Brindle &Green

Arboricultural Method Statement

Brascote Lane, Newbold Verdon

Report Reference: BG24.292

REV2 - September 2024

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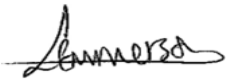
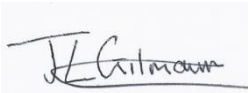
1st Check by	Laura Emmerson MArborA Senior Arboricultural Consultant		30/07/2024
2nd Check by	Joe Gilmour MArborA Associate Director		31/07/2024
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Revision Details

Revision	Approved	Revision Details
REV1	Henry Richardson TechArborA Arboricultural Consultant	Updated to show temporary construction access plan
REV2	Henry Richardson TechArborA Arboricultural Consultant	Updated to reflect amended construction access plan

Project Details

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Grid reference: SK 44685 03106
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1 Summary

1.1 Scope of report

1.1.1 Brindle & Green were commissioned by Persimmon Homes North Midlands to produce an Arboricultural Method Statement (AMS) for an area of land off Brascote Lane, in Newbold Verdon, Leicester. A Tree Survey & Constraints Advice report was produced by Midlands Forestry in October, 2021; no Tree Protection Plan was produced. An updated tree survey was carried out by Brindle & Green on the 17th of July 2024. To accompany this AMS, a new Tree Protection Plan has been produced by Brindle & Green using the survey data from July 2024. The tree survey schedule and tree protection plan have been included in this report.

1.1.2 This report is concerned with trees that have the possibility to be impacted as a result of development proposals at the site. This includes trees within the site boundary as well as any outside the boundary that may be impacted by the development and any subsequent post development activity. The site is the subject of a reserved matters application for 239 dwellings based on the approval of the outline application (Ref: 22/00277/OUT (Appeal Ref: APP/K2420/W/23/3331081)). The AMS has been requested to discharge Condition 12 of the planning application, relating to tree and hedgerow protection. Design proposals can be found in Appendix 4.

1.1.3 Condition 12 states:

'Development shall not commence until details of all trees, shrubs, and hedges to be retained, including any trees located outside but adjacent to the site boundary, together with the means of protecting them from damage during the carrying out of the development, have been submitted to, and approved in writing by, the local planning authority. The approved means of protection shall be installed prior to the commencement of development and shall remain in place until the completion of the development.'

1.1.4 This AMS is produced in accordance with the guiding principles of British Standards 5837:2012 'Trees in Relation to Design Demolition and Construction – Recommendations' (British Standards Institution, 2012) and 3998:2010 'Tree Work – Recommendations' (British Standards Institution, 2010). See Appendix 6 for a full reference list of source material.

1.2 Desk study

1.2.1 Use of Hinckley and Bosworth Borough Council's online mapping software confirmed that the site was not located in a Conservation Area, nor were there any Tree Preservation Orders relevant to the site.

1.3 Summary of conclusions

1.3.1 Three areas of partial removal are required from H9 to facilitate the proposed access points from Brascote Lane. A small area of partial removal is required from G11 to facilitate the proposed pedestrian access through the group. T6, T7, T23 – T25, and G10, are recommended for removal irrespective of development. **A tree protection plan, complete with removal recommendations and mitigation measures, has been proposed for the development. The proposed mitigation will be the use of Construction Exclusion Zones (CEZs).** The tree protection plan can be found in Appendix 3.

2 Introduction

2.1 Purpose of the report

2.1.1 This AMS will describe the necessary tree protection measures for the site, in order to ensure that operations can be undertaken with minimal risk of adverse impacts on trees to be retained.

2.1.2 An AMS will typically address some, or all, of the following:

- Site monitoring and supervised works
- Installation of tree protection measures, e.g. Construction Exclusion Zones (CEZs) and ground protection
- Tree work specifications
- Removal of existing structures and hard surfacing within RPAs
- Installation of new structures and hard surfacing within RPAs

2.2 Sequencing of works in relation to trees

2.2.1 Work operations will be logically sequenced as per Table 1, to ensure that trees are adequately protected throughout the construction process.

Table 1: Sequencing of construction works and tree care

Construction phase	Site operations
Pre-construction	– Initial tree works, e.g. facilitation pruning and tree removal – Pre-commencement site meeting with operatives – Installation of tree protection fencing & temporary ground protection
Construction phase	– Demolition of existing structures – Removal of existing hard surfacing in RPAs – Installation of structures and hard surfacing within RPAs – Installation of permanent ground protection – Arboricultural supervision – Site monitoring and tree intervention as required
Post-construction	– Removal of tree protection measures – Remedial tree works (if required) – Soft landscaping

Construction phase	Site operations
	– Recommendations for post-development tree management

3 Arboricultural Method Statement

3.1 Construction Exclusion Zones (CEZs)

3.1.1 No works will be undertaken within any Construction Exclusion Zone (CEZ). The CEZs are always to be afforded protection and will be protected by fencing. A protective fence shall be erected prior to the commencement of any construction works onsite. The fence shall have signs attached to it stating that it is a CONSTRUCTION EXCLUSION ZONE and that NO WORKS are permitted within the fence. Regular maintenance checks by operatives are required to ensure the tree protection fencing remains rigid and complete. The protected fence may only be removed following completion of all construction works.

3.1.2 The fencing is required to be sited in accordance with the tree protection plan in Appendix 3. The fencing should be configured as per Figure 2 in BS 5837:2012 (British Standards Institution, 2012), unless otherwise stated in this report, and be fit for the purpose of excluding any construction activity. If the topography prevents the installation of such fencing, an alternative should be discussed with the project arboriculturist. Any other fence/barrier used must be fit for the purpose. See Appendix 1 for more detailed information on these tree protection barriers, including demonstrative figures on barrier installation.

3.1.3 Tree protection fencing will not be moved or relocated without the consent of the project arboriculturist. CEZs will be sacrosanct throughout the development; any required access and works within CEZs will not take place without arboricultural supervision and will require further protective measures (e.g. temporary ground protection).

3.1.4 Seven CEZs are to be established prior to the commencement of any works onsite and will be set out as per the location on the tree protection plan; the precise fencing location may require minor adjustment onsite due to local site conditions, but is not expected to differ from that shown on the tree protection plan. In some instances, tree removal or facilitative pruning works will be required for fencing installation; tree protective fencing will be installed immediately after these tree works. It should be confirmed by the project arboriculturist that the CEZs have been installed correctly, prior to the commencement of works.

- CEZ1 – CEZ3 will protect the retained sections of H9, and a small retained section of G11, along the eastern boundary. The fencing will be split into three exclusion zones to facilitate the areas of partial removal required for the construction of the main access road and the

two pedestrian footpaths from Brascote Lane. The northern section of CEZ1 must be installed as a priority to protect the retained section of H9 during construction access.

- CEZ4 will protect H1 and T1 along the northern boundary. The fencing will run from the western extent of H1, along the southern face of the hedgerow, to the eastern extent. Width reduction (up to approximately 2m) will be required to the southern face of H1 to facilitate fencing installation in close proximity to the adjacent proposed footpath. A negligible portion of the notional RPA of T1 will be excluded from the CEZ to provide sufficient working space for the footpath construction. CEZ4 must be installed as a priority to protect H1 and T1 during construction access

- CEZ5 will protect T2 – T5, T8 – T6, G1 – G5, and H2 – H4, along the northern and eastern site boundaries. The fencing will run from the southern extent of T2, along the perimeter of the site, to the southern red line boundary south of G5. A portion of the notional RPAs of T2, T8 and T9 will be necessarily excluded from the CEZ to ensure sufficient working space is available for nearby construction works (see Section 3.2). The entire notional RPAs of the remaining retained trees will be entirely protected. CEZ5 must be installed as a priority to protect the retained trees, groups and hedgerows during construction access

- CEZ6 will protect T22, H7, H8, and G9, running from the southern extent of H7, along the site perimeter, to the western extent of G8. A small portion of the notional RPA of T22 will be necessarily excluded from the CEZ to provide sufficient working space for the construction of the adjacent pond.

- CEZ7 will protect a retained section of G11, running from the eastern extent of the group to the proposed pedestrian access.

3.2 Installation of temporary ground protection

3.2.1 Whilst access is required into the RPAs of retained trees T1, T2, T8, T9, and T22, temporary ground protection is not required in this instance. The agricultural field on the boundaries of which the retained trees are situated has undergone extensive historical ploughing, likely resulting in limited rooting into the site. As such, significant rooting material is not expected to be impacted by the required construction works access. If proposals change and there is a requirement to work further within the RPA of retained trees, suitable temporary ground protection should be installed to protect the soil structure surrounding the tree. The RPA will be

left undisturbed and covered by a semi-permeable geotextile membrane, which will be finished with a compression-resistant layer, e.g., 100mm depth of woodchip topped with scaffold boards.

3.3 Demolition of existing structures in RPAs

3.3.1 There is no requirement to remove any existing structures within the RPAs of retained trees.

3.4 Removal of existing hard surfacing in RPAs

3.4.1 There is no requirement to remove any existing hardstanding within the RPAs of retained trees.

3.5 Installation of new hard surfacing in RPAs

3.5.1 There is no new hard surfacing to be installed within the RPAs of retained trees.

3.6 Installation of permanent ground protection

3.6.1 There is to be no installation of hard surfacing within the RPA of retained trees and, therefore, there is no requirement for permanent ground protection within this scheme.

3.7 New structures within the RPA and specialist foundations

3.7.1 There is no requirement for specialist foundations, due to the absence of conflict between the proposed dwelling and the RPAs of retained trees.

3.8 Trees proposed for removal

3.8.1 H9 and G11 are recommended for partial removal to facilitate the development.

3.8.2 Three areas of partial removal are required from H9, approximately 15m, 25m and 6m, respectively, to facilitate the construction of the main access road and two pedestrian access paths from Brascote Lane, and for the establishment of the temporary construction access.

3.8.3 A small area of partial removal, approximately 5m in length, is required from G11, to facilitate the construction of the pedestrian access path to the adjacent property. G11 is a linear group of Leyland cypress which provide screening value against the adjacent property. A small, unmanaged gap is present within the group, and will require widening and partial removal to facilitate the footpath.

3.8.4 T6, T7, T23 – T25, and G10, are recommended for removal irrespective of development, due to their poor condition. T6, T7, T23 and T24 are Category U ash trees, while G10 is a Category C

group. They all show physiological decline and exhibit symptoms indicative of advanced ash dieback (including significant crown decline and deadwood). The ash trees have a significantly limited future potential and are recommended for removal. T25, a standing dead tree within the boundary hedgerow, is recommended for removal.

3.8.5 Whilst Category U, G6, G8 and T21 are not recommended for removal as they are located outside of the red line boundary.

3.9 Services

3.9.1 Finalised proposals of underground services have not yet been provided. Any existing underground services are to be utilised for the new development, unless otherwise stated. The mechanical excavation required for installation of new underground services can cause significant root loss and/or damage. Wherever possible, new service apparatus will be routed outside the RPAs of retained trees. If routing new service apparatus outside of RPAs is not entirely possible, trenchless methods of installation should be used (e.g. microtunnelling, impact moling) and apparatus should be kept together in common ducts. Inspection chambers and entry and retrieval pits should be kept outside the RPA.

3.9.2 Services near potential new planting will be ducted when possible for future maintenance. Care will be taken to consider the location of mitigatory replanting and the potential growth of the crowns and roots of new trees. This will avoid future complication from tree roots damaging underground services.

3.9.3 If overhead power cables are to be used in the site, an appropriately qualified tree surgeon will maintain the crowns of retained, adjacent trees under BS 3998:2010 standards. In the plan's current format, this should not prove to be an issue.

3.10 Drainage

3.10.1 Drainage should have minimal impact on the trees for retention.

3.10.2 Level changes, increased areas of hard surfacing and new drainage installation associated with new developments can impact a site's drainage patterns and ground water levels. Care should be taken to avoid water being directed at the retained trees, as this can alter soil chemistry, increase run-off and increase soil leaching. This has the potential to negatively impact the existing growing condition of the tree and result in decline. Sustainable drainage systems (SuDS)

techniques within a layout and associated landscaping scheme, such as green roofing, new planting, attenuation basins and permeable surfacing, can help reduce run off and maintain existing groundwater conditions (British Standards Institution, 2012).

3.11 Auditable system of site monitoring

3.11.1 Site monitoring is to take place as outlined below and as approved and agreed with the Local Planning Authority, Hinckley and Bosworth Borough Council. The project's arboriculturist will inspect the protective fencing within the RPA as necessary and monitor any works within exclusion zones. A record of the site visits and arboricultural monitoring will be kept and copies can be forwarded to the developer and to the Local Planning Authority.

3.11.2 Key monitoring stages are summarised below:

- Pre-commencement meeting and briefing with all site operatives
- Inspection of construction exclusion zone fencing to ensure compliance with the tree protection plan
- Signing off the tree protection measures
- Removal of construction exclusion zone fencing following the completion of all ground works and removal of machinery/materials from the site

3.11.3 It is the responsibility of the client to inform the project arboriculturist of the programming dates for the development, to ensure supervision can be arranged for the aforementioned key stages of monitoring.

3.12 Access details

3.12.1 As shown in the construction access plan, temporary construction access is proposed from Brascote Lane on the western boundary. The partial removal of H9 (15m) is required to facilitate the establishment of the access. No other site entrances will be used by site traffic throughout the construction process.

3.13 Contractor's compound

3.13.1 The construction access plan details the positioning of the contractor's compound in the western extent of the site, outside of the notional RPAs of any retained trees. If the location of

the compound is to move or expand during the phasing of the works, then arboricultural advice on its location is to be sought and the position agreed upon with the LPA.

3.14 Storage space

3.14.1 Materials must be stored in a designated area outside of the RPAs of trees to be retained and outside of any CEZs. The construction access plan shows the proposed compound and storage area within the central extent of the site, south of G2. The storage area is situated at a sufficient distance from any retained trees or groups, outside of the notional RPAs. No materials such as oil, bitumen or any other material capable of causing harm to the tree will be stored or stacked within 10m of any retained tree. An allowance for potential run-off due to the gradient of the slope should also be considered.

3.15 Facilitative pruning works

3.15.1 Crown reduction works, up to approximately 2m, are required to the southern face of H1 to facilitate fencing installation and avoid conflict with the adjacent footpath.

3.15.2 Any appointed contractor must carry out tree works according to BS 3998:2010 'Recommendations for Tree Work'.

3.16 Landscaping works within RPAs

3.16.1 Current development plans detail the construction of multiple new ponds within the site. T8 and T9 on the northern boundary exhibit an RPA conflict of approximately 6% and 9%, respectively, with the proposed pond south of the trees. This level of conflict is deemed suitable due to the historic ploughing that has taken place on the site, likely resulting in a reduced rooting extent of the boundary trees. Significant rooting material is not expected to be impacted by the proposed pond. See site plans (Appendix 4) for specificities.

3.17 New planting

3.17.1 To offset proposed removals, and to improve the arboricultural and amenity value of the site, a detailed planting plan is being developed by Brindle & Green. The planting plan will incorporate new tree planting throughout the site, predominantly within the public open space in the southern extent of the red line boundary.

3.17.2 Species selected must be appropriate for the long-term use of the site and complement existing trees. Stock selection should be discussed with a qualified arboricultural consultant to ensure

appropriate trees are selected for the space available; careful consideration must be given to the ultimate height and crown spread, form, fruiting habit, and maintenance implications of the chosen species. Trees will be purchased from a reputable nursery or tree supplier. The landscaping scheme will consider a mix of native and ornamental species that will provide a multitude of site benefits including conservational value, low maintenance costs, amenity value and aesthetics. During the design process, consultation with the Local Planning Authority is advised to produce a scheme which incorporates their tree strategies, policies and biodiversity action plans. Care should be taken to consider the location of new planting in relation to any underground or overhead services.

3.18 Soil compaction and remediation measures

3.18.1 If measures outlined within this method statement are adhered to, then soil compaction around trees to be retained will be minimal; however, where soil compaction has previously occurred within RPAs, remedial decompaction works could improve the tree's growing conditions. This should be confirmed by the project arboriculturist prior to commencement of works.

3.18.2 Decompaction may be achieved by careful cultivation with hand tools, or use of an air spade. Heavy mechanical cultivation such as ploughing or rotavation will not occur within RPAs (British Standards Institution, 2012). Care must be taken to minimise the risk of further damage to tree roots.

3.19 Post-development tree management

Retained trees:

3.19.1 Regular checks by an arboriculturist should be conducted on trees for retention during the development and post-development phase of construction. These regular checks will help monitor tree condition and to inform proposals for tree work, if required.

Newly planted trees:

3.19.2 Annual checks by an arboriculturist should be conducted on newly planted trees to monitor their condition. The replanting scheme should be conditioned under a duty of care for a minimum term of 5 years. During this period regular watering, fertilising and pruning will be required to ensure the establishment and success of the newly planted trees. Any trees which fail or decline during this period are to be replaced.

3.19.3 Planted trees will be kept free from grass/weed competition within a 0.5m radius of the stem for the first three growing seasons to encourage successful establishment; however, care must be taken to avoid the risk of damage to the stems of young trees via mowing or strimming. The use of mulch and ground-cover shrubs around young trees can help provide suitable conditions for tree establishment, as they can help to supress weed growth, supress intrusion to the planting area and reduce maintenance (British Standards Institute, 2012).

3.20 Use of mulch

3.20.1 Mulch application within the RPA of a tree can provide benefits including weed suppression, increased water retention and nutrient addition to the soil. Materials used for mulching can include wood chip, pulverised bark, or leaf mould; any of these may be combined with well-rotted animal manure. The depth of mulch applied must not inhibit aeration of the root system or cause overheating of uncomposted material (no more than 80-100mm) (British Standards Institution, 2010). Mulch should not be applied to the base of the stem.

3.21 Contingency plan

3.21.1 Water must be readily available on site and will be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of spillage, the main contractor should contact the project arboriculturist for advice.

3.21.2 If, despite the appropriate measures being taken to reduce damage risk, a tree is damaged during construction, the project arboriculturist should be contacted immediately for advice. If the tree is assessed to pose an unacceptable risk to people and/or property, an appropriate course of action should be determined by the arboriculturist, such as emergency tree pruning, relocation of potential targets or, if all other actions are inappropriate, tree removal (British Standards Institution, 2010).

3.22 Additional precautions

- No storage of materials or lighting of fires will take place within any CEZ. No mixing or storage of materials will take place where they may leak into a CEZ.
- No fires will be lit within 20 metres of any tree stem. Fire size and wind direction will be taken into account so that no flames come within 5m of any foliage.
- No notice boards, cables or other services will be attached to any tree.

- Materials which may contaminate the soil will 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 trees.
- No spillage or discharge of wet mortar or concrete should occur within 50m of any tree or hedgerow to be retained.
- No spilling or pouring of fuels, oils, solvents, tar should occur within 50m of any tree or hedgerow to be retained.
- No breaching or moving of protective fences will take place without prior consultation with an arboriculturist.

3.23 Responsibilities

3.23.1 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are always adhered to and that a monitoring regime regarding tree protection is adopted on site.

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

3.23.3 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.

3.23.4 The fencing and signs must always be maintained in position and checked on a regular basis by an onsite person designated with that responsibility or by a suitably qualified arboriculturist.

3.23.5 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

3.24 Contact details of all relevant parties

3.24.1 Contact details for all relevant parties and contactors should always be stored within the site compound/cabins and be readily available while work is commencing on site. This information should be regularly updated.

- Name: Henry Richardson
- Role: Arboricultural Consultant, Brindle & Green Ltd.
- Company Address: Brindle & Green Ltd. Unit 3, Silverhill Court, Radbourne, Derbyshire, DE6 4LY
- Contact Details: henry.richardson@brindlegreen.co.uk, 07821 682728

Appendix 1 – Tree Protection General Guidance

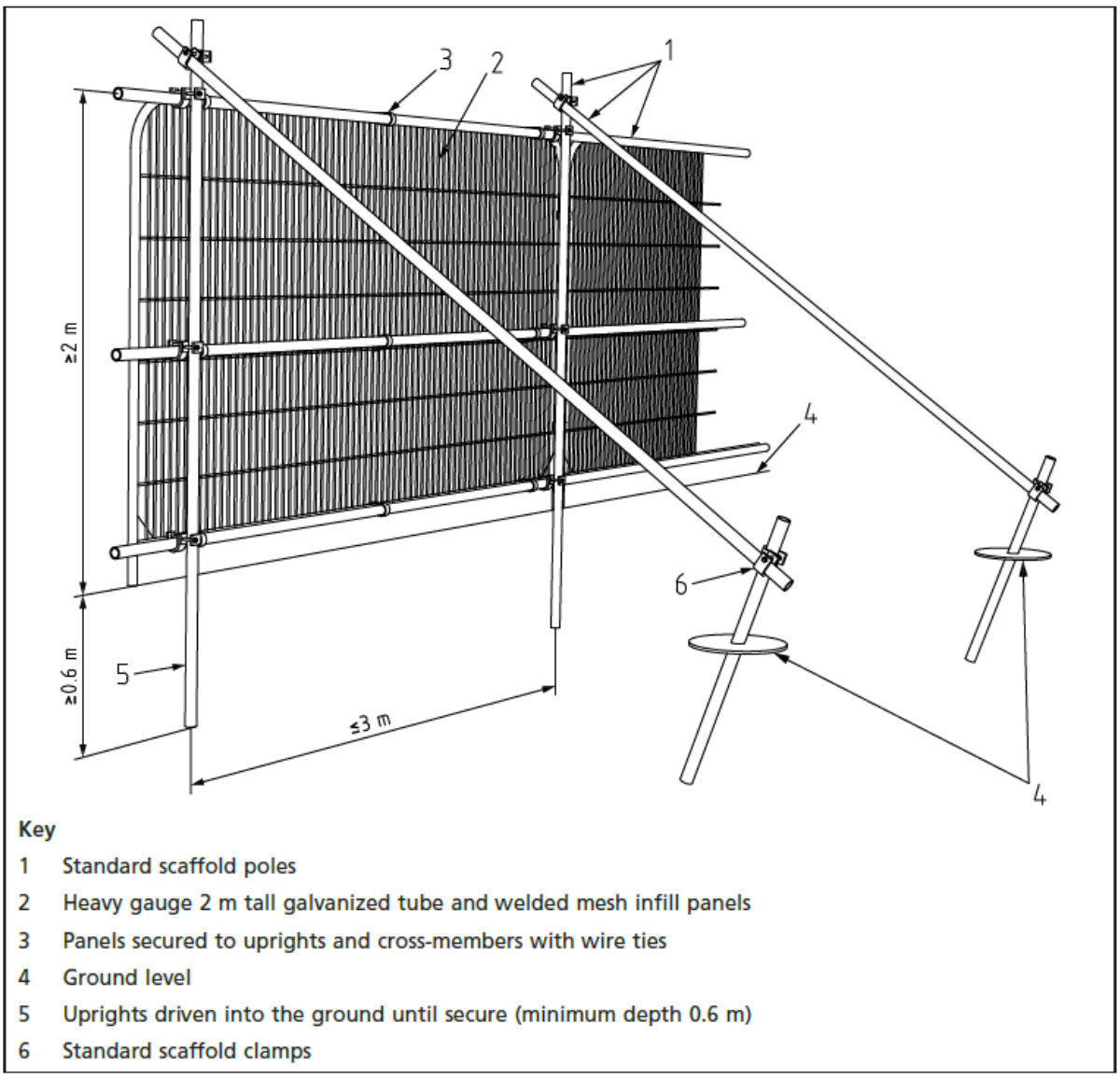
Tree protection specification – protective fencing

The protective fencing used must be fit for the purpose of excluding construction activity.

The default fencing specification should be as per Figure 1 and comprise of a vertical and horizontal scaffold framework. The fencing must be a minimum of 2m tall and well braced to resist impacts. Upright scaffold poles must be driven into the ground by a minimum of 0.6m and spaced at maximum intervals of 3m. Onto this framework, welded mesh infill panels will be secured to the uprights and cross-members with wire ties. The fence should be supported on the inner side by bracing poles. Care must be taken when locating the bracing poles to avoid contact with structural roots. 5

When the site circumstances prevent the use of driven poles (e.g. due to existing hard surfacing), the fencing specification should be as per Figure 2. This will consist of 2m tall welded mesh panels (e.g. Heras) on rubber or concrete feet, with the mesh panels held together with a minimum of two anti-tamper couplers. Distance between the fence couplers should be at least 1m and uniform across the fencing. Stabiliser structs on the inner side of the fence should be attached to a base plate secured with ground pins (Figure 2a) or mounted onto a block tray (Figure 2b).

Tree protective fencing must have all-weather notices attached at regular intervals, such as those in Figure 3 and Figure 4. The notices must include wording such as 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS' or 'TREE PROTECTION AREA – KEEP OUT'. The tree protective fencing must remain *in situ* and intact until completion of construction; they may be removed after agreement with the project arboriculturist and their removal discharged to the Local Planning Authority.



Key

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

Figure 1: Default specification for tree protection fencing (Figure 2 in BS 5837:2012)

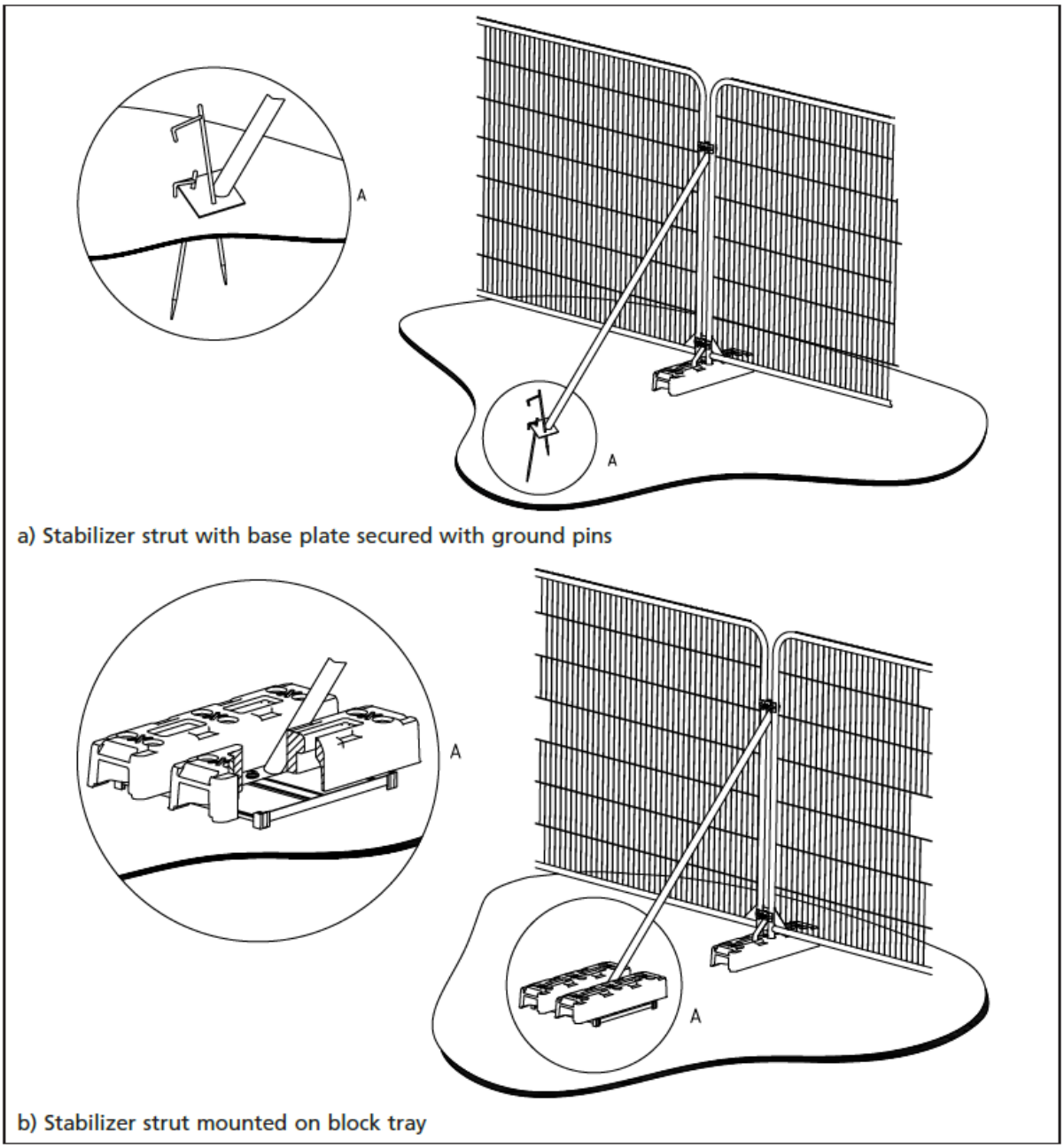


Figure 2: Alternative specification for tree protection fencing (Figure 3 in BS 5837:2012).

Figure 3: Tree protection fencing signage.

Figure 4: Tree protection fencing signage.

Other considerations – statutory controls and wildlife

Statutory controls

Trees may be statutorily protected due to their location within a Conservation Area, or by a Tree Preservation Order (TPO). Brindle & Green Ltd have undertaken TPO and Conservation Area searches to inform this report, using Local Planning Authority online mapping services or by confirming directly with the LPA. The protection status of trees may change between the issuing of reports and the commencement of works onsite; therefore, it is strongly recommended that tree protection status is checked directly with the LPA prior to the commencement of any tree work onsite. Separate works applications to protected trees are not required provided that the works are specified in this report, that this report is submitted to the LPA as part of the planning application and that planning consent is granted.

Bats

Several British bat species will roost in trees. All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly cause disturbance at, on or near an 'active' nest.

Vegetation clearance, including tree and hedgerow removal, during the period March to August can be damaging to active bird nests during the main breeding season. Vegetation clearance on site should ideally take place in the months September to February, outside of the main bird breeding season.

Any vegetation clearance proposed between the months of March and September should be subjected to a search for active birds' nests 24 hours prior to commencement of works. This

should confirm whether all or some clearance is achievable. In addition to a pre-works check, the clearance of vegetation between the months of March and September should be supervised by a suitably experienced ecologist.

Appendix 2 – Tree Survey Schedule

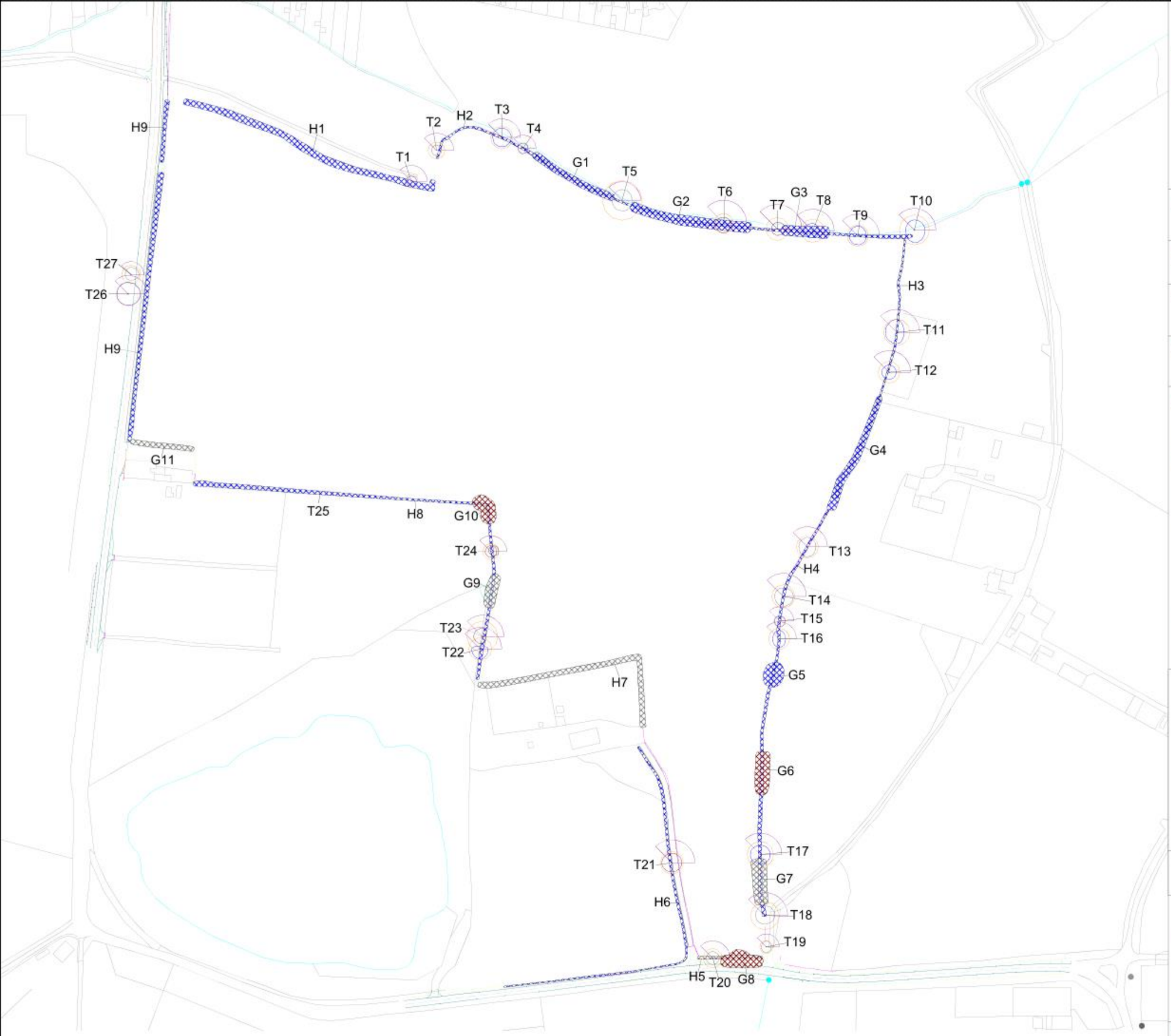
Tree ID	Common Name	Maturity	Height and direction of first significant branch (m)	Height (m)	No. of Stems	Calculated Stem Diameter (mm)	Radius of Nominal Circle (m)	RPA(m²)	Crown Spread (m)				Crown Height (m)				Crown	Stem	Basal Area	BS 5837 Category	Life Expectancy	Phys Condition	Comment
									N	E	S	W	N	E	S	W							
T1#	Field Maple	Mature	E 1.5	11	1	380.0	4.6	65.3	3.5	3.5	3.5	3.5	5	5	5	5	Good	N/A	N/A	B1	>40 yrs	Fair	Limited access prevented detailed inspection. Ivy covered. Situated within hedgerow. No observational defects recorded.
T2#	Common Ash	Semi-mature	W 2	12	9	480.0	5.8	104.2	3.5	3.5	3.5	3.5	4	4	4	4	Fair	N/A	N/A	C1	10 to 20 yrs	Fair	Limited access prevented detailed inspection. Situated on edge of hedgerow. No ash dieback recorded at time of inspection.
T3	Common Oak	Mature	W 2	13	1	640.0	7.7	185.3	6.5	6.5	6.5	6.5	5	5	2	5	Good	Fair	Fair	B1	>40 yrs	Fair	Limited access prevented detailed inspection. Stem diameter estimated. Situated on embankment adjacent to stream/water course. Ivy clad stem. Major deadwood in lower crown.
T4#	Common Oak	Semi-mature	S 1	9	1	280.0	3.4	35.5	3.5	3.5	4	3.5	5	5	5	5	Good	N/A	N/A	B1	>40 yrs	Fair	Limited access prevented detailed inspection, with measurements and recordings indicative only. Ivy clad stem and lower crown. Low squat crown.
T5#	Crack Willow	Mature	N 2	13	8	1131.4	13.6	579.1	7.5	7	7.5	7	1	4	5	4	Good	N/A	N/A	C1	20 to 40 yrs	Fair	Limited access prevented detailed inspection with measurements and recordings indicative only. Multiple stems from ground level with included unions. Partially failed stems to north.
T6#	Common Ash	Mature	N/A	16	1	550.0	6.6	136.8	4	5	7	6	N/A	N/A	N/A	N/A	Poor	N/A	N/A	U	<10 yrs	Decline	Limited access prevented detailed inspection with measurements and recordings indicative only. 50-75% crown dieback; ash dieback.
T7#	Common Ash	Mature	N/A	17	1	650.0	7.8	191.1	4.5	6	4.5	4	N/A	N/A	N/A	N/A	Poor	N/A	N/A	U	<10 yrs	Decline	Limited access prevented detailed inspection. Ivy covered lower stem and crown. >75% crown dieback with major deadwood; ash dieback.
T8#	Common Oak	Mature	E 3	15	1	660.0	7.9	197.1	5	4.5	5	7	5	5	5	5	Good	N/A	N/A	B1	>40 yrs	Fair	Limited access prevented detailed inspection with measurements and recordings indicative only. Ivy covered stem and lower crown.
T9#	Common Oak	Mature	NW 3	15	2	608.3	7.3	167.4	6.5	6	6.5	6	2	5	5	5	Good	N/A	N/A	B1	>40 yrs	Good	Limited access prevented detailed inspection with measurements and recordings indicative only. Twin stem from ground level with tight unions.
T10	Common Oak	Mature	E 4	15	1	850.0	10.2	326.9	7	7.5	9	6	3	5	5	5	Fair	Fair	Fair	B1	>40 yrs	Fair	Off-site from field edge. Situated on minor ditch embankment beside water course/stream. Ivy covered stem with major deadwood throughout crown.
T11	Common Oak	Mature	S 4	16	1	750.0	9.0	254.5	9	5	8	8	5	5	4	4	Good	N/A	N/A	B1	>40 yrs	Good	Situated within hedgerow. Ivy covered stem and lower crown prevented further detailed inspection. Major deadwood in lower crown.
T12#	Common Oak	Mature	S 4	15	1	620.0	7.4	173.9	5	5	5	5	5	4	5	6	Good	N/A	N/A	B1	>40 yrs	Fair	Limited access prevented detailed inspection. Western canopy has been lifted over field edge. Major deadwood in lower crown
T13	Common Ash	Mature	S 5	14	1	630.0	7.6	179.6	6.5	6	7	6	5	5	5	5	Fair	Fair	N/A	C1	10 to 20 yrs	Fair	Western crown historically lifted above field margin. <25% crown dieback (ash dieback) within lower and central crown with moderate deadwood above field margin.
T14#	Common Ash	Mature	S 5	16	2	658.0	7.9	195.8	6	7	7	6	6	6	6	5	Poor	Fair	N/A	C1	10 to 20 yrs	Fair	<25% crown dieback (ash dieback) in upper crown. Multiple stems at base with crown historically lifted over field margin.
T15#	Common Oak	Semi-mature	N 4	10	1	320.0	3.8	46.3	3.5	4	4	3.5	5	5	5	5	Good	N/A	N/A	B1	>40 yrs	Good	Limited access prevented detailed inspection with measurements and recordings indicative only. Good condition, good future potential.
T16#	Common Oak	Mature	W 4	12	1	600.0	7.2	162.9	6	4.5	6	4.5	4	4	4	4	Fair	Fair	Fair	B1	>40 yrs	Fair	Single stem straight with good vitality in crown. No observational defects recorded at time of inspection.
T17#	Common Oak	Mature	N 4	15	1	750.0	9.0	254.5	6.5	7	6.5	7	5	5	5	5	Good	Good	Fair	B1	>40 yrs	Good	Single stem straight with good vitality in crown. Western canopy historically lifted over field margin. Major deadwood in central crown.
T18#	Crack Willow	Mature	S 3	16	3	808.6	9.7	295.8	7	7	6	6.5	3	3	3	3	Fair	Fair	N/A	C1	10 to 20 yrs	Fair	Off-site tree situated in 3rd party land. Limited access prevented detailed inspection with measurements and recordings indicative only. 3 stems forming from base with tight unions. Evidence of previous partial failures. Woodpecker hole to southern stem at approx. 5m. Western canopy has been pruned back from field edge.
T19#	Field Maple	Mature	SE 2	9	1	370.0	4.4	61.9	4	3.5	4	3.5	4	4	4	4	Fair	Fair	Fair	C1	>40 yrs	Fair	Ivy covered stem and lower crown. No observational defects recorded upon time of inspection.
T20	Common Ash	Mature	N 6	12	4	545.8	6.5	134.8	4.5	4.5	4.5	4.5	6	6	6	6	Poor	Ivy	Ivy	C1	10 to 20 yrs	Poor	Limited access prevented detailed inspections. Ivy covered stems. Multiple stems at base with tight unions. Crown lifted north over field edge. Early signs of ash dieback, crown decline.
T21	Common Ash	Mature	N/A	16	1	650.0	7.8	191.1	6.5	7	6.5	7	N/A	N/A	N/A	N/A	Poor	Fair	Fair	U	<10 yrs	Decline	Approx 75% dieback of crown; ash dieback. Major deadwood. Situated beside access track. Remove regardless of development.

Tree ID	Common Name	Maturity	Height and direction of first significant branch (m)	Height (m)	No. of Stems	Calculated Stem Diameter (mm)	Radius of Nominal Circle (m)	RPA(m²)	Crown Spread (m)				Crown Height (m)				Crown	Stem	Basal Area	BS 5837 Category	Life Expectancy	Phys Condition	Comment
									N	E	S	W	N	E	S	W							
T22#	Common Oak	Mature	W 4	15	1	650.0	7.8	191.1	2	5.5	7	6	5	2	5	5	Good	Ivy	Ivy	B1	>40 yrs	Fair	Limited access prevented detailed inspection. Situated within dense hedgerow. Ivy clad stem. Historically crown lifted over field edge. Major deadwood in lower crown.
T23#	Common Ash	Mature	N/A	15	1	880.0	10.6	350.3	6	2.5	5	6	N/A	N/A	N/A	N/A	Poor	Ivy	Ivy	U	<10 yrs	Decline	Limited access prevented detailed inspection. Situated within dense hedgerow. Ivy covered stem. Severe crown dieback, with historical branch failures to main central leader at approximately 7m. Remnants of old fruiting body (*Inonotus hispidus*) on ground. Good habitat/conservation value.
T24	Common Ash	Mature	N/A	11	2	461.0	5.5	96.1	4	4	4	4	N/A	N/A	N/A	N/A	Poor	Fair	Fair	U	<10 yrs	Decline	Approx 50-60% crown dieback (ash dieback). Ivy clad stem.
T25#	Common Hawthorn	Semi-mature	N/A	7	1	250.0	3.0	28.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	U	N/A	Dead	Dead tree within hedgerow.
T26	Common Oak	Mature	S 4	13	1	690.0	8.3	215.4	8	8.5	8	8	6	6	3	6	Good	Ivy	Ivy	B1	>40 yrs	Good	Stem diameter estimated. Prominent roadside tree situated within hedgerow. LV line runs through crown. Historically crown lifted over road with large stubs present. Ivy covered stem and base limited inspection. Good vitality throughout crown.
T27	Common Ash	Mature	N 4	9	1	528.0	6.3	126.1	5	5.5	4	4	3	6	3	6	Good	Ivy	Ivy	C1	10 to 20 yrs	Good	Roadside tree, situated within hedgerow, LV line runs through crown. Dense ivy clad stem limited access and prevented detailed inspection. Good vitality throughout crown with no signs of ash dieback apparent at time of inspection.

Group ID	Species	BS 5837 Category	Description
H1	Blackthorn, Common Hawthorn, Common Hazel, Field Maple, Common Holly	B2	3m high regular managed hedge. Hedge increases in height from 3m to 6m towards east end. Beneficial buffer to neighbouring allotment north. Good vitality throughout.
H2	Blackthorn, Common Hawthorn, Common Hazel, Crack Willow, Common Holly, Common Oak	B2	Previously managed hedge but not routinely undertaken. Height varies along length of hedge, with average height being 6m and an average stem measurement of 120mm. Good vitality throughout.
H3	Common Hazel, Common Elder, Common Hawthorn, Common Alder	B2	Previously managed linear hedge but not routinely undertaken. Good vitality throughout with height varying along length. Average stem diameter 95mm with average height of 4m.
H4	Blackthorn, Common Hawthorn, Common Hazel, Common Holly, Common Oak	B2	Previously managed linear hedge but not routinely undertaken. Good vitality throughout with height varying along length. Average stem diameter 85mm with average height of 4m.
H5	Comon Hawthorn, Common Hazel, Field Maple	C2	Dense ivy towards low levels at the eastern end. Mutiple gaps and sparse areas. Average stem diameter 90mm with average height of 4m.
H6	Blackthorn, Common Hawthorn, Common Hazel, Common Holly, Wych Elm, Common Ash	B2	Good species variety and overall well maintained hedge. Average stem diameter 80mm with average height of 2m.
H7	Crack Willow	C2	Earth mound along western and southern edge of planting impacting stems with overall poor vatility. Average height 7m with 0.3m stem spacings. Average stem diameter 90mm.
H8	Blackthorn, Common Hawthorn, Common Hazel, Common Ash	B2	Good vitality throughout with significant gaps in parts. Variation in height and width along hedge. Average height 4m with average stem diameter 90mm.
H9	Common Hawthorn, Common Elder, Blackthorn, Common Holly	B2	Well managed established hedge, providing beneficial buffer from adjacent road to west. Good vitality throughout. Average height 2.5m with average stem diameter 100mm.
G1	Common Alder, Common Oak	B2	More established semi to early mature trees within hedgerow/along minor stream. Average height 12m with average stem diameter 360mm.
G2	Common Alder	B2	More established semi to early mature trees growing within hedgerow/along minor stream. Average stem diameter 350mm with average height 13m.
G3	Common Alder, Goat Willow, Common Oak, Common Holly	B2	More established semi to early mature trees growing within hedgerow/along minor stream. Average stem diameter 360mm with average height 11m.
G4	Sycamore, Common Oak	B2	Single and multiple stem trees situated along far side of ditch and within 3rd party land. Approx stem spacings of 3m, with average height of 13m and average stem diameter of 280mm. Occasional young dead elm throughout.
G5	Common Oak	B2	2 single stem early mature common oaks, forming cohesive canopy. Previously crown lifted over field edge. Limited access prevented detailed inspection. Stem diameters approx. 330mm & 470mm.
G6	Common Ash	U	2 dead early mature to mature trees. Stem diameters 450-500mm with approx. stem spacing of 13m. Good habitat value.
G7	Common Ash	C2	2 mature ash with semi to young trees forming understory. Early ash dieback apparent within group. Large snapped branch failure east of central group. Stem diameters range from 170mm-500mm. Annually monitor ash within group to inform future management works.
G8	Common Ash	U	Approx 8 ash stems within linear group situated beside road. Varying levels of ash dieback within group, from early to advanced. Eastern section of group worst affected. Stem diameters range from 160mm-330mm. Dense ivy clad limited access.

Group ID	Species	BS 5837 Category	Description
G9	Common Ash	C2	4 multi stem early mature ash with possible early signs of ash dieback. Fungal fruiting body (*Inonotus hispidus*) featured on northern end of group stem. Limited access prevented detailed inspection. 3-4m stem spacings with average stem diameter of 300mm and average height 11m. Overall low future prospects.
G10	Common Ash	C2	2x single stem and 1 twinned stem. Overall low future prospects with various levels of ash dieback advancing throughout group. Average stem diameter 300mm with average height of 9m.
G11	Leyland Cypress	C2	Linear group with average height of 8m and average stem diameter of 260mm. Group situated up on minor embankment from field edge with minor level change of approx. 1.2m. Beneficial visual screen to adjacent property south.

Appendix 3 – Tree Maps & Tree Protection Plan



Brindle &Green

Project Reference/Name:
BG24.292 Brascote Lane, Newbold Verdon

Client:
Persimmon North Midlands

Drawing Title:
Tree Constraints Plan

Drawn By:	*Date:*
HR	30/07/2024

Legend:

- Category A Groups
- Category B Groups
- Category C Groups
- Category U Groups

Crown Spread | Root Protection Area | Shading Arc

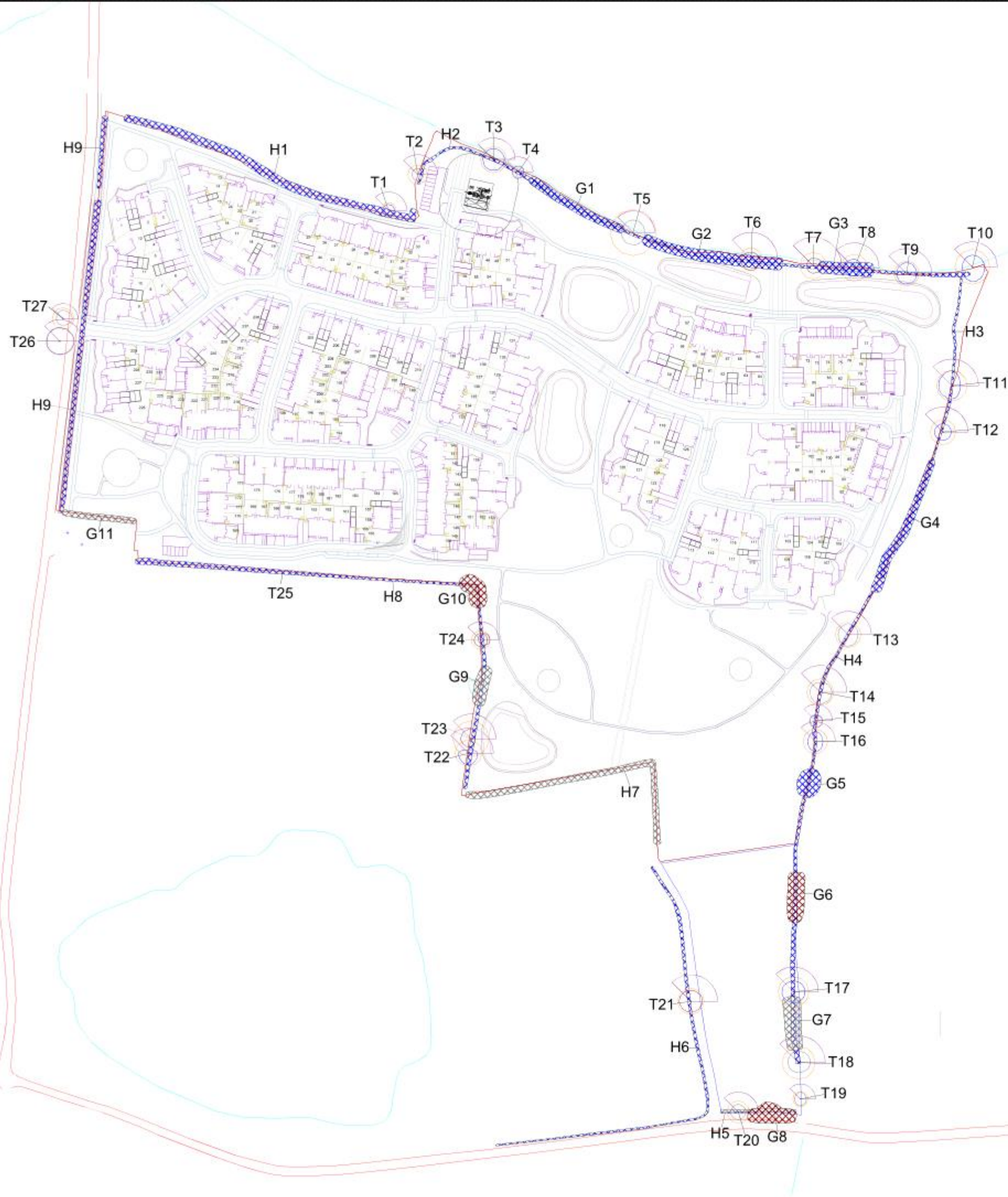
Category 'A' | Category 'B' | Category 'C' | Category 'U'

0 — 200m

Brindle & Green Limited
www.brindlegreen.co.uk
Tel: 0800 222 9105

N

1 : 2500 *@A3*



Brindle &Green

Project Reference/Name:
BG24.292 Brascote Lane, Newbold Verdon

Client:
Persimmon North Midlands

Drawing Title:
Arboricultural Impacts Plan

Drawn By:	*Date:*
HR	31/07/2024

Legend:

- Category A Groups
- Category B Groups
- Category C Groups
- Category U Groups

Crown Spread | Root Protection Area | Shading Arc

Category 'A' | Category 'B' | Category 'C' | Category 'U'

0 — 200m

Brindle & Green Limited
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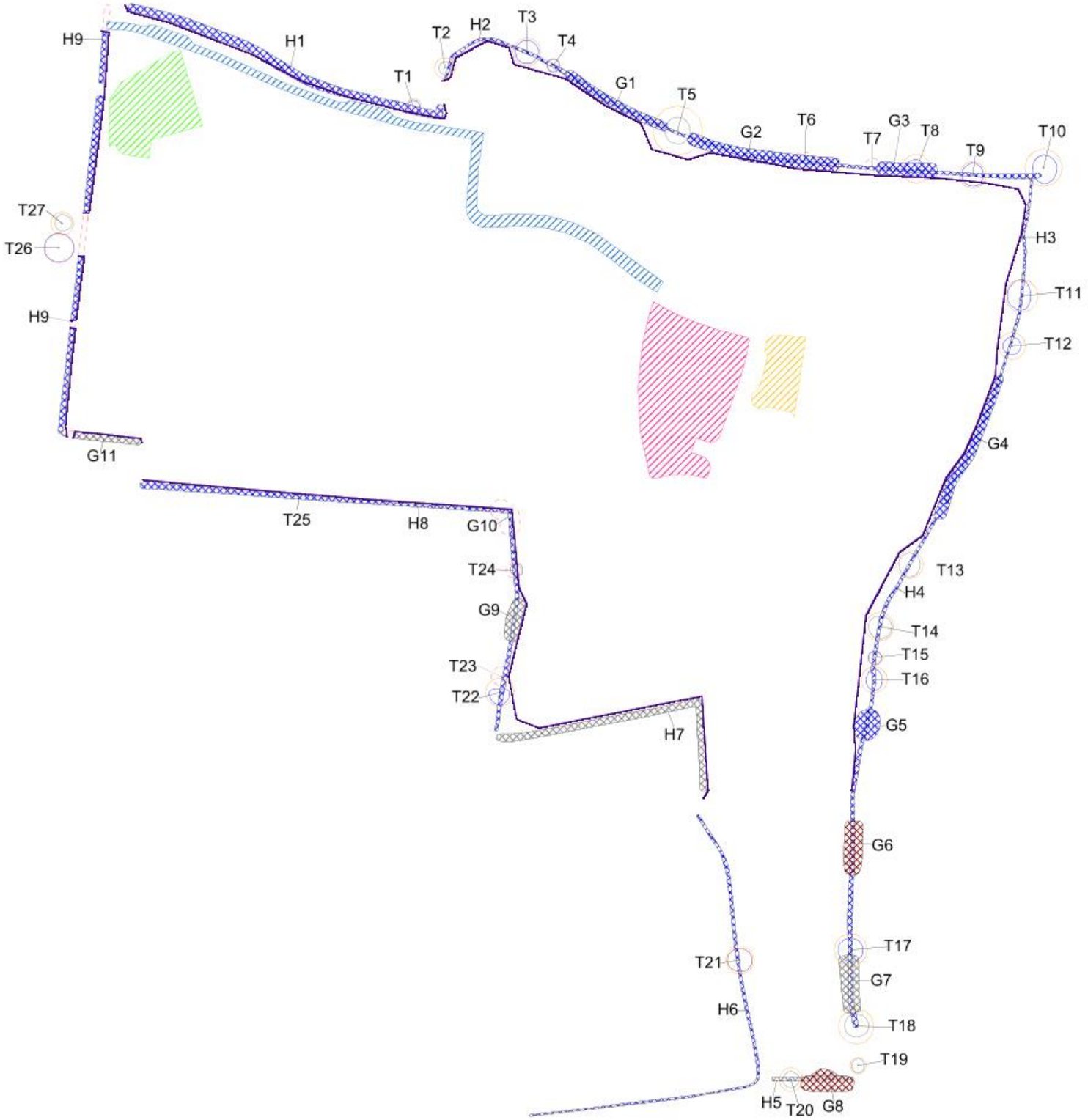
Tel: 0800 222 9105

N

1 : 2500 *@ A3*



Brindle &Green

Project Reference/Name:
BG24.292 Brascote Lane, Newbold Verdon

Client:
Persimmon North Midlands

Drawing Title:
Construction Access Plan

Drawn By:	*Date:*
HR	04/09/2024

Legend:

- Construction Exclusion Zone Fencing
- Permanent Ground Protection
- Temporary Ground Protection
- Specialist Foundations
- Trees Proposed for Removal

Crown Spread | Root Protection Area | Shading Arc

Category 'A' | Category 'B' | Category 'C' | Category 'U'

0 — 200m

Brindle & Green Limited
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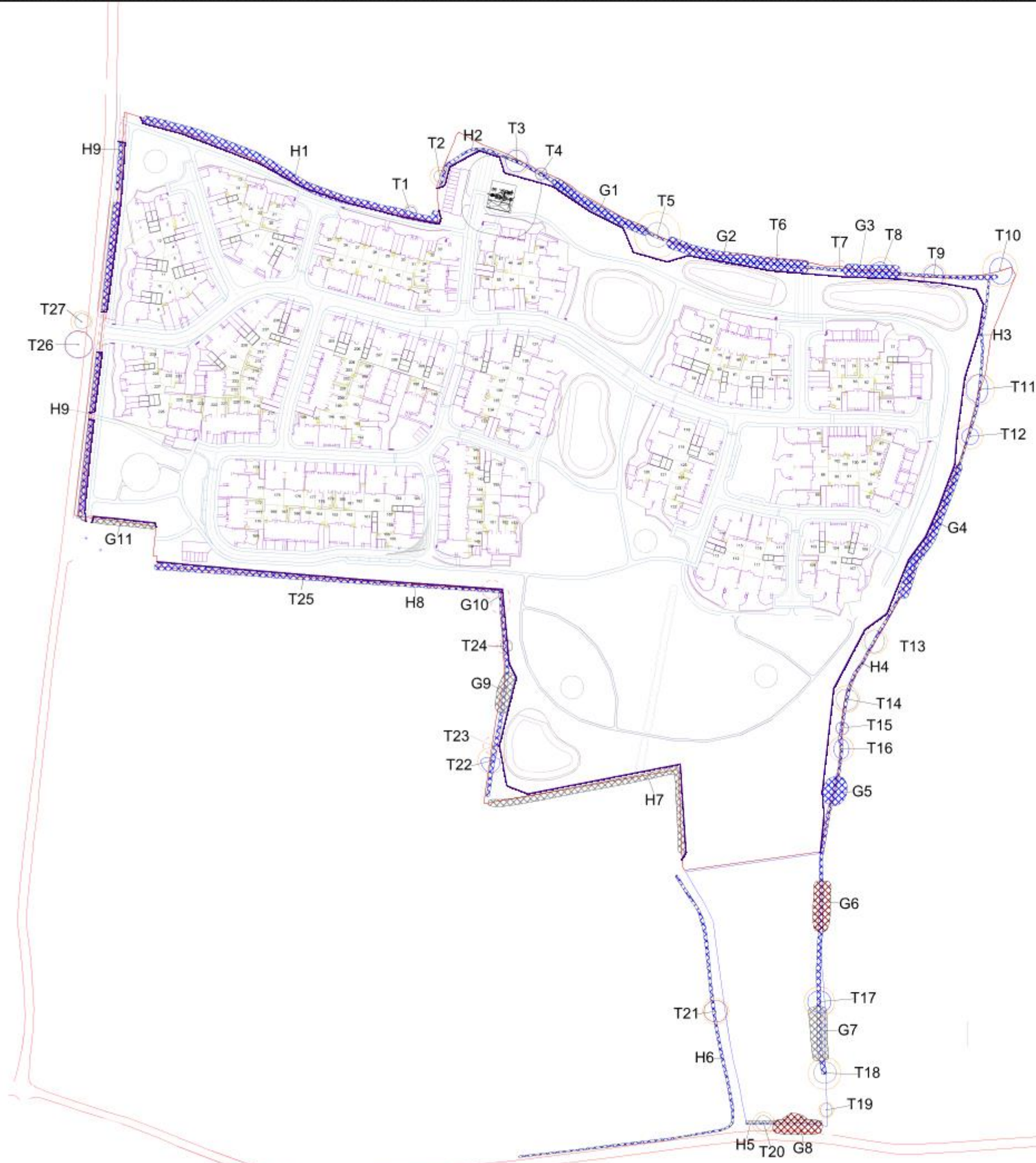
Tel: 0800 222 9105

N

1 : 2500 *@A3*



Brindle &Green

Project Reference/Name:
BG24.292 Brascote Lane, Newbold Verdon

Client:
Persimmon North Midlands

Drawing Title:
Tree Protection Plan

Drawn By:	*Date:*
HR	04/09/2024

Legend:

- Construction Exclusion Zone Fencing
- Permanent Ground Protection
- Temporary Ground Protection
- Specialist Foundations
- Trees Proposed for Removal

Crown Spread | Root Protection Area | Shading Arc

Category 'A' | Category 'B' | Category 'C' | Category 'U'

0 — 200m

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Tel: 0800 222 9105

N

1 : 2500 *@ A3*

Appendix 4 – Site Plans

MASTERPLAN - BRASCOTE LANE, NEWBOLD VERDON

MIX SCHEDULE

SITE AREA		
Acres	Net	16.875
Hectares	Net	6.829

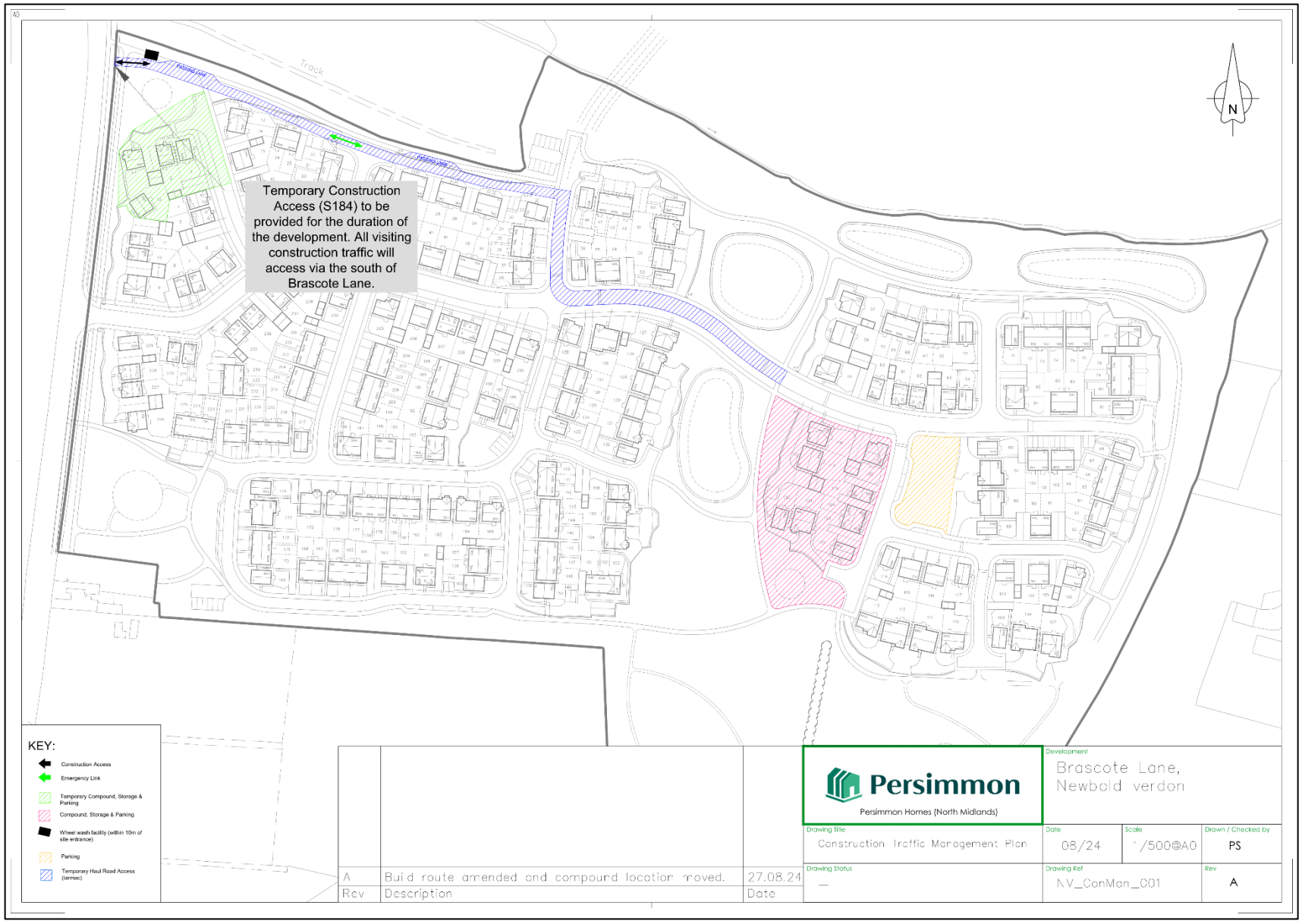
Private

HOUSE TYPE	SQ.FT	NO	TOTAL SQ.FT
2 BED			
Addlebrough	792	15	11880
Chiltern	889	8	7112
3 BED			
Galloway	948	14	13272
Barndale	1092	27	29484
Charndale	1091	0	0
4/5 BED			
Kennet	1244	11	13684
Chopwell	1261	3	3783
Cullen	1342	5	6710
Lambridge	1378	7	9646
Hasting	1457	2	2914
Bamburgh	1534	4	6136
Wychwood	1591	10	15910
Hollicombe	1631	10	16310
Seacombe	1670	10	16700
Kingsands	1788	7	12516
Barmouth	1903	2	3806
Broadhaven	1930	8	15440
		143	**185303**

Affordable

HOUSE TYPE	SQ.FT	NO	TOTAL SQ.FT
T50 (G/F) (AR)	544	3	1632
T50 (F/F) (AR)	624	3	1872
Wareham (AR)	884	28	24752
Dallington (AR)	1044	20	20880
Haldon (SO)	792	11	8712
Dallington (SO)	1044	7	7308
Haldon (FH)	792	14	11088
Dallington (FH)	1044	10	10440
TOTAL		**96**	**86684**

SITE TOTAL		**239**	**271987**
FOOTAGE (NET)	Per Acre		16,118
	Per Hectare		39,829
UNITS (NET)	Per Acre		14
	Per Hectare		35


Temporary Construction Access (S184) to be provided for the duration of the development. All visiting construction traffic will access via the south of Brascote Lane.
N
KEY:
Construction Access
Emergency Link
Temporary Compound, Storage & Parking
Compound, Storage & Parking
Wheel wash facility (within 10m of site entrance)
Parking
Temporary Haul Road Access (tarmac)
Rev
Description
Date
A
Build route amended and compound location moved.
27.08.24
Persimmon
Persimmon Homes (North Midlands)
Development
Brascote Lane, Newbold Verdon
Drawing Title
Construction Traffic Management Plan
Date
08/24
Scale
1/500@A0
Drawn / Checked by
PS
Drawing Status
—
Drawing Ref
NV_ConMan_001
Rev
A

Appendix 5 – Site Photographs

Image	Description
	G11, the linear line of Leyland cypress, providing screening value against the adjacent property.
	G10, three ash trees exhibiting advanced symptoms of ash dieback, with limited future potential.

Image	Description
	T6, a Category U common ash within G2, exhibiting advanced symptoms of ash dieback.
	T7, a Category U common ash, exhibiting advanced symptoms of ash dieback.

Appendix 6 – General References

British Standards Institution, 1989. *BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces).* BSI Standards Limited.

British Standards Institution, 2010. *BS 3998:2010 - Tree work - Recommendations.* BSI Standards Limited.

British Standards Institution, 2012. *BS 5837:2012 - Trees in relation to design, demolition and construction.* BSI Standards Limited.

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Rose, B., 2020. *The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice,* UK: Arboricultural Association.