



Gladman Developments Ltd

Land off York Close, Market Bosworth

Arboricultural Assessment

August 2024

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Rev	Issue Status	Prepared / Date	Approved/Date
-	Draft	AW / 13.09.21	TCB / 14.12.21
A	Draft	AW / 20.12.21	TCB / 20.12.21
B	Final	AW / 18.01.22	TCB / 18.01.22
C	Final	AW / 25.07.24	EC / 25.07.24
D	Final	AW / 01.08.24	TCB / 02.08.24
E	Final	AW / 08.08.24	TCB / 08.08.24

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1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Gladman Developments Ltd to present the findings of an Arboricultural Assessment and survey of trees located at Land off York Close, Market Bosworth (hereafter referred to as the site), OS Grid Ref SK 402 026.

Site Description

- 1.2 The site was located to the south west of the small Leicestershire market town of Market Bosworth. Lying on land found to the south of the existing residential edge of Market Bosworth and to the north of Shenton Lane, a small lane linking Market Bosworth with the hamlets of Far Coton and Shenton, these field parcels were typical pastoral land with tree stock primarily located along the boundaries of the fields. Tree stock was for the most part native and mature in age.

Scope of Assessment

- 1.3 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on Friday 10th May 2024 in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.4 This report has been produced to accompany an outline planning application for the erection of up to 100 dwellings (including 40% affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) a vehicular access point and the demolition of one residential dwelling. All matters reserved except for means of access for a residential development.
- 1.5 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2023

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2023.
- 2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) *approving development proposals that accord with an up-to-date development plan without delay*'.
- 2.3 In relation to arboriculture, the NPPF states that:
- *136 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 53), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 53: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
 - *186 (c) 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 67) and a suitable compensation strategy exists'.*

and provides specific guidance that:
 - *186 (d) 'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.*
- 2.4 With reference to paragraph 186 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 67 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

3.0 SURVEY METHODOLOGY

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

BS5837 Categories

- 3.4 Trees, groups, hedgerows, and woodland have been divided into one of four categories based on Table 1 of BS5837, '*Cascade chart for tree quality assessment*'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees within this category are:

¹ http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

² http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

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

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

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

- Sub category (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Sub category (ii) trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
- Sub category (iii) trees with material conservation or other cultural value.

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

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

Ancient and Veteran Trees

- 3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.
- 3.12 This assessment and the criterion for defining a veteran tree is based upon the definition within BS:5837.

“Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned”.

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

- 3.13 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).
- 3.14 BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient tree is based upon government guidance on, *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions*³ which states.

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

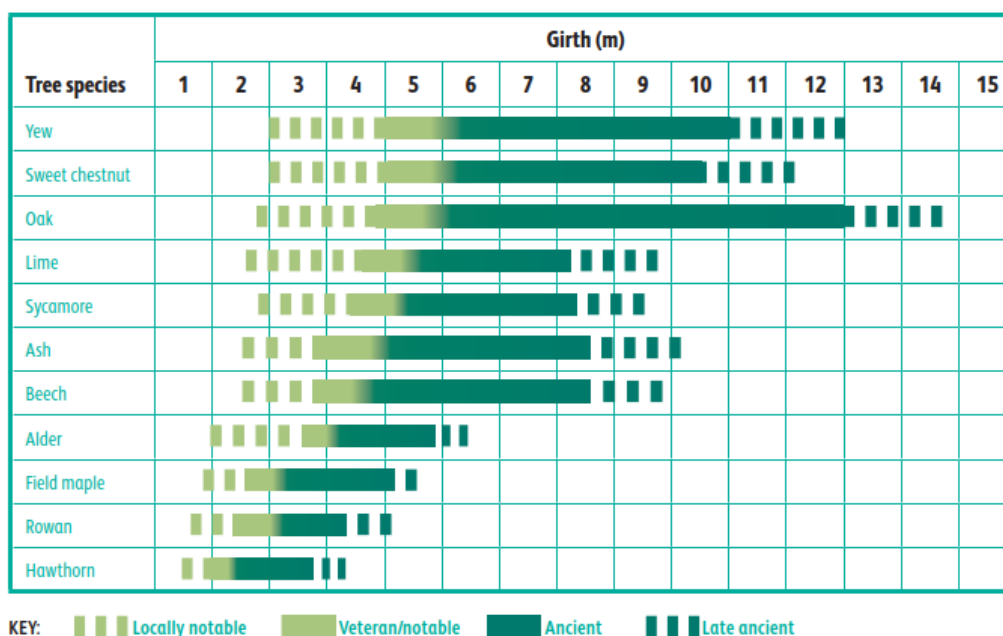


Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)⁴.

³ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

⁴ Lonsdale, D. (Ed.). 2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.

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

*'A tree which, because of its age, size, and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'*⁵

Considerations and Limitations of the Tree Survey

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

⁵ Ministry of Housing, Communities and Local Government. (2019). *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government.

4.0 RESULTS

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

Results Summary

- 4.5 The majority of tree stock was considered to be of low quality (Category C) due to a variety of compromising features which resulted in a lower arboricultural value. An equal distribution of moderate (Category B) and high (Category A) quality specimens were observed, and a single unsuitable (Category U) specimen was recorded.
- 4.6 Trees ranged from semi-mature to mature in age and were exclusively located along the boundaries of the assessment area due to the historic agricultural use of the land. The higher quality specimens were, for the most part located either offsite or along the southern edge of the site which ran along Shenton Lane.
- 4.7 The most commonly observed species were ash *Fraxinus excelsior*, sycamore *Acer pseudoplatanus* and field maple *Acer campestre*. Other species recorded included English oak *Quercus robur*, crab apple *Malus sylvestris*, cider gum *Eucalyptus gunni*, alder *Alnus glutinosa*, wild cherry *Prunus avium*, silver birch *Betula pendula*, crack willow *Salix fragilis*, English elm *Ulmus procera*, blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, wych elm *Ulmus glabra*, apple *Malus domestica* and Japanese maple *Acer palmatum*.
- 4.8 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable	T30	1		0
Category A (High Quality / Value)	T1, T25, T26, T29	4		0
Category B (Moderate Quality / Value)	T4, T6, T18, T37	4	G1	1
Category C (Low Quality / Value)	T2, T3, T5, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T19, T20, T21, T22, T23, T24, T27, T28, T31, T32, T33, T34, T35, T36, T38, T39, T40, T41, T42	33	G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, H1, H2, H3, H4, H5, H6, H7	18

Individual Specimens

- 4.9 T1 was found to the south of the site and lay beyond the site boundary. This specimen housed large portions of deadwood within its crown and a number of these sections were hung up within the canopy. Around the base of the specimen the ground was heavily waterlogged and poached, with evidence of browsing damage noted on the lower section of the stem. A small wound was noted on the southwestern side of the trunk. This appeared to be superficial and reaction wood was noted around the wounded area.
- 4.10 The moderate quality specimens were for the most part found in the southeastern section of the site around the allotments. T4 and T37 were both specimens of ash. T4 housed epicormic growth and minor deadwood within its crown. T37 contained the same features but at a greater extent. This specimen was of a slightly suppressed form due to its location within the boundary tree cover. T6 was a mature sycamore that housed no obvious defects. A large dead branch was noted on the northern side of the crown. T18 was located within the western boundary hedgerow and was a mature field maple specimen. Established epicormic growth was observed as well as broken branches. This was a relatively large example of field maple with relatively few defects and therefore it was recorded as Category B in terms of retention.
- 4.11 Contained within the site were twelve low quality specimens (T2, T3, T7, T8, T9, T17, T19, T20, T21, T22, T23 and T24), these were specimens of ash, crab apple, field maple, sycamore and crack willow. These were outgrown, unmanaged boundary features with limited arboricultural value. The remaining Category C specimens were located within the rear gardens and along the southern side of Shenton Lane.
- 4.12 T10-T16 were found in the gardens of properties located on Stanley Road and York close. These specimens offered little by the way of landscaping value and in the case of T11-T13, these had been so poorly managed that they had both limited arboricultural and landscaping merit. T28, T31-T6 and T38 were all located along the southern side of Shenton Lane and comprised of self-set ash and sycamore. The common features observed throughout this tree stock comprised of features associated with continuous growth such as basal suckers and epicormic growth within crowns. Features resulting from natural abscission of material creating branch stubs, broken

branches, branch socket cavities and bark wounds were also noted. Dead branches were also regularly observed in various proportions.

Groups of Trees

- 4.13 Running the length of the southeastern boundary was G1, this was a group of mature trees that formed a visual barrier between the site and Shenton Lane. It was comprised of a mixture of native specimens, with ash and sycamore being the dominant species that formed the canopy layer. Beneath these specimens an understory of crab apple, hawthorn, blackthorn, elm, field maple and elder was observed. This created a dense structure that offered the area landscape as well as arboricultural benefit. Typical features such as broken branches, minor deadwood and ivy cover was commonly observed throughout the group. This group was considered to be of moderate quality.
- 4.14 G2 and G3 formed the eastern and northern boundaries of the allotments. G2 was in poor to fair condition with a number of specimens in a moribund state being observed. G3 comprised mainly of hawthorn and blackthorn and was an outgrown hedgerow. This group was of limited value and densely covered in ivy and brambles.
- 4.15 The remaining groups G4-G9 were all situated offsite. G4-G8 were found within the rear gardens of properties situated on Northumberland Avenue, Stanley Road and York Close. These groups of trees were mainly ornamental with limited landscaping value due to their small proportions. They provided very little screening of the properties adjoining the site. G9 was found to the south of Shenton Lane forming a buffer between Shenton Lane and the small holding to the south of the lane. This group comprised of self-set ash, sycamore and hawthorn. Typical features such as broken branches and minor deadwood was commonly observed throughout the group.
- 4.16 G2-G9 were all regarded as being of low overall quality and therefore recorded as Category C in terms of retention value.

Hedgerows

- 4.17 These were all considered to be of low quality. H1, H3 and H4 were all outgrown and unmaintained, H1 had a number of small gaps between the hedgerow specimens whereas H3 and H4 were dense impenetrable features. H2 ran from the allotments in a south westerly direction towards H4. This hedgerow had been overcome by brambles despite its well-maintained shape. H5 was a relatively newly planted hedgerow that formed the boundary between the allotments and the properties to the north. H6 was located offsite and ran along the southern side of Shenton Lane.
- 4.18 The hedgerows were all in fair physical condition generally, albeit housing some typical minor broken branches, branch stubs and rubbing branches. Gaps could be identified where hedgerow stock had either failed or had become overwhelmed by undergrowth such as bramble.

Shenton Lane

- 4.19 Tree cover along Shenton Lane comprised of outgrown hedgerow trees with mature individual specimens to the south, transitioning into managed hedgerows with mature individual specimens which have been retained along the frontages of residential properties.

- 4.20 T25, T26 and T29 were all located along the Shenton Road, around the location of the allotments. T26 was situated offsite, within the front garden of a property located off Shenton Road. This specimen was in a good overall condition and housed no major defects. It was a very prominent specimen with high landscape value. T25 and T29 were both found adjacent to the allotments. These were densely clad in ivy and therefore a full inspection of their stems was impossible to carry out. However, despite this, there were no obvious defects, with both crowns being full and housing typical amounts of deadwood.
- 4.21 T28, T31-T36, T38 and G9 were all located along the southern side of Shenton Lane and comprised of self-set ash and sycamore. The common features observed throughout this tree stock comprised of features associated with continuous growth such as basal suckers and epicormic growth within crowns. Features resulting from natural abscission of material creating branch stubs, broken branches, branch socket cavities and bark wounds were also noted. Dead branches were also regularly observed in various proportions.

35 York Close

- 4.22 T40 was located in the front garden of the property to the west of 35 York Close and T41 & T42 were within the front garden of 35 York Close. These three trees were all of low quality and had been heavily pruned.
- 4.23 G11 and G12 were two linear groups of ornamental planting that formed the boundary between 35 York Close and the neighbouring properties. The ownership of these was unknown due to their position upon the boundary. These groups were typical garden planting and offered little arboricultural value to the vicinity.

Ancient and Veteran Trees

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

Statutory Considerations

- 4.25 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.26 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.27 Following consultation with the Local Planning Authority, Hinckley and Bosworth Borough Council, it is understood that there is a Tree Preservation Orders, namely Land South of 84 Shenton Lane, Market Bosworth 2001, which applies to a tree adjacent to the site and therefore statutory constraints apply in respect of trees. A copy of the TPOs has been included within the report as Appendix C.
- 4.28 Local authorities have a Duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate Conservation Areas, to protect places of special interest where it is considered especially important to preserve the character and appearance of the area.

- 4.29 Within a Conservation Area extra planning controls are in place to help the Council manage change in conservation areas so that the special interest can be preserved. You must give the Council 6 weeks' notice of any proposed felling or works to trees with a diameter of over 75mm at 1500mm height, or with a diameter of over 100mm if within a group of trees that needs thinning. This gives the Council 6 weeks to consider whether to serve a Tree Preservation Order (TPO).
- 4.30 Should the proposed works form part of a wider planning application there would be no need to ask for separate Conservation Area consent for works to trees. But prior to any tree surgery and / or the removal of trees not detailed within this report it will be necessary to apply to the relevant local planning authority to gain consent for the works.
- 4.31 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the Tuesday 14th May 2024.
- 4.32 Table 2 below details which trees are included within the tree preservation orders.

Table 2: Tree Preservation Order

Tree No. taken from FPCR	TPO
T26	T1 (2001)

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Development Framework Plan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for a residential development
- 5.3 An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 Table 3 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

Table 3: Summary of Impact on Tree Stock

	Trees to be Removed	Reason/s for Removal
Category U - Unsuitable		
Category A (High Quality / Value)		
Category B (Moderate Quality / Value)	G1 (Partial removal)	G1 – Partial removal to create pedestrian / emergency access point off Shenton Lane
Category C (Low Quality / Value)	T16, T41, T42, G12, H2 (Partial removal), H7	T16, T41, T42, G12 & H7 – Removed in full to facilitate primary vehicular access point off York Close H2 – Partial removal to create pedestrian links.

- 5.5 The development proposals have been designed using a constraints led approach and this has resulted in the vast majority of trees being retained and incorporated into the proposed development.
- 5.6 All high quality and moderate quality (apart from a small linear length of G1 shown to be removed to create a pedestrian / emergency access point off Shenton Lane) are retained and will provide mature tree cover to the site which will be of both amenity and aesthetic value.
- 5.7 Where trees are to be removed, most of these are low quality landscape planting that was found within the garden of 35 York Close. The removal of this low quality, category C material should not pose a constraint to development on arboricultural grounds.
- 5.8 The proposals illustrate significant new tree planting and the creation of green open space. This will not only mitigate for tree losses but also ameliorate the overall arboricultural value of the site.

6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 As part of the subsequent reserved matters application, should the application be approved, an adequate quantity of structured tree planting should be provided to mitigate for any tree removal necessary to implement the development. The purpose and function of this new tree planting should be understood from the start of any design stages so that key objectives from a landscape perspective can also be achieved.
- 6.2 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).
- 6.3 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- 6.4 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.
- 6.5 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

Rooting Environment and Soil Volumes

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

General Planting Recommendations

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

7.0 TREE PROTECTION MEASURES

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

General Information and Recommendations

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

Tree Protection Barriers

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

Protection outside the exclusion zone

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

8.0 TREE MANAGEMENT

- 8.1 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 *Post Development Management of Existing Trees*, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.2 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.3 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.4 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk⁶.
- 8.5 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.

⁶ The Health and Safety at Work Act 1974



KEY

Tree/Group to be Retained

Tree/Group proposed to be removed subject to relevant permissions

Category U - Unsuitable for retention on arboricultural grounds

Hedgerow Proposed to be Retained and Incorporated into the New Development

Hedgerow proposed to be removed subject to relevant permissions

Root Protection Area (The RPA has been altered where appropriate to reflect underground constraints)

Individual / Group Number and BS5837:2012 Category

Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

Scale 1:1250 @ A3

0

25

50

75m

NOTES

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

Drawing has been produced in colour and is based on digital information in .dwg format, aerial images and/or GPS location where appropriate. A monochrome copy should not be relied upon. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculating foundation depths.

Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by the project Arboriculturalist should works commence 12 months after the date of this survey.

SOME TREES MAY BE SUBJECT TO STATUTORY CONSTRAINTS. IT IS THEREFORE ADVISED THAT NO WORKS SHOULD BE UNDERTAKEN TO ANY TREES ILLUSTRATED HEREIN WITHOUT FIRST OBTAINING THE RELEVANT AUTHORISATION TO DO SO UNLESS AGREED AS PER THE APPROVED PLANS THROUGH PLANNING CONSENT.

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A	30.11.21	First Issue	AW
B	20.11.21	Updated Layout	AW
C	25.05.23	Updated Layout	TCB
D	26.06.23	Updated Layout	TCB
E	25.07.24	Updated Layout	AW
F	02.08.24	Updated	AW
	09.08.24	Amended Site Name	AW

rev	date	description	by

masterplanning

environmental assessment

landscape design

urban design

ecology

architecture

arboriculture

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client

Gladman Developments Ltd

project

Land off York Close

Market Bosworth

drawing title

TREE RETENTION PLAN

scale

1:1250 @ A3

drawn/checked

AW/TCB

date

August 2024

drawing number

10352-T-02

rev

F

CAD file: L:\10300\10352\ARB\Plans\Tree Retention Plan.dwg

Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
<u>Abbreviations</u> est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	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.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

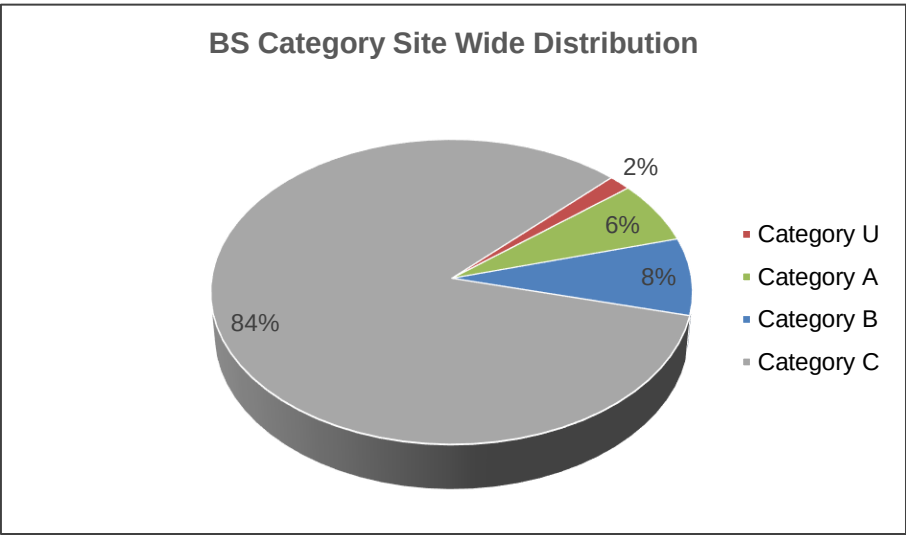
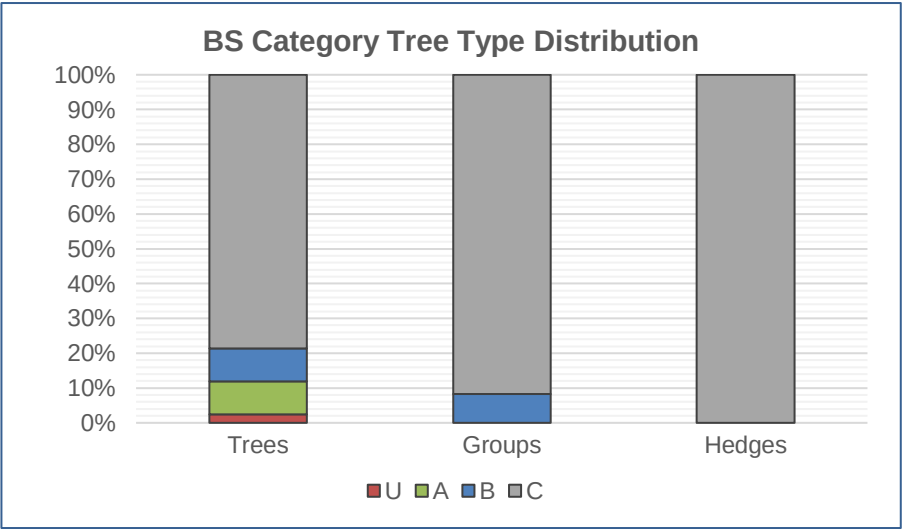
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	Good - No significant health problems	• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U	T30	1		0
Category A	T1, T25, T26, T29	4		0
Category B	T4, T6, T18, T37	4	G1	1
Category C	T2, T3, T5, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T19, T20, T21, T22, T23, T24, T27, T28, T31, T32, T33, T34, T35, T36, T38, T39, T40, T41, T42	33	G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, H1, H2, H3, H4, H5, H6, H7	18
	Total	42	Total	19

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

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



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	English Oak Quercus robur	23	est 1120	9	M	F	Bark wounds noted Branch socket cavities observed Broken branches evident Browsing damage noted on main stem Characteristic for species Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Poached ground at the base Large hung up limbs Small wound between buttresses	567	13.4	A (i)
T2	Ash Fraxinus excelsior	17	est 720	7	M	P	Split running from ground level to crown break Extensive epicormic growth Sparse crown with dieback	235	8.6	C (i)
T3	Ash Fraxinus excelsior	15	est 400	6	M	F	Twin stemmed from 3m Dense ivy from ground to 7m Broken branches and minor deadwood	72	4.8	C (i)
T4	Ash Fraxinus excelsior	18	est 750	9	M	F	Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Characteristic for species Epicormic growth evident within the crown Minor dead wood evident in the crown (<75mm)	254	9.0	B (i)
T5	Crab Apple Malus sylvestris	7	est 180	2	M	F	Growing within hedgerow No major defects Typical form	15	2.2	C (i)
T6	Sycamore Acer pseudoplatanus	16	est 600	8	M	F	Branch socket cavities observed Broken branches evident Dense undergrowth at the base Minor dead wood evident in the crown (<75mm) Unable to gain access	163	7.2	B (i)
T7	Crab Apple Malus sylvestris	10	est 200	4	M	F	Characteristic for species No major defects were noted Suppressed by specimens either side	18	2.4	C (i)
T8	Sycamore Acer pseudoplatanus	13	est 200 350	5	M	F	Twin stemmed from base Ivy from ground level to upper crown Unable to gain access due to dense undergrowth	74	4.8	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T9	Ash Fraxinus excelsior	18	est 800	8	M	F	Established basal sucker Dense ivy and undergrowth at base and into crown Large limb rubbing against T8 Epicormic growth throughout	290	9.6	C (i)
T10	Cider Gum Eucalyptus gunni	12	est 180	4	M	F	No major defects were noted Situated offsite Unable to gain access	15	2.2	C (i)
T11	Alder Alnus glutinosa	13	est 310	4	M	P	Poorly pruned resulting in a lion tailed form Epicormic growth throughout Limited arboricultural value Situated offsite Unable to gain access	43	3.7	C (i)
T12	English Oak Quercus robur	11	est 280	4	M	P	Poorly pruned resulting in a lion tailed form Epicormic growth throughout Limited arboricultural value Situated offsite Unable to gain access	35	3.4	C (i)
T13	Ash Fraxinus excelsior	15	est 310	4	M	P	Poorly pruned resulting in a lion tailed form Epicormic growth throughout Limited arboricultural value Situated offsite Unable to gain access	43	3.7	C (i)
T14	Cider Gum Eucalyptus gunni	16	est 580	6	M	F	Base obscured Characteristic for species Crossing and rubbing branches Dense undergrowth at the base Minor dead wood evident in the crown (<75mm) Situated offsite Unable to gain access	152	7.0	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T15	Wild Cherry Prunus avium	14	est 450	4	M	F	Broken branches evident Crossing and rubbing branches Minor dead wood evident in the crown (<75mm) No major defects were noted Pruning wounds noted Situated offsite Unable to gain access	92	5.4	C (i)
T16	Silver Birch Betula pendula	10	est 300	4	EM	F	Situated offsite Low crown form	41	3.6	C (i)
T17	Crack Willow Salix fragilis	16	avg 450 450 450 450	8	M	F	Situated in hedgerow Multi stemmed from base Low crown Minor deadwood and broken branches throughout Failed limb on eastern side	366	10.8	C (i)
T18	Field Maple Acer campestre	18	est 540	7	M	F	No major defects Dense ivy and undergrowth Established epicormic growth Broken branches	132	6.5	B (i)
T19	Field Maple Acer campestre	9	est 180 200	3	M	F	Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Characteristic for species	33	3.2	C (i)
T20	Crack Willow Salix fragilis	17	est 350	5	M	F	Basal suckers present Base obscured Broken branches evident No major defects were noted Typical crown form	55	4.2	C (i)
T21	Crack Willow Salix fragilis	17	est 300	3	M	P	Base obscured Branch stubs evident Broken branches evident Dense ivy cover on main stem Dieback of the crown observed Epicormic growth evident within the crown Failed limb on eastern side	41	3.6	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T22	Crack Willow Salix fragilis	13	est 480 400 300	7	M	F	Basal suckers present Base obscured Broken branches evident Characteristic for species Crossing and rubbing branches Dense ivy cover on main stem Dense undergrowth at the base Minor dead wood evident in the crown (<75mm) Multi leadered form Multi stemmed from base Failed limb on eastern side	217	8.3	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T23	Ash Fraxinus excelsior	20	est 690	10	M	P	Extensive dieback of crown leaving a sparse and open canopy Storm damage observed throughout middle and upper crown Large sections of minor and major deadwood	215	8.3	C (i)
T24	Ash Fraxinus excelsior	12	est 210	3	EM	F	Situated withing hedgerow Flail damage Slight dieback of crown	20	2.5	C (i)
T25	English Oak Quercus robur	17	est 1000	9	M	F	Broken branches evident Dense undergrowth at the base Dense ivy from ground level to upper crown prevented a full inspection of the stem Compacted ground to the south Epicormic growth on stem Sections of major deadwood in middle crown	452	12.0	A (i)
T26	English Oak Quercus robur	20	est 1050	12	M	G	High landscape value very prominent upon approach to Market Bosworth Situating offsite No major defects Small sealed pruning wounds and branch socket cavities	499	12.6	A (i)
T27	English Elm Ulmus procera	8	est 700	N - 5 S - 4 E - 2 W - 1	M	P	Densely covered in ivy and heavily suppressed by oaks either side	222	8.4	C (i)
T28	Ash Fraxinus excelsior	11	est 310	6	M	P	Base obscured Characteristic for species Dieback of the crown observed Minor dead wood evident in the crown (<75mm) Situating offsite	43	3.7	C (i)
T29	English Oak Quercus robur	15	est 1000	9	M	F	Branch stubs evident Broken branches evident Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Pruning wounds noted Twin stemmed from 4m Dense ivy prevented a full inspection	452	12.0	A (i)
T30	Ash Fraxinus excelsior	12	est 560	N - 2 S - 0 E - 1 W - 6	M	P	Major storm damage Majority of crown missing Adjacent to Shenton Lane Very poor condition	N/A	N/A	U
T31	Sycamore Acer pseudoplatanus	10	est 250	6	EM	F	Branch stubs evident Characteristic for species Situating offsite Typical crown form Unable to gain access	28	3.0	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T32	Sycamore Acer pseudoplatanus	8	est 280	4	EM	P	Branch stubs evident Characteristic for species Situating offsite Typical crown form Unable to gain access Dieback of crown	35	3.4	C (i)
T33	Sycamore Acer pseudoplatanus	8	est 280	4	EM	P	Branch stubs evident Characteristic for species Situating offsite Typical crown form Unable to gain access Dieback of crown	35	3.4	C (i)
T34	Sycamore Acer pseudoplatanus	8	est 280	4	EM	P	Branch stubs evident Characteristic for species Situating offsite Typical crown form Unable to gain access Dieback of crown	35	3.4	C (i)
T35	Sycamore Acer pseudoplatanus	8	est 70 ^{6x}	4	EM	P	Branch stubs evident Characteristic for species Situating offsite Typical crown form Unable to gain access	13	2.1	C (i)
T36	Ash Fraxinus excelsior	13	est 450	7	M	F	Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Dense ivy cover on main stem Epicormic growth evident within the crown Minor dead wood evident in the crown (<75mm)	92	5.4	C (i)
T37	Ash Fraxinus excelsior	18	est 400 450	N - 10 S - 8 E - 6 W - 6	M	F	Basal suckers present Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Characteristic for species Dense ivy cover on main stem Dense undergrowth at the base Epicormic growth evident within the crown Interlocking crowns Minor dead wood evident in the crown (<75mm)	164	7.2	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T38	Ash Fraxinus excelsior	10	est 280	3	SM	P	Situated offsite Extensive dieback Limited future potential	35	3.4	C (i)
T39	Japanese Maple Acer palmatum	4	est 90 90	2	SM	F	Situated offsite Unable to gain access Ornamental garden tree	7	1.5	C (i)
T40	Purple Plum Prunus cerasifera Pissardii	3.5	est 220	1.5	M	F	Situated offsite Pruning wounds throughout Ornamental garden planting	22	2.6	C (i)
T41	Swedish Whitebeam Sorbus intermedia	3.5	est 280	1	M	F	Pollarded form Ornamental garden planting Limited arboricultural value Hardstanding to South	35	3.4	C (i)
T42	Norway Maple Crimson King Acer platanoides 'Crimson King'	3	est 230	0.5	M	F	Pollarded form Ornamental shrubs at base	24	2.8	C (i)

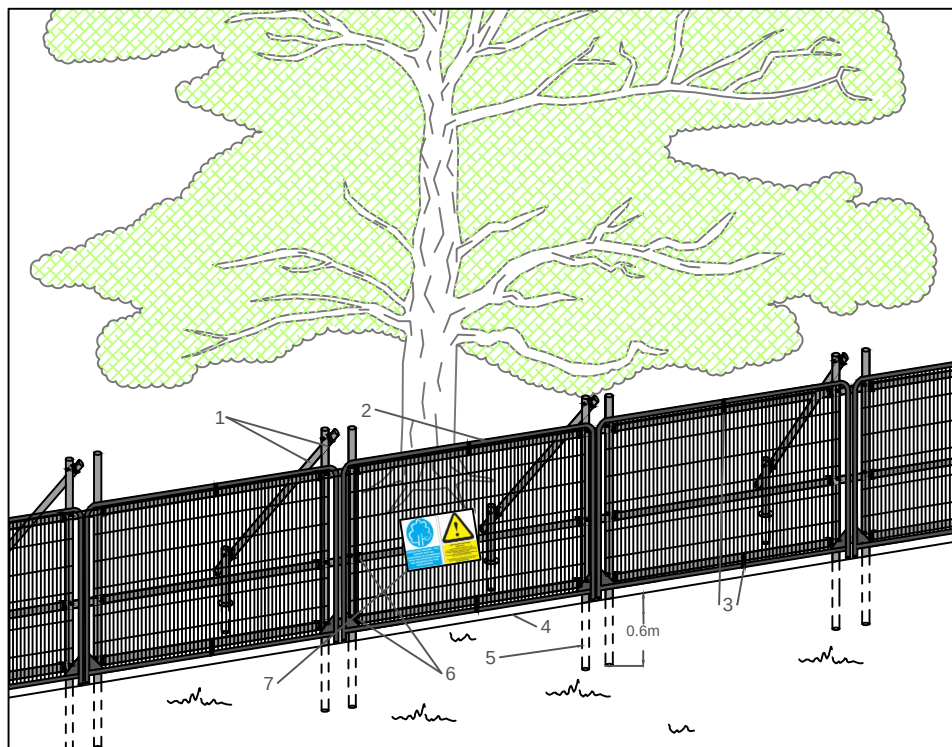
Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Goat Willow Salix caprea Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Wych Elm Ulmus glabra Crab Apple Malus sylvestris	20	avg 600	7	SM / EM / M	F	Base obscured Branch stubs evident Broken branches evident Characteristic for species Linear group running along Shenton Lane Understory of thorn elder and field maple with larger ash and sycamore Dense ivy and undergrowth throughout	163	7.2	B (ii)
G2	Ash Fraxinus excelsior Elder Sambucus nigra Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus	15	avg 450	4	M	P / F	Crossing and rubbing branches Interlocking crowns Dead Trees within group Linear group forming boundary between fields and allotments Dense undergrowth	92	5.4	C (ii)
G3	Ash Fraxinus excelsior Blackthorn Prunus spinosa Hawthorn Crataegus monogyna	6	est 120 130 110	2	M	F	Crossing and rubbing branches Group running along boundary between field and allotment Dense undergrowth covers the majority of specimens	20	2.5	C (i)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G4	Holly Ilex aquifolium Norway Maple Drummondii Acer platanoides 'Drummondii' Butterfly bush Buddleia davidii Box Buxus sempervirens Firethorn Pyracantha sp.	3	est 90	2	EM / M	F	Small offsite garden group Limited value	4	1.1	C (ii)
G5	Elder Sambucus nigra Hawthorn Crataegus monogyna Wild Cherry Prunus avium	7	est 180	3	M	F	Offsite boundary group Gaps present Provides some screening of Northumberland avenue	15	2.2	C (ii)
G6	Apple Malus domestica	5	est 200	3	M	F	Small group of apple trees situated offsite	18	2.4	C (ii)
G7	Hawthorn Crataegus monogyna Silver Birch Betula pendula Alder Alnus glutinosa Apple Malus domestica Butterfly bush Buddleia davidii Japanese Maple Acer palmatum	8	est 140	3	EM / M	F	Base obscured Broken branches evident Crossing and rubbing branches Situated in rear gardens Limited screening value	9	1.7	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G8	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Crab Apple Malus sylvestris	12	est 300	5	EM / M	F	Base obscured Branch stubs evident Broken branches evident Characteristic for species Crossing and rubbing branches Dense ivy cover on main stem Dense undergrowth at the base Epicormic growth evident within the crown Interlocking crowns Minor dead wood evident in the crown (<75mm)	41	3.6	C (ii)
G9	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra Field Maple Acer campestre Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus	14	est 400	5	SM / EM / M	F	Basal suckers present Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Characteristic for species Crossing and rubbing branches Interlocking crowns Offsite group situated on southern side of Shenton Lane	72	4.8	C (ii)
G10	Common Lilac Syringa vulgaris	2.5	est 100	1	M	F	Unable to gain access Situated offsite Ornamental landscape planting	5	1.2	C (ii)
G11	Holly Ilex aquifolium	1	est 30	0.5	EM	F	Unable to determine ownership - presumed to be offsite Landscape planting forming boundary between properties	0	0.4	C (ii)
G12	Holly Ilex aquifolium Lawson Cypress Chamaecyparis lawsoniana	1.5	est 90	0.5	EM / M	F	Unable to determine ownership Landscape planting forming boundary between properties Linear row of trees with ornamental shrubs at base	4	1.1	C (ii)

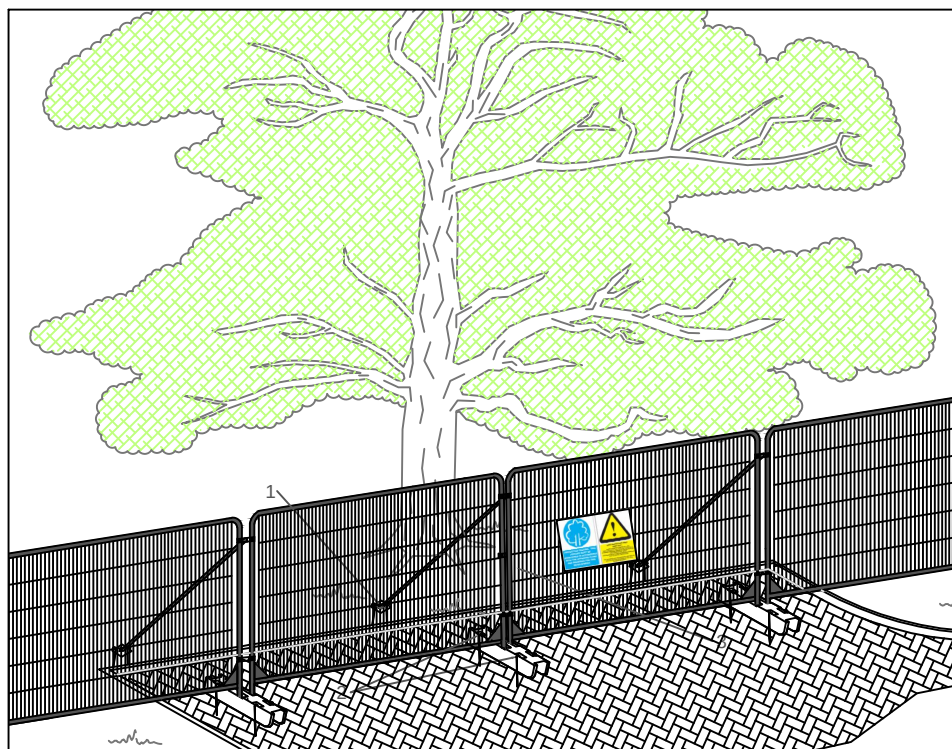
Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Elder Sambucus nigra Hawthorn Crataegus monogyna	8	est 120 120 120	1	M	P / F	Outgrown unmaintained hedgerow Gaps present Dense brambles covering stems	20	2.5	C (ii)
H2	Elder Sambucus nigra Hawthorn Crataegus monogyna	2.5	avg 6x 60	1	M	P	Maintained hedgerow Mainly comprised of bramble growth around elder and hawthorn	10	1.8	C (ii)
H3	Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Crab Apple Malus sylvestris Holly Ilex aquifolium	7	avg 110 110 110	1.5	M	F	Unmaintained hedgerow Occasional gaps present	16	2.3	C (ii)
H4	Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna	8	est 6x 100	1.5	M	F	Unmaintained hedgerow with dense bramble cover on lower stems	27	2.9	C (ii)
H5	Hawthorn Crataegus monogyna Holly Ilex aquifolium	1.5	avg 50 50 50	0.5	M	F	Maintained hedgerow	3	1.0	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
H6	Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Wych Elm Ulmus glabra	2	avg 6x 60	1	M	F	Offsite maintained hedgerow	10	1.8	C (ii)
H7	Box Buxus sempervirens	1	est 6x 40	0.25	M	F	Garden hedgerow	4	1.2	C (ii)



Standard specification for protective barrier

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



Above ground stabilising systems

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

NOTES

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APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

CAD file: S:\Arb resources\Basic Templates\Tree Protection\Appendix B - Protective Fencing A4.dwg

Appendix C

Copy of Tree Preservation Order

Land South of 84 Shenton Lane, Market Bosworth / 8th February 2001

SCHEDULE 1**Article 4****SPECIFICATION OF TREES**

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	1 x English Oak	Land South of 84 Shenton Lane, Market Bosworth

Trees specified by reference to an area
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	None	

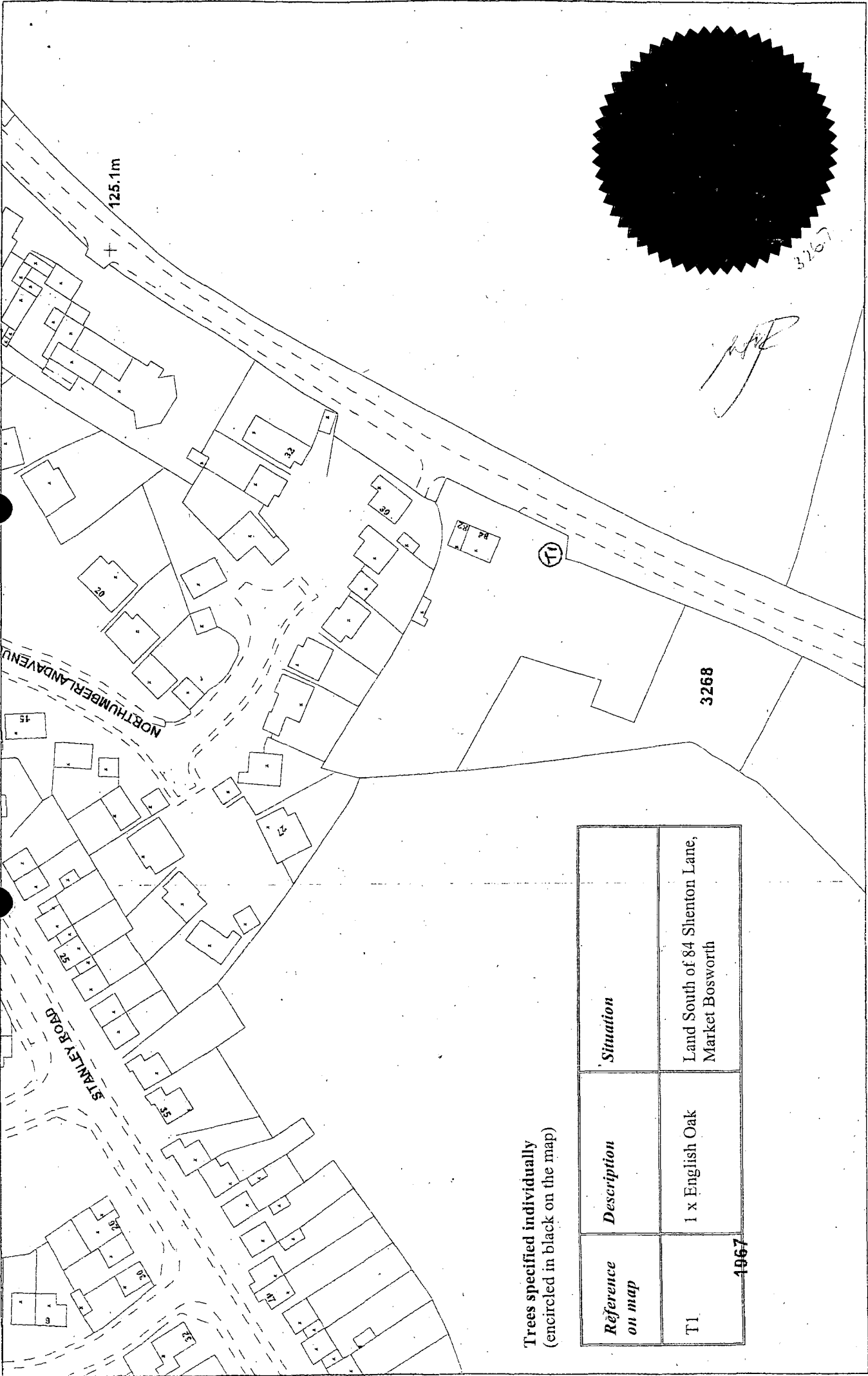
Groups of trees
(within a broken line on the map)

<i>Reference on map</i>	<i>Description (including number of trees in the group)</i>	<i>Situation</i>
	None	

Woodlands
(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	None	

0801/12/23



Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	1 x English Oak	Land South of 84 Shenton Lane, Market Bosworth

1967