severn
ARBORICULTURAL CONSULTANCY

BS 5837:2012 TREE SURVEY

No.58 MAIN STREET

Report Date
7th October 2026

Location
No.58 Main Street
Desford
Leicestershire
LE9 9GR

Client
Ms. Heather Neep

Prepared By
Edward Severn
Dip Arb L4 (ABC), TechArborA

Arboricultural ASSOCIATION
Technician Member

OVERVIEW

1.0 - INTRODUCTION

1.1 - I, Edward Severn of Severn Arboricultural Consultancy was instructed to carry out a tree survey by Ms. Heather Neep, on trees located on and around No.58 Main Street, Desford, Leicestershire, LE9 9GR. One survey was conducted; A British Standard 5837:2012 Tree Report. The survey serves the primary purpose to inspect and record data on the trees located at, or next to, the property that may be a constraint on a future proposed development.

1.2 - This report is based on an inspection that took place on the 28th of September 2026. This survey was carried out by myself, who holds a Level 4 Diploma in Arboriculture, is a Technician Member of the Arboriculture Association and have a LANTRA Certificate in Professional Tree Inspection

1.3 - The inspection was carried out by utilising ground level visual tree assessment methods. Only trees that may be affected by the proposed build have been inspected.

2.0 - STATUTORY RESTRICTIONS

2.1 - I note that the property does contain a single protected tree (T4) which is protected by a Hinckley and Bosworth Tree Protection Order. Additionally, there is an area Hinckley and Bosworth TPO which covers the adjacent garden of No.56, resulting in the trees T10 and T11 potentially begin protected. I can also confirm that the property does reside within a Conservation area. If any of the trees have a TPO present or if the site does lie within a conservation area then any and all works should require permission from the local planning authority (LPA) prior to that work commencing. This report can be provided as a supporting document to an application for tree works if needed.

3.0 - SURVEY INFORMATION

3.1 - Specific information on the surveyed trees has been recorded in the survey schedule. A key is presented before the survey as a guide to the data recorded. An ID number has been applied to all trees that have been recorded in this survey. The stem locations of these trees have been recorded on the provided drawn map.

3.2 - Species names have been recorded in both botanical and common names. A general observation of the physiological health and structural condition have been recorded under observations, along with any major defects or diseases. Preliminary management recommendations are made based on these observations.

3.3 – Photographs of the identified trees can be found in Appendix 3.

4.0 - DRAWINGS

4.1 - The drawing (M_S163_TCP) provided within Appendix 2 (Page 12-14) of this report is based on a drawing produced by N & JC Design Limited. Topographical data was collected and provided by Greenhatch Group limited.

4.2 - All annotations have been added digitally, although stem locations were derived from GPS data cross referenced against topographical data and on-site measurements.

4.3 - Annotations include, crown outlines (Based on data collected from 4 cardinal points), colour coding based on category of retention (In accordance with Table 1 of BS 5837:2012) and root protection areas (Derived from Annex D of BS 5837:2012).

4.4 - For the purpose of this report it was found that calculations and annotations of cast shade were not wholly necessary.

5.0 - SITE OVERVIEW

5.1 - The property of No.58 Main Street Comprises a detached two-storey dwelling set within an established and well-landscaped garden. A detached garage/outbuilding is located within the garden to the south east of the dwelling, with associated driveway providing vehicular access and parking. The garden is predominantly landscaped, comprising areas of lawn, ornamental planting, shrubs and hedging, with mature vegetation providing enclosure and screening along the site boundaries.

5.2 - A number of established trees are present within and around the site, including mature evergreen and broadleaved specimens. Several trees are located in relatively close proximity to the existing dwelling, garage and areas of hardstanding. The trees and associated vegetation, both on and adjacent to the property, make a significant contribution to the established character and amenity of the site.

5.3 - A portion of the land to the north east has recently been purchased by the client , however has been included in a sperate section of the Arboricultural Survey Schedule.

5.4 - Site boundaries, front aspect of property and visibility of the trees from the road:





5.5 - A total of twelve individual trees and one hedgerow have been included within this survey due to their potential to either influence, or be impacted by, a proposed development. Seven of the identified trees and one hedgerow are located within the neighbouring properties of No.72 Main Street (T6, T7, T8), No.65 Main Street (T10, T11, T12), No.68 Main Street (H1) and Land to the North East (T9).

5.6 - There is limited potential for viewing the vegetation from the public domain with the upper crowns of T4, T5, T6, T7, T8, T10 & T11 being visible from limited vantages on the footpaths and road of Main Street. A number of properties on main street also have better view of these trees from first floor windows. Additionally, properties on Grange Court and Little Lane have limited viewing of these trees.

7.0 - LIMITATIONS

7.1 - This survey was undertaken at ground level only, utilising ground level visual tree assessment methods. Defects may be present in the upper crowns of trees that are only visible from within the crown itself and may not have been identified.

7.2 - Trees are susceptible to unpredictable influences from climate that may or may not affect their biological systems, and because of this no tree can be categorised as safe.

Edward Severn **7th October 2026**
Dip Arb L4 (ABC), TechArborA

APPENDIX 1

REPORT KEY
&
ARBORICULTURAL SURVEY SCHEDULE

No.58 MAIN STREET, DESFORD, LEICESTERSHIRE, LE9 9GR

BS 5837 TREE SCHEDULE KEY

1.0 – COLLECTED DATA

1.1 - HEIGHT (m): Tree height estimated in to the nearest 0.5m

1.2 - STEM DIAMETER (mm): Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS 5837 Annex C.

1.3 - COWN SPREAD (m): Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk.

1.4 - HEIGHT OF LOWEST BRANCH (m) AND DIRECTION OF GROWTH: Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

1.5 - LIFE STAGE

NP	Newly planted – a tree within 3 years after planting
EM	Young Mature – a tree within its first one third of life expectancy
SM	Middle-aged – a tree within its second third of life expectancy
M	Mature – a tree in its final one third of life expectancy
OM	Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age
V	Veteran – a tree that is of interest biologically, aesthetically or culturally because of its age, size and condition

1.6 - GENERAL OBSERVATIONS: An assessment of the physiological and structural/safe condition of the tree categorized into:

GOOD	a tree in a healthy condition with no significant problems and/or a tree in a safe condition with no significant defects
FAIR	a tree generally in good health with some problems that can be remediated and/or a tree in a safe condition at present but with defects or with significant defects that can be remediated
POOR	a tree in poor health with significant problems that can't be remediated and/or a tree with significant defects that can't be remediated
DEAD	a tree without sufficient live material to sustain life

Notes related to both physiological and structural condition follow the categorization in order support the statement and give greater detail on the true quality and value of the tree.

1.7 - PRELIMINARY MANAGEMENT RECOMMENDATIONS: These may include further investigations for the presence or extent of decay or climbed inspections, ivy removal or pruning works when access is a non-moveable aspect etc (NB this is not intended to be a specification for tree work and further advice maybe required prior to implementation). Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practicable.

1.8 - ESTIMATED REMAINING LIFE CONTRIBUTION: An estimate of the remaining life contribution in years that the tree or group of trees is expected to have based on species, condition on the site in its current context. The following bands are used:

<10	Tree is dead or dying and unlikely to contribute beyond 10 years
10+	Tree is assessed as being able to contribute to the site for 10+ years
20+	Tree is assessed as being able to contribute to the site for 20+ years
40+	Tree is assessed as being able to contribute to the site for 40+ years

2.0 - BS 5837:2012 CATORGORISATION OF RETENTION

2.1 - QUALITY AND VALUE CATEGORY GRADE: Quality & Value grade classification according to BS5837:2012 (see attached extract from BS5837:2012 'Table 1 – Cascade Chart for Tree Quality Assessment') –

U : Trees that cannot be realistically retained
A : Those trees of HIGH value quality to retain
B : Those trees of MODERATE quality to retain
C : Those trees of LOW quality to retain

2.2 - BS 5837:2012 Table 1

TABLE 1 – CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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**.*			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2

INDENTIFIED TREES BELONGING TO LAND ADJACENT TO No.58 MAIN STREET

Tree ID No	Species	Height (m)	Crown Spread (m)				Stem Diameter (mm)	RPA radius (m) & Area (m^2)	Height of lowest branch and direction of growth (m)	Canopy height (m)	Life stage	Estimated remaining contribution in years	General observations	Preliminary management recommendations	Category of retention + sub category
			N	E	S	W									
T1	Flowering Cherry (*Prunus spp*)	4	2.1	1.4	1.9	0.5	85	1.02m 3m^2	1.0 North East	2.0	Early-Mature	20-40	**Physiological Condition:** Good **Structural Condition:** Good An early mature and reasonably formed tree of its species, which is in good overall condition.	None	**C1**
T2	Common Holly (*Ilex aquifolium*)	8	Est 2.1	2.9	3.1	Est 2.5	328	3.93m 49m^2	1.8 North	1.6	Semi-Mature	20-40	**Physiological Condition:** Good **Structural Condition:** Good An attractive specimen located in the north western corner of the property. The crown, although typically formed, provides an attractive focal point within the front garden. Foliage within the crown displays good vigour and vitality. Minor ivy cladding is beginning to occur in the mid crown which originates from the neighbouring property.	None	**B1**
T3	Cultivated Robinia (*Robinia psuedoacacia spp*)	2.2	1.8 8	1.7 3	1.5 7	2.0 5	135	1.62m 8m^2	0.9 West	1.2	Early-Mature	10-20	**Physiological Condition:** Good **Structural Condition:** Good An early mature specimen which has been frequently maintained as a small tree. The main stem bifurcates at 0.9m from which five branches arise around an historic wound. A historic basal pruning wound is present.	None	**C1**
T4	Scots Pine (*Pinus sylvestris*)	15	4.0	7.2	5.1	3.0	528	6.33m 126m^2	9.7 South	4.88	Mature	20-40	**Physiological Condition:** Good **Structural Condition:** Fair One of two dominant pine specimens within the rear garden. The main stem has a minor south eastern lean which then bifurcates at 9.7m and 10.4m from what is likely an historic topping cut, which has resulted in an elbow at 10.4m which extends to the south. This lateral limb then bifurcates again approximately 1m out from the main union. Historic topping has resulted in a fair upper crown formation.	None	**B2**

- - - - - Tree Schedule For No.58 Main Street Continues On The Next Page - - - - -

Tree ID No	Species	Height (m)	Crown Spread (m)				Stem Diameter (mm)	RPA radius (m) & Area (m^2)	Height of lowest branch and direction of growth (m)	Canopy height (m)	Life stage	Estimated remaining contribution in years	General observations	Preliminary management recommendations	Category of retention + sub category
			N	E	S	W									
T5	Scots Pine (*Pinus sylvestris*)	15	1.0	6.7	6.7	2.8	668	8.01m 202m^2	7.6 South	12.1	Mature	10-20	**Physiological Condition:** Good **Structural Condition:** Fair A single-stemmed tree which has historically been extensively lifted to 8m. The main union is located at 7.6m, from which two main limbs arise. The southern limb has extensive wounding as a result of a fracture on the eastern side from 8m to 11 m, which has developed into an open cavity. The upright secondary branch at 11.5m has damage from attachment 12m. The limb then extends westwards and is resting on multiple points of the northern limb's secondary branches.	None	**C2**

INDENTIFIED TREES BELONGING TO No.78 MAIN STREET

Tree ID No	Species	Height (m)	Crown Spread (m)				Stem Diameter (mm)	RPA radius (m) & Area (m^2)	Height of lowest branch and direction of growth (m)	Canopy height (m)	Life stage	Estimated remaining contribution in years	General observations	Preliminary management recommendations	Category of retention + sub category
			N	E	S	W									
T6	Copper Beech (*Fagus sylvatica* 'purpurea')	13	6.3	5.2	6.9	7.9	630	7.56m 179m^2	2.8 North	3.0	Mature	40+	**Physiological Condition:** Fair **Structural Condition:** Good A typically formed tree of its species with main limbs arising from multiple unions located between 2.6m to 7.3m, from which last major union is located. Foliage within the crown is sparse, however this it potentially due to early abscission, which is likely due to the prolonged dry summer of 2026.		**B2**

- - - - - Tree Schedule For No.78 Main Street Continues On The Next Page - - - - -

Tree ID No	Species	Height (m)	Crown Spread (m)				Stem Diameter (mm)	RPA radius (m) & Area (m^2)	Height of lowest branch and direction of growth (m)	Canopy height (m)	Life stage	Estimated remaining contribution in years	General observations	Preliminary management recommendations	Category of retention + sub category
			N	E	S	W									
T7	Scots Pine (*Pinus sylvestris*)	13	2.2	6.0	5.8	3.4	450	5.4m 92m^2	6.5 South	10	Mature	20-40	**Physiological Condition:** Good **Structural Condition:** Good This tree is ivy clad 5.4m. A small cavity as a result of wood pecker activity is present at 5.3m on south western side of stem, adjacent to a historic branch pruning wound. The crown is typically formed. Historic exposed sapwood is located on the on a limb on the north eastern side at 10.5m to 12m.	None	**C2**
T8	Scots Pine (*Pinus sylvestris*)	10	2.8	4.8	2.0	3.2	320	3.84m 46m^2	6.1 South	4.9	Semi-Mature	20-40	**Physiological Condition:** Good **Structural Condition:** Fair A typically formed and unremarkable specimen. The main stem is ivy cad to 5.4m. The crown is typically formed for its species.	None	**C2**

INDENTIFIED TREES BELONGING TO LAND TO THE NORTH-EAST OF No.58 MAIN STREET

Tree ID No	Species	Height (m)	Crown Spread (m)				Stem Diameter (mm)	RPA radius (m) & Area (m^2)	Height of lowest branch and direction of growth (m)	Canopy height (m)	Life stage	Estimated remaining contribution in years	General observations	Preliminary management recommendations	Category of retention + sub category
			N	E	S	W									
T9	European Larch (*Larix decidua*)	7	0.3	0.4	2.3	1.9	170	2.04m 13m^2	1.0 South East	2.0	D	Dead	**Physiological Condition:** Dead **Structural Condition:** Dead A dead specimen located in the adjacent field and approximately 2.4m from the boundary fence.	Take down to ground level	**U**

INDENTIFIED TREES BELONGING TO No.56 MAIN STREET

Tree ID No	Species	Height (m)	Crown Spread (m)				Stem Diameter (mm)	RPA radius (m) & Area (m^2)	Height of lowest branch and direction of growth (m)	Canopy height (m)	Life stage	Estimated remaining contribution in years	General observations	Preliminary management recommendations	Category of retention + sub category
			N	E	S	W									
T10	Norway Maple (*Acer platanoides*)	11	5.7	6.7	4.5	5.8	469	5.62m 100m^2	1.4 West	3	Mature	20-40	**Physiological Condition:** Good **Structural Condition:** Good An attractive specimen. The first main union is located at 1.4m, from which a western limb arises. The main stem bifurcates again at 2.6m at a, minorly tight union, into two limbs. The crown has a dominant northern form.	None	B1
T11	Common Ash (*Fraxinus excelsior*)	12	5.2	5.4	6.4	5.7	425	5.10m 82m^2	1.6 South West	2.5	Mature	20-40	**Physiological Condition:** Good **Structural Condition:** Good A south western limb arises from basal union which then grows to the north west from 1.6m. Minor ivy cladding is present on the main stem. Additional major bifurcations are located at 3.9m and 7.4m. The crown appears well-formed crown, and displays both good health and vigour.	None	B1
T12	Wild Cherry (*Prunus avium*)	4	2.7	2.8	3.1	2.0	120	1.44 7m^2	1.8 South	1.7	Early-Mature	10-20	**Physiological Condition:** Good **Structural Condition:** Good The tree is located on the north eastern boundary of the rear garden of No.56. It is a small but typically formed specimen which is in good health.	None	C1

INDENTIFIED SHRUB GROUPS/HEDGES AT No.68 MAIN STREET

Tree ID No	Species	Height (m)	Life stage	Estimated remaining contribution in years	General observations	Preliminary Management recommendations	Category of retention + sub category
H1	Leyland Cypress	5.5m	EM	10 – 20	A Leyland cypress hedgerow which is located on the north eastern and south eastern boundary of the property. The RPA has been modified due the differences in ground level and retaining wall.	None	C2

APPENDIX 2

DRAWINGS AND PLANS

No.58 MAIN STREET, DESFORD, LEICESTERSHIRE, LE9 9GR

Existing Site Plan(58819_01-03_PES-58819_01_P).....Page 13

Tree Constraint Plan (M_S163_TCP).....Page 14



N

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
S1	447765.543	303505.664	129.380
S2	447735.337	303567.058	128.416
S3	447759.372	303597.444	126.240

OS Note:
The Ordnance Survey tile is to be used as a guide only.

OS Buildings — *Surveyed Buildings*

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36(15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid.

Building Survey Legend:

Sill 1.00 Hdl 2.12	Sill Height from FFL. Head Height from FFL.
SL 51.00m HL 52.52m	Sill Level from defined datum. Head Level from defined datum.
Susp Ctrl 2.00 Struct Ctrl 3.00	Suspended Ceiling Height from FFL. Structural Ceiling Height from FFL.
Susp Ctrl 30.00m Struct Ctrl 31.00m	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
IFL: 100.00m +150.00m	Internal Floor Level (General). Internal Floor Level (Specific).
Insertion Point	Insertion Point for overlay drawings of other floors or details.

Incoming Services

Topographical Survey Legend:

Rev	Date	Description	Drawn	Q. Ref.

greenhatch group

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Bathymetric Surveys
- Measured Building Surveys
- 3D Laser Scanning
- 3D Revit & BIM Models
- Area, Lease & Fire Plans

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CLIENT
N & JC Design Limited

PROJECT
58 Main Street, Desford, Leicester, LE9 9GR

TITLE
Existing Site Plans

SCALE	DATE
A0@ 1: 100	15/07/26
DRAWN	QUALITY REF
WM	GH30141

Level datum	See notes
Grid orientation	See Notes
Job number	58819

Drawing No.	Rev.
58819_01_P	0

Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Some services may have been omitted due to parked vehicles.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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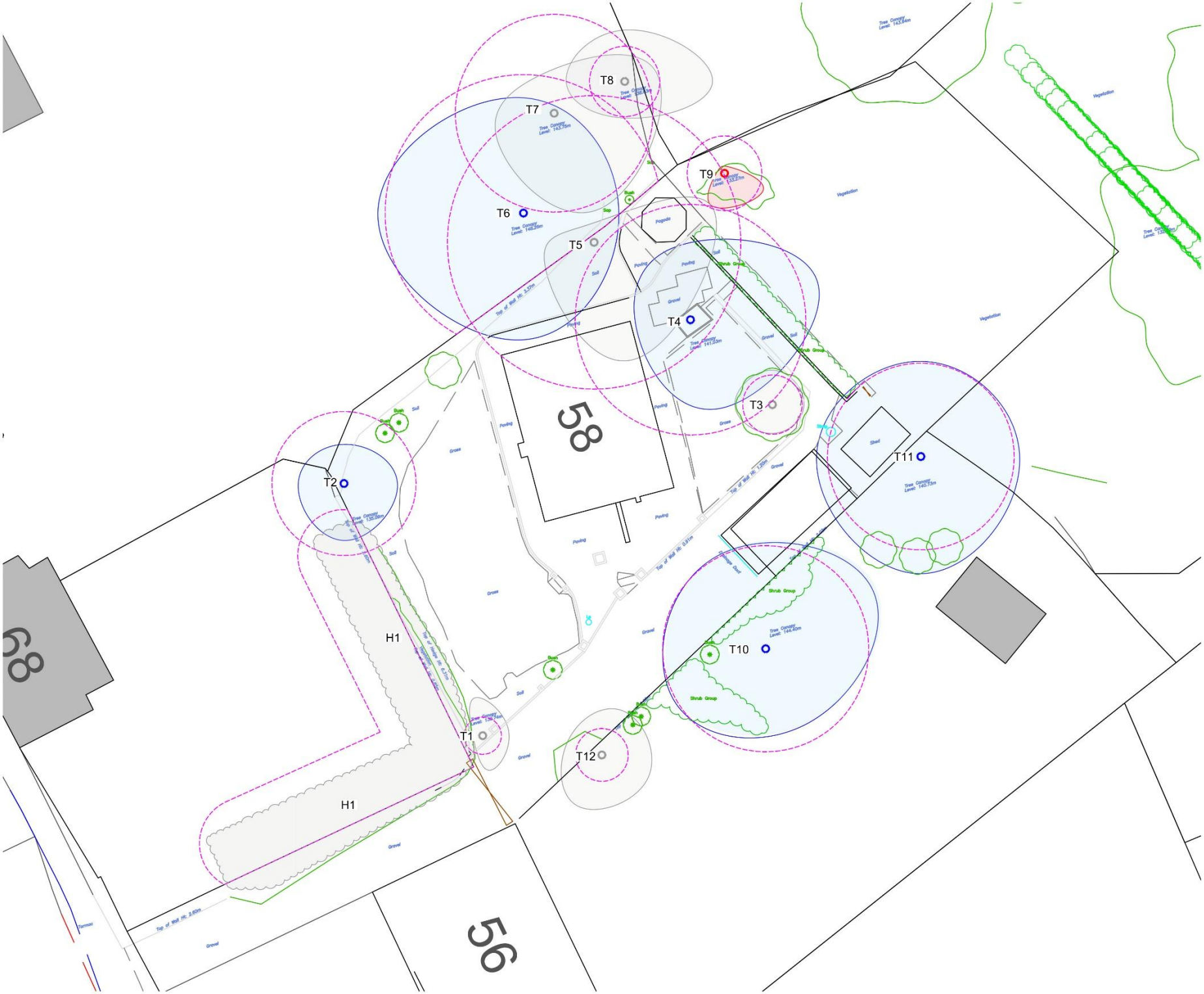

BS5837:2012 RETENTION CATEGORISATION

- Stem Location
- Category A Trees/Hedge/Group
- Category B Trees/Hedge/Group
- Category C Trees/Hedge/Group
- Category U Trees/Hedge/Group
- Root Protection Area
- Shrub Group / Hedgerow

SITE LOCATION

No.58 Main Street
Desford
Leicestershire
LE9 9GR

CLIENT NAME

Ms. Heather Neep

No.58 Main Street
Desford
Leicestershire
LE9 9GR

MAP TITLE

Tree Constraint Plan

MAP REFERENCE

M_S163_TCP

MAP DETAILS

DATE:
07/10/2026

AUTHOR:
Edward Severn
DipArbL4 TechArborA

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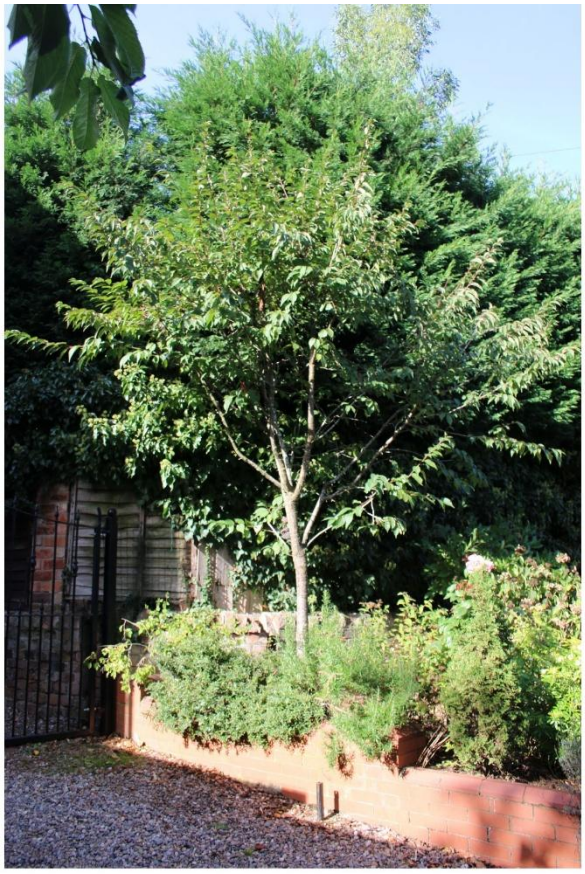
APPENDIX 3

PHOTOGRAPHS

No.58 MAIN STREET, DESFORD, LEICESTERSHIRE, LE9 9GR



T1 Flowering Cherry



T2 English Holly



T3 Robinia



T4 Scots Pine



T4 Scots Pine - Crown Form



T5 Scots Pine - Crown Form



T5 Scots Pine



T6 Copper Beech



T7 Scots Pine



T8 Scots Pine



T9 Dead Larch



T10 Norway Maple



T12 Wild Cherry



T11 Common Ash



H1 Leyland Cypress



View Of Property From Main Street



View Of Property From The Driveway Entrance



Best Vantage Of Trees From Main Street



Best Vantage Of Trees From Main Street Annotated

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