A R Cartwright Limited

Station Road,
Bagworth

Arboricultural Impact Assessment

September 2025
12158_AIA.001

Project Details	
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Limitations

This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are, however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

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Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by A R Cartwright Limited to prepare an Arboricultural Survey and Impact Assessment to support the proposed residential development of land at Station Road, Bagworth.

ii) **Proposals:** The proposals seek *'Full Planning Permission for the Erection of 46 Dwellings, Formation of Access, Associated Landscaping and Attenuation Pond.'*

iii) **Surveys:** The site was surveyed by Aspect in July 2024 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) **Statutory Designations:** Background checks reveal that the site does not occur within a Conservation Area, and there are no trees influencing the application area that are afforded protection under a Tree Preservation Order (Hinckley and Bosworth Borough Council cited September 2025).

v) **Arboricultural Impact:** The proposed development will necessitate the removal of nine trees of individual distinction, the clearance of one tree group and the partial clearance of one hedgerow. A Landscape Strategy Plan has been submitted via separate instruction that demonstrates how the loss of trees will be compensated for; it also illustrates how enhancement measures will be achieved with the introduction of woodland planting pursuant to the National Forest Guide for Developers and Planners. A tree protection drawing is appended to this document that outlines the safeguarding measures for all retained trees. Conclusions drawn against the Framework and Hinckley and Bosworth Borough Council's development control policies, conclude that, the principle of the proposed development can be supported from the arboricultural perspective, subject to the provision of a high-quality soft landscaping scheme and forest green infrastructure, and the adoption of safeguards during construction.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by A R Cartwright Limited to prepare an Arboricultural Survey and Impact Assessment to support the proposed residential development of land at Station Road, Bagworth.

1.1.2 The proposals seek *'Full Planning Permission for the Erection of 46 Dwellings, Formation of Access, Associated Landscaping and Attenuation Pond.'*

1.2 Purpose of the Report

1.2.1 This report documents the quality and value of existing trees within influence of the application area and what, if any, constraint they impose on the development proposals. By reference to the baseline tree survey, it evaluates the direct and residual effect of the final scheme proposals and provides a review of safeguarding and enhancement measures. The baseline arboricultural survey can be reviewed at appendix A and B.

1.3 Site Overview

1.3.1 The application area falls within the administrative control of Hinckley and Bosworth Borough Council, comprising c.2.2ha of arrested use agricultural land previously under pastural and paddock usage. Situated on the northern fringe of Bagworth, west of, and accessed from Station Road. To the north, south and west, the site is largely surrounded by woodland plantations, introduced under The National Forest project during the late 2000's, beyond which lies further agricultural land under arable usage. Abutting the site's northeast and eastern perimeters are the private residential curtilages associated with Station Road.

1.3.2 The site's existing tree cover features exclusively within its boundaries, majoring on native agricultural field boundary hedgerows which contain largely native broadleaf standards. No public rights of way currently exist either within the site's interior or within proximity of its boundaries; as a consequence of this, public appreciation of the extant tree assemblage is limited to views from Station Road and the private amenity spaces of its associated residential plots.

1.4 Existing Tree Stock

1.4.1 The survey provides a record of the extant tree cover by way of thirty-seven trees of individual distinction, three groups of trees, five hedgerows, and three woodland plantations. They have all been considered in full during the design stages of the project per the guidance provided within BS5837:2012.

1.4.2 Of the individual trees surveyed, eighteen[1] have been acknowledged for their established form and positive contribution to the verdant nature of the setting. Whilst the trees are considered to be of reduced standalone arboricultural significance, they are conferred BS5837:2012 category B by virtue of their collective offering and/or visual prominence, i.e. the trees are present in numbers and attract a higher classification than they would as individuals.

1.4.3 In addition to the above, a further three groups of trees (W1, W2 and W3) that influence the application area's boundaries, have been recognised for their offering to the area's amenity and have the capacity to provide a long-term future contribution. As with the aforementioned trees, their BS5837:2012 category B classification is by virtue of their collective offering as opposed to any individual's arboricultural merit.

1.4.4 The remaining assemblage offers little by way of individual merit. Comprising low quality trees of reduced future potential, unremarkable examples of their type, agricultural hedgerows, and parcels of scrub, which warrant BS5837:2012 category C only. Whilst their contribution and importance to the site is not so apparent, there are incidental benefits which can be attributed to their retention i.e. contribution to defensible boundaries and screening.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Hinckley and Bosworth Borough Council cited September 2025). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

2.2.1 Background checks have confirmed that the site is not influenced by a Tree Preservation Order (Hinckley and Bosworth Borough Council cited September 2025). Notwithstanding this, whilst no trees are currently afforded protection by a TPO, the iterative process has adopted a precautionary approach with their retention and safeguarding a foremost concern.

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (December 2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance.

3.1.2 Paragraph 136 of the Framework sets out aspirations to secure increased tree cover within new developments, comprising both new tree planting, and the retention of

[1] T11 Sycamore, T12 Sycamore, T13 Sycamore, T16 Silver Birch, T17 Sycamore, T20 Silver Birch, T21 Purple Sycamore, T23 Silver Birch, T24 Sycamore, T25 Silver Birch, T26 Silver Birch, T27 Silver Birch, T28 Silver Birch, T29 Silver Birch, T30 Sycamore, T31 Silver Birch, T32 Sycamore and T36 Silver Birch

existing trees where possible: *'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.'*

3.1.3 Building upon paragraph 136, the Framework also considers that: *'decisions should contribute to and enhance the natural and local environment by: 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;'* (para 187b)*.'*

3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features, stating 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.'*

3.1.5 For clarity, there are no online records for ancient or veteran trees within influence of the site, which has been verified during the tree surveying process. Accordingly, there are no trees that might be judged to be irreplaceable or of exceptional biodiversity, cultural or heritage value because of their age, size, and condition.

3.1.6 In addition, paragraph 193d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can… enhance public access to nature where this is appropriate.'*

3.2 Hinckley and Bosworth Borough Council

3.2.1 In terms of development control at a local level, Hinckley and Bosworth Borough Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Council's Local Plan 2006 to 2026 comprises a series of Development Plan Documents that outline the council's policies for development within the borough. Within which, Policies 21 and DM4 of the Local Development Framework Core Strategy (adopted December 2009) and Site Allocations and Development Management Policies (adopted July 2016), are the tests considered relevant to trees in the context of this proposed development (relevant parts reproduced overleaf).

3.2.2 **Policy 21:** National Forest

'To support the implementation of the National Forest to the north east of the borough, proposals that contribute to the delivery of the National Forest Strategy (increasing woodland cover; enhancing biodiversity; developing a new woodland economy for timber products and wood fuel energy; outdoor recreational and sports provision; and tourism developments, especially overnight quality accommodation linked to tourism in the Forest) will be supported provided that:

• The siting and scale of the proposed development is appropriately related to its setting within the Forest

• The development respects the character and appearance of the wider countryside and

• The development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside

Within the National Forest new developments will be required to reflect the Forest context in their accompanying landscape proposals. Developments shall provide on-site or nearby landscaping that meets the National Forest development planting guidelines. Landscaping will generally involve woodland planting, but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents.

In exceptional circumstances, where planting and landscaping cannot be accommodated on or nearby the development site due to lack of land, a commuted sum will be negotiated. This will be towards the cost of purchasing land for planting, creating a new woodland, providing public access to it and maintaining the site for at least 5 years. Commuted sums will normally be paid to the local authority, who in partnership with the National Forest Company will decide how they should be utilised.

Best practice guidance on the creation and future management of Forest-related planting and landscaping schemes should be followed, as set out in the National Forest Company Guide for Developers and Planners.'

3.2.3 **Policy DM4:** Safeguarding the Countryside and Settlement Separation

'To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21'

3.2.4 Hinckley and Bosworth Borough Council's Supplementary Planning Document, The Good Design Guide (adopted March 2020), also provides guidance with regards to trees in the context of development.

4 Arboricultural Impact

4.1 Tree Removals[2]

4.1.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to them, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 The extent of tree loss necessary to accommodate the proposed development amounts to the removal of nine trees of individual distinction, the clearance of one tree group and the partial clearance of one hedgerow, as detailed within Table 1 (below). In the main, tree removals are required to facilitate the schemes access and connection to Station Road; there are no alternative locations where this could be delivered.

4.1.3 **Table 1:** Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	**T21** Purple Sycamore	**T19** Crack Willow
	T23 Silver Birch	**T22** Silver Birch
	T24 Sycamore	**G3+**
	T25 Silver Birch	**H3+Δ**
	T26 Silver Birch	
	T27 Silver Birch	
	T28 Silver Birch	

+ Denotes assemblage of three or more species (refer to appendix B)
Δ Denotes partial removal of tree group

4.1.4 It is acknowledged that the majority of the tree removals detailed within Table 1 are well established early mature, BS5837:2012 category B trees; meaning it will not be possible to mitigate for their loss within the short term. However, it is important to note that in this case the loss of the trees cannot be avoided if aspirations for developing the site and providing the necessary vehicular access are to be delivered. Understanding that tree removals will be unavoidable, the provision of an alternative high-quality soft landscaping scheme, that provides an uplift in canopy cover and is of improved compatibility with a residential setting is proposed. Providing replanting strategies utilise large nursery stock commensurate to the ultimate canopy coverage of the category B trees to be removed, there is no reason why the direct arboricultural impact cannot be compensated for in the long term.

4.2 Vulnerable Trees

4.2.1 The development proposals will unavoidably necessitate minor works within the root protection areas of five trees, comprising the installation of new above soil hard surfacing for pedestrian connectivity to Station Road. Where proposed new hard

[2] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

surfacing is to be introduced above the existing soil profile within the RPAs, a cellular confinement system (CellWeb or similar) is an appropriate and robust solution for founding the new hard surface. This approach will prevent RPA compaction and minimise requirements for excavation, precluding the associated risk of root severance. The coverage of new above soil hard surfacing within the RPAs is below acceptable levels per guidance set out within BS5837:2012 clause 7.4.2.3, as detailed within Table 2 (below) and illustrated within appendix C with a purple wash.

4.2.2 **Table 2:** RPA Encroachment by Type and Extent.

	Above Soil Surfacing (m^2/%)	
T32	4.8m^2	7.5%
T33	3.3m^2	11.7%
T34	4.9m^2	4.8%
T36	1.0m^2	2.9%
T37	4.5m^2	9.4%

4.2.3 Where trees are to receive new hard surfacing, it is recommended that installation is carried out in conjunction with decompaction and soil improvement measures. Decompaction should occur within the areas contiguous to the RPA and during the subsequent growing season, the retained portion of RPA should receive a one-off soil drench application to apply key nutrients. These measures are considered prudent for promoting future root development.

4.3 Pruning Works[3]

4.3.1 Whilst it will not be necessary to prune any trees to accommodate the development proposals, it is recommended that dead branches are removed from the canopies of the retained trees where oversailing areas of high use (within the applicant's control). This will help mitigate the risk of future tree related hazards emerging and associated apprehension. Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) of BS3998:2010, by a competent tree contractor.

4.4 Protective Barriers

4.4.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works; the default specification, as set out within BS5837:2012 clause 6.2.2, are to be installed on the alignment illustrated with a dark blue line within appendix C.

4.4.2 Where hedgerows are to be protected, a reduced specification barrier is appropriate. This specification omits the diagonal bracing to the rear and is formed of Heras panels mounted on pinned rubber feet. To ensure rigidity, the barriers are to be secured with

[3] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

a driven 100x100mm timber post or scaffold pole every second panel. The position of this specification barrier is denoted with a light dashed blue line within appendix C.

4.5 Compensation Replanting

4.5.1 The principle of tree removal generates a requirement for replacement planting, which has been recognised during the design stage. Accordingly, under separate instruction landscape proposals have been prepared that demonstrate how tree losses will be compensated for with the introduction of new trees throughout the site's open spaces. Within these areas large canopy bearing species can be readily introduced without concern regarding their ultimate size at maturity. Additional enhancements can also be achieved through the introduction of low-level structural hedgerows and domestic scale ornamental plantings throughout private amenity spaces and incidental pockets of soft landscaping, and tree lined streets that will soften the built form, pursuant to NPPF aspirations.

4.5.2 In accordance with Core Policy 21: National Forest, there will be a requirement to reflect the forest context within the development's submitted landscape proposals. As per guidance on the creation of Forest-related planting and landscaping schemes, set out within the National Forest Guide for Developers and Planners; the proportion of site to be forest green infrastructure amounts to 20% (0.44ha) of the overall application area. Based on the proposed layout, land available to receive new planting amounts to 16.8% (0.37ha) of the overall site coverage. It is understood that blue land adjacent to the application site is available to offset the 3.2% (0.07ha) shortfall.

5 Conclusions

5.1.1 Pursuant to Hinckley and Bosworth Borough Council's Policy requirements, this document has been informed by guidance provided in BS5837:2012 including details of the site's existing trees (surveyed during July 2024).

5.1.2 The arboricultural impact of the proposed development has been reduced as far as design principles have allowed to accommodate the scheme's necessary vehicular and pedestrian access. Acknowledging tree loss is unavoidable, the layout design has provided areas of open space that can receive a comparative uplift in new plantings, that will enhance the site's retained tree cover.

5.1.3 The proposed scheme has given careful consideration towards the expectations of The National Forest's green infrastructure targets, providing open space provision to reinforce the surrounding woodland cover.

5.1.4 A preliminary scheme for safeguarding retained trees has been prepared which relies on the use of standard barrier techniques and appropriate construction methodologies and mitigation measures. The application of this provides a high degree of technical confidence that the proposals will not result in harm to the site's tree cover and ensure long term retention.

5.1.5 In conclusion, the proposals can be supported from an arboricultural perspective subject to the adoption of safeguards during construction, and the implementation of a high-quality scheme of soft landscaping which builds on the principles set out within the National Forest Guide for Developers and Planners. Accordingly, it is considered that the proposed tree losses can be offset through new tree planting which will prevent any negative impact on the amenity of the site or the immediate area. The principle of the proposed development responds appropriately to the arboricultural constraints and can provide the requisite space for new forest green infrastructure, pursuant to Hinckley and Bosworth Borough Council's Policies 21 and DM4, National Forest Guide for Developers and Planners, and the Framework.

6 Recommendations

6.1.1 A detailed Arboricultural Method Statement supported by 1:500 scale technical drawings should be prepared which expand on appendix C, this could be secured by Condition. Details of proposed levels particularly within RPAs, and service routes should be included; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12158 TCP 01)

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc

Note: Trees 2, 3, 7, 9, 10, 14-16, 18-20, 22, 24, 27, 30, 33, groups G1-G3 and woodlands W1-W3 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: 24171-24-01-TOPOGRAPHICAL.dwg).

Note: The RPA footprint for Trees 1-4 and 19 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Station Road, Bagworth
Tree Constraints Plan

CLIENT

A R Cartwright Limited

SCALE	DATE	DRAWN
1:500 @ A3	JUL 2024	JH

DRAWING NUMBER	REVISION
12158 TCP 01	

Based on: 24171-24-01-TOPOGRAPHICAL.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12158 TS 01)

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BS 5837:2012 Tree Schedule: Station Road, Bagworth

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature or mature.

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

Height of first significant branch and/or canopy

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Colour band key:

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

e.g.: good, indifferent, poor, or hazardous

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Elder	160 170 100 3*70	7					3	1.5	1	Semi Mature	Average	Indifferent	Radial crown measurement due to restricted access Unmanaged hedgerow component Low arboricultural quality	C12	3.3
2	Goat Willow	250 100#	8					3.5	2	0.5	Semi Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Low arboricultural quality	C12	3.3
3	Goat Willow	200 2*100#	8					4	2	1	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Low arboricultural quality	C12	3
4	Cherry	240	8.5					4	3.25	3	Semi Mature	Average	Indifferent	Radial crown measurement due to restricted access Situated within sites boundary Minor internal deadwood Bifurcates from c.2m, union appears sound Low arboricultural quality	C12	3
5	Cherry	100	5	3	2#	1#	2.5		3	2	Young	Average	Indifferent	Leans north from c.2m Readily replaceable at current size, low arboricultural value	C12	1.2
6	Ash	350#	11	6#	6	5	6.25		2.5#	1.75	Early Mature	Below Average	Indifferent	Stem inaccessible due to dense understory Situated within field boundary Above average internal deadwood Above average epicormic growth Short annual extension growth Dieback to upper crown Appears to pre exist adjacent woodland Entering a state of decline, reduced future potential	C1	4.2
7	Buddleia	5*50#	4					1.5	0.5#	0.5#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Readily replaceable at current size, low arboricultural value	C12	1.2
8	Goat Willow	3*250 300 200 2*180 #	9	7.5	7#	5.5	6		1.25	2	Early Mature	Above Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Unsympathetic limb removals within western aspect of lower crown Multi stemmed from ground level, unions tight and included Unremarkable example of species	C1	7.2
9	Callery Pear	2*100#	4					2	1#	1#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Readily replaceable at current size, low arboricultural value	C12	1.8
10	Pear	180#	9					3	1.5#	1.5	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Unremarkable example of species	C12	2.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
11	Sycamore	280 380	15.5	11#	9.75	7.5	6.75		4.5	4	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Minor internal deadwood Included sub dominant stem union at c.1.25m Moderate collective value	B2	5.7
12	Sycamore	540 at c.1m	17.5	11#	8.5#	8#	5.5		5	4	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Bifurcates from c.1.25m, union tight Partially occluded pruning wound at c.3m Moderate collective value	B2	6.6
13	Sycamore	320 280	17.5	10#	8#	5	3		5	5	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Included primary union at c.1m Moderate collective value	B2	5.1
14	Sycamore	245	16	1.5	4#	4.75	4.75		4	6	Semi Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Cavity on southern aspect of trunk at c.1m Unremarkable example of species	C12	3
15	Silver Birch	225	16	4#	4#	6	2.25		3.25	3	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Unremarkable example of species	C12	2.7
16	Silver Birch	250	16	5#	4#	3.25	4.75		4.5	2.75	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	3
17	Sycamore	280	15	6#	5	3.25	4.75		4.5	2.75	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	3.3
18	Silver Birch	160 175	16	3.5#	1.25	2.75	3.75		2.75	3.25	Semi Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Bifurcates from ground level, unions fused up to c.1.25m Unremarkable example of species	C12	2.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
19	Crack Willow	295 300 330 385	15	12#	10#	7	3.75		2.5	4#	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Multi stemmed from c.1.25m, unions tight Scaffold structure biased east Overhead utilities within eastern aspect of lower crown Cavities within bole Unremarkable example of species	C12	7.8
20	Silver Birch	325	16	3.25	4#	2.75	2.25		2	5	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	3.9
21	Purple Sycamore	325	13.5	4.5	5.5#	4.5	4.75		1.5	1.25	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	3.9
22	Silver Birch	170	12	1	2	3.75	3.25		1.5	0.5	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Unremarkable example of species	C12	2.1
23	Silver Birch	310	16	4.75	6.5#	3.75	3.25		3.5	4	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Leans east from ground level Moderate collective value	B2	3.6
24	Sycamore	320	16	5.5	9#	3.5	1.5		3	3	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Scaffold structure biased east Moderate collective value	B2	3.9
25	Silver Birch	300	17	0.5	3	4	4.75		0.5	0.5	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Scaffold structure biased west Moderate collective value	B2	3.6
26	Silver Birch	270	16	3#	6.5#	2.25	4.5		6	6	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	3.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
27	Silver Birch	260	15	4#	2.5#	3.5	4		3.5	4	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	3
28	Silver Birch	400	17	5.5#	6.5#	5.75	5.75		2.75	2.75	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Maintains single leader for majority of height Balanced radial crown and scaffold structure Moderate example of species	B12	4.8
29	Silver Birch	305	17	3.5	6#	4.25	4.75		3	3	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Scaffold structure biased west Moderate collective value	B2	3.6
30	Sycamore	340	13	6.5#	5.5	3.75	2.25		3.25	1	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	4.2
31	Silver Birch	240	14.5	2.25	1.5	5.5	4.5		3	3.5	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Scaffold structure biased west Moderate collective value	B2	3
32	Sycamore	385	16	4	9.5#	4.75	4.25		2.5	1.75	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Moderate collective value	B2	4.5
33	Sycamore	250	16	3.25	7.5#	2.5	2		3	3	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Unremarkable example of species	C12	3
34	Sycamore	370 305	14	4	8.5#	3.75	4.25		2.5	1.5	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Bifurcates from c.0.5m, unions tight Unremarkable example of species	C12	5.7
35	Silver Birch	225	13	1.25	2#	4.25	4		3.25	3.25	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Unremarkable example of species	C12	2.7

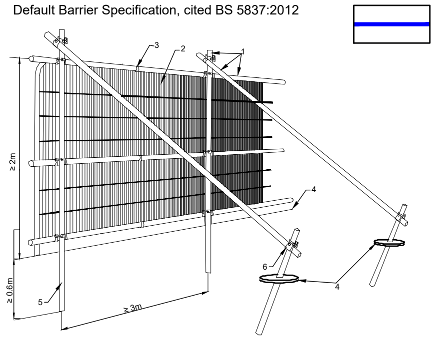
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
36	Silver Birch	275	13	2#	6.5#	5.25	1.75		5.25	6	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Slight lean south from ground level Moderate collective value	B2	3.3
37	Sycamore	220 240	9.5	2.5	6.5#	5	4.75		3	3	Semi Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Previous lower limb removals to crown lift Bifurcates from ground level, union tight with lobed reaction growth Scaffold structure biased south Unremarkable example of species	C12	3.9
G1	Goat Willow Silver Birch	3*120# av	8 av					4 av	1 av	1 av	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Intermittent parcel of Silver Birch and Goat Willow situated on embankment of internal pond Collection composed of predominately low value individuals	C12	2.4
G2	Apple Holly Norway Spruce Purple Elder	100 max	4 av					1 av	1# av	1# av	Young	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Small parcel of ornamental plantings Readily replaceable at current size, low arboricultural value	C12	1.2
G3	Hawthorn Blackthorn English Oak Holly Sycamore Silver Birch	150 max	4.5 av					1.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Intermittent collection of understorey scrub Unremarkable collection	C12	1.8
H1	Elder Hawthorn	2*100 av	7 av					3.5 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Indifferent	Partially managed field boundary hedgerow, maintained on lower canopies only	C12	1.8
H2	Hawthorn	75 av	2 max					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H3	Blackthorn Elder Hawthorn Holly	75 av	2.5 av					1.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H4	Hawthorn Elder	75# max	3 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
H5	Hawthorn Hazel Dogwood Cherry Plum Holly Guelder Rose Goat Willow	75# av	3 av					1.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Internal field boundary hedgerow	C12	0.9
W1	Ash Alder Cherry English Oak Field Maple Goat Willow Silver Birch	220# av	11 av					5.5 av	0.5 to 4	0.5 to 8	Young to Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Cohesive woodland majoring on young native broadleaves Typical etiolated form within woodland context Structures appear typical for species within current context Majority of group is homogonous in size, structure and life stage Moderate collection	B12	2.7
W2	Ash Alder Cherry English Oak Goat Willow Hawthorn Lime Silver Birch	100# av	8 av					3# av	1 av	1 av	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Cohesive woodland majoring on young native broadleaves Typical etiolated form within woodland context Structures appear typical for species within current context Majority of group is homogonous in size, structure and life stage Individually of low significance, moderate value as collective only	B2	1.2
W3	Ash Cherry Holly Cherry Plum English Oak Hawthorn Silver Birch	100# av	7 av					2 av	1av	1 av	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Cohesive woodland majoring on young native broadleaves Typical etiolated form within woodland context Structures appear typical for species within current context Majority of group is homogonous in size, structure and life stage Individually of low significance, moderate value as collective only	B2	1.2

APPENDIX C

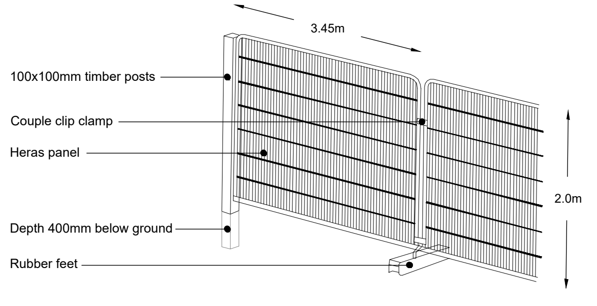
TREE PROTECTION PLAN (12158 TPP 01)

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m 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 0.6m)
6 Standard scaffold clamps

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Above Soil Surfacing

Note: Trees 2, 3, 7, 9, 10, 14-16, 18-20, 22, 24, 27, 30, 33, groups G1-G3 and woodlands W1-W3 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: 24171-24-01-TOPOGRAPHICAL.dwg).

Note: The RPA footprint for Trees 1-4 and 19 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE
Station Road, Bagworth
Tree Protection Plan

CLIENT
A R Cartwright Limited

SCALE	DATE	DRAWN
1:500 @ A3	SEP 2025	GW

DRAWING NUMBER	REVISION
12158 TPP 01	

Based on: 24 19 05f - Block plan.dwg

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during July 2024. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young - A tree that has been recently planted or established and is still in the early stages of growth.
- Semi-mature - A tree that has passed the early establishment phase but has not yet reached its full size.
- Early Mature - A tree that has reached a stage where it is structurally developed and posses a near full size crown.
- Mature - A fully developed tree that has reached or is near its maximum size and is functioning at full capacity.
- Notable - a significant tree because of its age or size but does not yet possess sufficient features to be considered veteran.
- Veteran - old and large for the species and possesses aged features associated with senescence.
- Ancient - a tree of significant age and size by comparison to others of the same species. All ancient trees are veteran trees, although very few trees of any species reach ancient life-stage.

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
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)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

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