Preliminary Arboricultural Impact Assessment

Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon

22nd July 2024

TG Report No. 16602_R06_JP

Tyler Grange

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Summary

S.1. This Preliminary Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange Group Ltd on behalf of Richborough Estates to accompany an outline planning application for new residential development at land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon.

S.2. A tree survey of the site has been completed in accordance with the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' to accord with industry best practice.

S.3. Existing trees are largely contained to the site boundaries. Three trees are located internally which include two high value (Category A) oak trees and one oak tree which is mostly dead. It is understood that there are no Tree Preservations Orders administered to trees on / adjacent to the site and there are no designated Ancient Woodlands present. None of the trees surveyed were classified as veteran or ancient trees.

S.4. An assessment of the development parameters has been completed in order to determine what the likely impacts are as a result of the development at this outline planning stage. Tree loss is required along the southern boundary tree line to facilitate two vehicular access points. The tree loss includes two section of moderate value (Category B) trees and a single high value English oak tree (Category A). The loss is considered unavoidable to achieve access into the site from the Phase 1 development proposal to the south.

S.5. A Landscape Masterplan has been prepared for the application which shows the opportunities for new tree planting on the site as part of the development. The masterplan demonstrates that suitable compensatory planting can be delivered in response to the tree loss requirements with added benefits of new parkland planting internally.

S.6. The layout of the development parameters has been appropriately designed around the arboricultural features, including the internal high value oak trees which will be retained.

S.7. The proposed development is considered supportable from an arboricultural perspective at this outline stage. Should consent be granted, it is recommended that an Arboricultural Method Statement and Tree Protection Plan is secured by a suitably worded planning condition. Arboricultural inputs will be required during the preparation of future detailed designs. This will provide a definitive assessment of tree losses associated with the access through the southern tree line (based on technical designs), together with protective measures for retained trees during the construction stage. This is to ensure that trees are duly considered in the final development layout and engineering designs.

Section 1: Introduction

Purpose

1.1. This Preliminary Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange Group Ltd on behalf of Richborough Estates to accompany a planning application at Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon.

1.2. Outline planning permission is sought for the for construction of up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Brascote Lane). The proposed Development Framework Plan is included at Appendix 1 to the rear of this report.

1.3. This report:

- Provides the findings of a field-based tree survey and the associated tree constraints towards new development; and
- addresses the potential arboricultural impacts of the proposed development based on its indicative design in the context of local and national planning policy.

1.4. The application is to be submitted to Hinckley and Bosworth Borough Council (HBBC). Local planning policy and national planning policy pertinent to trees and the new development is set out at Appendix 2.

1.5. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.

Site Description

1.6. The planning application boundary as shown edged red on the Site Location Plan (submitted separately) extends in total to 13.77ha hectares (hereinafter referred to as the "Combined Site"), which comprises the following:

- 6.91 hectares of land to the east of Brascote Lane and south of the Thurlaston Brook, as shown shaded grey on the plan below, which benefits from an extant planning permission under reference 22/00277/OUT, for the purpose only of providing access/egress to the public highway known as Brascote Lane (hereinafter referred to as "Phase 1"); and
- 6.86 hectares of land to the south of Arnold's Crescent and north of the Thurlaston Brook, as shown shaded pink on the Site Location Plan, for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (hereinafter referred to as "Phase 2") (See Figure 1 below).

Figure 1. Site Location Combined Site

1.7. On the basis Phase 1 has the benefit of planning permission the scope of this AIA focusses upon Phase 2, (hereinafter referred to as the "Study Area").

1.8. The Study Area is centred on national grid reference SK 44861 03287. It comprises a single grassland field parcel on the southern settlement edge of Newbold Verdon. It is bound by trees and vegetation and two mature oak trees are located more centrally (See Figure 2 below).

Figure 2. Site Location with Approximate Boundary. © Image 2024 Airbus

Section 2: Baseline Information

2.1. The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 26th March 2024. The survey was completed in accordance with BS5837 and the methodology as detailed at Appendix 3. A measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context.

2.2. The distribution of the trees surveyed is illustrated on the TCP (See Plan 1) together details of their constraints to new development in accordance with BS5837, including:

- Tree quality gradings[1];
- Root Protection Areas (RPAs)[2];
- Tree canopy spreads[3]; and
- Tree shading[4].

2.3. Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 5). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry. Images of the site / trees using aerial drone footage is provided at Appendix 6.

Tree Survey Summary

2.4. A total of 32no. individual trees (trees T1 – T32), 7no. groups of trees (G1 – G7) and 7no. hedgerows (H1 – H7) were identified during the tree survey.

2.5. Tree cover comprises of the following main components:

- Scattered trees of an ornamental nature located within rear gardens that adjoin the northern boundary.
- Mature tree cover adjoining the northern boundary around 'The Pastures', including tall poplar trees on the southern boundary of 'The Pastures'.
- A mature tree line which aligns a watercourse along the southern boundary, comprising riparian species of alder, willow and fewer oak.
- A dense 'wet woodland' located to the west of the site.
- Two high value stand-alone mature English oak trees located internally within the Study Area.

Tree Grading Summary

2.6. The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (See Appendix 4) recommended by the BS5837. The grading system allows informed decisions to

1 The value of arboriculutral features surveyed in accordance with the methodology set-out Appendix 3.
2 a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. See further explanation at Appendix 3.
3 Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.
4 Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.

made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.

2.7. The category gradings for each survey is detailed in the table below.

Table 1. Tree Categorisation

	Category U	Category A	Category B	Category C
Individual Trees	T9	T7, T8, T10, T16, T28, T29, T32	T1, T2, T3, T4, T11, T12, T13, T15, T17, T18, T20, T21, T22, T23, T24, T25, T30, T31	T5, T6, T14, T19, T26, T27,
Groups of Trees	None	None	G2, G3, G4, G5, G6, G7	G1
Hedgerows	None	None	None	H1, H2, H3, H4, H5, H6
Woodlands	None	None	None	None

Tree-related Designations

2.8. Following a background check of available online mapping (completed 11th June 2024), the presence or absence of tree-related designations is detailed in the table below.

Table 2: Tree-related Designations / Tree References Numbers

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order[5]	None
Conservation Area[6]	None
Ancient Woodland [7]	None
Woodland Habitat [8]	None

5 Online search of HBBC's TPO map. https://www.hinckley-bosworth.gov.uk/tpomap. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

6 Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

7 Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for ancient woodland on or adjacent to a site.

8 Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for woodland on or adjacent to a site.

Section 3: Preliminary Arboricultural Impact Assessment

3.1. An assessment of the proposed development parameters towards the existing trees has been completed. The assessment has been based on the proposed Development Framework Plan completed by Marrons.

3.2. A composite overlay of the tree survey information and proposed Development Framework Plan is shown on the Preliminary Tree Retention and Removal Plan (TRRP) (16602/P11) located to the rear of this report (See Plan 2).

3.3. The proposed development is presented in outline ahead of preparing fully detailed designs. This assessment therefore should be considered as an initial appraisal of expected arboricultural impacts given infancy of the scheme design. It is reasonable to expect that changes to the general layout of the development would form part of subsequent detailed designs. Further assessment work will therefore be required to provide a definitive assessment of arboricultural impacts based on proposals presented in detail.

Expected Tree Retention and Removal

3.4. The likely extent of tree removal to accommodate the development is illustrated on the TRRP. Tree removals required to facilitate the scheme comprises two separate sections of the southern boundary tree line (Group G2), and one individual tree (T7) to facilitate two vehicular access from the Phase 1 site.

3.5. The sections of loss from G2 are expected to be 18m in length respectively, totalling 36m of removal. This allows for the footprint of the road/footpaths and 5m clearance either side to provide room for construction access. The species include alder and willow.

3.6. Due to contractual obligations the access will also require the removal of T7 which is unavoidable. Whilst T7 is a Category A tree it is not considered irreplaceable and suitable levels of compensatory planting has been shown as part of the Landscape Strategy for the site. The location of the access points has been informed by the tree survey to avoid principal trees high value trees T8 and T9 located internally, whilst also aligning with the layout of the Phase 1 development.

3.7. The precise number of trees to be removed is currently unknown and will be determined as part of detailed design should consent be granted. This will require a detailed topographical survey to be completed around the access points, identifying all tree locations, and details of the access engineering requirements and overall construction envelope.

3.8. Compensation for the removal of these trees is necessary and this will be provided in line with the proposed Landscape Masterplan for the development prepared by Tyler Grange (submitted separately). The Landscape Masterplan includes for tree planting along primary street scenes and within the area of Open Space proposed in the northern eastern part of the site. The extent of planting is considered sufficient to compensate for the loss of trees within the southern boundary and it is likely that a net-gain in tree canopy cover would be achieved over time despite the losses.

3.9. Tree T9 is a Category U English oak tree that is largely dead. At this stage it is proposed that the tree is retained for habitat purposes within the area of Open Space shown.

3.10. No further trees loss is considered necessary at this stage which has been achieved by modelling the layout around the internal trees and retaining the wet woodland area to the west.

Proximity trees to new development

3.11. The TRRP (See Plan 2) shows the mapped tree constraints (RPAs, canopy spreads and shading) in relation to Development Framework Plan.

3.12. The tree constraints information has been fed into the layout of the Development Framework, including aligning the road / development areas around the internal trees T8 and T9 and modelling the attenuation features around the RPAs of trees along the southern boundary.

3.13. The Development Framework Plan shows Developable Area extending to the northern boundary which falls within the RPAs of trees. It will be necessary to orientate dwellings and garden spaces appropriately as part of any future detailed design to avoid impacts within the RPAs.

3.14. There are no major conflicts expected between the development areas of the canopies of retained trees. The layout of dwellings along the northern boundary will require appropriate orientation and buffers from the boundary to avoid tree pruning impacts and future social proximity issues. This is likely to be most relevant for development to the south of Group G5, which are large / tall poplar trees located off-site at the boundary of the pastures.

New Tree Planting Opportunities

3.15. New tree planting will be provided as part of the development as shown the Landscape Masterplan. This includes opportunities for new parkland tree planting within the area of Open Space to the northeast of the site, alongside new street tree planting, and hedgerow planting along the southern boundary around the attenuation basins.

3.16. In the absence of detailed soft-landscaping proposals at this outline stage, the level a tree planting shown, together with the retained trees, suggests that the proposed scheme be set within well-treed environment and a net gain in tree cover could be achieved.

Construction Mitigation

3.17. Given the indicative nature of the proposed design at this stage, a detailed methodology for tree protection during the site preparation and constructions stages has not been prepared.

3.18. During the detailed planning and design phase of the proposed development, it will be necessary to demonstrate how the above and below ground structures of retained tree cover will be protected during the construction of development. It is therefore recommended that a full Arboricultural Method Statement (AMS) is prepared as part of a reserved matters application or to discharge applicable and suitably worded planning Conditions.

3.19. An AMS will set out a practical methodology to the protection of retained trees based on detailed designs, including groundworks, services and new landscaping. The AMS will typically include the following key items:

- A schedule and specification of tree removal and pruning works;
- Specifications for tree protection barriers and ground protection;

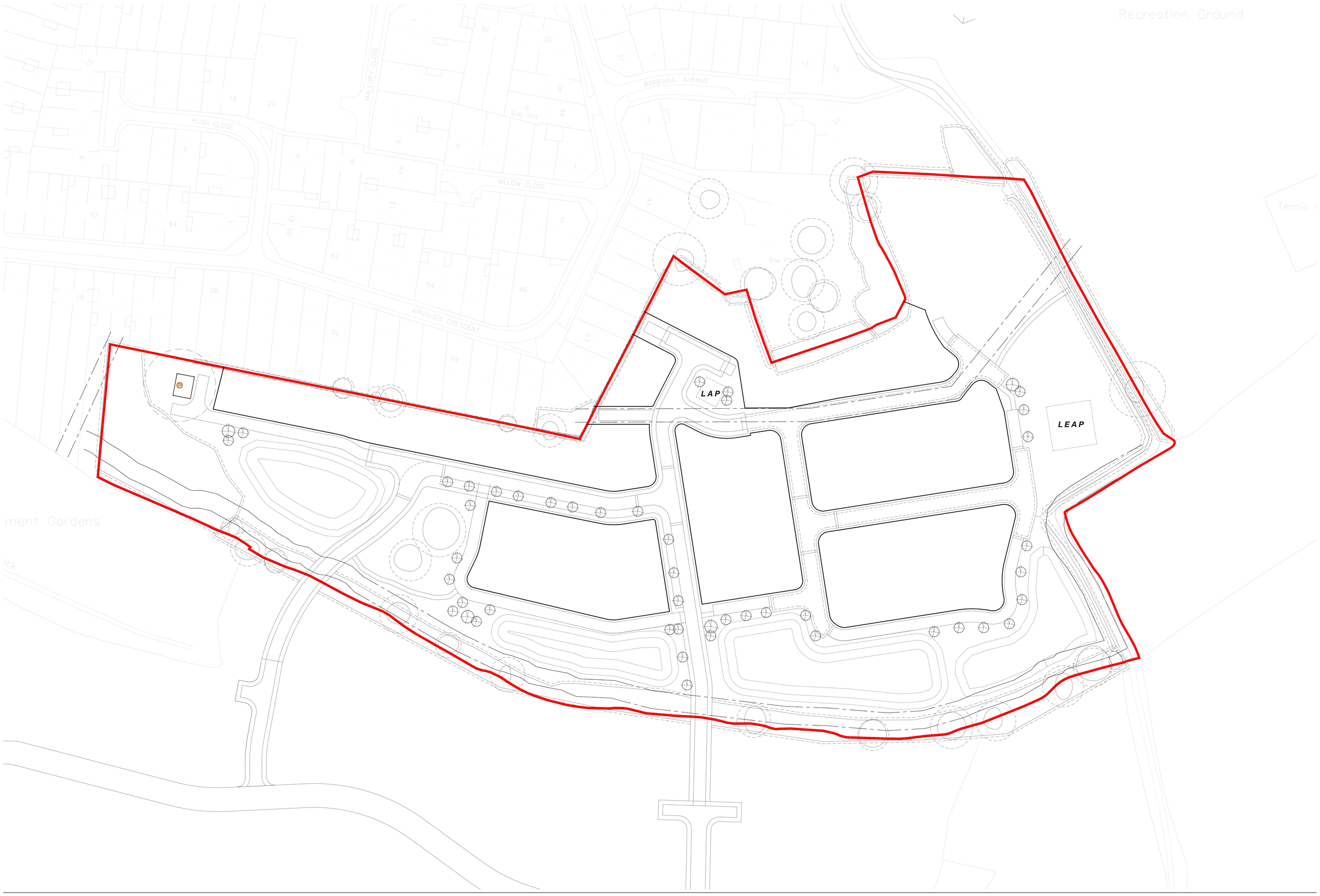
- Procedures for any specialist construction techniques / any supervised excavations within RPAs (if required)
- Phasing of work;
- Site monitoring (where required); and
- A Tree Protection Plan.

Conclusion

3.20. The proposed development as presented in outline is considered supportable from an arboricultural perspective. The proposed development parameters have considered the constraints of existing trees and has been designed accordingly to safeguard arboricultural features of value where possible. The loss of trees within the southern boundary tree line is considered unavoidable to achieve access into the site and the Landscape Masterplan suggests this can be suitably compensated for with new tree planting on the site.

3.21. Should consent be granted, it is recommended that an Arboricultural Method Statement and Tree Protection Plan is secured by a suitably worded planning condition. This will provide a definitive assessment of tree losses associated with the accesses through the southern tree line, together with protective measures for retained trees during the construction stage. Arboricultural inputs will be required during the preparation of future detailed designs. This is to ensure that trees are duly considered in the final development layout and engineering designs.

Appendix 1: Proposed Development Framework Plan



0 5m 10m 15m 20m 25m 30m

Status PLANNING

Client: Richborough

Project title: Land South of Arnold's Crescent Newbold Verdon

Drawing title: Development Framework Plan

Scale: 1:500@A0
Date: June 2024
Drawn by: JMP
Checked by: LH
Drawing no.: 902832.36.03
Revision: E

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Appendix 2: Planning Policy Context

Table 3. National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 131	"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, 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."
	Section 15, paragraph 174	"Planning policies and decisions should contribute to and enhance the natural and local environment by:" Subsection B; "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."
	Section 15, paragraph 180	"When determining planning applications, local planning authorities should apply the following principles:" Subsection C; "that 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."
Local Planning Policy (Hinkley and Bosworth Local Development Framework)	A review of the Local Plan has not identified any specific planning policies that relate to trees and new development. Spatial Objective 10 Natural Environment and Cultural Assets aims to: "*To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.*"	

Appendix 3: Tree Survey Methodology, Constraints Mapping and Limitations

Field Work

A3.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).

A3.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.

A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.

A3.7. The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the

group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.

A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

A3.9. The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised 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.

Physiological and Structural Condition

A3.10. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

A3.11. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

A3.12. An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings

A3.13. The value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 4). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values respectively.

Root Protection Areas

A3.14. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A3.15. Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

A3.16. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);

b) topography and drainage;

c) the soil type and structure;

d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A3.17. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A3.18. The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

A3.19. The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight

and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.

A3.20. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance 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".

Limitations

A3.21. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A3.22. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A3.23. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A3.24. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A3.25. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Appendix 4: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
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 • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • 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)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	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
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 remedial 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	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 benefits.	MID BLUE
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*	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 5: Tree Survey Schedule

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T1	Corsican Pine (Pinus nigra subsp. laricio)	15m	1	610	6.50	6.00	5.00	5.00	3.00	Mature	Good	Fair	B1	Twin-stemmed from circa. 8m. Branch stubs evident, Characteristic for species, Measurements approximated, Situated offsite, Small diameter dead wood evident in the crown (<35mm).	7.3	168
T2	Rowan (Sorbus aucuparia)	7m	1	350	2.00	2.00	3.50	2.00	3.50	Mature	Fair	Fair	B1	Some isolated die back confined to upper extremities of the northern aspect of the crown. Light ivy cover, Measurements approximated, Situated offsite, Unable to gain access to assess closely.	4.2	55
T3	Silver Birch (Betula pendula)	14m	1	400	4.50	4.00	5.00	5.00	3.50	Mature	Good	Fair	B1	Apparent wound on the stem, west, at 1.5m however, assessment obscured by boundary forming hedge. Characteristic for species, Light ivy cover, Situated offsite, Unable to gain access to assess closely.	4.8	72
T4	Alder (Alnus glutinosa)	13m	2	419	4.00	3.50	3.00	1.50	1.00	Early Mature	Good	Fair	B1	V-shaped, compression union at base. Dense undergrowth at base. Characteristic for species, Multi-stemmed from base.	5.0	79
T5	Crack willow (Salix fragilis)	14m	1	660	4.00	5.50	5.50	6.50	4.00	Mature	Good	Fair	C1	Positioned on the southern edge of the watercourse, unable to gain access to inspect closely. Crown biased to the south. Dense ivy cover on main stem impeded inspection, Measurements approximated, Situated offsite.	7.9	197
T6	Crack willow (Salix fragilis)	13m	1	400	6.00	6.00	6.00	5.00	4.50	Early Mature	Good	Fair	C1	Downgraded from a Category B due to obscured view of tree and close inspection being impeded. A smaller stem (circa. 200 diameter) extends east, assumed to be part of the same tree. Base obscured and inspection impeded, Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Measurements approximated.	4.8	72
T7	Pedunculate Oak (Quercus robur)	13m	1	680	6.00	6.50	6.00	7.00	4.00	Mature	Good	Good	A1	Positioned on the edge of the watercourse/ditch. Characteristic for species, Epicormic growth evident within the crown, Measurements approximated, No major defects were noted, Situated offsite.	8.2	209

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T8	Pedunculate Oak (Quercus robur)	12m	1	785	7.50	5.50	5.50	8.00	1.00	Mature	Good	Good	A1	Characteristic of the species, several larger diameter (>35mm) dead branches in lower third of crown. PRF noted on a limb extending north west, approx. 4m above ground level, best described as a "knot hole" or branch socket cavity, orientated south/southwest. Low crown form, No major defects were noted, Small diameter dead wood evident in the crown (<35mm).	9.4	279
T9	Pedunculate Oak (Quercus robur)	7m	1	620	1.00	3.00	3.50	2.50	3.00	Early Mature	Poor	Poor	U	Almost devoid of all live crown growth, some emerging epicormic growth noted on upper side of few remaining lateral branches (south). Good habitat value, limited arboricultural or landscape amenity value. Small, uncategorised holly at base. Dieback of the crown observed, Limited future potential, Specimen in extensive decline	7.4	174
T10	Pedunculate Oak (Quercus robur)	16m	1	1005	11.00	10.00	9.50	8.00	3.00	Mature	Good	Good	A1	Large diameter (>35mm) deadwood in lower crown. Nesting material in upper crown. Characteristic for species, Epicormic growth evident within the crown, No major defects were noted, Small diameter dead wood evident in the crown (<35mm). Limited veteran features, regarded as a notable specimen.	12.1	457
T11	Alder (Alnus glutinosa)	15m	2	460	5.50	5.50	5.00	6.00	3.50	Mature	Good	Fair	B1	Within 1m of watercourse. Dense ivy cover on main stem impeded inspection, Measurements approximated, Multi-stemmed from base.	5.5	96
T12	Alder (Alnus glutinosa)	14m	1	480	5.00	5.00	4.00	5.00	4.50	Early Mature	Good	Good	B1	No obvious major defects. Basal suckers present, Dense undergrowth at base, Measurements approximated.	5.8	104
T13	Alder (Alnus glutinosa)	15m	5	654	4.50	1.50	4.00	4.00	3.50	Mature	Fair	Fair	B1	Characteristic of the species. Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Measurements approximated, Multi-stemmed from base.	7.8	193

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T14	Ash (Fraxinus excelsior)	14m	1	640	7.00	6.00	6.50	4.50	3.00	Mature	Poor	Good	C1	Dense undergrowth at base, unable to gain access to assess closely. Ash dieback noted, 50-75% dieback. Dieback of the crown observed, Large diameter dead wood evident in the crown (>35mm), Measurements approximated, Specimen in extensive decline, Unable to gain access to assess closely.	7.7	185
T15	Pedunculate Oak (Quercus robur)	11m	2	588	7.50	6.50	6.00	7.00	2.00	Mature	Good	Fair	B1	On the southern edge of the watercourse. Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Epicormic growth evident within the crown, Measurements approximated, Multi-stemmed from base, Situated offsite.	7.1	156
T16	Pedunculate Oak (Quercus robur)	14m	1	800	7.50	7.00	6.00	7.00	3.50	Mature	Good	Good	A1	No major defects observed. Branch stubs evident, Characteristic for species, Dense undergrowth at base, Light ivy cover, Measurements approximated, Situated offsite.	9.6	289
T17	Alder (Alnus glutinosa)	13m	6	747	6.50	3.00	4.00	6.00	3.00	Mature	Good	Fair	B1	Characteristic of the species. Low crown form, Measurements approximated, Multi-stemmed from base, No major defects were noted, Situated offsite.	9.0	252
T18	Crack willow (Salix fragilis)	17m	3	771	6.50	4.50	6.50	4.00	6.00	Mature	Good	Fair	B1	Possibly three trees or an old bundle. Characteristic of the species. Dense ivy cover on main stem impeded inspection, Measurements approximated, Multi-stemmed from base, Situated offsite, Unable to gain access to assess closely.	9.3	269
T19	Crack willow (Salix fragilis)	17m	3	725	10.50	9.00	6.50	8.00	0.00	Mature	Fair	Poor	C1	Coppiced form. Situated off site, beyond the southern boundary. 1no. Stem directed north east has failed (split) and is laid horizontally, into the Site. 1no. stem has developed with an abrupt bend and appear to have also split. Characteristic for species, Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Measurements approximated, Multi-stemmed from base.	8.7	238

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T20	Pedunculate Oak (Quercus robur)	10m	1	400	5.00	5.00	4.00	1.50	4.00	Early Mature	Good	Fair	B1	Nearby willow (T19) hung up in lower crown. Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Situated offsite, Unable to gain access to assess closely.	4.8	72
T21	Turkey Oak (Quercus cerris)	14m	1	1050	6.00	3.00	6.50	6.00	3.50	Mature	Fair	Fair	B1	Large wound evident on southern face of the stem, ground level to 2.5m - previous limb/stem failure. Beyond the boundary by circa. 5mHeartwood exposed, Measurements approximated, Situated offsite, Unable to gain access to assess closely.	12.6	499
T22	Sycamore (Acer pseudoplatanus)	21m	3	899	8.00	8.00	6.50	7.00	3.50	Mature	Good	Fair	B1	Tight, compression union/fork at base. Dense undergrowth at base, Epicormic growth evident within the crown, Large diameter dead wood evident in the crown (>35mm), Measurements approximated, Multi-stemmed from base.	10.8	365
T23	Copper Beech (Fagus sylvatica f. purpurea)	14m	1	580	5.50	5.50	6.50	4.00	2.50	Early Mature	Good	Good	B1	Boundary tree, situated in adjacent garden. Twin-stemmed from circa. 2-2.5m.Dense undergrowth at base, No major defects were noted, Small diameter dead wood evident in the crown (<35mm).	7.0	152
T24	Silver Birch (Betula pendula)	11m	1	330	3.50	4.50	4.00	4.00	2.50	Early Mature	Good	Good	B1	Third-party tree, measurements approximate only. Situated offsite.	4.0	49
T25	Alder (Alnus glutinosa)	12m	3	628	4.50	4.50	4.50	3.50	3.00	Mature	Good	Fair	B1	Branch stubs. Base obscured and inspection impeded, Measurements approximated, Multi-stemmed from base, Situated offsite.	7.5	178
T26	Beech (Fagus sylvatica)	10m	4	996	5.00	7.00	6.00	2.00	4.00	Mature	Fair	Fair	C1	Western crown heavily cut back. Bark wounds noted, Branch stubs evident, Crown had been topped, Crown had been unsympathetically reduced, Measurements approximated, Multi-stemmed from base.	12.0	449

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T27	Beech (Fagus sylvatica)	14m	1	750	4.00	5.50	5.00	4.00	3.50	Mature	Poor	Poor	C1	Cankering on main stem (assumed to be a Nectria canker). A significant number of the laterals within the crown also possess cankers. Dense crown, small diameter epicormic growth, induced crown extension growth, appears uncharacteristic for Beech. Bark wounds noted, Branch stubs evident, Crown had been unsympathetically reduced, Epicormic growth evident within the crown, Multi leadered form from crown break.	9.0	254
T28	Deodar (Cedrus deodara)	13m	1	670	5.00	4.50	4.50	4.50	2.00	Early Mature	Good	Good	A1	Characteristic for species, No major defects were noted.	8.0	203
T29	Norway Maple (Acer platanoides)	14m	1	612	6.50	6.50	8.00	7.00	3.50	Mature	Good	Good	A1	Pruning wound in eastern aspect of main stem, 1.5-2m above ground level occluding. Epicormic growth evident within the crown, Multi leadered form from crown break, No major defects were noted, Pruning wounds noted, Small diameter dead wood evident in the crown (<35mm).	7.3	169
T30	Blue atlas cedar (Cedrus atlantica 'Glauca')	14m	3	810	7.00	6.50	8.50	5.50	2.00	Mature	Fair	Fair	B1	Compression fork at base, 3 stems to circa 3.5-4m above ground level, subdividing again, 3 stems. Central stem failure on 2 stems in upper crown, remnant stubs remain. Sparse and thinning crown on eastern aspect - cause unknown. Requires management. Dieback of the crown observed, Multi-stemmed from base, Pruning wounds noted, Small diameter dead wood evident in the crown (<35mm), Sparse and/or thinning crown, Storm damage present.	9.7	297
T31	Blue atlas cedar (Cedrus atlantica 'Glauca')	14m	1	802	6.50	6.50	7.00	7.00	2.00	Mature	Fair	Fair	B1	Bird box attached to the stem at 2m, affixed to old pruning wound. Evidence of storm damage, several branch stubs. Sparse and thinning crown extremities on the north and east aspect - cause unknown. Bark wounds noted, Dieback of the crown observed, Multi leadered form from crown break, Pruning wounds noted, Sparse and/or thinning crown.	9.6	291

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T32	Common Lime (Tilia x europaea)	14m	1	615	7.50	9.50	8.00	6.00	4.00	Mature	Good	Good	A1	Garden tree. Characteristic for species, Small diameter dead wood evident in the crown (<35mm).	7.4	171
G1	Alder (Alnus glutinosa), Ash (Fraxinus excelsior), Crack willow (Salix fragilis), Elder (Sambucus nigra)	14m	1	220	4.00	3.00	2.00	3.00	1.00	Early Mature	Fair	Fair	C2	Waterlogged ground, measurements given as an average. Several larger, collapsed willow trees set back from group (central position). Southern boundary houses several larger, standalone trees which couldn't be assessed safely. Ditch runs along southern boundary. Branch stubs evident, Browsing damage noted on lower main stem, Characteristic for species, Failed trees, Interlocking crowns, Measurements approximated, Multi-stemmed from base.	2.6	22
G2	Alder (Alnus glutinosa), Ash (Fraxinus excelsior), Crack willow (Salix fragilis), Goat Willow (Salix caprea), Hawthorn (Crataegus monogyna), Hazel (Corylus avellana), Pedunculate Oak (Quercus robur)	17m	1	370	4.00	4.00	4.00	4.00	1.50	Early Mature	Good	Fair	B2	Dense boundary forming tree group. Majority of mature, larger canopy trees sit on the southern edge of the watercourse, off site. Alder, willow and isolated oak form upper canopy. Large number of trees multi-stemmed. Established landscape amenity value. Asymmetric crown form, Base obscured and inspection impeded, Characteristic for species, Dense ivy cover on main stem impeded inspection, Interlocking crowns, Measurements approximated.	4.4	62
G3	Ash (Fraxinus excelsior), Goat Willow (Salix caprea), Hawthorn (Crataegus monogyna), Holly (Ilex aquifolium), Pedunculate Oak (Quercus robur)	11m	1	330	4.00	4.00	4.00	4.00	1.50	Early Mature	Good	Good	B2	Row of off site trees, gaps present along the length of the group. PROW runs between Site and group of trees. No major defects were noted, Situated offsite.	4.0	49

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
G4	Ash (Fraxinus excelsior), Cherry Laurel (Prunus laurocerasus), Cherry Laurel (Prunus laurocerasus), Hawthorn (Crataegus monogyna), Holly (Ilex aquifolium), Norway Maple (Acer platanoides), Rowan (Sorbus aucuparia), Sycamore (Acer pseudoplatanus), Wild Cherry (Prunus avium)	14m	2	300	3.50	4.00	4.00	3.00	2.00	Early Mature	Good	Fair	B2	Garden woodland planting. Southern crowns overhang the Site. Lawson cypress within the group. Situated offsite, Unable to gain access to assess closely.	3.6	41
G5	Poplar species (Populus spp.)	20m	1	450	4.50	4.00	6.50	2.50	6.00	Mature	Good	Good	B2	Approx. 13 Poplar trees. Planted in a uniform row. Dense hedge and ornamental planting beneath crowns. Branch stubs evident, Characteristic for species, Dense undergrowth at base, Interlocking crowns, Measurements approximated, No major defects were noted.	5.4	92
G6	Ash (Fraxinus excelsior), Beech (Fagus sylvatica), Cherry Laurel (Prunus laurocerasus), Cherry Laurel (Prunus laurocerasus), Norway Spruce (Picea abies), Scots Pine (Pinus sylvestris), Western Red-cedar (Thuja plicata), Wild Cherry (Prunus avium)	14m	1	300	3.00	3.00	3.00	3.00	1.00	Early Mature	Good	Good	B2	Garden boundary. Mixed species. Asymmetric crown form, Characteristic for species, Interlocking crowns.	3.6	41

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
G7	Hawthorn (Crataegus monogyna), Lawsons Cypress (Chamaecyparis lawsoniana), Norway Maple (Acer platanoides), Silver Birch (Betula pendula), Wild Cherry (Prunus avium)	10m	1	400	5.00	4.50	3.50	4.00	2.50	Early Mature	Good	Fair	B2	Garden group. Trees grouped instead of being assessed individually owing to disgruntled landowner. Measurements approximated, Situated offsite, Unable to gain access to assess closely.	4.8	72
H1	Hawthorn (Crataegus monogyna), Holly (Ilex aquifolium)	2m	1	70	0.50	0.50	0.50	0.50	0.00	Early Mature	Good	Good	C2	Maintained hedge. Characteristic for species.	.8	2
H2	Blackthorn (Prunus spinosa), Hawthorn (Crataegus monogyna)	3m	1	160	0.50	0.50	0.50	1.00	0.00	Mature	Good	Good	C2	Light ivy cover. Maintained hedgerow.	1.9	12
H3	Hawthorn (Crataegus monogyna)	3m	1	150	0.50	0.50	0.50	1.00	0.00	Mature	Good	Good	C2	Light ivy cover. Post and rail fence running alongside the hedge (entangled in places). Maintained hedgerow.	1.8	10
H4	Hawthorn (Crataegus monogyna), Leyland Cypress (X Cuprocyparis leylandii), Sycamore (Acer pseudoplatanus)	5m	1	260	1.00	0.50	1.00	0.50	0.00	Early Mature	Good	Fair	B2	Dense, boundary hedge within third-party land. Situated offsite.	3.1	31
H5	Cherry Laurel (Prunus laurocerasus), Cherry Laurel (Prunus laurocerasus), Hawthorn (Crataegus monogyna), Holly (Ilex aquifolium)	4m	1	150	0.50	0.50	1.00	0.50	0.00	Mature	Good	Good	C2	Low crown form. Maintained hedgerow.	1.8	10
H6	Field Maple (Acer campestre), Hawthorn (Crataegus monogyna), Holly (Ilex aquifolium)	3m	1	120	0.50	1.00	1.00	0.50	0.00	Early Mature	Good	Good	C2	Characteristic of the species. Maintained hedgerow, Measurements approximated.	1.4	7

Tree Number	Common Species Name	Height (m)	Stem count	Mean Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
H7	Hawthorn (Crataegus monogyna), Yew (Taxus baccata)	3m	1	110	0.50	0.50	0.50	0.50	0.00	Early Mature	Good	Good	C2	Small section of hedge. Characteristic for species.	1.3	5

Appendix 6: Site Images

Image 1. High value English oak trees T8 and T10 with largely dead oak tree T9. Located internally within the site.

Image 2. Northern boundary, corner of dogleg, looking north/northwest.

Image 3. Southern boundary tree line comprising mostly of alder aligning watercourse.

Image 4. Eastern boundary showing H3 (along site boundary) and G3 and T21 located beyond site boundary.

Image 5. Trees encircling 'The Pastures' including poplars within the group G5.

Image 6. Trees within and encircling 'The Pastures' including poplars within the group G5.

Image 7. Views looking south of 'The Pastures' including group G2 and southern boundary.

Plans:

Plan 1: Tree Constraints Plan (TCP)

Plan 2: Preliminary Tree Retention and Removal Plan (TRRP)

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed.

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees in Poor Condition

Root Protection Areas

Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

Rev	Description	Date
-	-	-

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Project title
Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon

Drawing title
Tree Constraints Plan

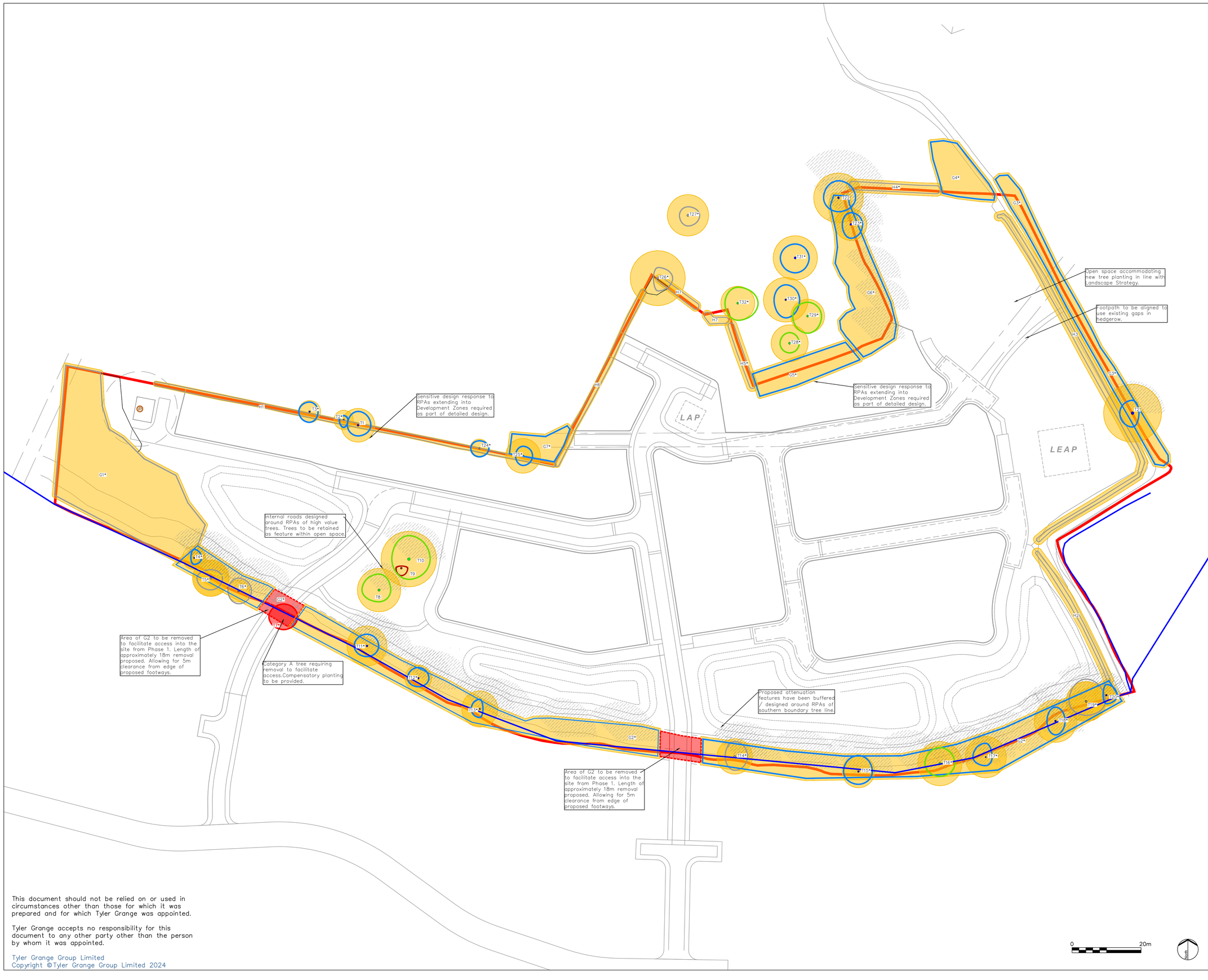
Scale 1:500 @ A1
Date 08.04.2024
Drawn MB
Checked JP

Drawing number
16602_P09

Revision
-

0 20m

North



- Category A – Trees of High Quality and Value
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- Category U – Trees in Poor Condition
- Root Protection Areas
- Tree Shading Constraints
- Proposed Tree Removal

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Rev	Description	Date
a	Update to layout	16/07/2024

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Project title

Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon

Drawing title

Tree Retention and Removal Plan

Scale	1:500 @ A1	Drawn	JP
Date	16.07.2024	Checked	NC

Drawing number: 16602_P011

Revision: a

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