



**ORIGIN
ENVIRONMENTAL**

ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

The Hayloft, Cadeby

CLIENT

David Granger Architectural Design
Ltd.

REFERENCE

250619 25076 AIA V1

ISSUE DATE

19th June 2025

Document Quality Assurance

Revision	Date	Author	Signature	Reviewed
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This is a preliminary visual assessment from ground level for planning and development purposes only, undertaken with due consideration for the principles of BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. It is not a tree risk assessment and should not be used as such. While every effort is made to accurately assess tree condition, it may not be possible or appropriate to view all parts of every tree to meet the comprehensive assessment criteria of a full tree risk assessment. This assessment also does not include invasive techniques such as climbing inspections, internal decay detection (e.g., resistograph, sonic tomography), or root collar excavation, unless specifically instructed and agreed upon. Trees are dynamic organisms, and their long-term health and stability cannot be guaranteed; no responsibility can be taken for damage or injury arising from tree failure after the date of this report.

Furthermore, this report is not an ecological assessment. If protected species are suspected, you must seek expert ecological advice before commencing any works. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 provide statutory protection for birds, bats, and other species that can inhabit trees. Great care is required to avoid disturbance to those species, and consideration should be given to the timing of tree works to avoid an offence under the above legislation. Where the presence of such species is suspected, the project ecologist or Natural England should be contacted for advice.

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1. Introduction

1.1 Principal Author

1.1.1 The report's Principal Author is Jack Barnard *BSc (Hons), MA ArborA, MICFor (Chartered Arboriculturist)*, Director at Origin. Jack has over nine years of professional experience in arboricultural consultancy and has worked on projects ranging from large master planning proposals to commercial and residential sites throughout the UK. Jack is a Professional Member of the Arboricultural Association (AA) and Institute of Chartered Foresters (ICF) and is therefore required to uphold the professional and ethical standards within their codes of conduct. Jack is also LANTRA certified to undertake Professional Tree Inspections.

1.1.2 The information stated within this report is a true and accurate reflection of both the Site conditions at the time of the survey, as well as the professional opinion of the Principal Author.

1.2 Purpose

1.2.1 This Arboricultural Impact Assessment (AIA) has been commissioned by David Granger Architectural Design Ltd. ('the Client'). This AIA is prepared in relation to the Proposed Development at The Hayloft, 1 Boston Sidings, Bull in Oak, Cadeby, CV13 0DW ('the Site') (see the site location plan and red line boundary at Appendix 1).

1.2.2 Origin is instructed to fulfil the initial requirements of BS5837:2012 and Local Planning Authority – Hinckley and Bosworth Borough Council ('the Council'). The Council requires an AIA to make an informed decision on the Client's full planning application. However, should the Council be minded to grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to ensure sufficient protection of retained trees through the construction process.

1.3 Origin's Instruction

1.3.1 The extent of instruction for this project is threefold:

- i. A BS5837:2012 tree survey - this is an assessment of all trees on or within influencing distance of the Site, capturing data relating to each tree's size and condition, as well as quantifying each tree or group's amenity value and life expectancy.
- ii. A Tree Constraints Plan and Tree Schedule - delineating the findings of the BS5837:2012 tree survey. Trees are superimposed onto a topographical survey or OS Map to show their reference number (e.g. T1), canopy spread, retention categorisation and Root Protection Area (RPA).
- iii. An Arboricultural Impact Assessment (AIA) – this is a report that assesses the trees and the potential impacts associated with the Proposed Development and its construction requirements.

1.4 Site Description

1.4.1 The Site is located to the west of Market Bosworth and to the north of Cadeby, situated to the north of Bosworth Road. The Site is approximately centred at grid reference: SK 42175 03292.

1.4.2 The Site comprises the existing residential properties and their associated gardens and driveways. The Site is surrounded on all sides by agricultural land.

2. Proposed Development

2.1 Description

2.1.1 The Proposed Development is for the construction of a new single-storey garage/workshop unit towards the southern boundary of the Site.

2.2 Reference Documents

2.2.1 The following documentation has been referenced as part of this impact assessment:

Table 1 Documents and Plans Provided

Document Description	Reference No.	Prepared By	Date
Topographical Survey	25_4523_01	David Granger Architectural Design Ltd.	March 2025
Proposed Site Layout	25_4523_02 A	David Granger Architectural Design Ltd.	March 2025

3. Statutory and Non-statutory Legislation

3.1 National Planning Policy Framework (NPPF) (December 2024)

Tree Policies

3.1.1 When determining planning applications, the Council should apply the following principles from the NPPF:

- Paragraph 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-lined⁵², 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.”

- Paragraph 193 (A, C & D)

“When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

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 and a suitable compensation strategy exists; and

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.”

3.1.2 The NPPF also provides the following definitions:



“Ancient or veteran tree: 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.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.”

3.1.3 None of the surveyed trees or groups are considered to be relevant within these definitions.

3.2 [Tree Preservation Orders and Conservation Areas](#)

3.2.1 The Council has been contacted to establish whether any trees contained within the survey are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area.

3.2.2 It has been confirmed using the Council’s online interactive map on the 19th of June 2025 that no TPOs are associated with the Site, nor is the Site located within a local Conservation Area.

3.3 [Felling Licence](#)

3.3.1 Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for *“Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ...”*

3.3.2 If full planning permission is granted, any trees identified for removal as part of the planning application (in this instance, included within this AIA), are exempt from this statutory protection. However, outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4. [Tree Survey](#)

4.1 [Site Visit](#)

4.1.1 The Principal Author completed the tree survey on the 20th of May 2025. All tree inspections were undertaken from ground level, and no climbing or further assessments were undertaken. Weather conditions during the survey were clear and bright and did not form a constraint to the assessment.

4.2 [Method of Data Collection](#)

4.2.1 The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

4.2.2 The survey recorded trees either as individual specimens or as groups, where these trees were aerodynamically, culturally, or visually important as groups.

4.2.3 The tree numbers associated with each tree are cross-referenced within the Tree Schedule and with the associated plans at Appendix 3 and 4, respectively. The complete methodology for data collection is provided at Appendix 2 and was carried out in accordance with BS5837:2012.

4.2.4 It should be noted that *Table 1* of BS5837:2012 only gives recommendations in relation to the remaining years. A tree may be considered to have a long remaining life, however, still be of a lower category given its maturity, condition, or overall impact on the Site.

- 4.2.5 The location of each tree and their associated constraints, including canopy spread and Root Protection Areas (RPAs) are illustrated with and without the Proposed Development on plan numbers OE-001 and OE-002, both at Appendix 4.
- 4.2.6 Category A and B trees are considered to provide a substantial or moderate contribution to a site, respectively, and should be retained and incorporated into the Proposed Development where possible and feasible. Category C and U trees are of low quality or are young specimens, which can be readily replaced. These trees should not be considered a constraint to the Proposed Development. However, it is considered desirable that trees be retained wherever possible, as this ensures a continuity of canopy cover and helps contribute to a mature landscape.
- 4.3 [Summary of Data](#)
- 4.3.1 A total of 4 no. individual trees, and 2 no. groups of trees have been surveyed. These include 4 no. category B, and 2 no. category C retention value.
- 4.3.2 All trees at the Site and within influencing distance have been surveyed. Tree cover at the Site forms a linear group along the existing site boundary. Trees included within the survey are predominantly early and mature common ash and sycamore specimens.
- 4.3.3 T1 (common ash) is the most prominent specimen within the Site, located within a small area of lawn towards the southern boundary. T1 is a mature category B specimen that forms a single stem, with a large, widespread canopy. T1 shows signs of decline, with a slightly sparse canopy at the time of assessment. As shown below in Figure 1.



Figure 1 - View of T1 from the northwest.

- 4.3.4 T3 (sycamore) and T4 (common ash) are a pair of early mature trees framing the southern boundary of the Site. These trees are prominent along the roadside, providing elements of screening value. As shown below in Figure 2.



Figure2 - View of T3 & T4 from the south.

5. Impact Assessment

5.1 Relationship between Site Layout and Trees

5.1.1 To implement the Proposed Development, there is no requirement for tree removal.

Implications of the NPPF and Local Planning Policy for the Proposed Development

5.1.2 As there are no trees proposed for removal, the principles for refusal relating to ancient and veteran trees detailed within the NPPF would not be considered applicable.

5.1.3 The Proposed Development is in line with the Local Plan as it retains trees identified as important within the Site.

6. Above Ground Constraints

6.1 Tree Canopies

6.1.1 The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the Tree Constraints Plan (OE-001) at Appendix 4.

6.1.2 The Tree Schedule lists the vertical clearance from ground level to the first significant branching of individual trees. This measurement informs the level of accessibility and potential for development beneath tree canopies.

6.1.3 Factors such as the mature height, size, form, shading and species-specific nuisances must be considered. The proximity of retained trees to structures must also take into consideration amenity factors. This AIA has considered the area surrounding each tree to enable a satisfactory relationship between the Proposed Development and the tree.



- 6.1.4 Beyond the southwest boundary of the Site is T3 (sycamore); the northeastern extent of its canopy overextends into the Site. To avoid conflict with the proposed development, it has been recommended that a sympathetic reduction of its canopy north and east be carried out. The canopy north should be reduced from 4.5m to 3.5m, and east from 4m to 3.5m in line with past management. This is illustrated in the Tree Protection Plan (OE-004) at Appendix 4.
- 6.1.5 Additional factors for consideration include how comfortable future inhabitants of the property will feel about trees in close proximity to their home. This serves to protect retained trees from pressure to be felled or undergo surgery once the rooms are occupied.
- 6.1.6 To ensure the successful retention of trees, a Construction Exclusion Zone (CEZ) must be established. The CEZ must take into consideration the factors outlined above and ensure that retained trees are not harmed during the construction process.
- 6.1.7 It is critical that all protective fencing is installed and erected, and the CEZ enforced prior to the commencement of any works on-site. Following the installation of tree protection, a site meeting must be undertaken with the Tree Officer to ensure the satisfaction of all parties prior to any on-site works commencing.

6.2 Shading

- 6.2.1 Where shading is unavoidable, the potential adverse impacts should be balanced with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “*shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits*”.
- 6.2.2 Given the nature of the Proposed Development, shading is not considered to be a significant consideration. The impact of shade on the Proposed Development is not considered to be significant or negative.

6.3 Future Growth

- 6.3.1 The future growth of trees at the Site is not considered to be a significant constraint to the Proposed Development. The trees surrounding the Proposed Development have significantly raised canopies and are unlikely to result in any new conflicts.

6.4 Leaves, Fruit, and Honeydew

- 6.4.1 Leaves and fruit do not pose a significant constraint to the Proposed Development as an adequate offset has been provided between retained trees and the proposed built structures.
- 6.4.2 Given the proximity of so many trees on and off-site, leaf fall will be a problem across the entire Site in autumn. It is therefore recommended that grates be incorporated into the gutters of the Proposed Development to avoid regular blockages.

7. Below Ground Constraints

7.1 Root Protection Area (RPA)

- 7.1.1 The RPA of trees has been calculated as prescribed by BS5837:2012 and these are illustrated on the Tree Constraints Plan at Appendix 4. In addition to this, each tree's numerical RPA value is provided within the Tree Schedule at Appendix 3. The Tree Schedule provides both the RPA radius in metres from the centre of the stem and the total area for the RPA in square metres.
- 7.1.2 In general, the RPA is a circular area with a radius 12 times the diameter of a tree measured at 1.5 metres for single-stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance

with Annex C, and the RPA should be guided by Annex D of BS5837:2012.

7.1.3 The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions. The RPA may be altered and/or offset from a centred circle if there are existing RPA incursions. The total area of the RPA will not be altered from that prescribed by BS5837:2012.

7.1.4 The RPA is an area in which no groundwork should be undertaken without due care taken in relation to the retained tree(s). This is to avoid soil compaction, changes in levels or soil contamination, which could alter the tree's condition and/or stability.

7.2 Existing RPA incursions

7.2.1 There are a variety of existing RPA incursions throughout the Site for the access tracks, hard surfacing and the existing buildings. These incursions are unlikely to form a complete root barrier and therefore RPAs have not been adjusted from the RPAs prescribed in BS5837:2012.

7.3 Proposed RPA Incursions

7.3.1 To construct the Proposed Development there will be an incursion into the RPA of T1 (common ash) to be retained. These incursions are illustrated on the Arboricultural Impact Plan (OE-002) and Tree Protection Plan (OE-004) at Appendix 4.

- T1- proposed incursion of 76m² for the patio and landscaping of the 430m² RPA - therefore a 17.5% new incursion.

7.3.2 To ensure the successful retention of T1, the proposed garage will be constructed using an alternative foundation type as stated within section 7.5 of BS5837:2012. The garage will be constructed using 'pad & beam' foundations when within the RPA of retained trees.

7.3.3 This is supported within NOTE 1 of clause 7.4.2 of BS5837:2012 in that: *"an appropriate sub-base option for new hard surfacing includes three-dimensional cellular confinement systems. Alternatively, piles, pads or elevated beams can be used to support surfaces to bridge over the RPA or, following exploratory investigations to determine location, to provide support within the RPA while allowing the retention of roots greater than 25mm in diameter."*

7.3.4 The foundation and substructure solution are of individual pads supporting a flat concrete slab above ground level. No ground beam construction is below ground level. The diameter and number of pads in this area will be minimised in accordance with structural requirements; further engineering advice must be sought.

7.3.5 The pad and beam foundation will span over the RPA, creating a void beneath. The levels will not be disturbed within this area and will allow for future root extension and good infiltration of groundwater run-off to the underlying root system.

7.4 Infrastructure

7.4.1 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA for infrastructure to be located. All services and infrastructure MUST NOT enter the CEZ.

8. Recommendations & Conclusions

- 8.1.1 A total of 4no. individual trees, and 2no. groups of trees have been surveyed. These include 4no. category B, and 2no. category C retention value.
- 8.1.2 All trees at the Site and within influencing distance have been surveyed.
- 8.1.3 To implement the Proposed Development, there is no requirement for tree removal. As there are no trees proposed for removal, the principles for refusal relating to ancient and veteran trees detailed within the NPPF would not be considered applicable. The Proposed Development is in line with the Local Plan as it retains trees identified as important within the Site.
- 8.1.4 The successful retention of those trees that will remain on the Site will be dependent upon the quality and maintenance of any protection system that is put in place. A Tree Protection Plan (OE-004) has been provided at Appendix 4.
- 8.1.5 It is critical that all protective fencing is installed and erected, and that the Construction Exclusion Zone (see Section 6.1 of this report for further information) is enforced prior to the commencement of any work on-site. Following the installation of tree protection, a "pre-commencement site meeting" will be undertaken with a suitably competent arboricultural consultant to ensure the satisfaction of all parties prior to any on-site work commencing. A file note will be produced outlining the outcome of the meeting and a copy provided to the Tree Officer.
- 8.1.6 For tree and root protection measures to work effectively, all personnel associated with the construction process must be familiar with the Tree Protection Plan.
- 8.1.7 Given the proximity of so many trees at the Site, leaf fall will be a problem across the entire Site in autumn. It is therefore recommended that grates be incorporated into the gutters of the Proposed Development to avoid regular blockages.
- 8.1.8 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA, towards the southeastern extent of the Proposed Development, for infrastructure to be located. All services and infrastructure MUST NOT enter the Construction Exclusion Zone (CEZ). See Section 6.1 within this report for further information on the CEZ.
- 8.1.9 To ensure the successful retention of T1 (common ash), the proposed garage will be constructed using an alternative foundation type as stated within section 7.5 of BS5837:2012. The garage will be constructed using 'pad & beam' foundations when within the RPA of retained trees.

9. References

British Standard 3998:2010 '*Tree work – Recommendations*'

British Standard 5837:2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*'

British Standard 8545:2014 '*Trees: from Nursery to Independence in the Landscape – Recommendations*'

National Planning Policy Framework (NPPF) 2024

The Forestry Act 1967

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

The Town and Country Planning Act 1990

Appendix 1: Aerial Photographs

Google Earth Pro Aerial Image (05.06.2025)

The Hayloft, 1 Boston Sidings, Bull in Oak, Cadeby, CV13 0DW



Appendix 2: Survey Methodology

The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

Whenever possible tree locations will be plotted with the use of a Topographical Survey. When a Topographical survey is not provided, tree locations will be plotted using a combination of an ordinance survey plan, aerial imagery and measurements taken onsite.

In accordance with BS5837:2012, small trees with a stem diameter of less than 75mm were not surveyed as they are considered to be readily replaceable or could be relocated with relative ease.

Each tree has been given an identification number as either an individual tree, group of trees, woodland or hedgerow. The tree numbers associated with each tree are cross-referenced within the Tree Schedule and the associated plans at Appendix 3 and 4, respectively.

Tree species have been recorded with both common and scientific names.

All tree heights have been assessed using a clinometer. For groups of trees, woodlands, and hedgerows the lowest and highest height associated with the group has been recorded. Tree heights are given in metres.

Stem diameters were measured at 1.5 metres above ground level (unless otherwise stated) and are given in millimetres. For groups of trees, woodlands, and hedgerows the lowest and highest diameter associated has been recorded.

The canopy spread is measured in metres. The canopy spread is usually measured at four cardinal points, with 8 cardinal points being used for trees with an unusual or disproportionate canopy shape. For woodlands and groups of trees, an average canopy spread is used to provide an indication of the size of trees associated. For hedgerows, the width of the hedge is used to reflect the 4 cardinal points.

The height of the ground clearance is given in metres and is an estimate of the height of the first branch above ground level.

Age class is indicative and will vary between species. In the absence of detailed information on tree age the following classification has been used:

Age Category	Description
Young	Trees aged less than one-third of life expectancy.
Semi-mature	Established specimen approaching one-third of life expectancy.
Early-mature	Trees have reached one-third to two-thirds of life expectancy.
Mature	Trees have reached over two-thirds of life expectancy.
Over-mature	Trees that are declining or moribund trees of low vigour.
Veteran	Specimens exhibiting 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.

The structural condition of each tree has been assessed and is summarised as:

Structural Condition	Description
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Good	Few minor defects of little overall significance.
Fair	A significant defect or several small defects.
Poor	Major defects present or many small defects.

The physiological condition has been recorded to provide an indication of each tree's general health and vitality. The trees have been described thus:

Physiological Condition	Description
Good	In good health typical of the species.
Fair	Reasonable health with few defects.
Poor	Trees that exhibit significant defects that are irremediable or moribund trees.
Dead	The tree has died.

The estimated remaining contribution has been categorised as:

- Less than 10 years
- 10-20 years
- 20-40 years
- Over 40 years

The estimated remaining contribution has been based upon an assessment of the tree's potential safe useful life expectancy. The remaining contribution in years does not always directly correlate with the retention category of a tree, as an individual specimen may have a long remaining life but be of little significance in terms of development.



Appendix 3: Schedules

BS5837:2012 Cascade Chart

Complete Tree Schedule

BS5837:2012 Cascade Chart for Tree Quality Assessment

Category and Definition	Criteria (including subcategories where appropriate)			ID Colour on Plan
Trees to be considered for retention (see note)				
	1 - Mainly arboricultural qualities	2 - Mainly landscape qualities	3 - Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light Green (000-255-000)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	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.	Trees with material conservation or other cultural value.	Mid Blue (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey (091-091-091)
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning); • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline; and/or • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Dark Red (127-000-000)



BS5837:2012 TREE SCHEDULE

SITE

The Hayloft, Cadeby

CLIENT

David Granger Architectural Design

DATE

May 2025

REFERENCE

250528 25076 TS V1

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T1	Common ash	<i>Fraxinus excelsior</i>	18	970	10	11	12	9	5	Mature	Fair	Good	Mature specimen located on the southwest boundary of the site. Single stem, forms 3no. stems at c.2.25m. Historical pruning wounds associated with the lower scaffold at c.2.5m, forming good occlusion. Epicormic growth associated with the scaffold. Large wide spreading canopy, sparse growth throughout. Specimen shows signs of decline, with minor retrenchment visible around the canopy. Prominent specimen within the site, visible, northeast from The Hayloft and it's neighbouring properties. Visible externally from the site, south from Bosworth Road, orientated east and west.	No work required at the time of assessment.	B1, 2	Short (10 to 20 years)	430	11.70
T2	Copper beech	<i>Fagus sylvatica f. purpurea</i>	8	480	6	4	5	6	3.5	Early-mature	Good	Fair	Early mature specimen located on the western boundary of the site. Single stem, bifurcates at c.2m. Dense epicormic growth associated with the scaffold. Small canopy has been reduced in the past at c.6m. Pruned more heavily to the northeast, providing clearance over the side access within the property. Small diameter deadwood visible throughout the canopy.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	102	5.70



BS5837:2012 TREE SCHEDULE

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REFERENCE

250528 25076 TS V1

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T3	Sycamore	<i>Acer pseudoplatanus</i>	12	805	7	6	5	4	5	Early-mature	Good	Fair	Early mature specimen located on the southern boundary of the site. Single stem specimen bifurcates at c.2m. Dense epicormic growth associated with the base, limiting a detailed assessment. Epicormic growth and ivy associated with the scaffold. Canopy is biased to the north. Electrical cable, orientated east and west running beneath the southern extent of the canopy. Visible along Bosworth Road to the south.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	290	9.60
T4	Common ash	<i>Fraxinus excelsior</i>	12	555	8	10	7	8	4	Early-mature	Good	Fair	Early mature specimen located on the southern boundary of the site. Single stem specimen forms structural canopy at c.4m. Dense epicormic growth associated with the base, limiting a detailed assessment. Minor epicormic growth associated with the scaffold. Canopy is biased to the east, beginning to overextend towards the main access gate leading into Boston Sidings. Suspended branch on the lower western extent of the canopy. Electrical cable, orientated east and west running beneath the southern extent of the canopy. Visible along Bosworth Road to the south.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	137	6.60

BS5837:2012 TREE SCHEDULE

SITE
The Hayloft, Cadeby

CLIENT
David Granger Architectural Design

DATE
May 2025

REFERENCE
250528 25076 TS V1

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G1	Leylandii, Bay laurel, Crab apple, Wild cherry, Plum, Portuguese laurel	<i>Cupressocypariss</i> , <i>Laurus nobilis</i> , <i>Malus sylvestris</i> , <i>Prunus avium</i> , <i>Prunus domestica</i> , <i>Prunus lusitanica</i>	2.5-4	85-225	2	2	2	2	2	Semi-mature	Good	Fair	Semi mature group located off site beyond the southwest boundary. Situated within neighbouring property. Group is inaccessible, limiting a detailed assessment, all measurements are estimated. Group forms a common cohesive canopy, some standing dead specimens present within the group. Provides a moderate boundary screen between the two properties.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	23	2.70
G2	Sycamore, Silver birch, Lawson cypress, Leylandii, Common holly, Wild cherry, Elder	<i>Acer pseudoplatanus</i> , <i>Betula pendula</i> , <i>Chamaecyparis lawsoniana</i> , <i>Cupressocypariss</i> , <i>Ilex aquifolium</i> , <i>Prunus avium</i> , <i>Sambucus nigra</i>	3.5-12	105-580	8	8	8	8	2	Early-mature	Good	Fair	Early mature group located on the northwest boundary of the site. Access to group is limited, preventing a detailed assessment. Stem measurements have been estimated. Forms a common cohesive canopy. Larger specimens at the southern end of the group appear to have been pruned in the past. Dense epicormic growth, and ivy associated with the group, some self set specimens scattered throughout. Provides a significant boundary screen from the adjacent residential property to the west. Visible from The Hayloft, to the south.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	150	6.90

Appendix 4:
Plans

Tree Constraints Plan (OE-001)

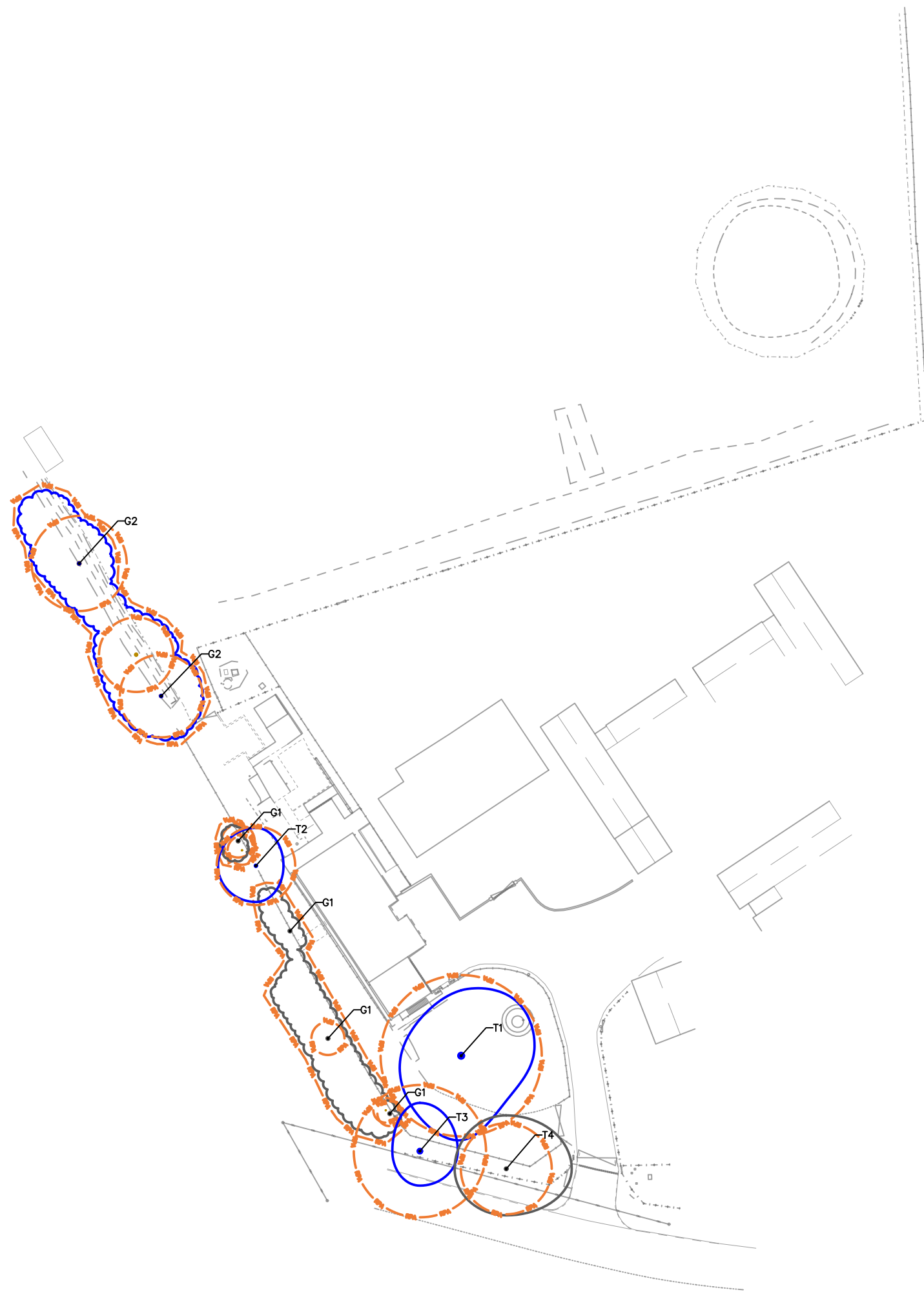
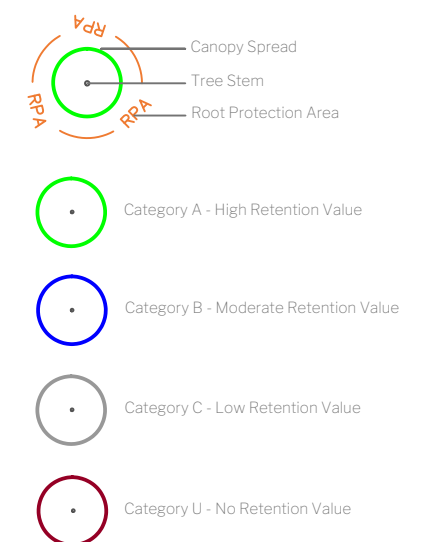
Arboricultural Impact Plan (OE-002)

Tree Protection Plan (OE-003)

PROJECT INFORMATION

PROJECT The Hayloft, Cadeby	
PLAN TITLE Tree Constraints Plan	DATE May 2025
PLAN REFERENCE 250528 25076 TCP V1	PLAN NUMBER OE-001
PLAN SCALE 1/500 @ A3	

LEGEND



PROJECT INFORMATION

PROJECT
The Hayloft, Cadeby

PLAN TITLE
Arboricultural Impact Plan

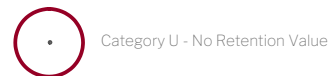
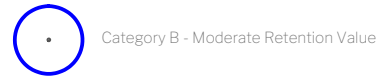
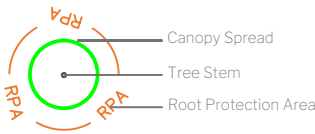
DATE
June 2025

PLAN REFERENCE
250528 25076 AIP V1

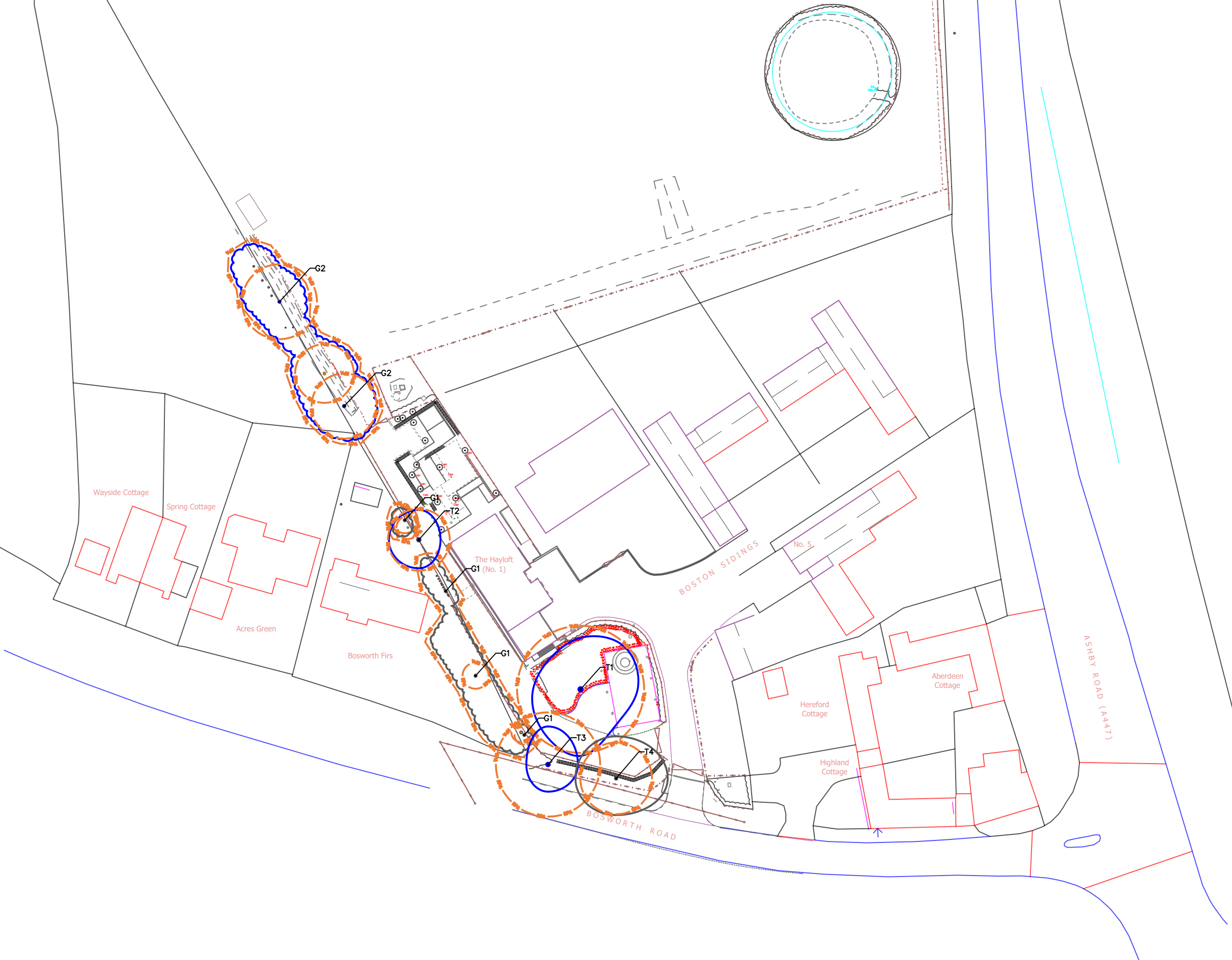
PLAN NUMBER
OE-002

PLAN SCALE
1/500 @ A3

LEGEND



North



PROJECT INFORMATION

PROJECT
The Hayloft, Cadeby

PLAN TITLE
Tree Protection Plan

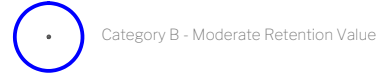
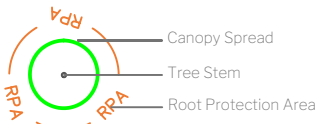
PLAN REFERENCE
250528 25076 TPP V1

PLAN SCALE
1/500 @ A3

DATE
June 2025

PLAN NUMBER
OE-003

LEGEND



TREE PROTECTION

Tree Protection Fencing

Pile & Beam Foundations

TREE PROTECTION AREA
NO ACCESS



• NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
• FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT FROM THE PROJECT ARBORICULTURIST

• TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER
• UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION



For any issues relating to this Tree Protection Fencing or guidance on any arboricultural matter, please contact Origin Environmental Arboriculture
www.origin-environmental.com - hello@origin-arb.com

Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

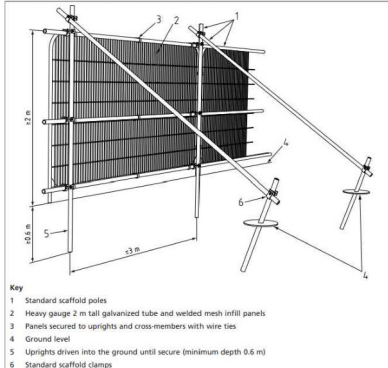
Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured here.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase.
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ.
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA.
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the LPA must be notified.
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

BS5837:2012 Figure 2

Figure 2 Default specification for protective barrier



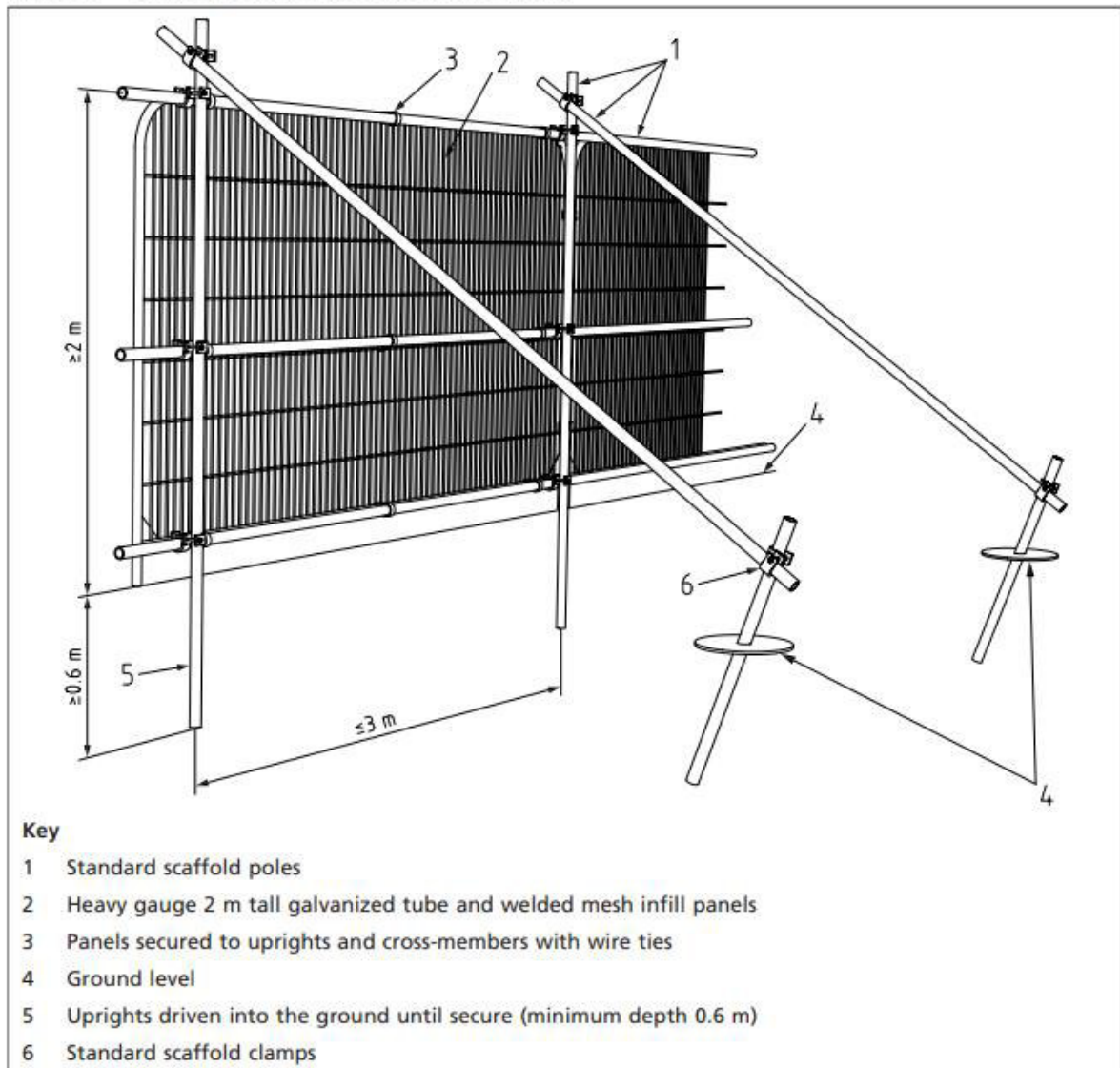
- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
 - 6 Standard scaffold clamps



Appendix 5: Tree Protection

Fencing Specification

Figure 2 Default specification for protective barrier





ORIGIN ENVIRONMENTAL

GET IN TOUCH TO DISCUSS YOUR
PROJECT

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Saddington Lodge Farm, Saddington, Leicester, LE80QU