



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

***Phase 2:
Stanton under Bardon,
Markfield,
LE67 9TQ***

Prepared for: *Allison Homes East Midlands Limited*

Report Date: *June 2025*

Reference: *AWA6724*

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Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 34 items of woody vegetation were surveyed, comprising 30 individual trees and 4 groups or hedges. Of these: 4 are moderate value (Category B), 29 are low value (Category C), and 1 is unsuitable for retention (Category U).

The proposed development will require the removal of 5 low-value trees and groups. 1 moderate value tree is proposed for removal. This will result in a minor negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by Allison Homes East Midlands Limited to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

- 1.2.1 The survey took place during June 2025.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.
- 1.2.6 The tree survey data collection was carried out by Lucy Garbutt, MSc, BSc (Hons) Biology, TechArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located on off Meadow Lane and High street in Stanton under Bardon, Markfield.
- 2.1.2 The site comprises several parcels of disused agricultural land. To the north, east and south are parcels of agricultural land and to the west are residential properties.
- 2.1.3 The approximate area of the survey is highlighted in the (2025 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a check should be made with the Local Planning Authority to see if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 3.1.3 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).
- 3.1.4 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.5 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.6 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.7 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 34 items of woody vegetation, comprised of 30 individual trees and 4 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 1 tree is retention category 'U', 4 trees and tree groups are retention category 'B' and 29 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover within the site consists mainly of semi-mature trees and tree groups stretching along the boundaries. The occasional larger tree is situated throughout these stretches. The majority of the sites trees are naturalised pioneer species that have established.
- 3.2.5 The central areas of the site contain little of arboricultural significance, generally consisting of open field with a paddock and stables.
- 3.2.6 Species diversity at the site is relatively good. The dominant species is Ash, with several Cherry and Birch and the occasional Horse Chestnut, Pine, Cedar, Beech, Sycamore, Willow, Apple, Oak, Norway Maple and Plum. The hedgerows are generally comprised of Hawthorn, Holly, Cypress and Elder.
- 3.2.7 Most of the trees are semi-mature with only occasional early mature to mature trees.
- 3.2.8 The sites most significant trees are the 4 retention category 'B' trees. These are: Oak T24, Norway Maple T29, Silver Birch T31 and Horse Chestnut T33. These individuals are spread throughout the site and are generally in good condition, with good long-term prospects. Oak T24 has the occasional piece of minor dieback and moderate deadwood, but other than that these trees are in good condition with moderate amenity value.
- 3.2.9 Ash T25 is another notable tree. T25 is a prominent mature Ash situated on the northern boundary of the site within a hedgerow. Ash T25 has the occasional piece of minor dieback and minor deadwood but is in good condition for an Ash of this size. It has moderate amenity value, and is a retention category 'C' tree. Unfortunately, the long-term prospects of Ash T25 are likely limited by Ash Dieback Disease.
- 3.2.10 Many Ash trees in the wider region are being impacted by Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide

landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.

- 3.2.11 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.12 Some trees were found to have defects and require felling regardless of any new development at the site, this includes T2 (as detailed in Appendix 4).
- 3.2.13 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.14 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.
- 3.2.15 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build a new residential development with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 6 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the development are T17, T21, T22, T23, T31, and T32.
- 4.2.3 Of the trees to be removed, 5 are retention category 'C' and 1 is retention category 'B'.
- 4.2.4 The retention category 'C' trees are: Hawthorn T17, Ash T21, T22 and T23, and Cherry Plum T32. These trees are all low value, mostly self-set individuals with limited long-term prospects and low amenity value. The removal of these trees will have negligible arboricultural impact.
- 4.2.5 Silver Birch T31 is a retention category 'B' tree, with good long-term prospects and moderate amenity value. As such, the removal of T31 will likely have some negative arboricultural impact but this can easily be mitigated for with replacement planting.
- 4.2.6 Trees requiring pruning to facilitate the new development are T11, T12, G13, T14, G19, T24, T25, G27, T28, and T29.
- 4.2.7 Cherry T11, Birch T12 and Apple T14 require minor pruning works to facilitate the proposed new fencing. Crown lift these trees to 3m to provide adequate clearance for the proposed fencing.
- 4.2.8 Ash T28 and Norway Maple T29 require minor pruning works to facilitate the proposed new parking bays. Crown lift these trees to 3m to provide adequate clearance for the proposed new parking.
- 4.2.9 Oak T24 and Ash T25 require pruning works to require crown lifting to facilitate the new development. Crown lift both trees to 3.5m from ground level to provide the required clearance for the proposed gardens.
- 4.2.10 Oak T24 and Ash T25 require pruning works to facilitate the new

development. Crown reduce their southern crowns by 2m to provide adequate clearance for the proposed development. Whilst the crown reductions will provide clearance for the proposed development, the crowns will still significantly overhang into the proposed garden areas.

- 4.2.11 Whilst Ash T25 has been shown as retained with pruning works, it's long-term prospects may be limited by Ash Dieback Disease.
- 4.2.12 Mixed species groups G13, G19 and G27 all require pruning works to reduce them as required, back to the boundary to provide adequate clearance for the proposed development. Do not prune beyond the boundary. The required pruning works for these groups are minor in nature and the trees will not be significantly impacted in terms of condition or loss of visual amenity.
- 4.2.13 Pine T2 is recommended for removal regardless of the development, due to its poor condition and significantly limited long-term prospects.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches into the RPAs of T24, T25, T28 and T29. The construction within the RPA may have negative impacts on tree roots. For T24, T28 and T29 the encroachment is very minor. However, within the RPA of T25, it should be possible to employ special foundation design such as mini/micro pile and suspended beam or a cantilevered foundation, in order to overcome or minimise any negative impact on the tree roots.
- 4.3.3 New landscaping is proposed that encroaches into the edge of the RPAs of T3, T28, T29, T30, and T33. The construction of hard surfaces within the RPA can have negative impacts on tree roots. The encroachment of T3, T29, T30 and T33 is very minor. However, for T28 the encroachment is more significant and for this area, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction methods with a porous final surface.
- 4.3.4 Potentially damaging activities are proposed in the vicinity of retained trees. New boundary fencing is proposed within the RPAs of T11, T12, G13, T14, G19, T24, T25, G27, and T30. The encroachment into the trees' RPAs should not significantly adversely impact on the health or future condition of the trees, provided the fence is adjusted to accommodate the stem of

T12 and posts and panels type footings are used as opposed to strip footings, with the holes for the posts dug by hand, avoiding significant tree roots where possible.

- 4.3.5 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.
- 4.3.6 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

- 4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.
- 4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.
- 4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.
- 4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.
- 4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.
- 4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural

Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.

- 4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

Tree/ Group Ref	Value	Impact Type	Description of Impact	Impact Level	Mitigation / Solution
T17, T21, T22, T23 and T32	C (Low)	Direct - Removal	Within footprint of development area	Negligible	Mitigation planting
T31	B (Moderate)	Direct - Removal	Within footprint of development area	Low to Moderate	Mitigation planting
T11, T12, G13, T14, G19, T25, G27, and T28	C (Low)	Direct – Pruning	Within footprint of development area	None	Pruning to BS 3998:2010
T24 and T29	B (Moderate)	Direct – Pruning	Within footprint of development area	None	Pruning to BS 3998:2010
T25	C (Low)	Indirect - RPA Incursion	Encroachment by building footprint	Low	Specialist foundations (e.g. mini-piles)
T28	C (Low)	Indirect - RPA Incursion	Minor encroachment by proposed hard standing	Low	No-dig methodology to be used within RPAs
T24	B (Moderate)	Indirect - RPA Incursion	Minor encroachment by proposed fencing	Low	Post and panel type footings to be used within RPAs
T11, T12, G13, T14, G19, T25, G27 and T30	C (Low)	Indirect - RPA Incursion	Minor encroachment by proposed fencing	Low	Post and panel type footings to be used within RPAs
T2	U (Unsuitable)	Direct - Removal	Unsuitable to retain regardless of development	Not applicable	Work to British Standard 3998:2010

6. Signature

I trust this report provides all the required information.

Signed



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Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM

27th June 2025

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We are proud to support their mission to create greener, healthier environments for future generations.



Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson: Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: FdSc Environmental Conservation, Diploma Arboriculture, MArborA, PTI (Lantra), QTRA Registered

Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing professional-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - *'Tree Work: Recommendations'*.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G1	Cypress and Holly	<i>Cupressus sp.</i> , <i>Ilex sp.</i>	Semi-mature	4	10+	100 avg.	No	0	See plan.				Cypress and Holly hedgerow boundary group, which has likely been planted. Has been maintained through pruning.				Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T2	Pine	<i>Pinus sp.</i>	Dead	8	1	150	Yes	3	2	3	2	2	Standing dead tree within the adjacent property.				Dead	Dead	<10 yrs	Low	U	Removal recommended regardless of the development.
T3	Cherry	<i>Prunus avium</i>	Early-mature	10	3	200, 200, 200	Yes	2	6	8	6	7	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered. Tight union. Partially included bark	Minor dieback. Minor deadwood. Old pruning wounds	Possibly within adjacent property with ownership unclear.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T4	Ash	<i>Fraxinus excelsior</i>	Semi-mature	14	1	350	Yes	2	3	5	3	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback	Possibly within adjacent property with ownership unclear. Long-term prospects likely limited by Ash Diebacks Disease.	Fair	Good	20 to 40 yrs	Low	C	No works required to facilitate the development.
T5	Deodar Cedar	<i>Cedrus deodara</i>	Semi-mature	10	1	200	Yes	2	2	4	2	1	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Possibly within adjacent property with ownership unclear.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.

	Tree Species			Measurements			Crown (m)					Tree Condition							Value		Management	
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Birch	Betula pendula	Semi-mature	12	1	200	Yes	2	4	3	2	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Possibly within adjacent property with ownership unclear.	Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T7	Ash	Fraxinus excelsior	Semi-mature	13	2	150, 200	Yes	3	4	3	4	3	Limited access around base	Twin stemmed. at 1m. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered. Tight union. Partially included bark	Old pruning wounds. Minor deadwood. Minor dieback	Long-term prospects likely limited by Ash Diebacks Disease.	Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T8	Copper Beech	Fagus sylvatica 'Purpurea'	Semi-mature	8	1	230	No	2	3	3	2.5	2.5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T9	Sycamore	Acer pseudoplatanus	Semi-mature	9	1	200	No	3	2	1	4	4	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T10	Silver Birch	Betula pendula	Semi-mature	10	1	170	No	2	3.5	2	1	2	No visual defects	Single stemmed. Epicormic growths. Old pruning wounds. Stubs. Slight lean. Ivy covered	Old pruning wounds. Minor deadwood	Slight lean north.	Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T11	Cherry	Prunus avium	Early-mature	11	1	350	Yes	1	3.5	2.5	3.5	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate the development - crown raise to 3m from ground level to provide adequate clearance for the proposed development.
T12	Silver Birch	Betula pendula	Semi-mature	12	1	340	No	1.5	4	4	1.5	2.5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	Pruning works required to facilitate the development - crown raise to 3m from ground level to provide adequate clearance for the proposed development.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G13	Hawthorn, Cherry, Field Maple, Blackthorn and Elder	<i>Crataegus sp.</i> , <i>Prunus sp.</i> , <i>Acer sp.</i> , <i>Sambucus sp.</i>	Semi-mature	3	10+	70 avg.	Yes	0	See plan.				Mixed species boundary hedgerow group of Hawthorn, Cherry, Field Maple, Blackthorn and Elder. Limited access at base. Likely once planted and has since become overgrown and unkempt.				Good	Good	>40 yrs	Low	C	Pruning works required to facilitate the development - crown reduce from the north as required to provide adequate clearance for the proposed development. Do not prune beyond the boundary.
T14	Crab Apple	<i>Malus sylvestris</i>	Semi-mature	5	1	150	Yes	1.5	4	4	2	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	Pruning works required to facilitate the development - crown raise to 3m from ground level to provide adequate clearance for the proposed development.
T15	Weeping Willow	<i>Salix babylonica</i>	Early-mature	12	1	450	Yes	0.5	6	4	5	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Minor cavity. Minor decay	Old pruning wounds. Minor deadwood	Bark wound traversing up the stem for 2m on the western aspect, revealing heartwood. Limited access at base due to fence preventing detailed inspection and accurate stem measurement.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.

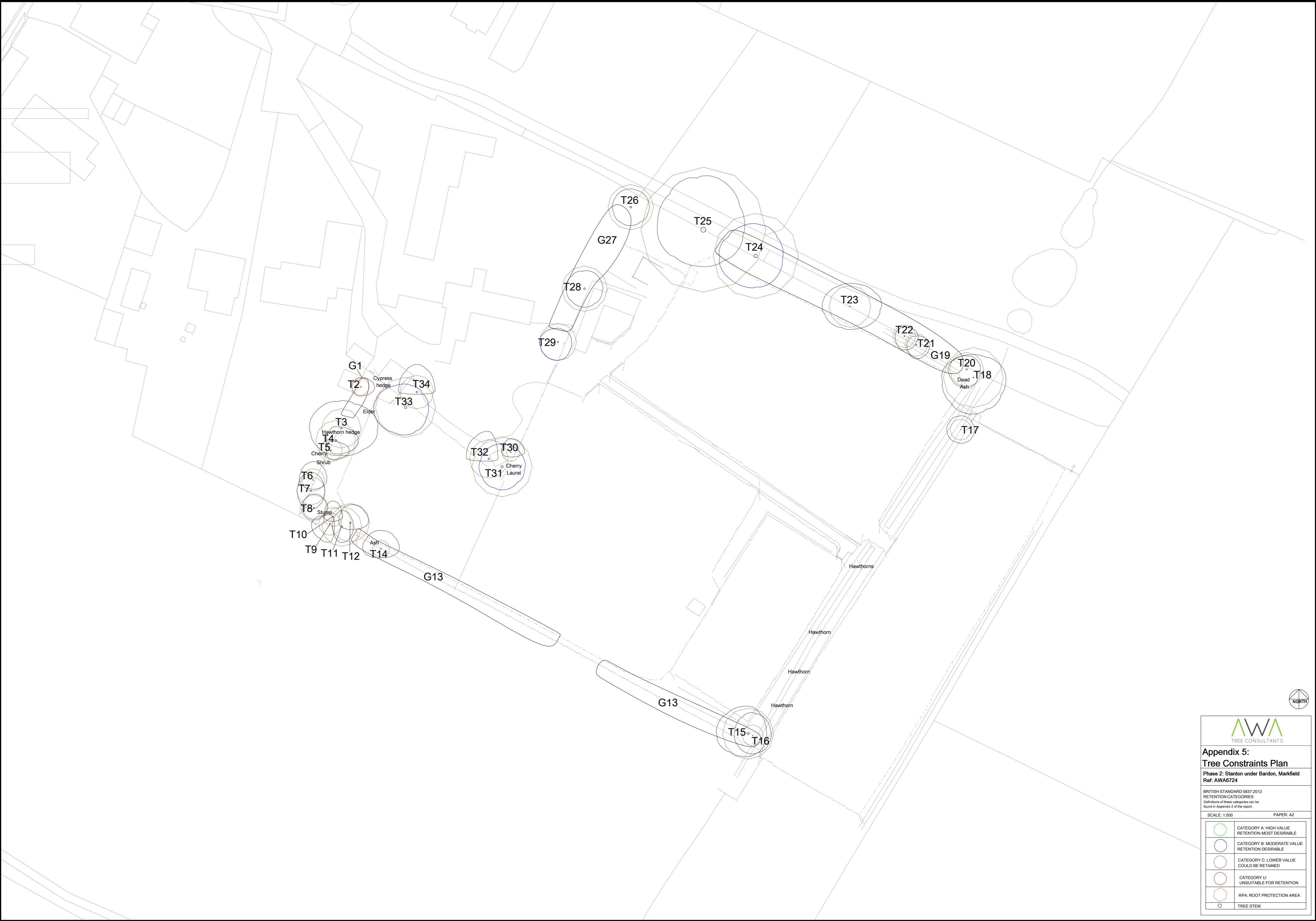
	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T16	Crab Apple	Malus sylvestris	Semi-mature	8	7	70 avg.	Yes	1	5	4	4	4	Limited access around base	Multiple stemmed. at base. Vertical. Stubs. Significant lean. Epicormic growths. Old pruning wounds	Old pruning wounds. Minor deadwood		Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T17	Hawthorn	Crataegus monogyna	Semi-mature	5	7	70 avg.	Yes	0	3	3	3	3	Limited access around base	Multiple stemmed. at base. Vertical. Stubs. Partially included bark. Tight union	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	Removal required to facilitate the development.
T18	Ash	Fraxinus excelsior	Early-mature	15	7	200 avg.	Yes	3	5	7	8	7	Limited access around base	Multiple stemmed. at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood	Brook to the southeast. Long-term prospects likely limited by Ash Diebacks Disease.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
G19	Hawthorn, Cherry, Field Maple, Blackthorn and Elder	Crataegus sp., Prunus sp., Acer sp., Sambucus sp.	Semi-mature	3	10+	70 avg.	No	0	See plan.				Mixed species boundary hedgerow group of Hawthorn, Cherry, Field Maple, Blackthorn and Elder. Limited access at base. Likely once planted and has since become overgrown and unkempt. Has several gaps.				Fair	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate the development - crown reduce from the south as required to provide adequate clearance for the proposed development. Do not prune beyond the boundary.

	Tree Species			Measurements				Crown (m)					Tree Condition								Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works	
T20	Horse Chestnut	<i>Aesculus hippocastanum</i>	Semi-mature	7	1	300	Yes	4	3	3	4	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Within adjacent property with ownership unclear.	Good	Good	>40 yrs	Low	C	No works required to facilitate the development.	
T21	Ash	<i>Fraxinus excelsior</i>	Semi-mature	7	1	200	Yes	2	2	3	3	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Long-term prospects likely limited by Ash Diebacks Disease. Limited access at base prevented accurate stem measurement.	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate the development.	
T22	Ash	<i>Fraxinus excelsior</i>	Semi-mature	7	1	200	Yes	2	2	3	3	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Long-term prospects likely limited by Ash Diebacks Disease. Limited access at base prevented accurate stem measurement.	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate the development.	
T23	Ash	<i>Fraxinus excelsior</i>	Semi-mature	14	6	150 avg.	Yes	2	5	7	5	6	Limited access around base	Multiple stemmed. at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Long-term prospects likely limited by Ash Diebacks Disease. Limited access at base prevented accurate stem measurement.	Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.	
T24	Oak	<i>Quercus robur</i>	Mature	17	1	750	Yes	2	7	6	7	8	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Moderate deadwood	Some minor dieback and occasional piece of moderate deadwood. Limited access at base prevented accurate stem measurement.	Fair	Good	>40 yrs	Moderate	B	Pruning works required to facilitate the development - crown raise to 3.5m from ground level and crown reduce from south by 2m to provide adequate clearance for the proposed development.	

Tree Species				Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T25	Ash	Fraxinus excelsior	Mature	20	1	1100	Yes	3	12	9	8	10	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Minor deadwood in the lower crown but typically in good condition for an Ash of this size. Long-term prospects likely limited by Ash Diebacks Disease. Limited access at base prevented accurate stem measurement.	Fair	Good	20 to 40 yrs	Moderate	C	Pruning works required to facilitate the development - crown raise to 3.5m from ground level and crown reduce from south by 2m to provide adequate clearance for the proposed development.
T26	Ash	Fraxinus excelsior	Early-mature	13	1	400	No	1	4	4	4	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Long-term prospects likely limited by Ash Diebacks Disease. Limited access at base prevented accurate stem measurement.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
G27	Holly, Elder, Cypress and Hawthorn	Ilex sp., Sambucus sp., Cupressus sp., Crataegus sp.	Semi-mature	4	10+	70 avg.	Yes	0	See plan.				Mixed species Holly and Elder boundary group which is now overgrown and unkempt. Occasional Cypress and Hawthorn.				Fair	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate the development - crown reduce from the east as required to provide adequate clearance for the proposed development. Do not prune beyond the boundary.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T28	Ash	Fraxinus excelsior	Early-mature	14	1	400	No	1	4	4	4	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Long-term prospects likely limited by Ash Diebacks Disease. Limited access at base prevented accurate stem measurement.	Fair	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate the development - crown raise to 3m from ground level to provide adequate clearance for the proposed development.
T29	Norway Maple	Acer platanoides	Semi-mature	11	4	150, 150, 150, 200	Yes	2	3	3	4	4	Limited access around base	Multiple stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Normal		Good	Good	>40 yrs	Moderate	B	Pruning works required to facilitate the development - crown raise to 3m from ground level to provide adequate clearance for the proposed development.
T30	Cherry	Prunus avium	Semi-mature	5	4	70, 70, 70, 100	No	2	3	3	1	2	No visual defects	Multiple stemmed. at 0.5m. Vertical. Epicormic growths. Old pruning wounds. Stubs. Tight union. Partially included bark	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T31	Silver Birch	Betula pendula	Mature	17	1	530	No	2	5	5	5	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Bird box attached to stem.	Good	Good	>40 yrs	Moderate	B	Removal required to facilitate the development.

Tree Species				Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T32	Purple Cherry Plum	Prunus cerasifera 'Nigra'	Early-mature	3.5	1	340	No	1	6	2	0.5	5	No visual defects	Single stemmed. Significant lean. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Unbalanced	Significant lean north west, propped up by a plank of wood. Minor cavity on southern aspect of stem.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate the development.
T33	Horse Chestnut	Aesculus hippocastanum	Early-mature	10	1	530	No	1	5	5	6	7	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T34	Cherry	Prunus avium	Semi-mature	7	2	200, 220	No	2	6	4	0.5	4	No visual defects	Twin stemmed. at 1m. Vertical. Old pruning wounds. Epicormic growths. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.



Appendix 5:
Tree Constraints Plan

Phase 2: Stanton under Bardon, Markfield
Ref: AWA6724

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be
found in Appendix 2 of the report.

SCALE: 1:500

PAPER: A2

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM



Appendix 6:
Tree Impacts Plan
Phase 2: Stanton under Bardon, Markfield
Ref: AWA6724

BRITISH STANDARD 5837:2012
SCALE: 1:500 PAPER: A2

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM