major central deadwood limb at 7m. Significant flailing of lower limbs. Ploughing in RPA. Stem lean south west. Minor to moderate deadwood stubs to stem from pruning. Major limb pruned west at 2m, approx 300-350mm diameter. Major deadwood limb east at 5m.
T9	Common Oak	Mature	SW 2.5	15	1	1030.0	12.4	479.9	6	6	6.5	6	4	2.5	4	3	Fair	Fair	Fair	B1,2	20 to 40 yrs	Fair	Sealed vertical wound to stem, west, from 1-2m approx. Considerable pruning of minor limbs in the lower crown to facilitate field use. Considerable minor to moderate deadwood throughout crown. Moderate past pruning to stem, some fully occluded and others deadwood stubs.
T10#	Common Ash	Mature	N/A	10	1	450.0	5.4	91.6	4.5	2	5.5	4	4	4	4.5	3	Fair	Ivy	N/A	C2	10 to 20 yrs	Fair	Inaccessible ash. Base not visible, heavy ivy to stem. Pruning west to avoid conflict with overhead cable.
T11#	Common Ash	Semi-mature	N/A	8	1	250.0	3.0	28.3	3	3	3	3	3	4	3	4	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	Located in hedge. Flailing north for hedge management. Stem forks at 2m. Moderate ivy.
T12#	Cabbage Palm	Young	N/A	3	1	130.0	1.6	7.6	1	1	1	1	2	2	2	2	Good	Fair	Fair	C2	10 to 20 yrs	Good	Garden planting at fence line. Minor overhang.
T13#	Cabbage Palm	Young	N/A	4	1	140.0	1.7	8.9	0.5	1	1	1	3	2.5	2	2	Good	Good	Fair	C2	10 to 20 yrs	Good	Garden planting at fence line. Minor overhang.
T14#	Norway Maple	Young	N/A	6.5	1	125.0	1.5	7.1	2	2	2	2	1.5	1.5	2.5	2	Good	Fair	Fair	C2	10 to 20 yrs	Good	Crown skew for fencing. Variegated. Garden planting.
T15	Wild Cherry	Semi-mature	N 1.5	6.5	2	215.7	2.6	21.0	3.5	2.5	2	2.5	1.5	1	0.5	2	Fair	Fair	Poor	C2	10 to 20 yrs	Fair	Two stemmed at base. Limited future potential. Minor pruning throughout the crown. Major limb pruned south at 1.5m. Low quality.
T16#	Common Beech	Mature	N/A	13	1	600.0	7.2	162.9	6	4.5	5	6	2	0.5	0.5	2	Good	Good	Good	B1,2	20 to 40 yrs	Good	Pruning along field boundary resulting in flat lower crown, forming a boundary hedge like form. Off site in adjacent garden. Minor pruning over field.
T17#	Weeping Willow	Mature	N/A	11.5	1	500.0	6.0	113.1	3.5	4	4.5	4.5	2.5	0.5	0.5	0.5	Fair	Fair	Fair	C1,2	10 to 20 yrs	Fair	Previously topped resulting in dense epicormic crown. Deadwood stub at point of pruning, north at approx 5m. Minor pruning over field. Ploughing in RPA.
T18#	Silver Birch	Semi-mature	N/A	13	1	240.0	2.9	26.1	2.5	2.5	2.5	2.5	2	1.5	1.5	3	Good	Good	N/A	C1,2	10 to 20 yrs	Good	Off site, at edge of group. Inaccessible. Base obscured. Slight lean east.
T19#	Common Ash	Semi-mature	N/A	10	1	250.0	3.0	28.3	2.5	2.5	2	2	3.5	3.5	3	4	Fair	Fair	N/A	C2	10 to 20 yrs	Fair	Largely obscured behind hawthorn. Base not visible. Inaccessible. Stem estimated.
T20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	U	N/A	Dead	Standing dead tree within boundary group.
T21#	Field Maple	Mature	N/A	10	3	472.5	5.7	101.0	3.5	4	3.5	3	6	5	7	0.5	Good	Fair	Fair	C1,2	10 to 20 yrs	Fair	Growing at edge of dry ditch. Three stemmed at base, fusing between stems and a natural brace. Heavy flailing west for boundary management. Failed limb at base NW with regrowth and exposed dysfunctional wood. Heavy ivy to upper stems.
T22	Common Oak	Young	N 1.5	7	1	395.0	4.7	70.6	4	3.5	4	3.5	2.5	1	0.5	1.5	Fair	Fair	Fair	C1,2	10 to 20 yrs	Fair	Heavy flailing of lower western limbs over field. Minor deadwood. Epicormic.
T23	Common Ash	Young	N/A	10	2	544.9	6.5	134.3	5	5	5.5	5	3	3.5	1.5	3	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	Adjacent to footpath. Considerable minor pruning throughout lower crown for footpath and road use. ADB 1. Stem forks at approx 1.2m.
T24	Common Ash	Young	N/A	10	3	498.6	6.0	112.5	5.5	5	5	5.5	1.5	3	1.5	1	Fair	Fair	Fair	C2	10 to 20 yrs	Good	ADB 1. Adjacent to footpath. Stem forks at approx 1.3m. Considerable minor pruning to stem and lower crown for road and footpath use.

Group ID	Species	BS 5837 Category	Description
G1	Crack Willow, *Ulmus* sp., Common Ash, Common Hawthorn, Wild Cherry	C1,2	Dense group overgrown with heavy ivy. Generally fair condition with scattered trees in poor condition. Landscape value by roadside. Young to SM. Average stem diameter approximately 150-180mm. Average height 6-7m.
G2	*Ulmus* sp., Common Ash	U	Cluster of declining elm and ash amongst G1, alongside dead elm. Dutch elm disease, ash dieback. Average height 6-7m. Average stem diameter 100mm.
G3	Wild Cherry	C2	Inaccessible group of young wild cherry. Visually obscured by prolific ivy and surrounding vegetation. Unable to determine average stem diameter but likely below 200mm. Fair condition. Below overhead cables. Height 5-6m.
G4	*Ulmus* sp.	U	Cluster of standing dead elm adjacent to cherry group. Heavy ivy. Below overhead cables. Inaccessible. Dutch elm disease.
G5	*Malus* sp.	C2	Off site group of apple in adjacent garden. Visually obscured, appears to be 3 individuals. Semi-mature. Average stem diameter approx 200mm. Average height 6m. Pruning and resultant deadwood over field.
G6	*Prunus* sp.	C2	Boundary group, appears to be both on and off site. Height 5-6m. Average stem diameter 100mm. Prolific ivy limits visual assessment. Low quality.
G7	Common Hawthorn, Common Holly	C2	Semi-mature hawthorn and holly along garden boundary. Minor overhang. Height 8m. Stem diameter average 150-180mm.
G8	Common Ash, Silver Birch, Lombardy Poplar	C1,2	Off site trees behind laurel hedge. Average height 10m. Limited visual assessment due to dense hedge. Average stem approx 200-250mm. Young to early semi-mature.
G9	Silver Birch, Common Ash, Lombardy Poplar	B2	Off site poplars behind laurel hedge. Overhang into site. Average stem diameter 250-300mm. Semi-mature. Good to fair condition. Stems and base heavily obscured. Low number of birch and ash. Heavy ivy throughout. Along boundary. Limited deadwood. Average height 16m.
G10	Common Hawthorn, Common Ash, Blackthorn, *Ulmus* sp., Field Maple	C2	Field boundary group. Managed to form hedge along group edge. Ploughing in RPA. Average stem diameter approx 100mm. Average height 5m. Appear to be predominantly on site along shallow margin ditch, group does extend on to far side of ditch.
H1	Common Elder, Blackthorn, Field Elm, Common Hawthorn, Field Maple	C2	Managed elder, blackthorn hedgerow. Boundary metal fence line. Height 2m. Width 1.5-2m.
H2	Blackthorn, Field Elm, Common Hawthorn	C2	Field margin hedge, boundary ditch. Managed. Height 2.5m. Width 2-3m.
H3	Common Hawthorn, Privet	C2	Residential boundary hedge. Height 2.5m. Width 1.5-2m.
H4	Holm Oak, *Buddleia* sp., Privet, Common Hawthorn, Common Holly	C2	Height 3m. Width approx 2.5m. Managed. Garden planting behind hedge, pose no constraints. Residential boundary.
H5	Leyland Cypress	C2	Cypress hedge. Height 1.5m. Cluster of holly and privet at the northern extent.
H6	Privet	C2	Privet hedge. Height 2.5-3m.
H7	Cherry Laurel	C2	Laurel hedge along field boundary. Height 4m. Managed.
H8	Blackthorn, Common Hawthorn, Common Elder, Field Elm, Field Maple	C2	Blackthorn hedge. Height 2m. Managed. Disjunct patches.
H9	Blackthorn, Common Ash, Sycamore, Field Elm	C2	Off site hedgerow. Along footpath and roadside. Height 1.5m. Width approx 1.5-2m. Gap between H9 and H1. Ivy. Heavily managed and disjunct near bus stop. Shrub filled near bus stop. Footpath ends and hedge continues along edge of road.

Appendix 2 – Tree Maps & Tree Protection Plan

Brindle &Green

Legend

- Site boundary
- Category A Tree
- Category B Tree
- Category C Tree
- Category U Tree
- Root Protection Area
- Shading Arc
- Category A Woodland, Group or Hedge
- Category B Woodland, Group or Hedge
- Category C Woodland, Group or Hedge
- Category U Woodland, Group or Hedge

Revision	By	Date	Details

Project Reference / Name:

BG24.214 Ashby Road, Hinckley

Client:

Davidsons Developments Ltd

Drawing title:

TREE CONSTRAINTS PLAN
Sheet 1 of 2

Purpose of Issue		Date of Issue	
INITIAL ISSUE		04.06.2025	
Scale @ A1	1:500	Suitability	S0
Drawn	HR	Checked and approved	LE
Issue	INITIAL	Revision	P01

Drawing reference:

BG24.214-BRGR-ZZ-ZZ-DR-A-00001

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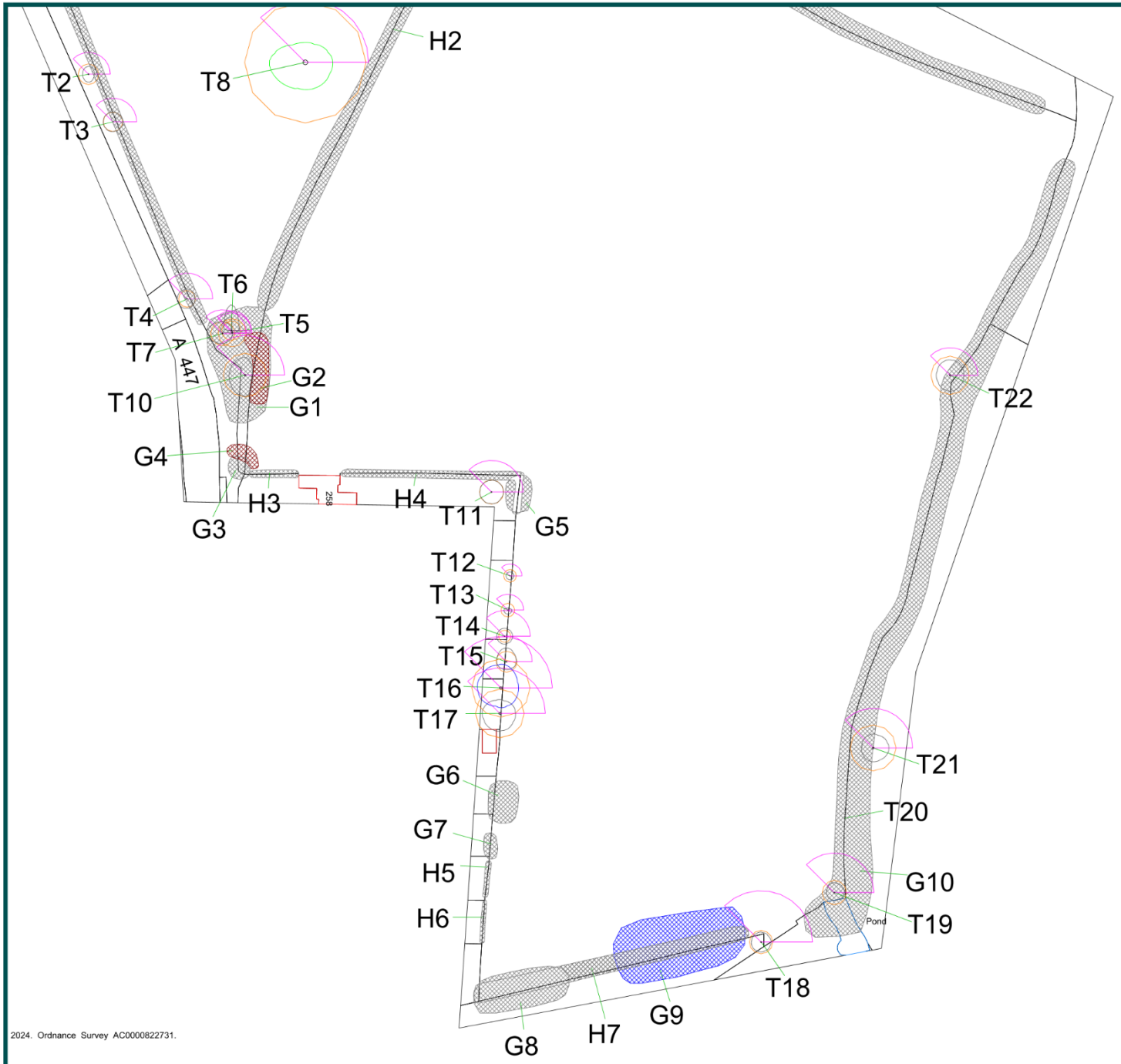

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Legend

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Revision	By	Date	Details

Project Reference / Name:
BG24.214 Ashby Road, Hinckley

Client:
Davidsons Developments Ltd

Drawing title:
TREE CONSTRAINTS PLAN
Sheet 2 of 2

Purpose of issue		Date of issue	
INITIAL ISSUE		04.06.2025	
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Drawn	HR	Checked and approved	LE
Issue	INITIAL	Revision	P01

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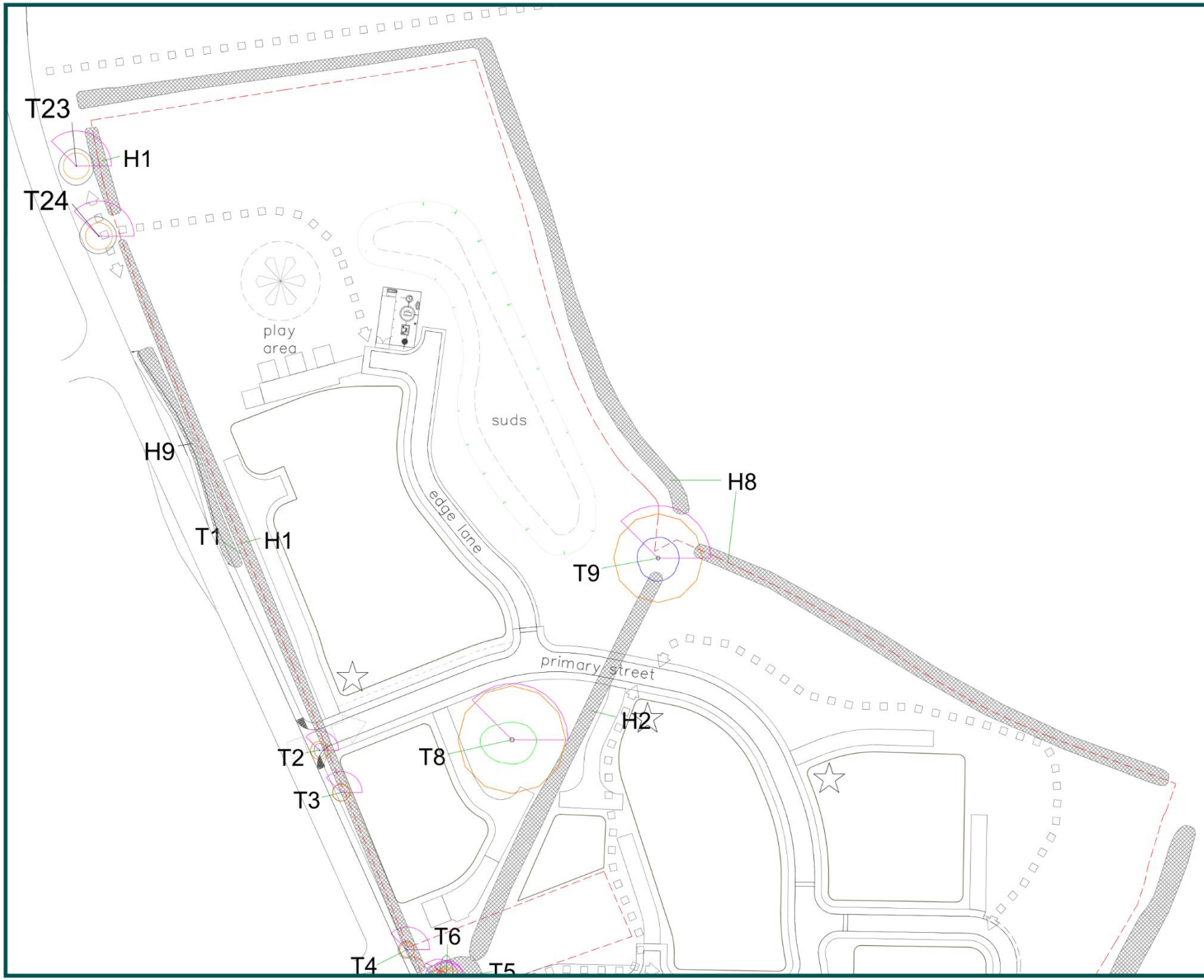

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Revision	By	Date	Details
P02	HR	18.08.2025	Updated layout proposals

Project Reference / Name: BG24.214 Ashby Road, Hinckley

Client: Davidsons Developments Ltd

Drawing title: ARBORICULTURAL IMPACTS PLAN
Sheet 1 of 2

Purpose of Issue	Date of Issue	
INITIAL ISSUE	04.06.2025	
Scale @ A1: 1:500	Suitability: S0	
Drawn: HR	Checked and approved: LE	Status: INITIAL	Revision: P01

Drawing reference: BG24.214-BRGR-ZZ-ZZ-DR-A-00003

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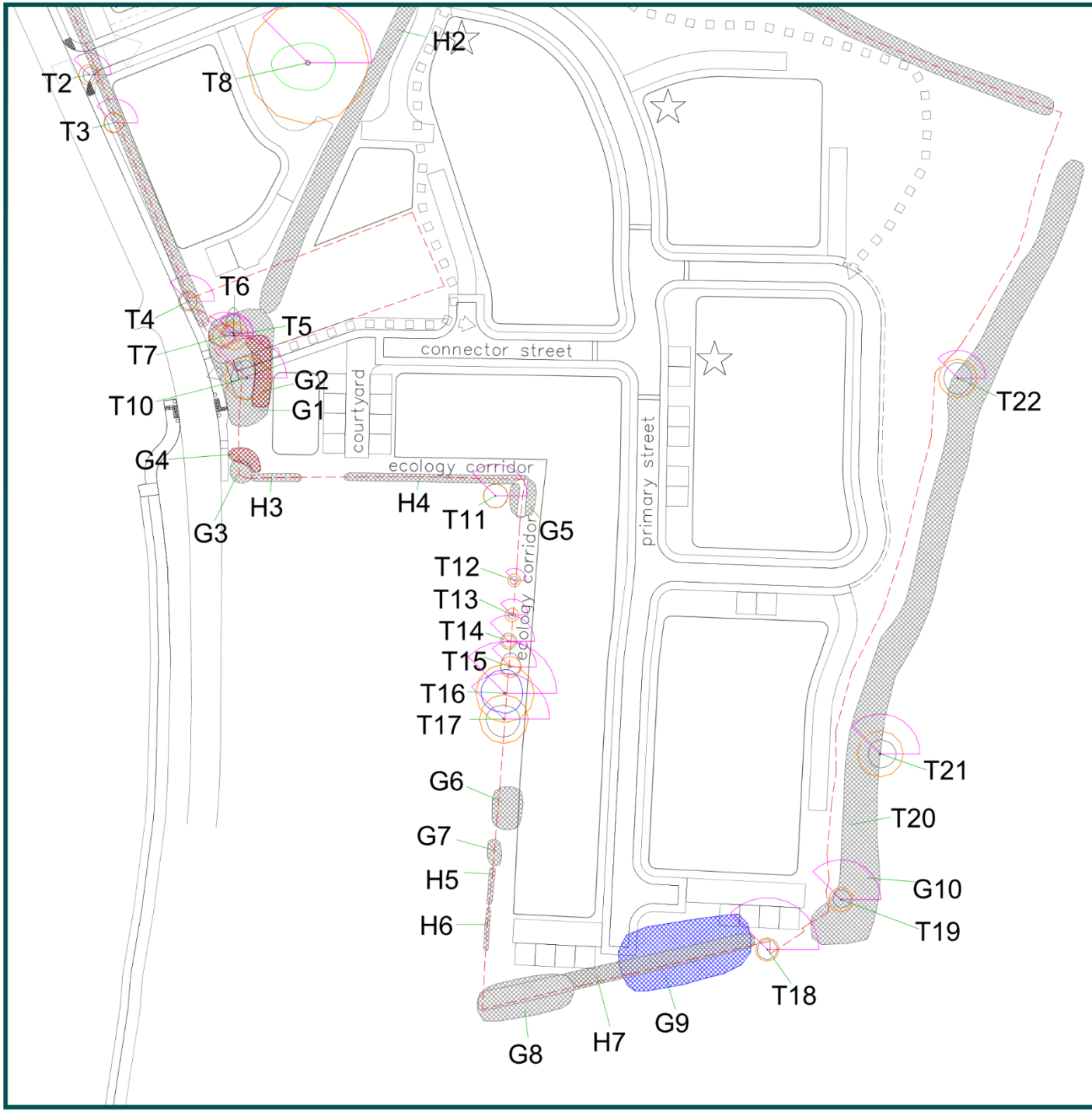

Brindle &Green

Legend

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Revision	By	Date	Details
P02	HR	18.08.2025	Updated layout proposals

Project Reference / Name:
BG24.214 Ashby Road, Hinckley

Client:
Davidsons Developments Ltd

Drawing title:
ARBORICULTURAL IMPACTS PLAN
Sheet 2 of 2

Purpose of issue	Date of issue	
INITIAL ISSUE	04.06.2025	
Scale @ A1: 1:500	Suitability: S0	
Drawn: HR	Checked and approved: LE	Issue: INITIAL	Revision: P01

Drawing reference:
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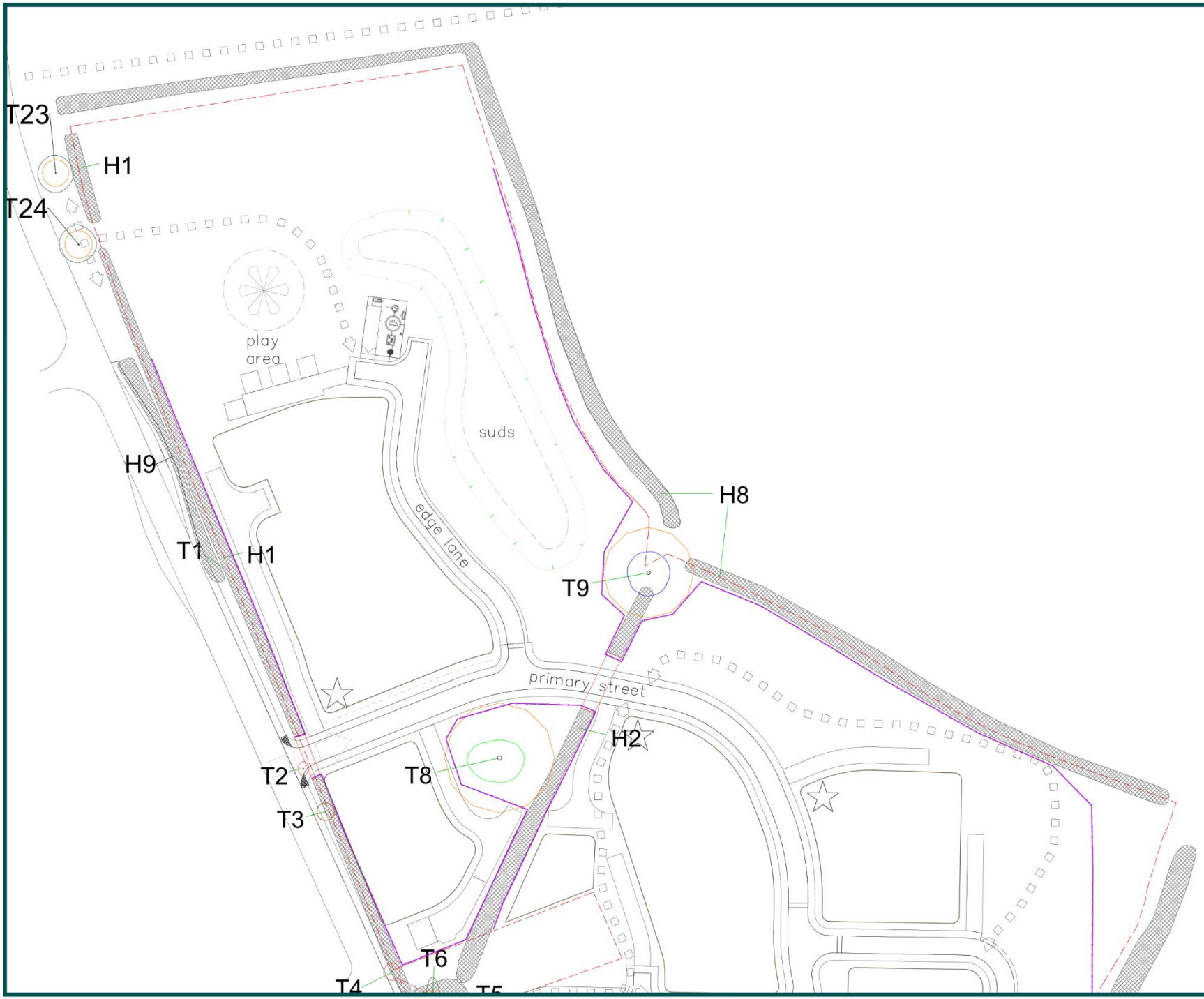

Brindle &Green

Legend

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- Category C Tree
- Category U Tree
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- Category A Woodland, Group or Hedge
- Category B Woodland, Group or Hedge
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- Category U Woodland, Group or Hedge
- Tree Protection Fencing
- Permanent Ground Protection
- Temporary Ground Protection
- Specialist Foundations
- Trees Proposed for Removal
- Recommended Extent of Pruning

Revision	By	Date	Details
P02	HR	18.08.2025	Updated layout proposals

Project Reference / Name: BG24.214 Ashby Road, Hinckley

Client: Davidsons Developments Ltd

Drawing title: DRAFT TREE PROTECTION PLAN
Sheet 1 of 2

Purpose of Issue	Date of Issue	
INITIAL ISSUE	04.06.2025	
Scale @ A1: 1:500	Suitability: S0	
Drawn: HR	Checked and approved: LE	Issue: INITIAL	Revision: P01

Drawing reference: BG24.214-BRGR-ZZ-ZZ-DR-A-00005

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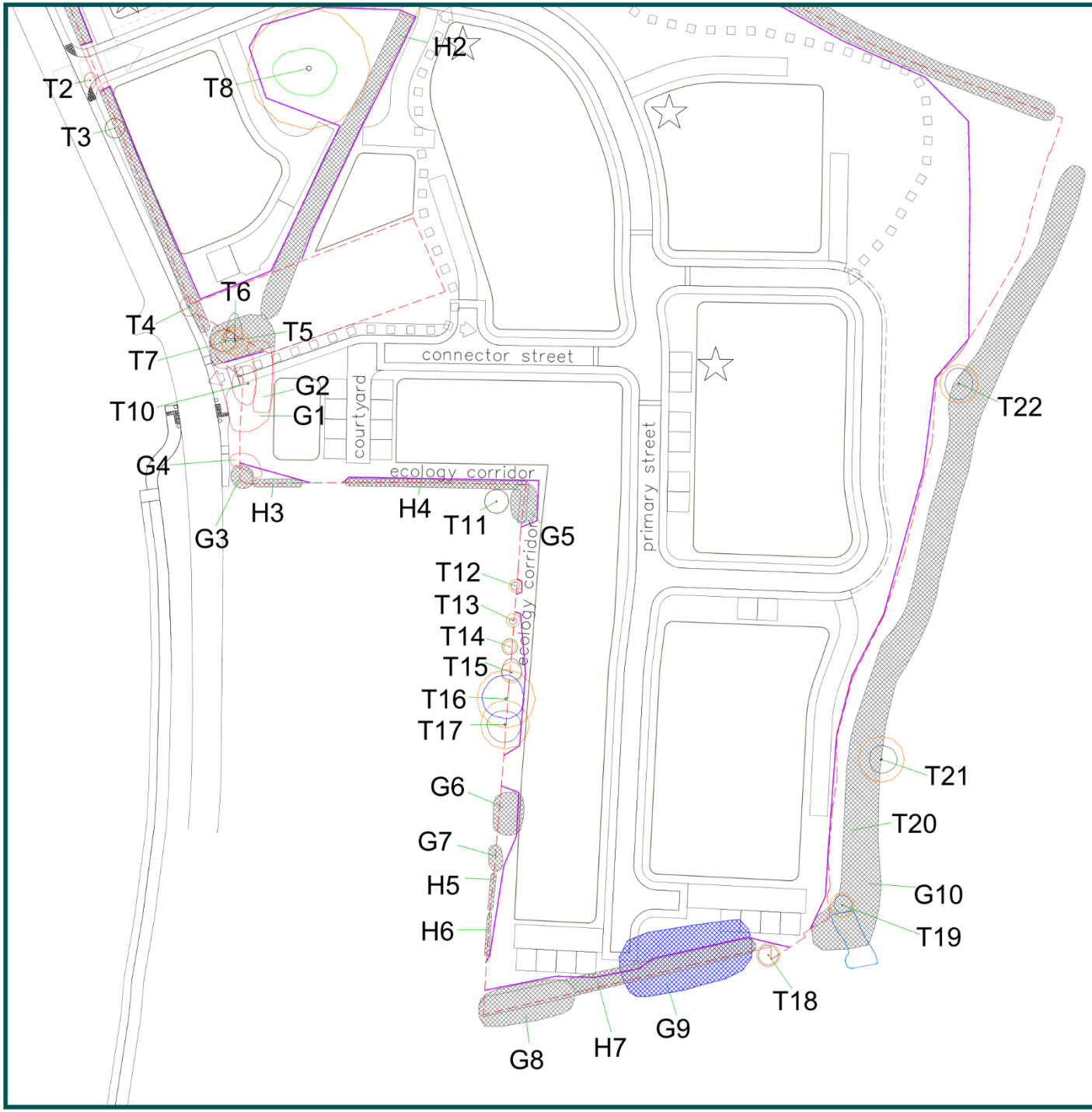

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Legend

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Revision	By	Date	Details
P02	HR	18.08.2025	Updated layout proposals

Project Reference / Name:
BG24.214 Ashby Road, Hinckley

Client:
Davidsons Developments Ltd

Drawing title:
DRAFT TREE PROTECTION PLAN
Sheet 2 of 2

Purpose of Issue	Date of Issue	
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Drawn: HR	Checked and approved: LE	Issue: INITIAL	Revision: P01

Drawing reference:
BG24.214-BRGR-ZZ-ZZ-DR-A-00006

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Appendix 3 – Tree Protection General Guidance

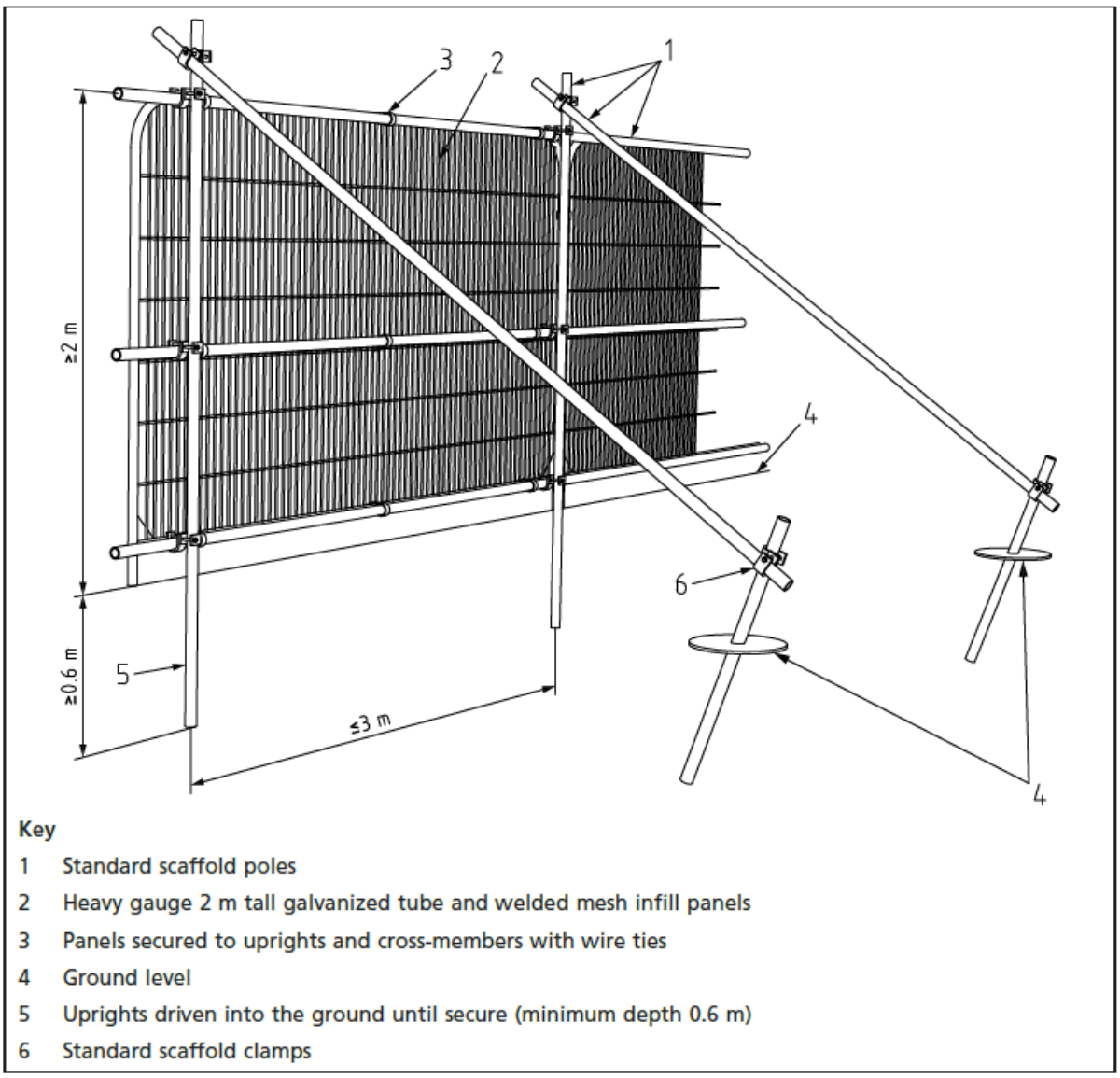
Tree protection specification – protective fencing

The protective fencing used must be fit for the purpose of excluding construction activity.

The default fencing specification should be as per Figure 1 and comprise of a vertical and horizontal scaffold framework. The fencing must be a minimum of 2m tall and well braced to resist impacts. Upright scaffold poles must be driven into the ground by a minimum of 0.6m and spaced at maximum intervals of 3m. Onto this framework, welded mesh infill panels will be secured to the uprights and cross-members with wire ties. The fence should be supported on the inner side by bracing poles. Care must be taken when locating the bracing poles to avoid contact with structural roots.

When the site circumstances prevent the use of driven poles (e.g. due to existing hard surfacing), the fencing specification should be as per Figure 2. This will consist of 2m tall welded mesh panels (e.g. Heras) on rubber or concrete feet, with the mesh panels held together with a minimum of two anti-tamper couplers. Distance between the fence couplers should be at least 1m and uniform across the fencing. Stabiliser structs on the inner side of the fence should be attached to a base plate secured with ground pins (Figure 2a) or mounted onto a block tray (Figure 2b).

Tree protective fencing must have all-weather notices attached at regular intervals, such as those in Figure 3 and Figure 4. The notices must include wording such as 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS' or 'TREE PROTECTION AREA – KEEP OUT'. The tree protective fencing must remain *in situ* and intact until completion of construction; they may be removed after agreement with the project arboriculturist and their removal discharged to the Local Planning Authority.



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 1: Default specification for tree protection fencing (Figure 2 in BS 5837:2012)

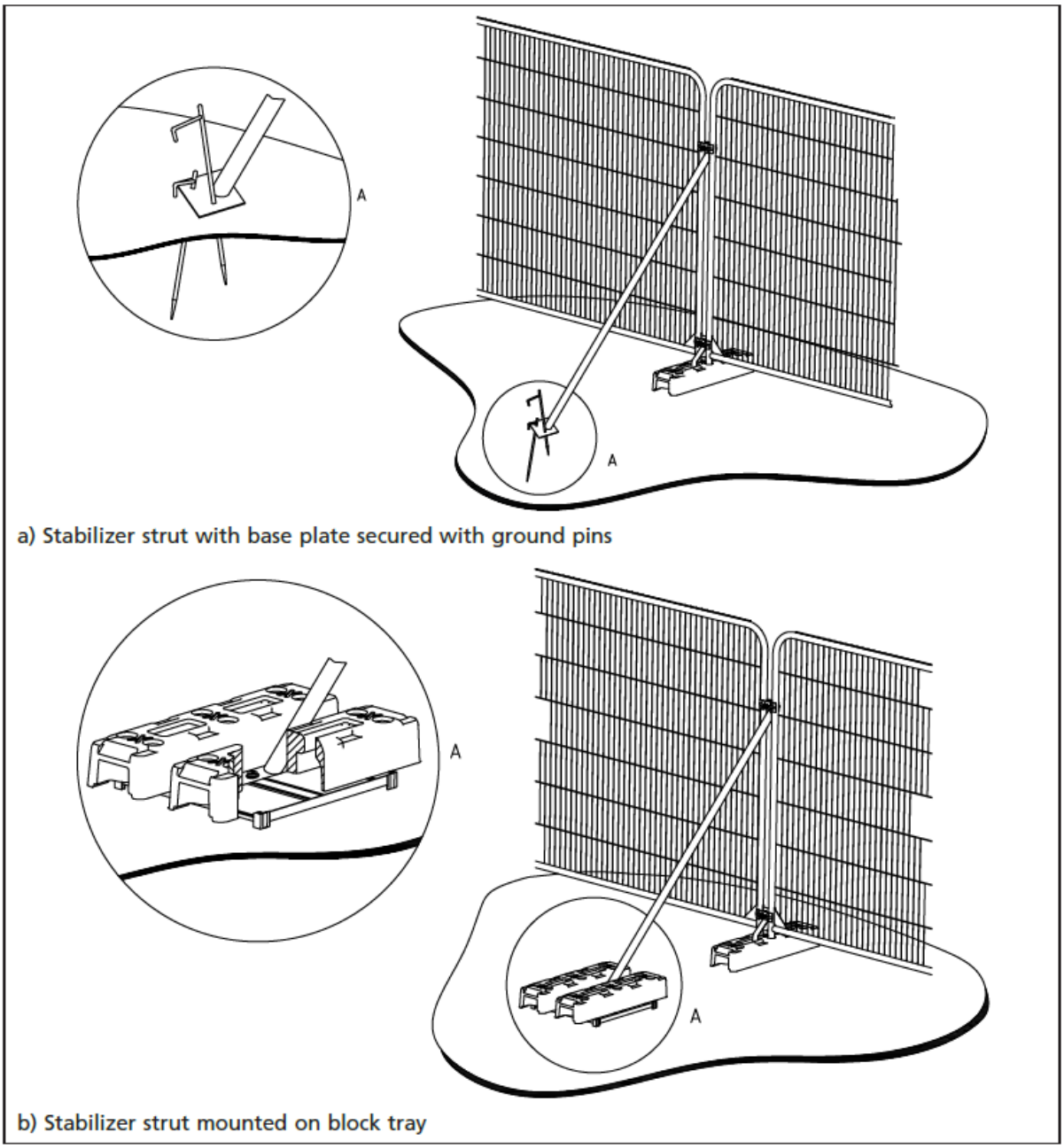


Figure 2: Alternative specification for tree protection fencing (Figure 3 in BS 5837:2012).

Figure 3: Tree protection fencing signage.

Figure 4: Tree protection fencing signage.

Other considerations – statutory controls and wildlife

Statutory controls

Trees may be statutorily protected due to their location within a Conservation Area, or by a Tree Preservation Order (TPO). Brindle & Green Ltd have undertaken TPO and Conservation Area searches to inform this report, using Local Planning Authority online mapping services or by confirming directly with the LPA. The protection status of trees may change between the issuing of reports and the commencement of works onsite; therefore, it is strongly recommended that tree protection status is checked directly with the LPA prior to the commencement of any tree work onsite. Separate works applications to protected trees are not required provided that the works are specified in this report, that this report is submitted to the LPA as part of the planning application and that planning consent is granted.

Bats

Several British bat species will roost in trees. All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly cause disturbance at, on or near an 'active' nest.

Vegetation clearance, including tree and hedgerow removal, during the period March to August can be damaging to active bird nests during the main breeding season. Vegetation clearance on site should ideally take place in the months September to February, outside of the main bird breeding season.

Any vegetation clearance proposed between the months of March and September should be subjected to a search for active birds' nests 24 hours prior to commencement of works. This should confirm whether all or some clearance is achievable. In addition to a pre-works check,

the clearance of vegetation between the months of March and September should be supervised by a suitably experienced ecologist.

Appendix 4 – Illustrative Layout Plan


ASHBY ROAD
GRANGE
ASHBY
primary street
connector street
private drive
nineteen47

Appendix 5 – Site Photographs

Image	Description
	Looking south, from the northern end of the site, with T8 and T9 visible in the central background.
	Looking east, in the southern extent of the site, with G10 visible to the right.

Image	Description
	T8, a Category A common oak.
	T9, a Category B common oak.

Appendix 6 – General References

British Standards Institution, 1989. *BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces).* BSI Standards Limited.

British Standards Institution, 2010. *BS 3998:2010 - Tree work - Recommendations.* BSI Standards Limited.

British Standards Institution, 2012. *BS 5837:2012 - Trees in relation to design, demolition and construction.* BSI Standards Limited.

Mattheck, C., Bethge, K. & Weber, K., 2015. *The Body Language of Trees (Encyclopaedia of Visual Tree Assessment).* Karlsruhe: Karlsruhe Institute of Technology - Campus North, a merger of Forschungszentrum Karlsruhe GmbH.

Roberts, J., Jackson, N. & Smith, M., 2018. *Tree Roots in the Built Environment.* 3 ed. London: The Stationery Office.

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