



BS5837:2012 Tree Survey Report (Condition 3)

Proposed Demolition of 1 Dwelling & Construction of Replacement Dwelling at

Manor Lodge, 13 Station Road, Desford LE9 9FN

29th August 2023

**ENVIRONMENTAL AND
SUSTAINABILITY CONSULTANTS**

Document Control

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Executive Summary

The trees on the application site have been assessed in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

This tree report details the potential effects of the proposed development on the existing tree population within and in proximity to the application land at Station Road, Desford and provides recommendations for the protection of the trees in proximity to the development in accordance with Planning Condition 3 as follows:

“Notwithstanding the approved landscaping plan, no development shall commence until a detailed scheme of landscaping and measures for the protection of trees to be retained during the course of development has been submitted to and approved in writing by the Local Planning Authority. This shall include the following items;

- i) A site specific tree protection plan;*
- iii) A tree survey of the existing protected trees;*
- iv) An arboricultural implications assessment.”*

The proposal consists of the demolition of an existing dwelling and the construction of a replacement dwelling with associated landscaping and access at Manor Lodge, 13 Station Road, Desford LE9 9FN.

The report includes a survey of 3 individual trees and 6 groups of trees located within the application site.

The site comes under the planning jurisdiction of Hinckley & Bosworth Borough Council, a search of the council GIS on-line mapping tool confirms there are trees on site that are protected by a Tree Preservation Order (14/00005/TPORD). 2 individual trees included in this

TPO are within the application site and included in the survey. The site is not within the Desford Conservation Area.

The trees included in the survey are within both the front and rear gardens of the existing property, with the majority located in the south west corner of the site.

In accordance with BS5857 cascade chart for tree quality assessment, these trees have been categorised as follows: 1 group of trees and 2 individual trees as B2 “trees of moderate quality”; 5 groups of trees and 1 individual tree as C2 - “trees of low quality”.

3 trees identified within the survey require removal to facilitate the proposed development, a single category B2 moderate quality tree (T2) and 2 category C2 low quality trees within G2 and G3. None of the trees are protected by TPO.

Recommendations have been made within the report to safeguard the retained trees and protect them from any damage from construction work including erection of protective fencing to separate from the construction activities and root protection details.

There is an opportunity to introduce new tree planting to increase the tree population in the area and increase the biodiversity of the site. Landscape proposals for the development have been prepared which include the planting of 18 new trees and a new native hedgerows.

As long as the recommendations within this report are fully adhered to the development will have no detrimental impact to the existing trees, which can be retained and successfully integrated into the completed development, and also presents opportunities for improvement with new tree planting introduced.

1 Introduction

1.1 This tree survey report has been prepared in respect of the planning application for the demolition of an existing residential dwelling and construction of 1 new residential dwelling in order to:

- Assess the quality of the Trees in proximity to the proposed building work;
- Investigate any legal protection of the trees;
- Provide an Arboricultural Assessment with regard to the proposals; and
- Recommend measures which will suitably protect the trees during the construction process

1.2 The proposal is for the construction of 1 new residential dwelling with associated landscaping and access.

1.3 In accordance with recommended best practice, the Arboricultural information is provided within this report in accordance with BS5837:2012.

1.4 The report is based on the following drawings which have been supplied by the client's architect:

- Topographical Survey, reference CADISSUE_DSA_290323, received April 2023
- Proposed Site Plan, reference 13/08 06K, dated March 2015 by Hayward Architects

2 Limitations & Methodology

- 2.1 The survey is concerned with the arboricultural aspects of the site only. The trees, on site have been surveyed and classified in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".
- 2.2 The survey was undertaken using the Visual Tree Assessment (VTA) methodology to conduct a preliminary assessment of the above ground portion of the tree.
- 2.3 Trees are large dynamic organisms whose health and condition can change rapidly, therefore due to their changing nature and other site considerations, this report and any recommendations made are valid for a 12-month period following the site survey which was conducted on 16th August 2023. After a period of 5 years, the information in this survey should not be relied upon.

Third Party Liability

- 2.4 The limit of Encon Associates Limited indemnity over any matter arising out of this report extends only to the instructing client. Encon Associates Limited cannot be held liable for any third party claim that arises following this report.

Subsistence Risk

- 2.5 This report is primarily concerned with the condition of existing trees and the application of current guidance for their retention. Any discussion of soil characteristics is only presented where this may have a direct effect on tree growth. This report does not seek to address the specific area of subsidence risk assessment or damage to buildings or structures.

Survey Methodology

- 2.6 The survey was undertaken from ground level with the aid of binoculars where necessary.

- 2.7 No aerial inspection nor invasive probing or drilling has been undertaken. No excavations were carried out nor soil or root samples taken.
- 2.8 The height of each subject tree was measured on site using an electronic Disto measuring device.
- 2.9 The canopy spread of each subject tree was measured on four compass points using measuring tape.
- 2.10 The locations of the trees have been taken from the topographical survey provided. We cannot guarantee the absolute accuracy of tree locations; however, the positions are believed to be accurately represented based on the GPS locations used by the surveyor. Encon Associates cannot be held responsible for any discrepancy in the position of the trees.
- 2.11 The information contained within the “Schedule of Trees” includes the following for each surveyed tree:
- 1 **Tree reference number** - cross referenced with the Tree Survey Plan A4409-02 and Tree Constraints Plan A4409-03 and Tree Protection Plan A4409-04.
 - 2 **Species** - have been given their common and botanical name where specifically known
 - 3 **Height** - measured on site using an electronic Disto measuring device
 - 4 **Stem diameter** - have been calculated by measuring the circumference at a height of 1.5m from ground level to determine the diameter
 - 5 **Branch spread** - the circles indicated on the tree survey plan are a representation of the overall spread of the crown in each compass direction
 - 6 **Height of crown clearance** - given in metres above adjacent ground level
 - 7 **Age class** - young (YNG) up to 10 years, 1/3 life expectancy semi-mature (SM), early mature (EM) 2/3 life expectancy, mature (M) over 2/3 life expectancy, over mature (OM) declining/moribund, veteran (V) exceptionally old tree towards the end of its life, (D) dead
 - 8 **Condition & Comments** - good (G) sound tree needing little or no attention, fair (F) minor but rectifiable defects, poor (P) major structural and/or physiological defects

- that would be inappropriate to retain and/or expensive, dead (D) no longer alive or those dying and unlikely to recover. General observations on 'physiological/structural condition' and 'preliminary management' is also provided
- 9 **Estimated remaining contribution** - in years e.g. <10, 10+, 20+ and 40+
 - 10 **Category grading** - have been given a grade to classify the quality of each tree based on the Condition Classes and subcategories given overleaf
 - 11 **RPA** - Protective measures as per BS 5837 section 4.6 which states that an area based on a radius equal to 12 times the stem diameter should be protected against damage to roots known as the "Root Protection Area" (RPA) given in m². A radius has also been given shown around each tree on the drawing.

2.12 Category grading for the assessment of tree quality (in accordance with Table 1 "Cascade chart for tree quality assessment" within BS 5837:2012) is described below:

- U Trees unsuitable for retention** - Those in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years
- A Trees of high quality** - With an estimated remaining life expectancy of at least 40 years
- B Trees of moderate quality** - With an estimated remaining life expectancy of at least 20 years
- 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

2.13 Subcategories grading for the assessment of tree quality (in accordance with Table 1 "Cascade chart for tree quality assessment" within BS 5837:2012) is described below:

- 1 **Mainly arboricultural qualities** - Trees that are a particularly good example of their species, especially if rare or unusual
- 2 **Mainly landscape qualities** - Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features

- 3 Mainly cultural values, including conservation** - Trees, groups or woodlands of significant conservation, historical, commemorative or other value eg veteran trees or wood-pasture

For full description of subcategories, refer to Table 1, page 9 of the BS 5837:2012 document.

3 Project Requirements & Site Overview

Site Context

- 3.1 The site is located off Station Road, north west of the village of Desford in Leicestershire. Desford is within the district of Hinckley and Bosworth, 11km west of Leicester city centre.
- 3.2 The existing site is a mature garden with a large 2 storey detached house and separate free-standing garage. The garden consists of planted shrubs, amenity grassed areas and mature trees comprising mature mixed woodland, some self-set and some planted.
- 3.3 Station Road forms the southern boundary of the site. This is a residential road connecting to Desford village in the south west.
- 3.4 The site is bordered to the east and west by further residential dwellings.
- 3.5 To the north the site is bordered by agricultural, pastoral land.

Proposed Development

- 3.6 The planning application proposes to demolish the existing dwelling and construct a replacement dwelling with associated landscaping and access.
- 3.7 The development is located to the north east of the village of Desford on a road of residential dwellings.
- 3.8 Access into the development will be from Station Road.

4 Baseline Factors

Tree Preservation Orders (TPO) or Conservation Area (CA) Designation

- 4.1 The site comes under the planning jurisdiction of Hinckley and Bosworth Borough Council, a search of the council GIS on-line mapping tool confirms there are trees on site that are protected by Tree Preservation Orders. TPO 14/00005/TPORD 2014 includes 2 individual trees located within the application site and included within the survey.
- 4.2 The site is not within the Desford Conservation Area.
- 4.3 See Appendix E for confirmation of the TPOs and Conservation Area.
- 4.4 As a result of the TPO status, no tree works may be undertaken to the protected trees without formal consent from the Local Planning Authority. It is an offence to remove any TPO trees or carry out works to them without permission and can result in prosecution.

Existing Trees on Site

- 4.5 There are 3 individual trees included in the survey which are located to the south and east of the existing property. In addition, 6 groups of trees are included, 5 of which are located to the south west of the site at the front of the property and 1 which is located to the east.
- 4.6 In accordance with BS5857 cascade chart for tree quality assessment, these trees have been categorised as follows: 1 group of trees and 2 individual trees as B2 “trees of moderate quality”; 5 groups of trees and 1 individual tree as C2 - “trees of low quality”.
- 4.7 The trees are a mix of species: Yew, Beech, Laurel, Cedar, Rowan, Western Hemlock, Holly, Cherry, Cotoneaster, Crab Apple, Maple and Cypress.

- 4.8 There are no category A trees “high quality” or category U trees “unsuitable for retention” within the site.
- 4.9 2 trees within the application site are protected by a Tree Preservation Order (TPO Ref: TPO T12 and TPO T13). These are a category B1 Cedar tree and a category B2 Beech tree, both located to the south of the existing property.
- 4.10 Details of the locations and Root Protection Areas (RPA) are provided on the Tree Protection Plan (TPP) appended to this report.
- 4.11 A schedule of trees and their condition including their category grading and RPA radius is attached in Appendix A.

Root Protection Area (RPA)

- 4.12 The Root Protection Area (RPA) of a tree is defined in BS5837 as the area surrounding the trunk that contains sufficient rooting volume to ensure the survival of the tree and is calculated as an area based on the stem diameter of the tree.
- 4.13 The RPA's have been calculated in accordance with BS5837 and are detailed in the Tree Schedule located in Appendix A of this report. Where ground constraints have, or are likely to have, had an effect on tree root development, for example, where level changes or changes in rooting medium eg heavily compacted ground, areas of hard standing etc, have influenced tree root growth, the RPA is unlikely to follow an exact circle and will probably be more elliptical in shape.
- 4.14 Detailed analysis of the ground conditions has not been carried out, however a visual assessment concluded that all trees are growing in landscaped areas around the site, some of which are in close proximity to hardstanding.
- 4.15 Tree root systems are typically concentrated within the uppermost 600mm of the soil, although it may be deeper within the dense mass of roots and soil closer to the base of

the tree. The development of the root system is influenced by the availability of water, nutrients, oxygen and soil penetrability i.e. how compacted the ground is and therefore the root spread does not generally show the symmetry seen in the branch system. The root systems of all trees are expected to have been affected by their growing environment. Therefore roots of some of the trees are likely to have been influenced by their proximity to adjacent hard standing and infrastructure or level changes with the morphology and disposition of the root system, being drawn deeper, or diverted away from compacted ground and paving subbases in those instances.

- 4.16 The proposed driveway lies within the RPA of T1. However, the new access sits on top of the existing drive (indicated by dashed purple line on the Tree Protection Plan appended) with the exception of a small area which is less than 2% of the RPA of T1 and will therefore have no detrimental impact to the existing tree because the tree roots currently protected beneath the existing drive will remain undisturbed.

5 Arboricultural Impact Assessment

- 5.1 This section considers the implications that the proposed development may have upon the existing trees within and adjacent to the site and provides advice on solutions to any issues to ensure the retained trees are safeguarded.
- 5.2 3 trees identified within the survey require removal to facilitate the proposed development.
- 5.3 A single category B2 moderate quality tree (T2) and 2 category C2 low quality trees within G2 and G3. None of the trees are protected by TPO.
- 5.4 No TPO trees require removal to facilitate the proposed development.
- 5.5 2 trees included in the survey are covered by a Tree Preservation Order and will remain undisturbed. As a result of the TPO status, no tree works may be undertaken to the

protected trees without formal consent from the Local Planning Authority. It is an offence to remove any TPO trees or carry out works to them without permission and can result in prosecution.

- 5.6 There is no intention to carry out any work to the TPO trees on site.
- 5.7 Recommendations have been made within the report to safeguard the retained trees and protect them from any damage from construction work including erection of protective fencing to separate from the construction activities.
- 5.8 There is an opportunity to introduce new tree planting to increase the diversity of tree species in the area and increase the biodiversity of the site. Landscape proposals for the development have been prepared which include the planting of 18 new trees (10 x Beech and 8 x Oak) and new native hedgerows to infill gaps around the perimeter of the site.
- 5.9 Prior to the removal of the trees, the contractor and/or tree surgeon appointed to carry out the works must ensure any necessary regulations and/or felling licences in accordance with BS5837 are complied with and in place.

6 Tree Protection Method Statement

- 6.1 This section describes in detail the specific measures that should be implemented to protect the trees to be retained from harm during the construction process. A full tree protection method statement is included in Appendix C.

Protective Fencing

- 6.2 The remaining existing trees within or in proximity to the application boundary which are to be retained should be protected from damage during construction operations by fencing them off from machinery circulation routes and material storage areas. The distance from the trees to the construction activity is such that damage could occur and

therefore construction vehicles should be prevented from unwittingly travelling too close to the trees and causing damage to overhanging branches or compaction of the root zone.

- 6.3 Protective fencing as detailed in Appendix C of this report should be erected in front of the line of trees as demonstrated on the Tree Protection Plan, prior to the commencement of work to form a construction exclusion zone to prevent the storage of materials within the landscaping areas. Where temporary construction access is needed for works within the area fenced off, in accordance with BS5837:2012, this should be facilitated by a set-back in the alignment of the tree protection barrier. The fencing should be moved back to its original location following completion of surfacing in this area, as shown on the Tree Protection Plan in order to protect the trees throughout the remainder of the construction process. In these areas, suitable existing hard surfacing should be retained to act as temporary ground protection during construction, rather than being removed during demolition. Where the set back of the protective fencing would expose unmade ground to construction damage or compaction, new temporary ground protection should be installed prior to working on site.

Planting of New Trees and Landscaping Alterations

- 6.9 A new landscaping scheme has been prepared for the proposed re-development.
- 6.10 The suggested location of the replacement trees are indicated on the Tree Protection Plan in Appendix B with full details shown on the separate Proposed Landscaping Scheme drawing.
- 6.11 The specification for the trees is recommended to be 2-2.5m high, pit planted including timber stake and rubber spacer to secure the trees in an upright position in order to provide instant visual presence. The landscaping scheme also specifies new planting of a native hedgerow.

- 6.12 The planting of new trees and hedgerow within the RPA of any of the retained trees must be done carefully by hand. Planting holes should be dug carefully by hand avoiding any existing roots which may be encountered. New planting locations should be adjusted to avoid roots if they are encountered. No roots should be damaged or cut when planting new shrubs in this area.

Construction of New Surfacing

- 6.13 BS5837 contains Design Recommendations (7.4.2) where hard surfacing is proposed within the RPA of existing trees.
- 6.14 In accordance with BS5837, the part of a tree most susceptible to damage is the root system and therefore no excavations should be carried out with machinery which could damage or sever major roots. Damage can also be caused to the roots by building up material to raise existing levels within the RPA.
- 6.15 New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.
- 6.16 The proposed driveway lies within the RPA of T1. However, the new access sits on top of the existing drive (indicated by dashed purple line on the Tree Protection Plan appended) with the exception of a small area which is less than 2% of the RPA of T1 and will therefore have no detrimental impact to the existing tree because the tree roots currently protected beneath the existing drive will remain undisturbed.
- 6.17 Whilst it is unknown if any roots will actually be encountered, care must be taken when constructing the new surfacing. All work should be carried out by hand and not with machinery which could cause damage to the roots by severing them or compacting them. Any roots encountered should not be damaged and any exposed should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes, until the new surfacing is constructed.

Conclusions

7.1 The proposal is for the demolition of an existing dwelling and the construction of a replacement dwelling with associated landscaping and access at Manor Lodge, 13 Station Road, Desford LE9 9FN.

- The report includes a survey of 3 individual trees and 6 groups of trees located within the site.
- The site comes under the planning jurisdiction of Hinckley & Bosworth Borough Council, a search of the council GIS on-line mapping tool confirms there are 2 trees on site that are protected by a Tree Preservation Order (14/00005/TPORD). The site is not within the Desford Conservation Area.
- In accordance with BS5857 cascade chart for tree quality assessment, these trees have been categorised as follows: 1 group of trees and 2 individual trees as B2 “trees of moderate quality”; 5 groups of trees and 1 individual tree as C2 - “trees of low quality”.
- 3 trees identified within the survey require removal to facilitate the proposed development, a single category B2 moderate quality tree (T2) and 2 category C2 low quality trees within G2 and G3. None of the trees are protected by TPO.
- Recommendations have been made within the report to safeguard the retained trees and protect them from any damage from construction work including erection of protective fencing to separate from the construction activities and root protection details
- There is an opportunity to introduce new tree planting to increase the diversity of tree species in the area and increase the biodiversity of the site. Landscape proposals for the development have been prepared which include the planting of 18 new trees and new native hedgerows.

- 7.2 As long as the recommendations within this report are fully adhered to the development will have no detrimental impact to the existing trees, which can be retained and successfully integrated into the completed development, and also presents opportunities for improvement with new tree planting introduced.

Appendix A - Schedule of Trees

Site: Manor Lodge

Date: 16th August 2023

Weather: Dry, Sunny

Ref	Species	Height (m)	Stem Diameter (mm)	Branch spread (m)				Height crown clearance (m)	Age class	Condition & Comments	Years left	Category grading	RPA (m²)	RPA radius
				N	E	S	W							
G1	Taxus baccata (Yew) Fagus sylvatica (Beech)	6-9	150-350	2.5	2.5	2.5	2.5	0.5	EM	Good. Group of trees at the front of the property including a Beech tree (TPO T12) adjacent to Station Road. Rest of group not TPO'd.	20+	B2	55	4.20
G2	Taxus baccata (Yew) Laurus nobilis (Laurel)	5-6	150-250	2.0	2.0	2.0	2.0	0.5	EM	Fair. Group of trees at the front of the property adjacent to the existing driveway. No TPOs in the group. One individual TPO tree located within - see T1 below.	20	C2	28	3.00
T1	Cedrus (Cedar)	16	900	9.0	9.0	9.0	9.0	4	M	Good. Located adjacent to existing driveway within G2. TPO T13. Some deadwood in lower crown.	20+	B1	366	10.80
G3	Taxus baccata (Yew)	2	175	1.5	1.5	1.5	1.5	0	M	Fair. A pair of topiary Yew shaped into spheres. No TPOs.	20	C2	14	2.10
G4	Fagus sylvatica (Beech) Sorbus aucuparia (Rowan) Tsuga heterpphylla (Western Hemlock)	6-8	150-250	2.0	2.0	2.0	2.0	1.5	EM	Fair. Collection of trees at the front of the property and corner adjacent to the neighbouring house. No TPOs.	20	C2	28	3.00
G5	Ilex aquifolium (Holly) Taxus baccata (Yew)	6-8	200-300	3.0	3.0	3.0	3.0	2	EM	Fair. Collection of trees adjacent to western boundary and neighbouring house. No TPOs.	20	C2	41	3.60

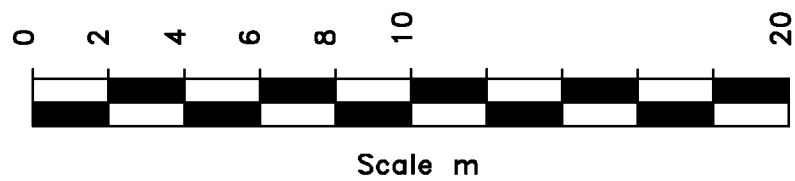
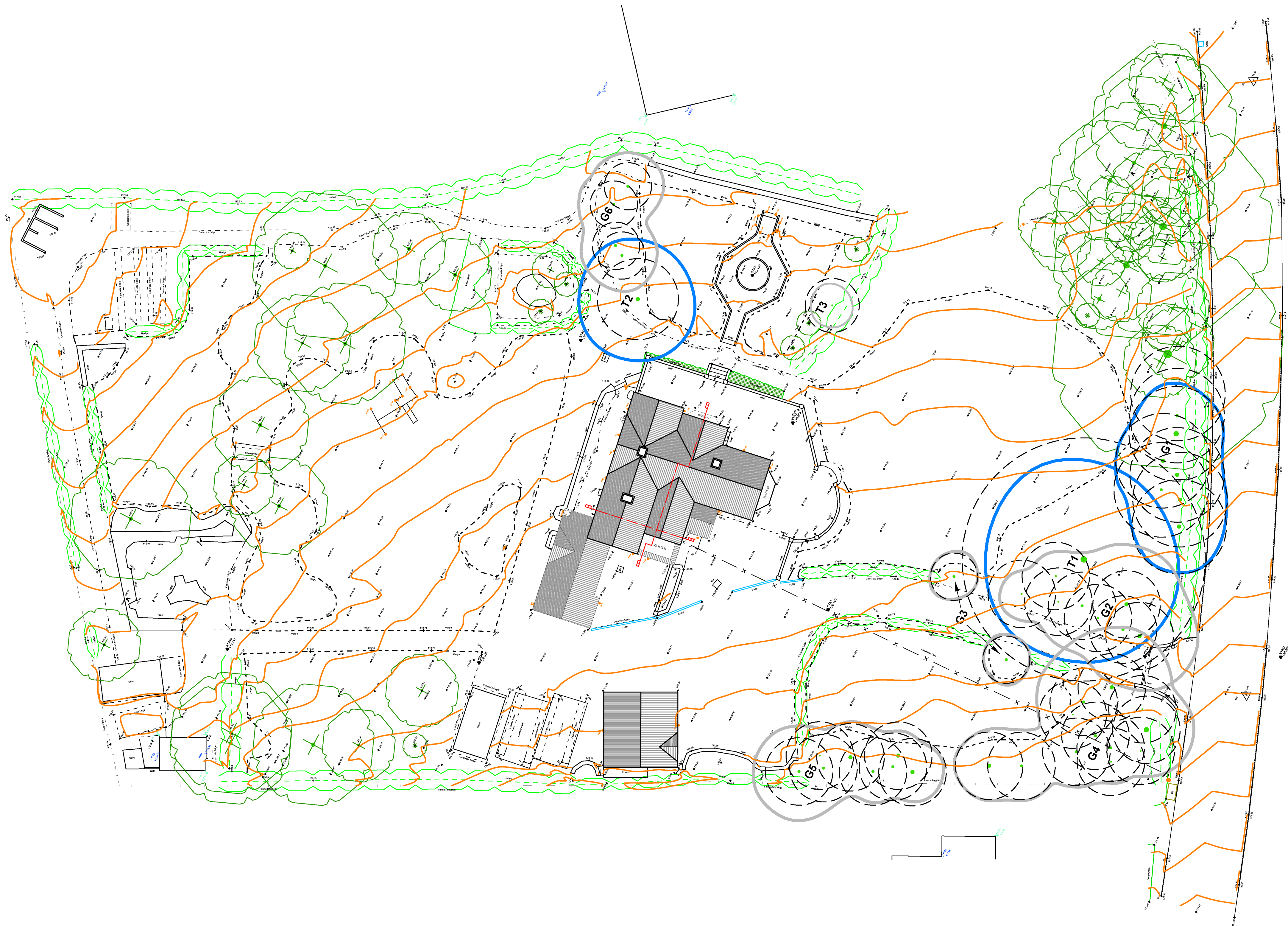
Site: Manor Lodge

Date: 16th August 2023

Weather: Dry, Sunny

Ref	Species	Height (m)	Stem Diameter (mm)	Branch spread (m)				Height crown clearance (m)	Age class	Condition & Comments	Years left	Category grading	RPA (m²)	RPA radius
				N	E	S	W							
T2	Prunus avium (Cherry)	4	300	5.0	5.0	5.0	5.0	1.5	M	Good. Low Cherry, historically pruned with a spreading flat canopy. Not TPO'd.	20+	B2	41	3.60
G6	Cotoneaster frigidus (Himalyan Cotoneaster) Malus sylvestris (Crab Apple) Acer platanoides Drummondii (Variegated Norway Maple)	6-8	100-175	3.0	3.0	3.0	3.0	1.5	EM	Fair. Collection of ornamental trees. No TPOs.	20	C2	14	2.10
T3	Cupressus sempervirens (Italian Cypress)	12	200	0.75	0.75	0.75	0.75	0	M	Fair. Some dead foliage visible within leaning branches from tight conical canopy. Not TPO'd.	20	C2	18	2.40

Appendix B - Tree Survey Plan & Tree Protection Plan



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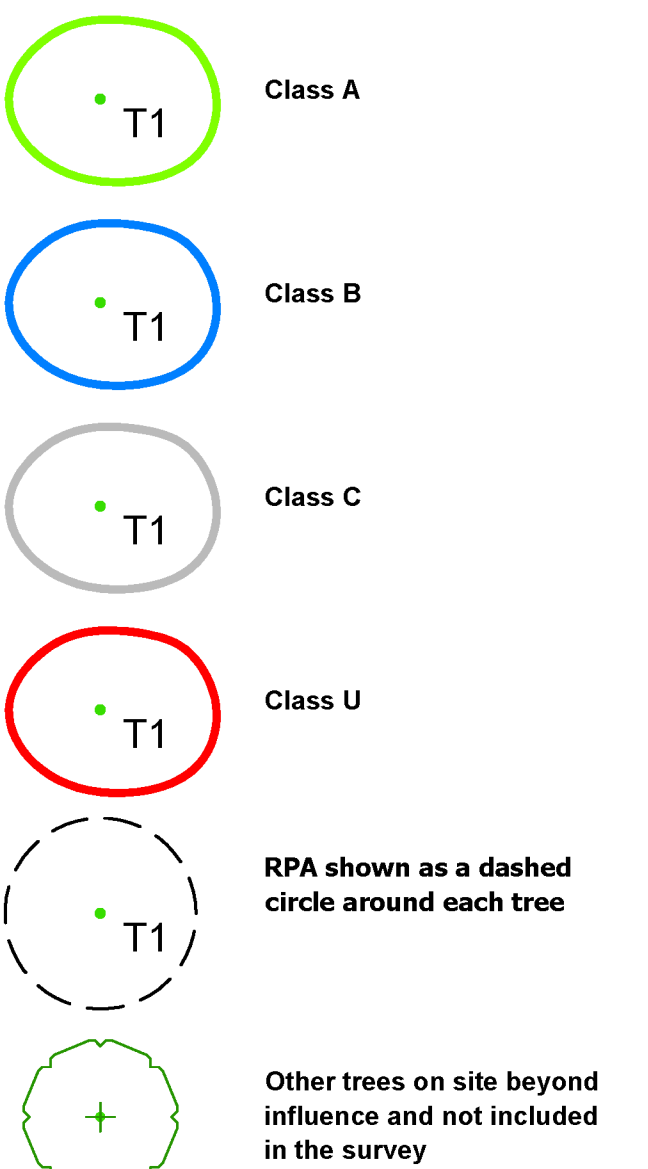
Notes:

Key to Tree Survey Plan

The RPA (Root Protection Area) is the zone in which the root system is believed to be concentrated, has been calculated for each tree within the site boundary. The results can be found with the Tree Report.

This drawing is based on:

- Topographical Survey, reference CADISSUE_DSA_290323, received April 2023
- Site visit by Encon Associates, 16.08.23



Rev	Date	Description	Drawn	Checked
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Client

C/O DSA

Project

Manor Lodge
13 Station Road
Desford

Title

Tree Location Plan

Drawing Status

DISCHARGE PLANNING CONDITION 3

Drawn MJB

Checked LB

Date

21.08.23

Scale (A1) 1:200



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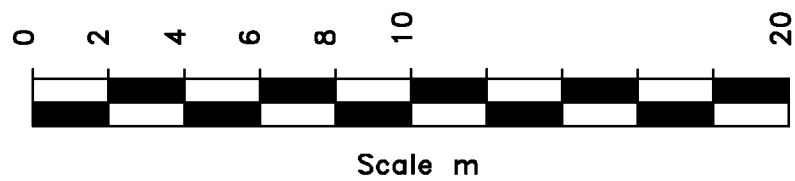
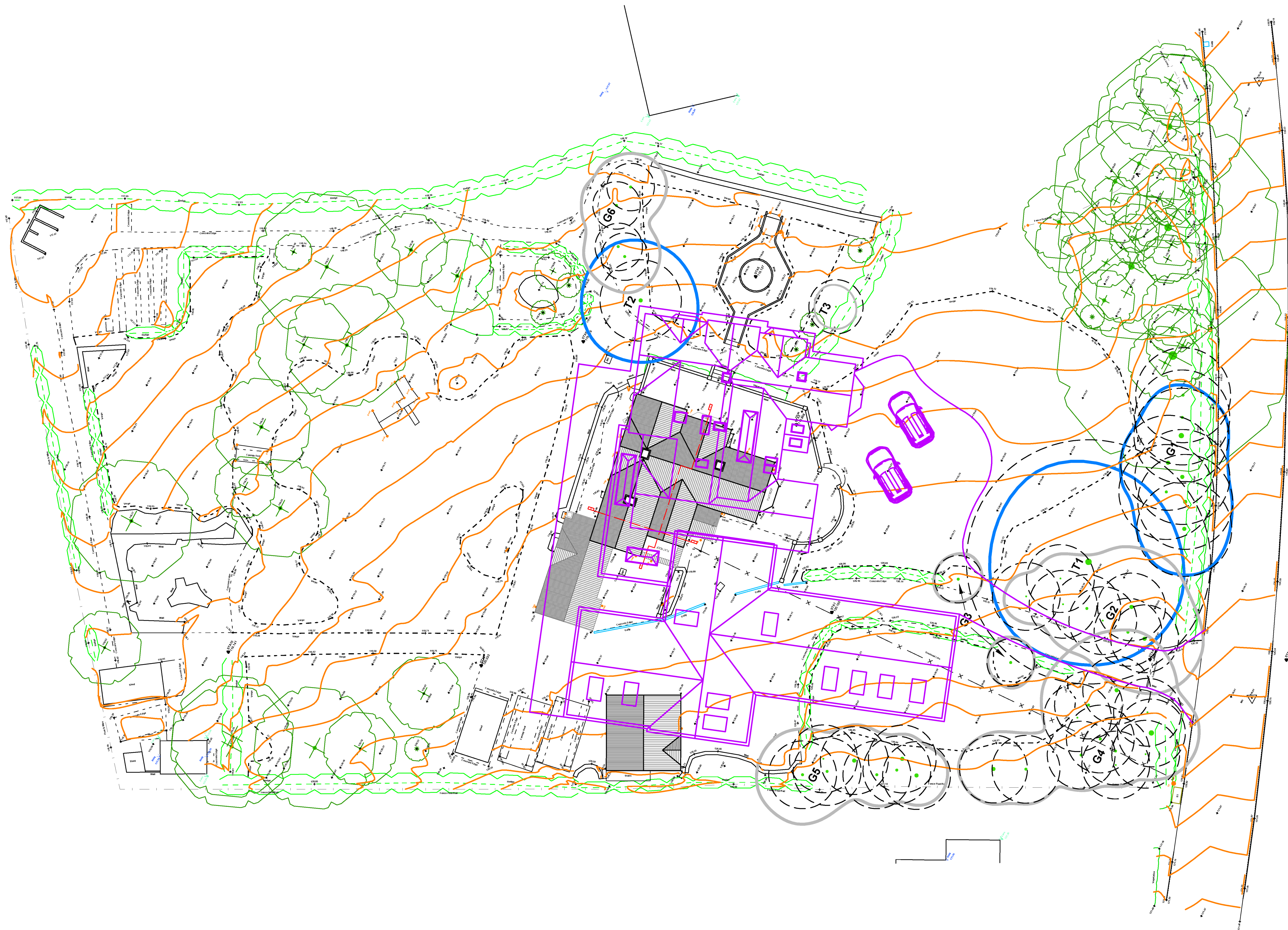
■ BRE Green Guide for Sustainable Homes Assessors ■ Landscape Architecture ■ Highway Engineers ■ Life Cycle Costing ■ Energy Assessments ■ CDM ■ EPC ■ BREEAM ■ Daylight Calculations

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Notes:

Key to Tree Survey Plan

The RPA (Root Protection Area) is the zone in which the root system is believed to be concentrated, has been calculated for each tree within the site boundary. The results can be found with the Tree Report.

This drawing is based on:

- Topographical Survey, reference CADISSUE_DSA_290323, received April 2023
- Site Plan ref DSA-20128-SP-04-A dated 28-11-2022 Revision A dated 23.03.2023
- Site visit by Encon Associates, 16.08.23

- Class A
- Class B
- Class C
- Class U
- RPA shown as a dashed circle around each tree
- Other trees on site beyond influence and not included in the survey
- Layout of proposed site

Rev	Date	Description	Drawn	Checked
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Client
C/O DSA

Project
Manor Lodge
13 Station Road
Desford

Title
Tree Constraints Plan

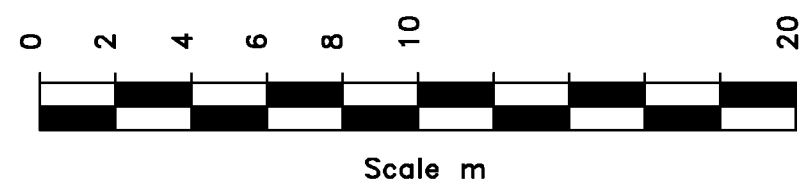
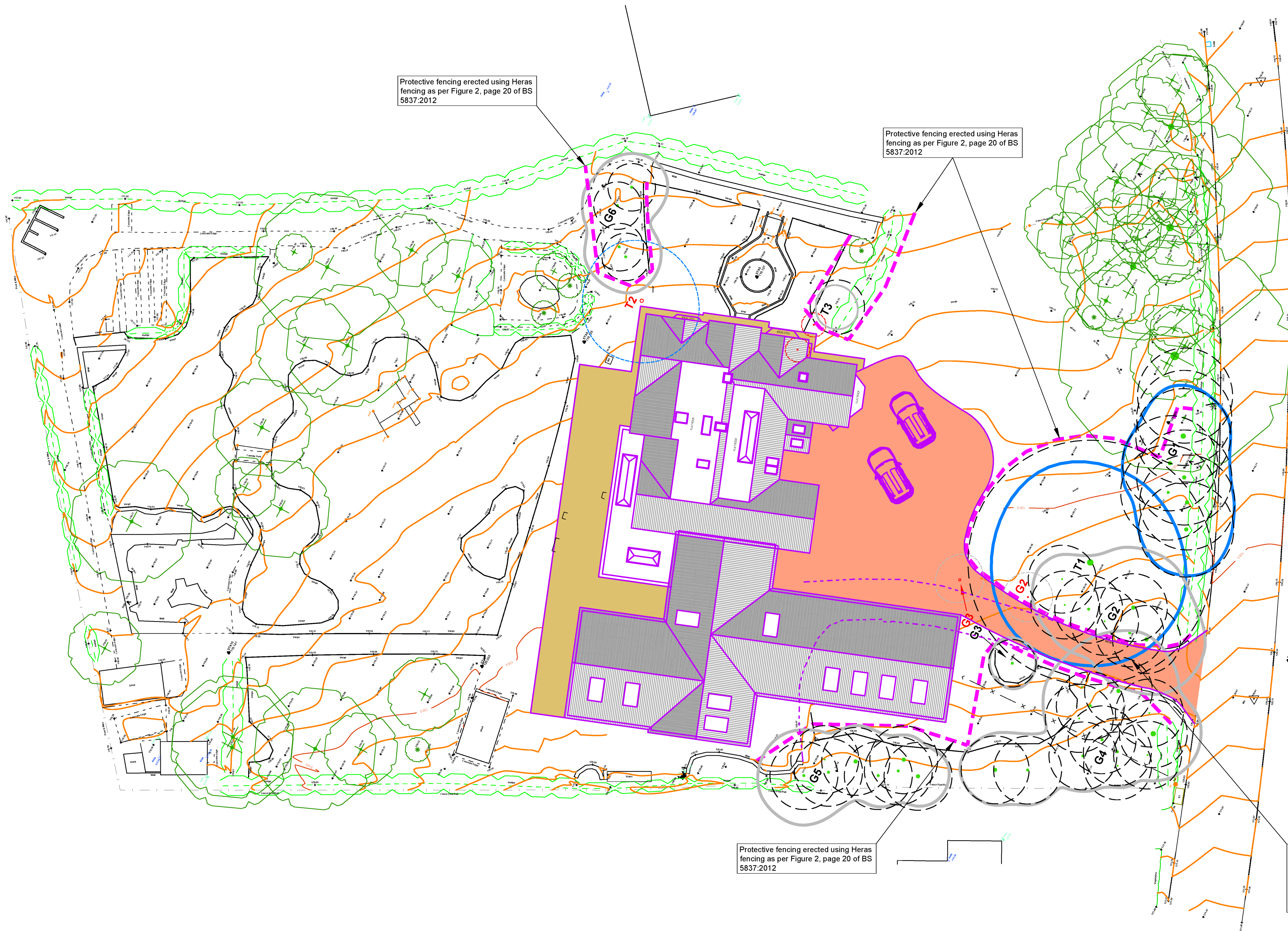
Drawing Status
DISCHARGE PLANNING CONDITION 3

Drawn	MJB	Checked	LB
Date	21.08.23	Scale (A1)	1:200

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Environmental Consultants to the Construction Industry
BRExAM ■ Code for Sustainable Homes Assessors ■ Landscape Architecture ■ Highway Engineers
■ Life Cycle Costing ■ Energy Assessments ■ CDM ■ EPC ■ BREEAM ■ Daylight Calculations

Job Number	Drawing Number	Rev
A4409	03	



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Notes:

Key to Tree Survey Plan

The RPA (Root Protection Area) is the zone in which the root system is believed to be concentrated, has been calculated for each tree within the site boundary. The results can be found with the Tree Report.

- This drawing is based on:
- Topographical Survey, reference CADISSUE_DSA_290323, received April 2023
 - Site Plan ref DSA-20128-SP-04-A dated 28-11-2022 Revision A dated 23.03.2023
 - Site visit by Encon Associates, 16.08.23

Class A

Class B

Class C

Class U

RPA shown as a dashed circle around each tree

Other trees on site beyond influence and not included in the survey

Layout of proposed site

Location of protective fencing

Trees to be removed

Rev	Date	Description	Drawn	Checked
Client				
C/O DSA				
Project				
Manor Lodge 13 Station Road Desford				
Title				
Tree Protection Plan				
Drawing Status				
DISCHARGE PLANNING CONDITION 3				
Drawn		MJB	Checked LB	
Date		21.08.23	Scale (A1) 1:200	
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■ BREEAM ■ Code for Sustainable Homes Assessors ■ Landscape Architecture ■ Highway Engineers ■ Life Cycle Costing ■ Energy Assessment ■ SAP ■ EPC ■ BREAM ■ Daylight Calculations				
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Appendix C - Method Statement for Tree Protection

The following Arboricultural Method Statement should be followed by the contractor:

1.1 Root Protection Area (RPA)

The RPA required by the current edition of BS 5837:2012 relates to the stem diameter of each tree when measured at a height of 1.5m from ground level, adjusted where necessary to account for actual rooting patterns on site. The RPAs are to be afforded protection at all times and will be protected by fencing barriers. No works will be undertaken within any RPA that causes compaction to the soil or severance of tree roots.

2.0 Protective Fencing

A protective fence should be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site, any construction work starts or any stripping of soil commences. The barrier needs to have signs attached stating that this is a Tree Protection Area and that no works are permitted within the barrier. The barrier may only be removed following completion of all construction works.

- 2.1 The fence is required to be sited in accordance with the TCP. The fence must ideally be constructed as per figure 2 in BS 5837:2012 (see detail at the end of this section) and be fit for the purpose of excluding any construction activity. The construction on site should be excluded from the RPA with 'Heras' type Fencing construction, along with a formal briefing of any work person by the site manager with regards to the contents of this method statement.

3.0 Precautions in respect of Temporary Works

If temporary access is required to an RPA then access may only be gained after consultation with the Local Planning Authority and following placement of materials such as geo-textile fabrics that will spread the weight of any vehicular load and prevent compaction to the soil. For pedestrian movements within any RPA then a single thickness scaffold board on top of a compressible layer laid onto a geotextile fabric may be acceptable. Otherwise, there should be no access within the RPA at any time during the contract.

4.0 Access Details

There is no requirement for any special measures related to the retained trees if access for all construction vehicles is kept away from the trees to be retained and stay outside of the RPA.

5.0 Contractors Car Parking

This is likely to be within the existing car park area onsite. The area designated for parking needs to be away from the area around the trees to be retained.

6.0 Site Huts and Toilets

The area designated for site accommodation needs to be away from the area around the trees to be retained.

7.0 Storage Space

The storage of materials should ideally be on existing hard standing away from existing trees. The contractor should not store any materials on site within the RPA of an existing tree.

8.0 Additional Precautions

No storage of materials or lighting of fires should take place within the RPA. No mixing or storage of materials should take place up a slope where they may leak into an RPA.

8.1 No fires to be lit within 20 metres of any tree stem and the fire size and wind direction should be taken into account so that, no flames come within 5.0m of any foliage.

8.2 No high-sided vehicles or cranes should access the site close to any trees to be retained and should not come into contact with any branches or travel within the RPA

8.3 No notice boards, cables or other services to be attached to any tree.

8.4 Materials which may contaminate the soil should not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground does not allow contaminates to run towards a tree root area.

9.0 Site Gradients

No alterations of soil levels to take place within the RPA of the protected trees

10.0 Demolition Works

No demolition works to take place with the RPA of the protected trees

12.0 Soft landscaping

Refer to the landscaping scheme for detail on soft landscaping.

13.0 Use of Herbicides

No herbicide use is predicted, however if used, it should be done so in strict accordance with the manufacturer's instructions and contact with any tree foliage should be avoided.

14.0 On Site Monitoring Regime

All operations to be monitored by the main contractor. The site manager shall contact the appointed specialist if there is a breach of the RPA and tree protection measures. The appointed specialist shall recommend an action plan to incorporate mitigation measures where necessary.

17.0 Remedial Tree Works

The recommended tree works should be undertaken prior to the commencement of construction activities. All tree works are to be carried out in accordance with BS 3998 British Standard Tree Work - Recommendations 2010. Permission must be granted by the local authority prior to working on any tree protected by a Tree Preservation Order. Failure to do so may result in prosecution.

- 17.1 In order to prevent the disturbance of nesting birds, any vegetation clearance, tree works or felling should be carried out outside of the bird nesting season (typically March to August). If this is not possible, and vegetation to be removed should be searched by an ecologist for the presence of active nests immediately prior to clearance. If any active nest are found, these should be retained in-situ until the nestlings have fledged.

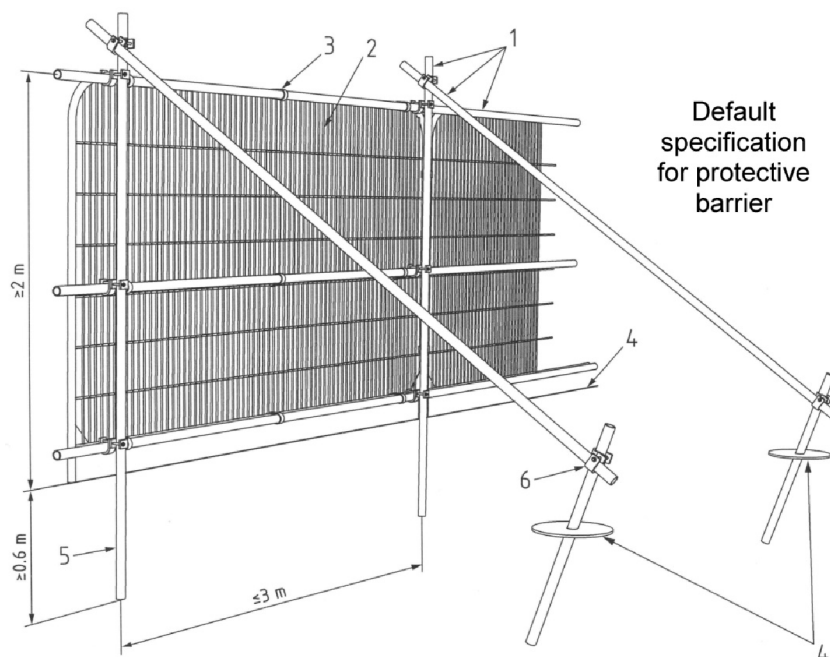
18.0 Responsibilities

It will be the responsibility of the main contractor to ensure that planning conditions are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site and ensure any necessary licences are in place prior to any felling and all necessary all relevant regulations are adhered.

18.1 The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised related to the trees on site.

18.2 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of ALL construction works on the site.

18.3 Protective fencing should be erected around all trees to be retained as per the following specification:

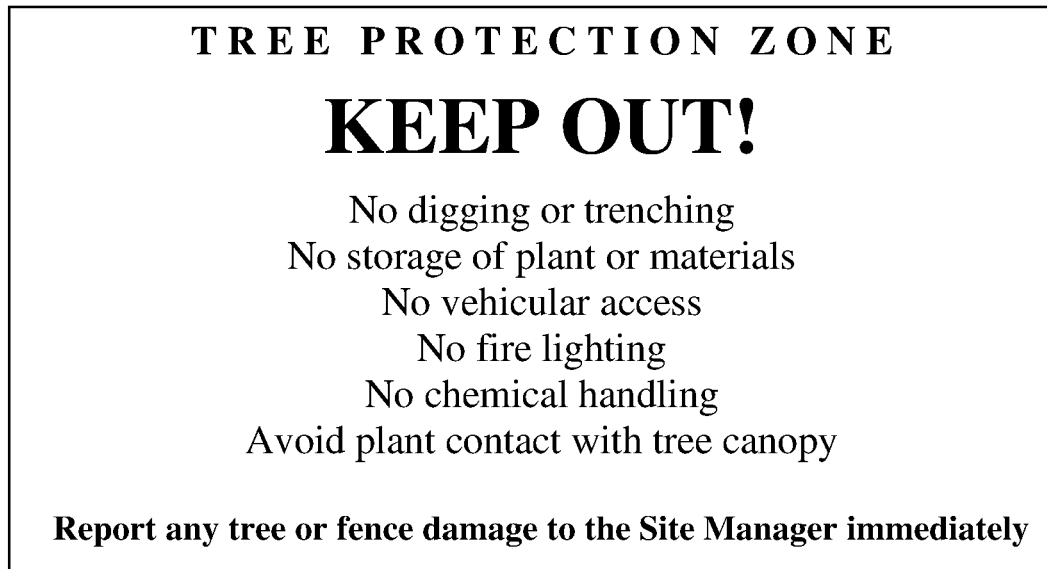


Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised 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 0.6m)
- 6 Standard scaffold clamps

18.4 Signs, in accordance with the following example, should be displayed to inform all personnel where the tree protection areas are and to warn them not to enter.

Example of "Keep Out" Sign:



Appendix D - Photographic Record



Photo 1 - View of T1 (TPO ref T13)



Photo 2 - View of G3 (including TPO ref T12)



Photo 3 - View of G3 (a pair of spherical Yew) with G4 behind



Photo 4 - View of G5 on western boundary



Photo 5 - View of T2



Photo 6 - View of G6



Photo 7 - View of T3

Appendix E - Tree Preservation Order & Conservation Area

Town and Country Planning Act 1990

THE BOROUGH COUNCIL OF HINCKLEY & BOSWORTH (LAND AT 13 STATION ROAD DESFORD) TREE PRESERVATION ORDER 2014

The Borough Council of Hinckley & Bosworth, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order-

Citation

1. This Order may be cited as The Borough Council of Hinckley & Bosworth (land at 13 Station Road Desford) Tree Preservation Order 2014.

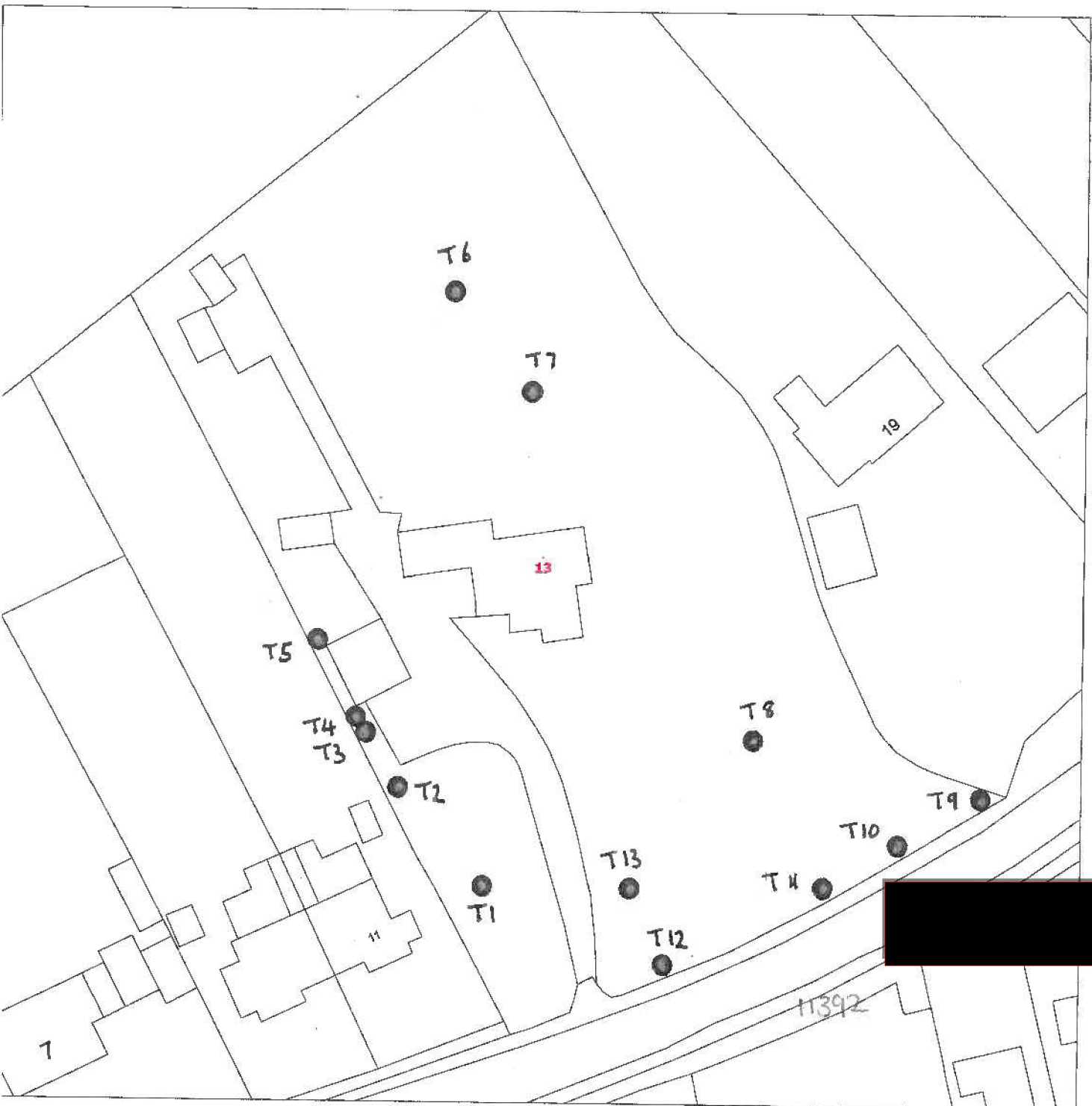
Interpretation

2.
 - (1) In this Order "the authority" means the Borough Council of Hinckley & Bosworth.
 - (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3.
 - (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 - (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.



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Application to trees to be planted pursuant to a condition

4.

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 1 day of April 2014

The Common Seal of the Borough Council of Hinckley & Bosworth
was affixed to this Order in the presence of—

Authorised Signator



11392

CONFIRMATION OF ORDER

This Order was confirmed by Borough Council of Hinckley & Bosworth without modification on the 14 day of AUGUST 2014.

OR

~~This Order was confirmed by the Borough Council of Hinckley & Bosworth, subject to the modifications indicated by _____, on the _____ day of _____ 20~~

Signed on behalf of the Borough Council of Hinckley & Bosworth

Authorised by the Council to sign in that behalf



11437

DECISION NOT TO CONFIRM ORDER

~~A decision not to confirm this Order was taken by Borough Council of Hinckley & Bosworth on the _____ day of _____ 20~~

~~Signed on behalf of the Borough Council of Hinckley & Bosworth~~

~~_____~~

~~Authorised by the Council to sign in that behalf~~

VARIATION OF ORDER

~~This Order was varied by the Borough Council of Hinckley & Bosworth on the _____ day of _____ 20 _____ by a variation order under reference number a copy of which is attached~~

~~Signed on behalf of the Borough Council of Hinckley & Bosworth~~

~~_____~~

~~Authorised by the Council to sign in that behalf~~

REVOCATION OF ORDER

~~This Order was revoked by the Borough Council of Hinckley & Bosworth on the day of _____ 20~~

~~Signed on behalf of the Borough Council of Hinckley & Bosworth~~

~~_____~~

~~Authorised by the Council to sign in that behalf~~

SCHEDULE
SPECIFICATION OF TREES

Article 3

Trees specified individually

(Circled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	1 x Chile pine	13 Station Road Desford
T2	1 x Sycamore	13 Station Road Desford
T3, T4, T5	3 x Corsican pine	13 Station Road Desford
T6, T7, T8	3 x Cedar	13 Station Road Desford
T9	1 x Yew	13 Station Road Desford
T10	1 x Corsican pine	13 Station Road Desford
T11, T12	2 x Common beech	13 Station Road Desford
T13	1 x Cedar	13 Station Road Desford

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 black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species 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		