

LAGOS COTTAGE  
18 BURTON ROAD  
TWYCCROSS  
LEICESTERSHIRE  
CV9 3PR

Grid. Ref. SK 33495 05203  
w3w: besotted.invested.surprises

## ARBORICULTURAL ASSESSMENT

Ref: WCL/LE/AA/12825



THE CONTENTS OF THIS  
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WILDLIFE CONSULTANTS  
LIMITED

25<sup>th</sup> SEPTEMBER 2025

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## B. SUMMARY

Wildlife Consultants Limited were commissioned by Mr. Luke Elphick, client, to undertake the appropriate Arboricultural Assessment at Lagos Cottage, 18 Burton Road, Twycross, Leicestershire CV9 3PR having regard to the submission of a Planning Application - 25/00724/FUL: *Erection of a dwelling (Class C3) and associated works.*

The proposed development site is within the existing garden to Lagos Cottage.



Fig.1: View of site and Existing Habitat

The proposed development site has a western boundary roadside hedge (A444) and a eastern boundary garden hedge (adjacent property garden) with 2 mature trees to the southern boundary.

Goat willow trees are present to the southern boundary of the adjacent property.

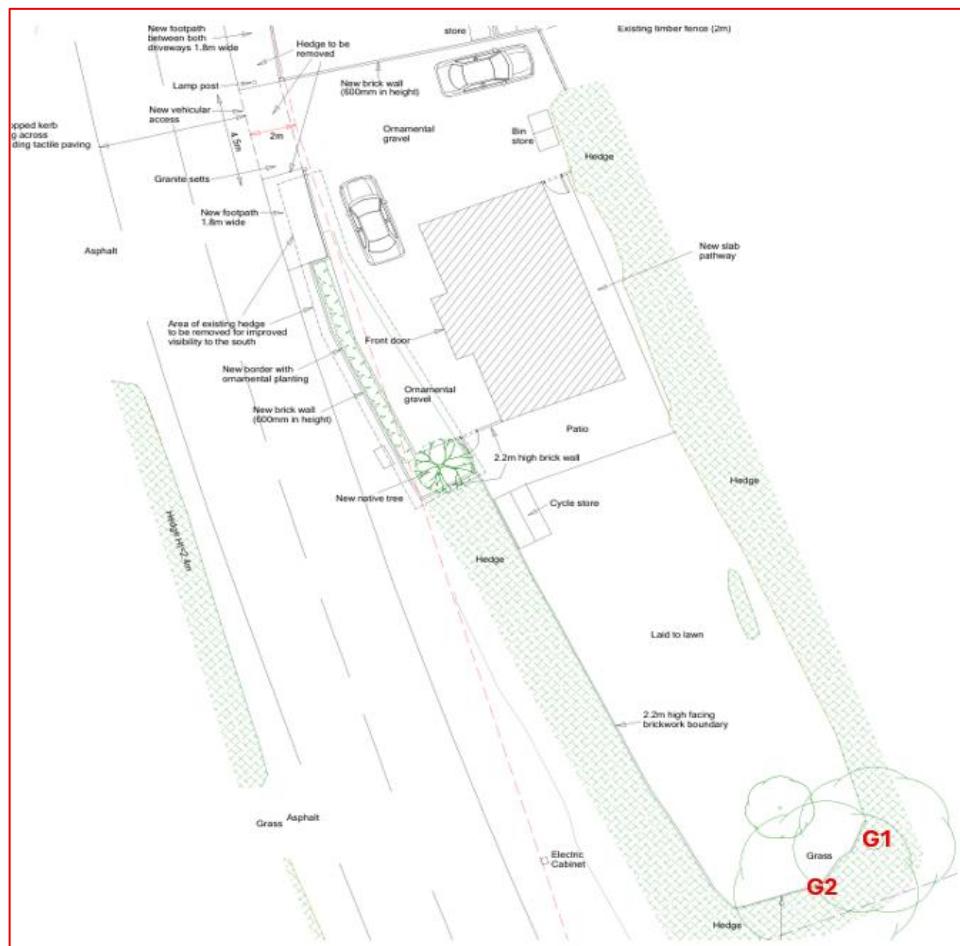
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The survey was conducted on 25<sup>th</sup> September 2025 in good weather conditions.

The assessment was undertaken as a Ground Level Tree Assessment (GLTA) with 2 trees being identified.

C ASSESSMENT

Tree Constraints Data – Root Protection Areas (RPA) & Crown Spread

Tree Number	Species	Measurements					Retention	Life Stage	Other			Comment
		Trunk (mm)	Height (M)	Crown (M)	Spread N,E,S,W (M)	RPA (M)			Structure	Amenity	Landscape	
G1	POPLAR <i>Populus nigra</i>	800	16	4	3, 3, 2, 4	9.6	A2	M	A	High	High	A
G2	BIRCH <i>Betula pendula</i>	430	10	4	3, 3, 4, 2	5.2	A2	M	A	Medium	Medium	A



Fig. 1: View of trees to the southern boundary of proposed plot.

**D      Root Protection Zone (RPA)**

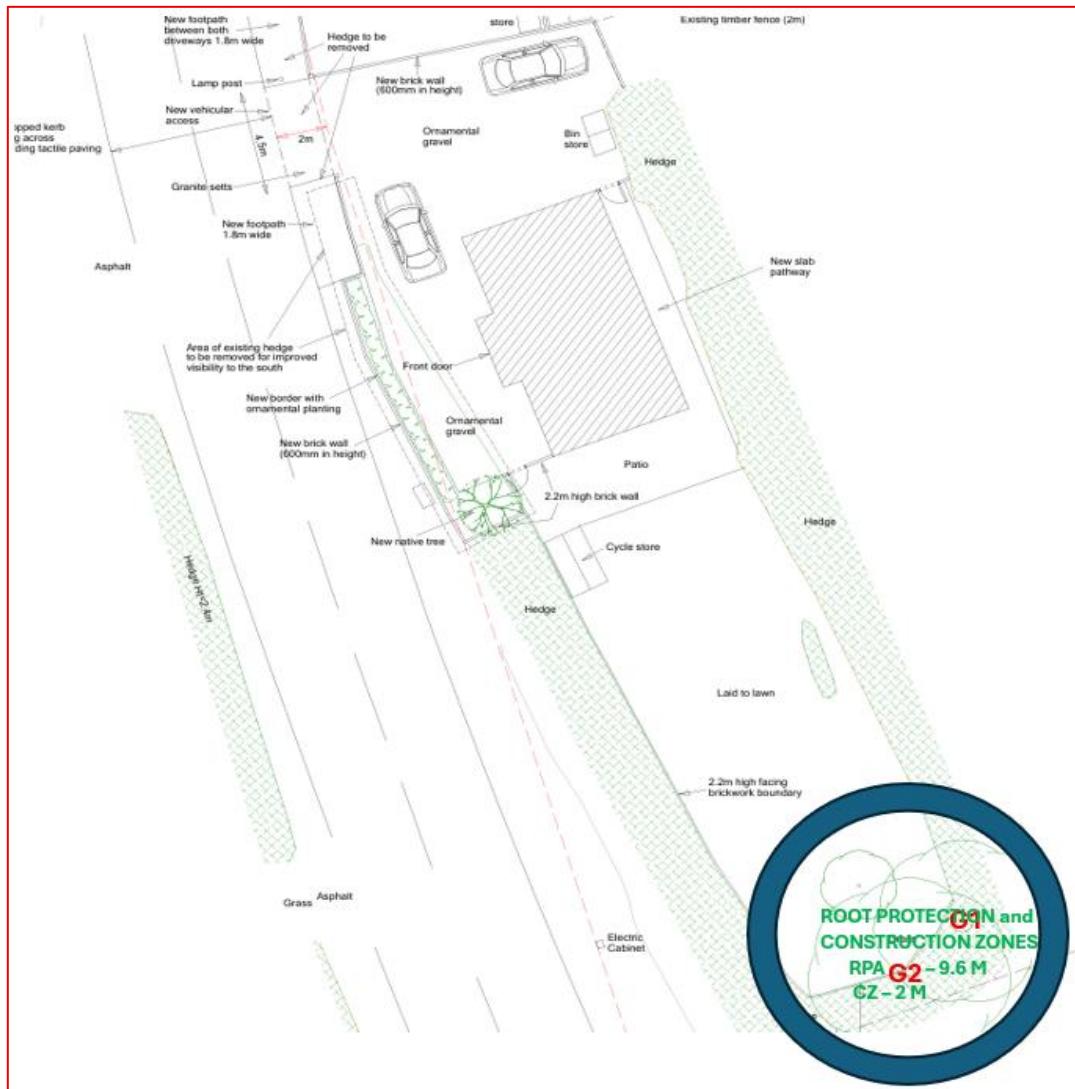


Fig. 4: Root Protection Zone incl. Construction Zone (representational)

In the British Standard, an RPA is called a 'layout design tool'. It suggests the minimum area around a tree that holds enough roots and rooting volume to maintain the tree's viability. No development or construction works to be undertaken within the RPA.

Species is recorded by common and botanical name.

Approximate height is recorded to the closest 0.5 metres and stem diameter in millimetres. In accordance with paragraph 4.2.6 (d) of BS 5837, the stem diameters of single stemmed trees were measured at 1.5 metres above ground level and multi stemmed trees or those forking below 1.5 metres measured immediately above the root flare, unless otherwise stated in the schedule.

Branch spread, measured approximately at each of the four cardinal points, is recorded to the closest 0.5 metres for the individual trees.

The approximate height of the crown clearance above the adjacent ground level is recorded in metres.

BS5837 (2012) suggests the following age classifications which have been supplemented to assist the reader:

Yng- Young tree/s of less than 1/3 life expectancy

SM- Semi-mature tree/s between young & middle aged

EM- Early-mature tree/s of 1/3-2/3 life expectancy

Mat- Mature tree/s of more or less full height, but with potential to increase in girth

O/M- Over Mature tree/s declining in health & stature.

VA retention category (Ret Cat) is given as follows to correspond with table 1 of

#### Retention Category

A- Trees of a high quality and value with greater than 40 years estimated life expectancy-

(sub-category 1: mainly arboricultural qualities, 2: mainly collective landscape qualities, 3: mainly conservation & or cultural values)

B- Trees of moderate quality and value with 20 to 40 years estimated life expectancy.

(sub-category 1: mainly arboricultural qualities, 2: mainly collective landscape qualities, 3: mainly conservation & or cultural values)

C- Trees of low quality and value with 10 to 20 years estimated life expectancy –

U- 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-

Trees below 150mm diameter, which may be considered for transplanting.

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**Structural Condition Cat**

- A Good- Trees that appear to be in a good condition without any obvious defects.
- B Fair- Trees that appear to be in a moderate to good condition and/or with only minor defects that can be addressed by pruning and/or trees with an unbalanced shape or form
- C Poor- Trees that are of a poor quality that are in decline and or with one or more obvious structural defect that can be addressed by major surgery
- D Very poor- Trees that are of a very poor quality with one or more significant structural defects and or that are in an irreversible state of decline with a very limited safe life expectancy.  
Collapsing, decaying or dead trees

**Physiological Cat**

- A- Trees that appear to be in a good physiological condition.
- B- Trees that appear to be in a moderate physiological condition.
- C- Trees that are in a poor physiological condition.
- D- Trees that are in a very poor physiological condition or dead.

Trunk diameters are recorded in millimetres at 1.5m from ground level and at the narrowest point below any out of the ordinary swelling.

**E. DISCUSSION**

The development site is within the existing garden to Lagos Cottage, 18 Burton Road.

The sward is short with an absence of notable Flora and considered to have Low Ecological Value.

The GLTA didn't identify a potential for roosting bats or nesting birds.  
The trees are advised as to be retained during and post development.

The proposed 2.2m high facing brickwork boundaries to be discussed / reviewed where present within the RPA.

There doesn't appear to be any reasonable cause in arboricultural terms why this proposal should not to go ahead.

The findings of this Assessment are considered as valid with all conclusions and recommendation – Arboricultural Assessment to be followed and complied with.  
All the survey works undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited.

**F** CONCLUSION

In Arboricultural terms no reasonable cause has been identified why this proposal should not be approved.

Biodiversity Enhancement:

TURNSTONE ECOLOGY LIMITED, Prepared an Ecological Assessment –

Document Reference: R01-Preliminary Ecological Appraisal-Rev00. July 2025

This document identifies enhancement proposals.

**GENERAL GUIDANCE NOTES FOR DEVELOPMENT**

1. These notes are provided as a guide to the design team.

The views expressed have not been subject to consultation or discussion with the Architect & Client.

2. The starting point of any Site layout design should be to avoid the RPA of retained trees and provide suitable clearance from above-ground constraints [tree canopies]. Where possible building lines should be at least 2m outside the RPA to provide working space for construction. However, protection measures can be taken if such clearance is not achievable.

**G** REFERENCES

Bird Survey Techniques	British Trust for Ornithology	2001
Herpetofauna Workers' Manual	Joint Nature Conservation Committee	2003
The British Herpetological Society:	<a href="http://www.bhs.org.uk">http://www.bhs.org.uk</a>	2009
BS 5837:2012 – Trees in relation to design, demolition and construction recommendations.		
Turnstone Ecology Limited	R01-Preliminary Ecological Appraisal-Rev00.	July 2025

*Please note: All photographs & maps remain the property of Wildlife Consultants Limited.*

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	1 <sup>st</sup> OCTOBER 2025	COMPANY SECRETARY	R. S. DAVIES

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