

ADVISORY

Welcome Break Ltd
Stretton Court, Hinckley
Arboricultural Method Statement

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Hinckley
Arboricultural Method Statement

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1. INTRODUCTION

Introduction and Background

- 1.1 This report contains an Arboricultural Method Statement (AMS) including Tree Protection Plan (TPP) to discharge condition 22 of planning ref no.: 23/01023/HYB – Hinckley & Bosworth Borough Council (HBBC) and condition 27 of planning ref no.: R23/1047 – Rugby Borough Council (RBC).
- 1.2 The permission grants authority for the construction and operation a new Motorway Services Area ('the Proposed Development') on land at Stretton Court, Hinckley ('the Site').
- 1.3 Condition 22 of the Decision Notice for application 23/01023/HYB (HBBC) states the following:

"Prior to the commencement of development within either phase (the FULL (Phase 1) development and the OUTLINE/RESERVED Matters (Phase 2) development), a Tree and Hedgerow Protection Plan and Method Statement for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved plan(s) and method statement(s). No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, and/or in line with the Landscape and Ecological Management Plan (LEMP) and/or the LEMP's future maintenance and management scheme without the prior written approval of the Local Planning Authority.

Reason: In the interest of visual amenity and to protect trees and hedgerows worthy of retention in the scheme to accord with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016)."

- 1.4 Condition 27 of the Decision Notice for application R23/1047 (RBC) states the following:

"No works, demolition or development shall take place until a final arboricultural method statement and tree protection plan for the protection of the retained trees (such method statement and plan to be in accordance with sections 5.5 & 6.1 of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) has been submitted to and approved in writing by the Local Planning Authority. This arboricultural method statement and tree protection plan must include details and positioning of tree protection fencing, any ground protection measures to create construction exclusion zones and an auditable system of monitoring. The approved arboricultural method statement and tree protection plan shall be implemented in full prior to any works, demolition or development taking place. Protective measures must remain in place until the completion of all construction works. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the LPA. Prior to any works, demolition or development taking place, a site meeting between the applicant, the Local Planning Authority arboricultural officer and

designated arboricultural consultant responsible for the site will take place to inspect tree protection measures.

REASON: To ensure all retained trees are protected from damage during the construction phase."

- 1.5 When discharging a planning condition related to trees and development, both an AMS and a TPP serve distinct but closely related purposes. These documents demonstrate how trees on or near a site will be protected before, during, and after construction, in line with relevant planning policy and British Standard BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations".

Arboricultural Method Statement (AMS) – Purpose

- 1.6 This AMS provides detailed written instructions and methodologies for how construction activities will be carried out near retained trees to avoid damage. Its key purposes include:
- Explaining how tree protection will be implemented and maintained, including timelines and responsibilities.
 - Outlining specific construction methodologies where work is within Root Protection Areas (RPAs), such as:
 - Use of no-dig construction for paths or drives.
 - Manual excavation techniques near roots.
 - Special foundation designs or ground protection.
 - Managing site logistics to avoid tree impacts (e.g. material storage, vehicle movements, site access).
 - Demonstrating compliance with planning conditions requiring tree protection measures.
 - It provides reassurance to the local planning authority (LPA) that tree protection measures are not just theoretical but are achievable and will be followed.

Tree Protection Plan (TPP) – Purpose

- 1.7 The TPP is a scaled drawing or plan that visually identifies which trees are to be retained and removed, and shows how the retained trees will be protected during development. Its key purposes include:
- Visually identifying the location of protective measures, including:
 - Protective fencing and ground protection.
 - Root Protection Areas (RPAs) of retained trees.
 - Construction exclusion zones.
 - Clarifying relationships between tree constraints and proposed works, ensuring design and logistics avoid conflicts.
 - Supporting the AMS by providing a spatial reference for the written method statements.

- It is essential for contractors and site managers to understand tree constraints and for the LPA to verify compliance visually.

1.8 Together, it is considered the AMS and TPP satisfy planning condition 15.

1.9 Both the AMS and TPP have been produced in accordance with BS5837:201.

1.10 A copy of this AMS (and appended TPP) must be made available to all contractors on-Site during the development stage to ensure all parties comply with protection measures outlined within.

1.11 This AMS has been produced specifically for this Site and therefore cannot be used for any other site.

Planning Background

1.12 A tree survey of the Site in accordance with BS5837:2012 ('*Trees in relation to design, demolition and construction – Recommendations*') was completed in May 2024. A supplementary survey, necessitated by the extension of the Site area, was completed in January 2025. The results of these surveys are set out in an 'Arboricultural Survey Report' (doc. ref. SCH-BWB-ZZ-XX-RP-LE-0001_Arboricultural Survey, dated January 2025).

1.13 The 'Arboricultural Survey Report' was produced to support the design of the Proposed Development and satisfy the requirements of the planning application.

1.14 The Arboricultural Survey Report forms the foundation upon which both the AMS and TPP are developed. It provides a detailed assessment of the existing trees on or adjacent to the Site, including their species, size, condition, life expectancy, and categorisation in accordance with BS5837:2012.

1.15 This baseline information informs decisions about which trees are suitable for retention, the extent of their Root Protection Areas (RPAs), and any arboricultural constraints that must be considered in the design and construction process. By identifying the value and vulnerability of each tree, the survey directly guides the preparation of the AMS by highlighting where special construction methods or precautions are necessary, and it shapes the TPP by defining where protective fencing and ground protection should be placed. In essence, the survey ensures that both the AMS and TPP are Site-specific, evidence-based, and aligned with good arboricultural practice.

1.16 The Arboricultural Survey Report identified 21 individual trees, 23 groups of trees¹ and two hedgerows, details of which are included in the Tree Constraints Plan (TCP) at **Appendix 1** and the tree survey schedule at **Appendix 2**.

- 9 individual trees were classified as Category A trees;
- 10 tree groups were classified as Category A trees;
- 6 individual trees were classified as Category B trees;

¹ "Trees growing together as a cohesive group, either because of shared canopy cover, ecological value, or collective significance in the landscape, rather than as individual specimens." **BS 5837:2012**

- 9 tree groups were classified as Category B trees;
- 6 individual trees were classified as Category C trees;
- 4 tree groups were classified as Category C trees;
- 1 hedgerow was classified as Category B;
- 1 hedgerow was classified as Category C; and
- There were no Category U trees.

2. ARBORICULTURAL METHOD STATEMENT

Introduction

- 2.1 This AMS has outlined the procedures and requirements needed to protect the retained trees on-Site and complete the Proposed Development without detrimental effect on retained trees.

Sequence of Events

- 2.2 For the purposes of protection for the retained trees, the enabling and construction works on-Site should be completed in line with the following sequence of events;

- Pre-Commencement Site meeting;
- Pre-Commencement tree works;
- Installation of tree protection;
- Construction phase; and
- Removal of tree protection.

Pre-Commencement Site Meeting

- 2.3 A pre-commencement Site meeting should take place prior to any works being started to finalise plans for the layout of tree protection.
- 2.4 The developers, the project arboriculturist and the Tree Officer from Hinckley and Bosworth Borough Council (HBBC) should be in attendance for the Site meeting.

Pre-Commencement Tree Works

- 2.5 Prior to any construction activities, the following proposed tree works will require completion.
- Removal of trees within G17, G18 and G19;
 - Removal of eleven trees within G16;
 - Removal of T9, T10, T11 and T12; and
 - Crown lifting of trees within G9 and G10 to attain 5.5m clearance for vehicles and machinery along proposed Site access (see **Appendix 3**).
- 2.6 All tree works must be completed in accordance with BS3998:2010 'Tree Work Recommendations' and be completed by appropriately qualified, experienced and insured Arboricultural contractors.
- 2.7 Following part removal of groups and woodland areas, an appointed arboriculturist or forester should assess the suitability/stability of retained trees following clearance to advise on any additional remedial works, especially associated with loss of companion shelter/increased exposure.

Root Protection Areas (RPA)

- 2.8 The Arboricultural Survey Report determines RPAs for trees on-Site.
- 2.9 A topographical survey was undertaken to detail the location of trees within the Site. The location of individual trees is shown in **Appendix 1**; it should be noted however that topographical surveys are not always comprehensive, and it is recommended that the root protection zones and therefore the location of the Protective Fencing is measured on-Site during installation (using collected data for RPAs and canopy spreads). Any deviation from the location of the proposed Protective Fencing should be confirmed with the Tree Officer at HBBC.
- 2.10 The RPA is designed to protect at least a functional minimum of tree root mass in order to ensure that the trees survive the construction process.
- 2.11 It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

Tree Protection Fencing

Standard Fencing

- 2.12 Before any works take place within the Site, full BS5837 fencing will be used to ensure the safeguard of the tree RPAs, until there is no risk from damage from the construction activity.
- 2.13 The TPP, shown in **Appendix 3**, details the position of the Tree Protection Fencing (TPF). This fencing will comprise the type detailed below in **Figure 2.1** and **Figure 2.2**.

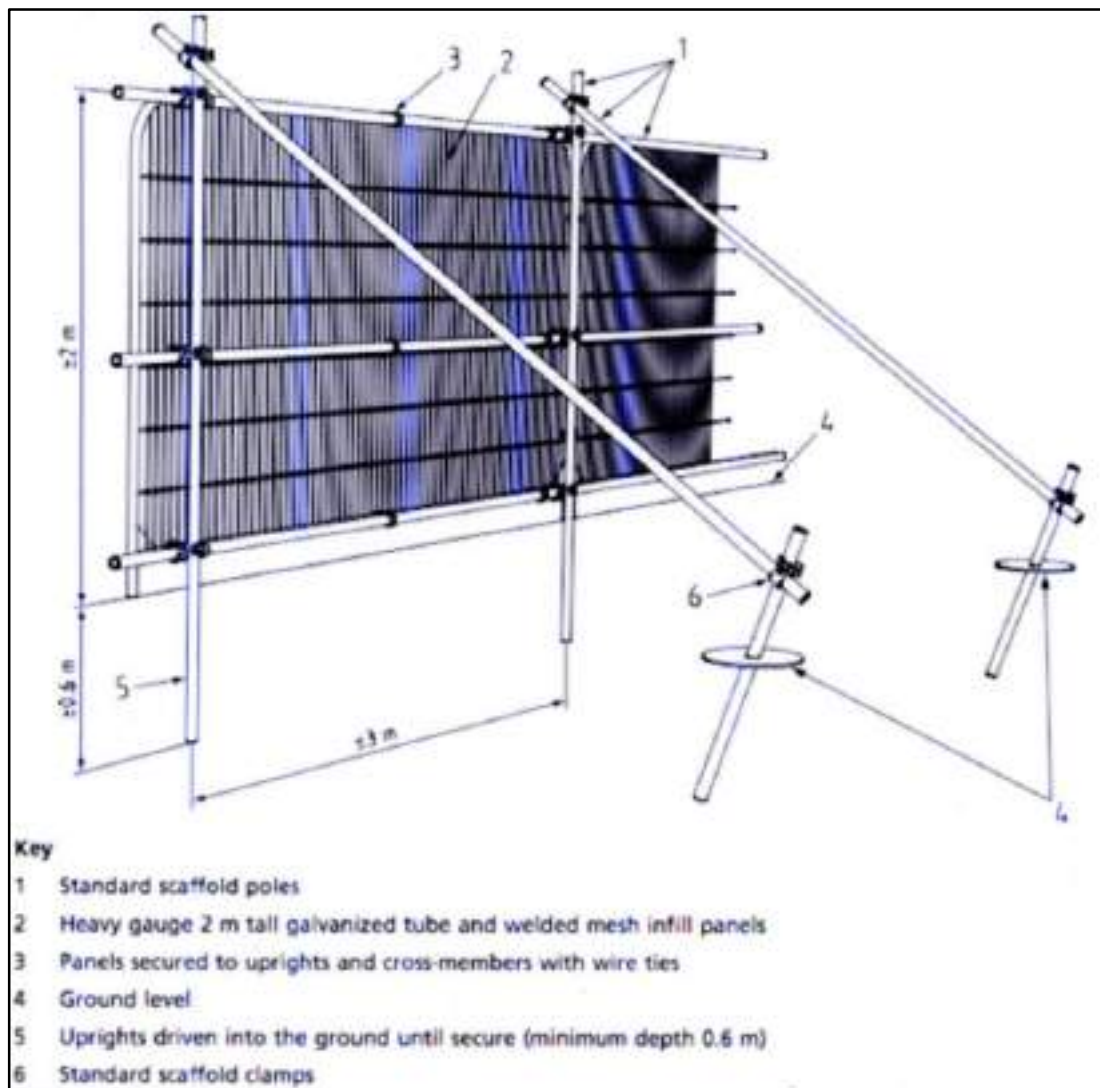


Figure 2.1: Default Specification for Protective Barrier (Tree Protection Fencing – TPF)
(Taken from Figure 2 of Section 6 BS5837:2012)

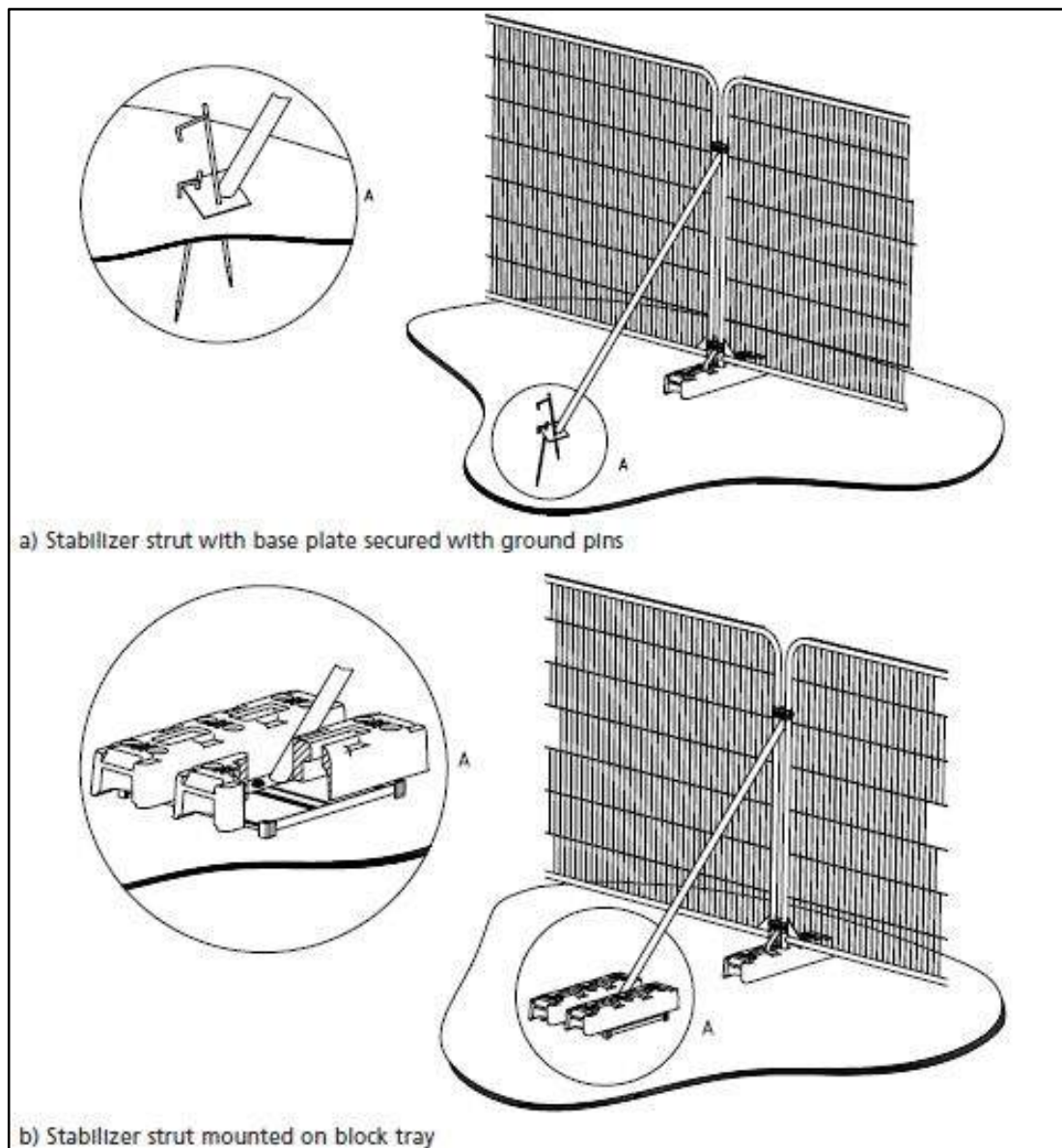


Figure 2.2: Alternative Specification for Protective Barrier (Tree Protection Fencing – TPF)
(Taken from Figure 3 of Section 6 BS5837:2012)

- 2.14 The TPF must be erected before any materials or machinery are brought onto the Site and before any development or stripping of soil commences.
- 2.15 Once erected, the TPF will not be removed or altered without prior agreement of an arboriculturist and approval by HBBC.
- 2.16 Barriers should be fit for the purpose of excluding constructive activity, and appropriate to the degree and proximity of work taking place around the retained trees. Special attention should be paid to ensure that barriers remain rigid and complete. Once the barrier fencing has been installed, construction work can commence. All-weather notices should be erected on the barrier with words such as: "Construction Exclusion Zone – Keep Out".

- 2.17 The default TPF specification (**Figure 2.1**) is a vertical and horizontal framework, braced to resist impacts. The vertical timbers are driven securely into the ground. Welded mesh panels are securely attached to the timber posts. During installation it is important to consider the position of below ground services and structural roots, which must not be damaged. Where these constraints prevent the use of this specification, an alternative specification is provided in **Figure 2.2**.
- 2.18 In the event of any panel or support becoming damaged, this must be immediately reinforced by adding panels with the designs below as appropriate.

Restrictions within Tree Protection Areas

- 2.19 Inside the exclusion area of the TPF, the following shall apply:
- No mechanical excavation and no excavation by any other means without prior agreement and stipulation on ground protection requirements from HBBC;
 - No ground level changes whatsoever, no storage of plant or materials and no vehicular access. No storage or handling of any chemicals. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls outside of RPAs of trees. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%;
 - All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage;
 - All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. All material storage facilities and work areas must consider the effects of sloping ground on the movement of potentially harmful liquid spillages towards or into protected areas; and
 - Prior to and during all construction works on-Site, no spoil or construction materials will be stored within the RPA of any tree on, or adjacent to the Site, even if the Proposed Development is to be within the RPA. This is to reduce the compaction of the soil of the trees to a minimum. Any encroachment within this protected area will only be with the prior agreement with HBBC.

Soil Compaction Within RPAs

- 2.20 Compaction of soil reduces oxygen and water movement through the soil which can lead to the suffocation and the eventual death of roots.
- 2.21 Access to the main Site will be via the Site entrance to the south following the proposed tree removals within the woodland area (see paragraph 2.5). No encroachment into RPAs will be required for Site access.
- 2.22 All construction traffic and machinery must follow existing access and remain within existing hard surfacing to prevent movement over soft landscaped areas and damage to unprotected RPAs.

- 2.23 All construction machinery and traffic must remain outside of retained trees RPAs and must not pass over unprotected soils within these areas.
- 2.24 Barrier fencing will need to be erected to create a Construction Exclusion Zone (CEZ) to ensure no compaction of soil occurs within any unprotected retained trees' RPA.

Below Ground Constraints

Excavation Within RPAs

- 2.25 Excavation within the RPAs of G14, G16, G17, T17 and T18 is required for proposed hard surfacing.
- 2.26 Trial trenching must occur to determine the degree of rooting within encroachment areas, specific to the RPAs of G14, G16, G17, T17 and T18, prior to any mechanical excavation. Where roots <25 mm diameter only are encountered, root pruning under supervision will be acceptable in order to allow continued excavation for the formation of a subbase.
- 2.27 Roots discovered over >25mm in diameter cannot be severed until the supervising arboriculturist has concluded to be acceptable. Where roots are concluded to be significantly important to impacted tree, then excavation works are to be stopped, and HBBC tree officer informed.
- 2.28 All construction of hard surfacing must be planned to allow for construction to occur from outside the RPA working in towards the tree so that machinery and workers only pass over installed protection measures.

Ground Level Changes Within RPAs

- 2.29 Following root pruning, there is no further requirement for ground level changes within the RPA of any retained trees.
- 2.30 If plans change and any ground level changes are required within the RPA of retained trees, these will require prior consultation with the project arboriculturist.

Underground Utility/Service Provision Installation

- 2.31 At present the exact location of new underground services is unknown. There is sufficient open space within the Site to allow routing of services outside of any retained tree RPA. However, in the event that trenches are required within the RPA they must be constructed in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4². No service shall be positioned within 1 m of the tree stem.
- 2.32 Where possible, it should be proposed to use the existing services into the Site and keep all services outside the RPA. Where this is not possible, trenchless installation should be the preferred option for service installation.

² National Joint Utilities Group (2007) 'NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 1'

- 2.33 However, if this is not feasible, any excavation must be carried out by hand in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4.

Fencing/Landscaping Within RPAs

- 2.34 Excavation for fence posts associated with landscaping and security needs is to be carried out by hand digging or by use of a hand-held auger. Where significant roots are identified, the post hole position should be adjusted or additional posts installed to allow the fence to bridge the roots.
- 2.35 Where posts are to be concreted in place, post holes are to be lined with non-permeable membranes to prevent leaching of chemicals from uncured concrete into the soils.
- 2.36 Tree Protection Fencing is not to be removed to allow access for the landscaping/fencing works until approval is given by the project arboriculturist and HBBC.

New Tree Planting

- 2.37 All trees are to be procured, planted and receive aftercare in accordance with British Standards BS 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations'³.
- 2.38 Great care must be taken to prevent any damage to trees during handling and transportation. The contractor(s) charged with supplying the trees shall ensure that the trees are handled in accordance with the Plant Handling Code, from selection at the nursery to planting on-Site. The trees will be well packed and secured onto the vehicle during transit, so as to avoid any damage.
- 2.39 The contractor(s) shall replace any trees that are damaged on-Site or during transportation from the nursery to the Site.
- 2.40 The planting pits shall be twice the diameter and depth of the tree roots. Care will be taken to ensure the tree is planted at an appropriate depth so that the root collar is just below ground level. The soil removed from the planting pit shall be well broken before backfilling, and an appropriate slow release fertiliser will be mixed into the backfill soil in accordance with the manufacturer's instructions. The trees will be well firmed with the ball of the foot.
- 2.41 It is advisable that any tree planting takes place during the early winter months of November and December. This will allow for the development of sufficient fibrous roots ready for the subsequent growing season.
- 2.42 Should winter planting not be achievable, it is recommended that root-balled trees are planted and are watered sufficiently at the time of planting.

³ British Standards (2014) 'BS 8545:2014 - Trees: from nursery to independence in the landscape – Recommendations'

- 2.43 Subsequent watering regimes will be required throughout the remaining growing season to ensure successful establishment.
- 2.44 If within a period of five years from the date of planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion HBBC, seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place within 12 months, unless otherwise agreed in writing with the HBBC.

Above Ground Constraints

Avoiding Crown and Stem Damage

- 2.45 Great care must be exercised when working close to retained trees. Plant and machinery with booms, jibs and counterweights and the passage of tall or wide loads should be controlled by a banksman to maintain adequate clearance.
- 2.46 Under no circumstance shall construction personnel undertake any tree pruning operations.

Soil Condition Within RPAs

- 2.47 It is vital that current soil condition is maintained within the RPAs. Effects on bulk density of the soil from construction activity and the quality of the soil can impact on the trees severely as the roots have adapted to the current conditions of the soil.

Location of Site Buildings/Compound(s)

- 2.48 The proposed Site compound can be seen on the TPP (**Appendix 3**).
- 2.49 Site buildings and compound(s) must be situated outside of RPAs of trees within the Site.
- 2.50 Under no circumstances must any material or debris be stored within the RPA of retained trees and stems must remain clear of any material.
- 2.51 Covering of tree stems with materials or debris can block lenticels and prevent gaseous exchanges, killing the living cambium beneath the bark and leading to the eventual death of trees.

Site Monitoring

- 2.52 Site monitoring and supervision by the project arboriculturist will be required on a regular basis throughout the Proposed Development. Crucial stages throughout the Proposed Development will require supervision, with these to be decided and agreed upon during the pre-commencement meeting and are likely to include the following key stages:
- Tree removal and tree pruning operations;
 - Installation of tree protection fencing;

- Construction of Site compound;
- Excavation within RPAs; and
- Removal of tree protection.

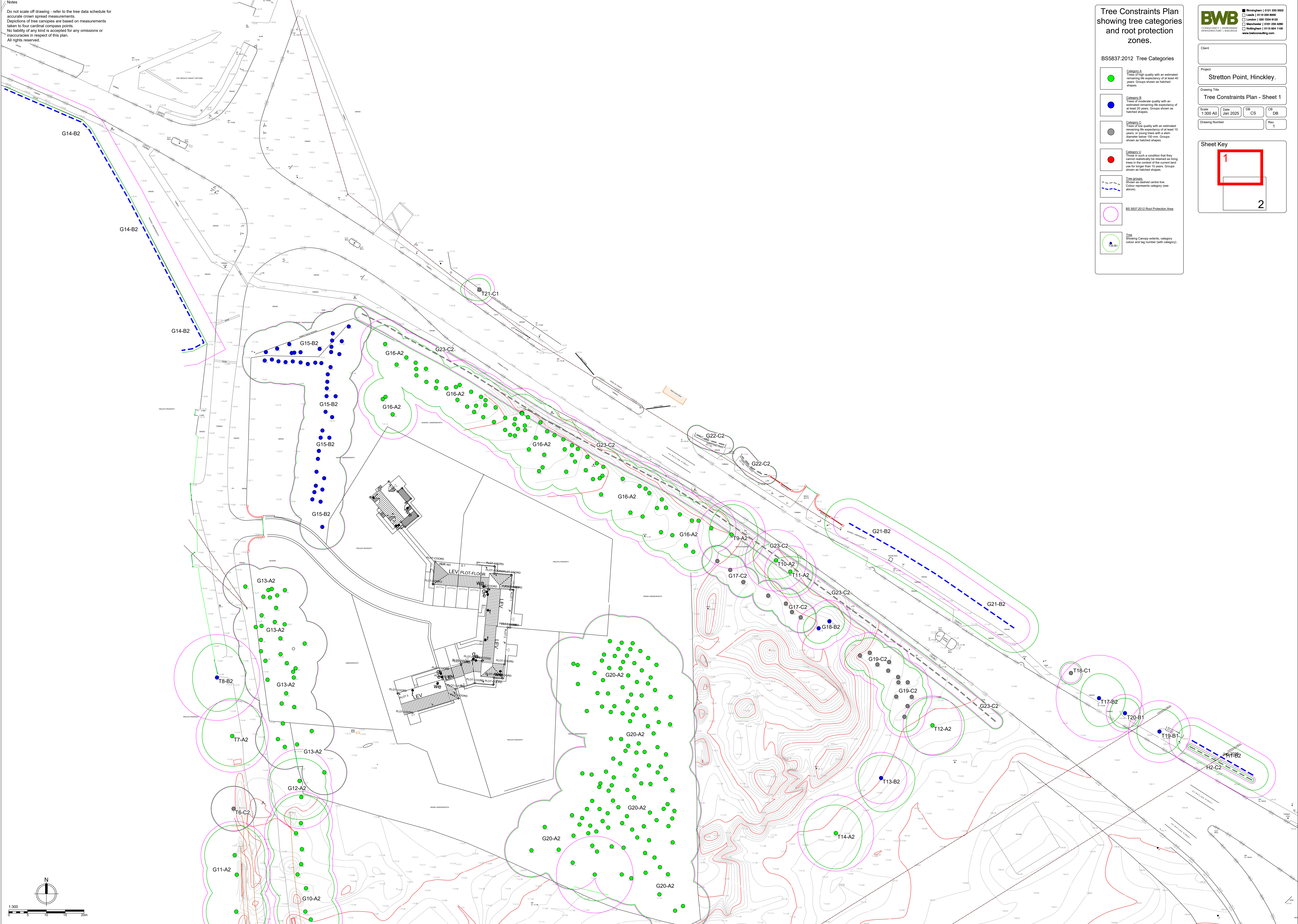
2.53 Site monitoring visits will also be required during the construction phase, typically one visit per month, to ensure tree protection measures remain in place and have not been modified or moved without prior notification and approval from the project arboriculturist and HBBC.

2.54 All Site visits should be recorded with the date and time and any findings or comments on tree protection and observed procedures should be noted, photographic evidence should also be provided.

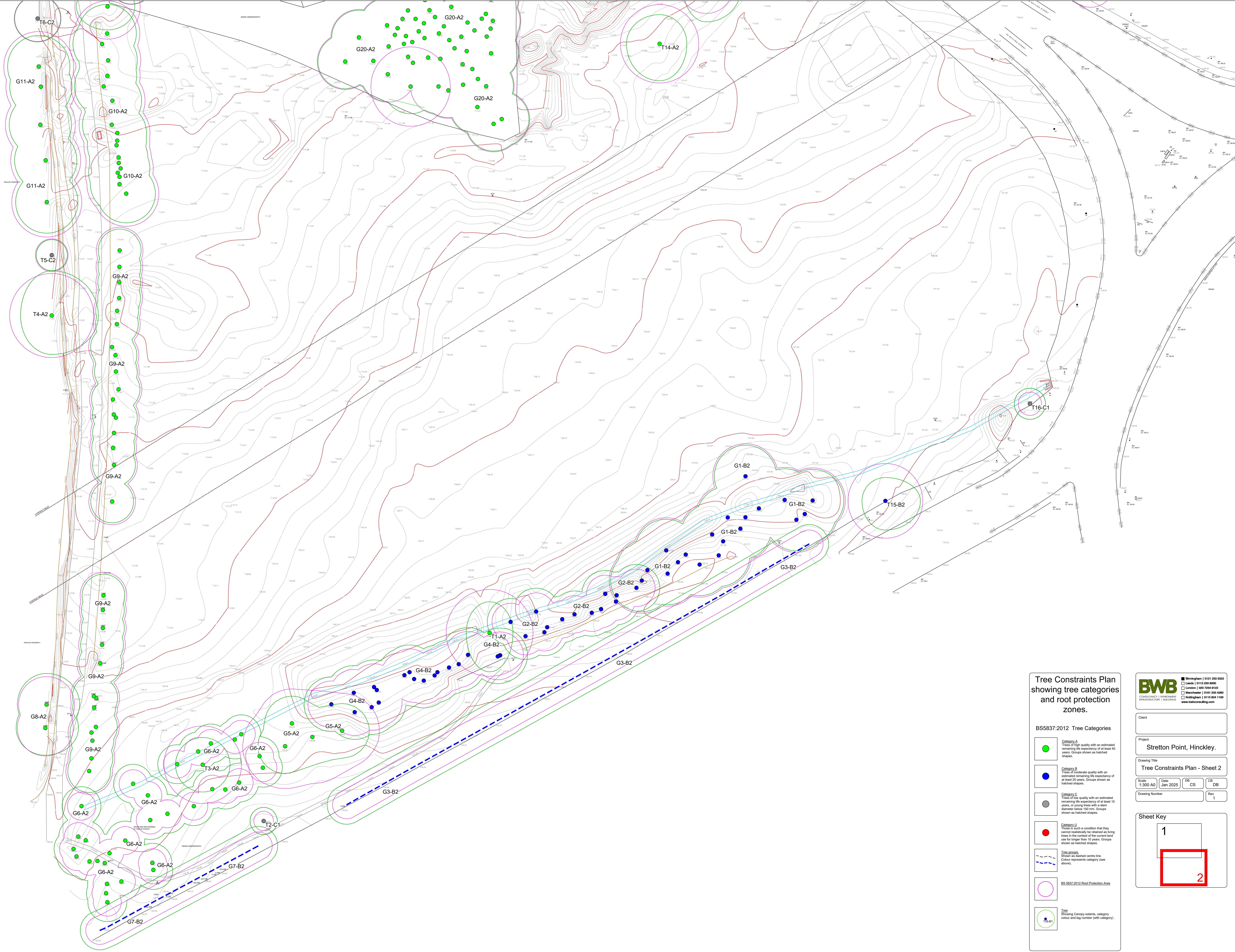
2.55 All comments and observations should be communicated to HBBC's tree officer.

APPENDICES

APPENDIX 1: Tree Constraints Plan

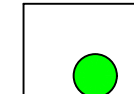
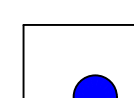
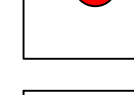
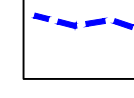


Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
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Tree Constraints Plan
showing tree categories
and root protection
zones.

BS5837:2012 Tree Categories

-  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years. Groups shown as hatched shapes.
-  **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Groups shown as hatched shapes.
-  **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 150 mm. Groups shown as hatched shapes.
-  **Category D**
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. Groups shown as hatched shapes.
-  **Tree groups**
Shown as dashed centre line. Colour represents category (see above).
-  **BS 5837:2012 Root Protection Area**
-  **Tree**
Showing Canopy extents, category colour and tag number (with category).

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Stretton Point, Hinckley.

Drawing Title
Tree Constraints Plan - Sheet 2

Scale
1:300 A0

Date
Jan 2025

DB

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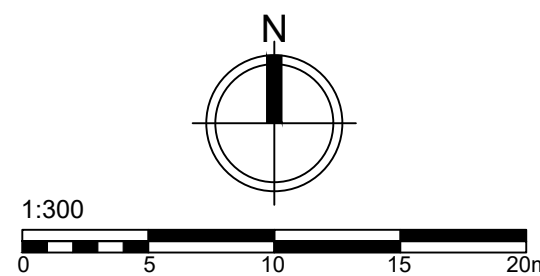
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Sheet Key

1

2



APPENDIX 2: Tree Survey Schedule

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
INDIVIDUAL TREES																
T1	Oak	MM	22	6	8	10	6	1.5	930	G	F	30+	Large mature oak with very large crown. Failed lower limb on North of crown. Dense ivy colonisation of stem and crown break. Significant landscape tree with high carbon sequestration potential.	Retain and remove damaged limb at base.	A2	11.16
T2	Bird cherry	YM	7.5	3.5	3.5	3.5	3.5	0.5	210	G	G	20+	Tree located in open glade of woodland area; small tree not visible from external areas	Retain	C1	2.52
T3	Poplar	MM	25	7	7	7	7	8	830	G	G	20+	Very large poplar tree within woodland group. Dominating canopy extending above woodland. High landscape value.	Retain	A2	9.96

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
T4	Oak	MM	20	8	11.5	10	12	4	900*	G	G	30+	Very large mature oak adjacent disused road. Deadwood throughout, large canopy area, very good carbon sequestration capability. High value landscape feature, No obvious defects or signs of ill health identified.	Retain	A2	10.8
T5	Ash	MM	19	4	4	4	4	2.5	350*	F	F	10+	Mature ash with small narrow crown, tall growth, dieback throughout crown.	Retain or remove as per development plans	C2	4.2
T6	Sycamore	MM	18.5	6	6	6	6	1.5	5 stems 200, 300, 250, 250, 300	F	F	20+	Large multi stemmed tree which is self-sown growing from opposite bank of drainage ditch. Large crown area. Some minor damage at base, no included/weak unions identified.	Retain or remove as per development plans.	C2	5.9

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
T7	Sycamore	MM	19.5	8	10	8	8.5	3	800	G	F	30+	Large mature sycamore with very large crown on adjacent roadside. Prominent feature.	Retain	A2	9.6
T8	Sycamore	MM	18	6.5	9	9	7.5	2	950	F	F	20+	Large tree with very dense ivy colonisation. Crown is sparse with limited foliage; ivy is beginning to out compete crown.	Retain	B2	11.4
T9	Oak	MM	20	6	8	6	7	3	750	G	G	30+	Large mature oak along edge of shelter belt vegetation. Large crown and with adjacent oaks form large canopy area. High landscape and environmental value.	Retain. Further investigation needed to observe extent of basal decay.	A2	9
T10	Oak	MM	20	6	4.5	5	6	3	680	G	G	30+	Large mature oak along edge of shelter belt vegetation. Large crown and with adjacent oaks form large canopy area. High landscape and environmental value.	Retain	A2	8.16

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
T11	Oak	MM	20	6	4	6	6	3	570	G	G	30+	Large mature oak along edge of shelter belt vegetation. Large crown and with adjacent oaks form large canopy area. High landscape and environmental value.	Retain	A2	6.84
T12	Oak	MM	16	7	7.5	8	8.5	0	650	F	F	30+	Mature oak with wide large crown. Minor deadwood throughout open grown tree which provides good carbon sequestration potential.	Retain	A2	7.8
T13	Oak	MM	15	6	6	9	9	1.5	570	F	F	30+	Mature oak with smaller crown than neighbouring trees, multiple failed libs and damage throughout crown.	Retain	B2	6.84

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
T14	Oak	MM	20	8.5	7.5	9.5	7	2	840	G	G	30+	Large mature oak with large wide crown. Provides high landscape and environmental value. No obvious defects or signs of ill health identified, minor deadwood throughout crown.	Retain	A2	10.08
T15	Oak	MM	21	6	6	7.5	9	0	800*	F	F	30+	Mature oak on boundary, difficult ground restricted access. Large mature tree with significant crown area.	Retain	B2	9.6
T16	Ash	YM	10	4	4	4	4	1.5	250	F	F	20+	Self-sown semi mature ash located in fence adjacent to motorway junction.	Retain or remove as per development plans	C1	3

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
T17	Oak	MM	20	5	6.5	7.5	7	2	950	F	F	10+	Large mature oak on roadside adjacent to footpath. Recent works to new access drive very close to stem, does not appear to have been completed using no dig spec, potential for damage to structural roots during construction may require further investigation.	Retain	B2	11.4
T18	Maple	YM	12	3	3	3	3	2.5	220*	G	G	20+	Semi mature tree in hedgerow. No obvious defects or signs of ill health identified. Small tree.	Retain or remove as per development plans.	C1	2.64
T19	Oak	M	18	6	6	6	6	3	680	G	F	20+	Mature tree adjacent to road. Ivy restricting inspection of stem.	Retain where possible	B1	209.18
T20	Holly	YM	14	4	4	4	4	3	420	G	F	20+	Early mature tree adjacent to road and access drive for property adjacent.	Retain where possible	B1	79.8

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
T21	Elm	YM	14	5	3	3	3	2	330	G	F	10+	Codominant stem with poor inclusion of union. Adjacent to third part car park.	Retain or remove as per development plans	C1	49.27
GROUPS OF TREES																
G1	Ash, sycamore, oak,	MM	21	8	8	8	8	1.5	600-800	F	F-P	30+	Group of large mature trees situated along drainage ditch. Numerous dead stems within group with 1 large fallen tree. Multiple damage to trees within group and deadwood throughout. Still provides significant screening and landscape feature along boundary with motorway.	Retain and manage group to remove dangerous trees where retained close to development.	B2	8.4

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G2	Beech, sycamore, Scots pine, hawthorn, ash,	YM-MM	18	6	6	6	6	1	300-500	F	F-P	30+	Line of trees along drainage ditch, mix of mature and semi mature trees with varying sizes due to competition. Number of dead and dying trees within group and various degrees of damage. Unmanaged area. Provides good level of screening from motorway and significant area of mature canopy.	Retain and manage group to remove dead and dangerous trees if retained near to development.	B2	4.8
G3	Ash, sycamore	YM	15.5	5	5	5	5	1	200-300	G	G	30+	Line of trees along fence line adjacent to motorway. Mostly multi stemmed self-sown trees. Provide good screening against road. No obvious defects or signs of ill health identified.	Retain	B2	3.6

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G4	Ash, sycamore, hawthorn, cherry, beech, horse chestnut	MM	20	7	7	7	7	1	500	F	F-P	20+	Group of mature trees along drainage ditch. Multiple dead and dying trees and 1 tree which has fallen over. Remaining tree area mix of large mature trees with younger and smaller understorey trees creating creep along motorway. Good landscape feature.	Retain and manage group to make dead and dangerous trees safe.	B2	6

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G5	Sycamore, beech, horse chestnut	MM	19.5	7	7	7	7	1.5	700-1000	F	F	30+	Group of 4 large mature trees. 1x Sycamore is dead. Remaining trees showing varying degrees of damage with 1 x beech having failed upper stem which is caught in upper canopy. Group provides large area of mature canopy with surviving trees and is a significant landscape feature. Dead sycamore has fungal fruiting bodies indicative of Kretzschmaria deutzia adjacent to mature beech. Beech tree showing dieback in tips NE.	Retain and manage group to remove dead and dangerous trees or parts. Tree survey schedule to monitor vitality in beech every 24 months.	A2	12

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G6	Sycamore, ash, cherry, poplar, hawthorn,	YM- MM	20	5	5	5	5	1.5	300	F	F	40+	Woodland group with a mix of tree sizes and conditions. Several fallen stems are located within the group. Good woodland structure with vegetation on all layers. Provides large area of canopy and good habitat.	Retain	A2	3.6
G7	Poplar, ash, sycamore	YM	18	5	5	5	5	1	300	G	G	30+	Group of trees along boundary fence line adjacent to motorway. Provides screening and noise buffer for site.	Retain	B2	3.6
G8	Ash	MM	19	7.5	8	7	8.5	4	600	F	F	30+	2x mature ash on opposite side of access road and ditch. Large canopies with significant landscape impact.	Retain	A2	7.2

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G9	Lime, hawthorn, field maple, ash, sycamore,	MM	15	5.5	5.5	5.5	5.5	0	400-600	G	G	30+	Line of trees along edge of field and adjacent disused road, Provides an avenue of continuous mature canopy. Good landscape impact with no obvious defects or signs of ill health identified.	Retain	A2	6
G10	Ash, lime, holly	MM	21	7.5	7.5	7.5	7.5	1.5	600-800	F	F	30+	Group of mature forming large area of mature canopy, located along edge of field adjacent to disused road. Forms screen for site and significant landscape area. Some area of damage throughout trees and dense understory growth.	Retain a managed group to removed dead and damaged parts.	A2	8.4

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G11	Oak	MM	18	8	8	8	8	2	750*	G	F	30+	Group of 5 mature oak trees on edge of disused road. Some minor damage through all trees with deadwood. Overall exhibit relatively good condition and provide significant area of mature canopy. High value landscape and environment feature. No obvious defects or signs of ill health identified.	Retain	A2	9
G12	Lime	MM	23	8	6	6	7	2.5	700	G	G	30+	2x mature lime adjacent to each other. Tall trees which together provide significant canopy area. Dense canopies with dense ivy growth on stems provides high value habitat.	Retain	A2	8.4

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G13	Beech, holly, birch, Scots pine, sycamore	MM	19.5	6	6	6	6	2.5	300-500	G	F	30+	Dense group of trees along boundary of private property. Multiple dead and dying stems within central areas of group. Provides dense area of mature canopy, high value landscape, habitat and environmental feature.	Retain	A2	6
G14	Sycamore, cherry, pine,	MM	15.5	7	7	7	7	0	200-400	F	F	20+	Group of trees located near junction following old fence, Edge line trees are mostly understorey scrub and large trees which have occluded parts of the fence within basal stem areas, potential for weakening of stems due to occlusions. Scots pine tree in poor physiological condition.	Retain majority of group, self-set sycamores on fence line may require removal if development proposed in close proximity. Remove Scots pine.	B2	3.6

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G15	Scots pine, holly, laurel, cypress.	MM	19	6	6	6	6	0	300-500	F	F	20+	Dense area of mixed species trees, all are evergreen, giving all year-round screening. Provides screen for private property. Dense area of mature canopy. various degrees of damage throughout.	Retain	B2	6
G16	Scots pine, birch sycamore, beech, cypress,	MM	19.5	5	5	5	5	2.5	550	G	G	30+	Shelter belt group of mixed woodland trees all exhibit good condition and are tall giving high value landscape feature as well as dense area of continuous mature canopy. Some dead stems throughout group which is good for high biodiversity,	Retain. Remove dead stems in falling distance of highways	A2	6.6

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G17	Pine, maple, spruce	MM	18	4	4	4	4	1.5	350	G	G	20+	Group of mixed species trees forming part of shelter belt alongside of main road. Narrow crowns provide areas of open space, adjacent oaks dominate canopy area. Group is dominated by surrounding trees.	Retain or remove as per development plans.	C2	4.2
G18	Scots pine	MM	20	4	4	4	4	3	470	F	F	20+	2x mature pine. Tall narrow crowns, located at end of shelter belt and form Sporadic canopy along roadside. No obvious defects or signs of ill health identified.	Retain	B2	5.64
G19	Scots pine, cedar, birch, spruce.	MM	19.5	4	4	4	4	3	450	F	F-P	20+	Group of mixed species of trees along roadside forming open end of shelter belt. Most trees in the group are dead with only the pine still living.	Retain or remove as per development plans.	C2	5.4

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
G20	Beech, birch, willow, maple, cypress, Thuja,	MM	20	7	7	7	7	0	600	G	G	30+	Mature woodland group of mixed species which generally exhibits good structure, some dead stems within woodland which is good for biodiversity. Good habitat and dense area of mature canopy.	Retain	A2	7.2
G21	Oak, ash, hawthorn,	YM	17	6.5	6.5	6.5	6.5	2.5	350	G	G	30+	Line of trees along hedge line adjacent to footpath. No obvious defects or signs of ill health identified. Forms avenue of canopy along East side of road.	Retain	B2	4.2
G22	Cypress	MM	17	2.5	2.5	2.5	2.5	0	200	G	G	10+	Dense conifer hedge at entrance to private property, provides screen for property.	Retain	C2	2.4
G23	Holly, hawthorn, cypress	MM	5	2	2	2	2	0	150	G	G	10+	Hedgerow of mostly holly following edge of path within canopy of larger trees	Retain	C2	1.8

No.	Species (Common Name)	Age Class	Height	Crown Spread				Crown Clearance	Stem Dia. (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Recommendations	Ret. Cat. (Sub Cat.)	RPA (m)
				W	N	S	E									
HEDGEROWS																
H1	Leyland Cypress	MM	20	4	4	4	4	3	Up to 500	G	G	20+	Hedgerow planted as a visual screen and have become large trees.	Retain due to third party ownership	B2	113.1
H2	Hawthorn	YM	2	0.5	0.5	0.5	0.5	0	Up to 75	F	F	10+	Hedgerow along grass verge adjacent to road	Retain or remove as per development plans	C2	2.54

APPENDIX 3: Tree Protection Plan

Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
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1

2

 **T1-B**
Trees
Showing Canopy extents, category
colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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 150 mm

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

 Tree Groups
Shown as dashed centre/boundary line.
Colour represents category (see above)

BS 5837:2012 Root Protection Area

 Trees for Removal Trial Trenching within RPA

Default Specification BS5837 Tree Protection Fencing

200

Tree Protection Plan - Sheet 1

Client	
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Stretton Point, Hinckley.

Scale/Sheet	Date
1:300 - A0	06/08/2025

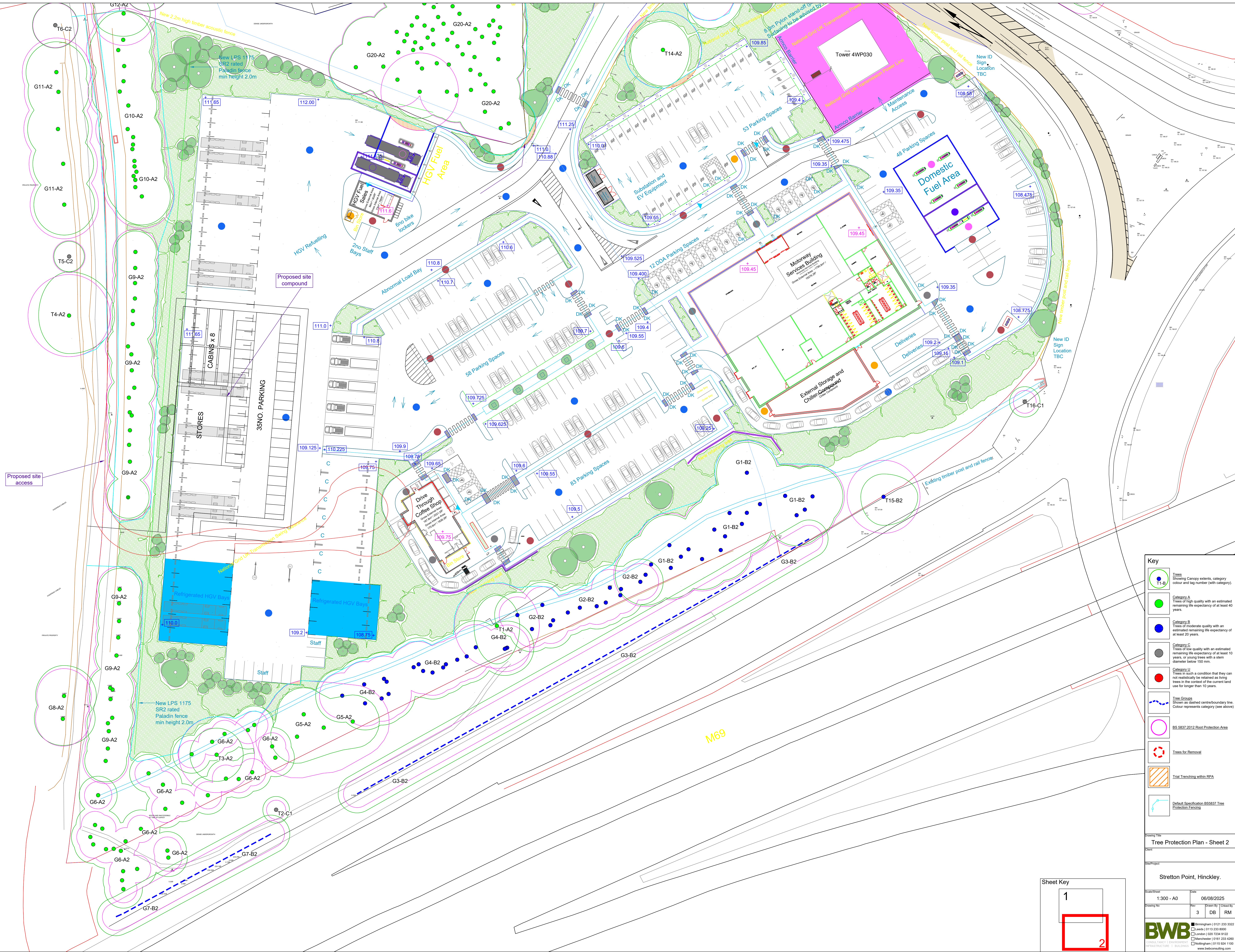
Drawing No	Rev	Drawn By	Chkd By
	3	DB	RM

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Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
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Key

- Trees Showing Canopy extents, category colour and tag number (with category).
- Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 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 150 mm.
- Category U: Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups: Shown as dashed centreboundary line. Colour represents category (see above).
- BS 5837:2012 Flood Protection Area.
- Trees for Removal.
- Trail Trenching within RPA.
- Default Specification BS5837 Tree Protection Fencing.

Tree Protection Plan - Sheet 2

Client: Stretton Point, Hinckley.

Scale/Sheet: 1:300 - A0

Date: 06/08/2025

Drawing No: 3

Rev: 3

Drawn By: DB

Checked By: RM

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Sheet Key

