



**ORIGIN
ENVIRONMENTAL**
ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Shericles Farm, Kirkby Road,
Desford, LE9 9JX

CLIENT

Ms Hannah Hufford

REFERENCE

251210 25138 AIA V1a

ISSUE DATE

18th December 2025

Document Quality Assurance

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This is a preliminary visual assessment from ground level for planning and development purposes only, undertaken with due consideration for the principles of BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. It is not a tree risk assessment and should not be used as such. While every effort is made to accurately assess tree condition, it may not be possible or appropriate to view all parts of every tree to meet the comprehensive assessment criteria of a full tree risk assessment. This assessment also does not include invasive techniques such as climbing inspections, internal decay detection (e.g., resistograph, sonic tomography), or root collar excavation, unless specifically instructed and agreed upon. Trees are dynamic organisms, and their long-term health and stability cannot be guaranteed; no responsibility can be taken for damage or injury arising from tree failure after the date of this report.

Furthermore, this report is not an ecological assessment. If protected species are suspected, you must seek expert ecological advice before commencing any works. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 provide statutory protection for birds, bats, and other species that can inhabit trees. Great care is required to avoid disturbance to those species, and consideration should be given to the timing of tree works to avoid an offence under the above legislation. Where the presence of such species is suspected, the project ecologist or Natural England should be contacted for advice.

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1. Introduction

1.1 Principal Author

1.1.1 The report's Principal Author is Henry Warren-Hastings FdSc MArborA, Graduate Arboricultural Consultant at Origin Environmental Arboriculture Ltd., known herein as 'Origin'. Henry has over twenty years of arboriculture experience, moving into professional consultancy more recently. Henry is a Professional Member of the Arboricultural Association and LANTRA certified to undertake Professional Tree Inspections.

1.1.2 The report has been reviewed by Jack Barnard BSc (Hons), MArborA, MICFor (Chartered Arboriculturist), Director at Origin. Jack has over ten years of professional experience in arboricultural consultancy and has worked on projects ranging from large master planning proposals to commercial and residential sites throughout the UK. Jack is a Professional Member of the Arboricultural Association (AA) and the Institute of Chartered Foresters (ICF) and is therefore required to uphold the professional and ethical standards within their codes of conduct. Jack is also LANTRA certified to undertake Professional Tree Inspections.

1.1.3 The information stated within this report is a true and accurate reflection of both the Site conditions at the time of the survey, as well as the professional opinion of the Principal Author.

1.2 Purpose

1.2.1 This Arboricultural Impact Assessment (AIA) has been commissioned by Ms Hannah Hufford ('the Client'). This AIA is prepared in relation to the Proposed Development at Shericles Farm, Kirkby Road, Desford, LE9 9JX ('the Site') (see the site location plan and red line boundary at Appendix 1).

1.2.2 The detailed tree survey and subsequent arboricultural report were commissioned to satisfy the requirements of BS5837:2012 *Trees in Relation to Design, Demolition and Construction: Recommendations*. This assessment specifically considers all trees located either directly on the Site or within an influencing distance of the Proposed Development.

1.2.3 Origin is instructed to fulfil the initial requirements of BS5837:2012 and Local Planning Authority – Hinkley and Bosworth Borough Council ('the Council'). The Council requires an AIA to make an informed decision on the Client's full planning application.

1.3 Origin's Instruction

1.3.1 The extent of instruction for this project is threefold:

- i. A BS5837:2012 tree survey - this is an assessment of all trees on or within influencing distance of the Site, capturing data relating to each tree's size and condition, as well as quantifying each tree or group's amenity value and life expectancy.
- ii. A Tree Constraints Plan and Tree Schedule - delineating the findings of the BS5837:2012 tree survey. Trees are superimposed onto a topographical survey or OS Map to show their reference number (e.g. T1), canopy spread, retention categorisation and Root Protection Area (RPA).
- iii. An Arboricultural Impact Assessment (AIA) – this is a report that assesses the trees and the potential impacts associated with the Proposed Development and its construction requirements.

1.4 **Site Description**
 1.4.1 The Site is located to the southwest of Desford, accessed from Kirkby Road by a track from the southeast. The Site is approximately centred at grid reference: SK 46782 02733.
 1.4.2 The Site comprises Shericles Farm and its associated garden, which surrounds the property and continues towards the northwest. The property is situated between 2no. agricultural fields, with trees, groups and hedgerows framing each boundary.

2. Proposed Development

2.1 **Description**
 2.1.1 The Proposed Development is for the creation of a secondary plot which would be occupied by a bespoke two-storey dwelling, creation of associated curtilage and private garden amenity space, and additional landscaping and planting.

2.2 **Reference Documents**
 2.2.1 The following documentation has been referenced as part of this impact assessment:

Table 1 Documents and Plans Provided

Document Description	Reference No.	Prepared By	Date
Topographical Survey	Unknown	Unknown	Unknown
Proposed Site Layout	25008 DSA ZZ GF DRA 102 X	DSA	November 2025

3. Statutory and Non-statutory Legislation

3.1 **National Planning Policy Framework (NPPF) (February 2025)**

Tree Policies

3.1.1 When determining planning applications, the Council should apply the following principles from the NPPF:

- Paragraph 136

“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.”

- Paragraph 193 (A, C & D)

“When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- c) 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; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

3.1.2 The NPPF also provides the following definitions:

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.”

3.1.3 None of the surveyed groups or woodlands are considered to be relevant within these definitions.

3.2 Tree Preservation Orders and Conservation Areas

3.2.1 The Council has been contacted to establish whether any trees contained within the survey are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area.

3.2.2 It has been confirmed using the Council's online interactive map on the 10th of September 2025 that there are no TPOs associated with the Site, nor does the Site fall within a local Conservation Area.

3.3 Felling Licence

3.3.1 Tree felling is generally restricted under the Forestry Act 1967, which requires a felling licence for most non-exempt operations. The Act grants a key exemption for "*Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990).*" This exemption only applies when full planning permission has been granted, and the removal of the specific trees (such as those identified in this Arboricultural Impact Assessment) is necessary to implement the authorised development. Crucially, the granting of outline planning permission does not provide this exemption and therefore does not override the requirement for a separate felling licence under the Forestry Act 1967.

4. Tree Survey

4.1 Site Visit

4.1.1 Jack Barnard BSc(Hons) MArborA MICFor completed the tree survey on the 3rd of September 2025. All tree inspections were undertaken from ground level, and no climbing or further assessments were undertaken. Weather conditions during the survey were clear and bright and did not form a constraint to the assessment.

4.1.2 All tree inspections were undertaken from ground level, and no climbing or further assessments were undertaken. Weather conditions during the survey were clear and bright and did not form a constraint to the assessment.

4.2 Method of Data Collection

4.2.1 The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

4.2.2 The survey recorded trees either as individual specimens or as groups, where these trees were aerodynamically, culturally, or visually important as groups.

4.2.3 The tree numbers associated with each tree are cross-referenced within the Tree Schedule and with the associated plans at Appendix 3 and 4, respectively. The complete methodology for data collection is provided at Appendix 2 and was carried out in accordance with BS5837:2012.

4.2.4 It should be noted that *Table 1* of BS5837:2012 only gives recommendations in relation to the remaining years. A tree may be considered to have a long remaining life, however, still be of a lower category given its maturity, condition, or overall impact on the Site.

4.2.5 The location of each tree and their associated constraints, including canopy spread and Root Protection Areas (RPAs) are illustrated with and without the Proposed Development on plan numbers OE-001 and OE-002, both at Appendix 4.

4.2.6 Category A and B trees are considered to provide a substantial or moderate contribution to a site, respectively, and should be retained and incorporated into the Proposed Development where possible and feasible. Category C and U trees are of low quality or are young specimens, which can be readily replaced. These trees should not be considered a constraint to the Proposed Development. However, it is considered desirable that trees be retained wherever possible, as this ensures a continuity of canopy cover and helps contribute to a mature landscape.

4.3 Summary of Data

4.3.1 A total of 13no. individual trees, 13no. groups of trees, and 2no. hedgerows have been surveyed. These include 12no. category B, and 16no. category C retention value. None of the surveyed trees or groups were of category A or U retention value.

4.3.2 Tree cover at the Site primarily comprises semi-mature and early-mature trees of category B and category C retention value. The northeastern boundary forms dense linear groups, providing significant screening from the land beyond. Boundaries are typically formed of Lawson cypress, Norway maple, hybrid poplar, beech and willow.

4.3.3 Further tree cover is scattered across the remainder of the Site, comprising more early-mature trees and groups, as well as some mature specimens.

5. Impact Assessment

5.1 Relationship between Site Layout and Trees

Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one factor requiring consideration. It also states that misplaced tree retention can be detrimental on a site, where it will cause excessive pressure on those retained trees and could necessitate their removal in the future.

5.1.2 It has been considered desirable that trees and groups of trees should be retained wherever possible, although care has been exercised over misplaced tree preservation. Within the current site layout plan, there is a conflict with some trees that cannot be avoided due to the size and scale of the building requirements. Therefore, mitigation proposals are considered.

5.1.3 There is no tree removal required as part of the Proposed Development. As such, no aged or veteran trees are being removed and therefore the principles for refusal within the NPPF would not be considered applicable.

5.1.4 The Proposed Development is in line with the Local Plan as it retains trees identified as important within the Site. Additionally, all trees proposed for removal have limited value and are not visible from the public realm.

6. Above Ground Constraints

6.1 Tree Canopies

6.1.1 The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the Tree Constraints Plan (OE-001) at Appendix 4.

6.1.2 The Tree Schedule lists the vertical clearance from ground level to the first significant branching of individual trees. This measurement informs the level of accessibility and potential for development beneath tree canopies.

6.1.3 Factors such as the mature height, size, form, shading and species-specific nuisances must be considered. The proximity of retained trees to structures must also take into consideration amenity factors. This AIA has considered the area surrounding each tree to enable a satisfactory relationship between the Proposed Development and the tree. Additional factors for consideration include how comfortable future inhabitants of the property will feel about trees in close proximity to their home. This serves to protect retained trees from pressure to be felled or undergo surgery once the rooms are occupied.

6.1.4 To ensure the successful retention of trees, a Construction Exclusion Zone (CEZ) must be established. The CEZ must take into consideration the factors outlined above and ensure that retained trees are not harmed during the construction process.

6.1.5 It is critical that all protective fencing is installed and erected, and the CEZ enforced prior to the commencement of any works on-site. Following the installation of tree protection, a site meeting must be undertaken with the Tree Officer to ensure the satisfaction of all parties prior to any on-site works commencing.

6.2 Tree Pruning

6.2.1 G3 (Lawson cypress) is a semi-mature group framing the northern boundary of the Site. Historically, G3 appears to have been regularly cut back, creating a hedgerow-like feature along the boundary. To implement the Proposed Development, there will be a requirement to prune G3 back in line with past management. See Figure 1 below.



Figure 1 - View of G3 from within the Site to the southeast.

6.3 Shading

6.3.1 Where shading is unavoidable, the potential adverse impacts should be balanced with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits”.

6.3.2 The impact of shading from trees is likely to be limited with shading likely to result primarily from existing built structures. The impact of tree shading is not a constraint to the Proposed Development.

6.4 Future Growth

6.4.1 The future growth of trees at the Site is not considered to be a significant constraint to the Proposed Development. Boundary trees may require minor future pruning. This can be addressed by pruning lateral growth and secondary branches that encroach on the built structures.

6.5 Leaves, Fruit, and Honeydew

6.5.1 Leaves and fruit do not pose a significant constraint to the Proposed Development, as an adequate offset has been provided between retained trees and the proposed built structures.

6.5.2 Given the proximity of so many trees on and off-site, leaf fall will be a problem across the entire Site in autumn. It is therefore recommended that grates be incorporated into the gutters of the Proposed Development to avoid regular blockages.

7. Below Ground Constraints

7.1 Root Protection Area (RPA)

7.1.1 The RPA of trees has been calculated as prescribed by BS5837:2012 and these are illustrated on the Tree Constraints Plan at Appendix 4. In addition to this, each tree's numerical RPA value is provided within the Tree Schedule at Appendix 3. The Tree Schedule provides both the RPA radius in metres from the centre of the stem and the total area for the RPA in square metres.

7.1.2 In general, the RPA is a circular area with a radius 12 times the diameter of a tree measured at 1.5

metres for single-stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided by Annex D of BS5837:2012.

- 7.1.3 The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions. The RPA may be altered and/or offset from a centred circle if there are existing RPA incursions. The total area of the RPA will not be altered from that prescribed by BS5837:2012.
- 7.1.4 The RPA is an area in which no groundwork should be undertaken without due care taken in relation to the retained tree(s). This is to avoid soil compaction, changes in levels or soil contamination, which could alter the tree's condition and/or stability.

7.2 Existing RPA Incursions

- 7.2.1 There are several areas within the Site with existing RPA incursions. The main access track that leads into the Site results in a variety of RPA incursions. These include the 3no. sycamore trees that form G12, as well as T3 (weeping willow), and T13 (wild cherry). T4-T10 are also situated in an area of existing RPA incursions, with hard standing surrounding the trees.

7.3 Proposed RPA Incursions

- 7.3.1 There are no proposed new RPA incursions associated with the Proposed Development.

7.4 Infrastructure

- 7.4.1 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA for infrastructure to be located. All services and infrastructure MUST NOT enter the CEZ.

8. Recommendations & Conclusions

8.1.1 A total of 13no. individual trees, 13no. groups of trees, and 2no. hedgerows have been surveyed. These include 12no. category B, and 16no. category C retention value. All trees at the Site and within influencing distance have been surveyed.

8.1.2 It has been considered desirable that trees and groups of trees should be retained wherever possible, although care has been exercised over misplaced tree preservation. Within the current site layout plan, there is a conflict with some trees that cannot be avoided due to the size and scale of the building requirements. Therefore, mitigation proposals are considered.

8.1.3 There is no tree removal required as part of the Proposed Development. As such, no aged or veteran trees are being removed and therefore the principles for refusal within the NPPF would not be considered applicable.

8.1.4 The successful retention of those trees that will remain on the Site will be dependent upon the quality and maintenance of any protection system that is put in place. A Tree Protection Plan (OE-003) has been provided at Appendix 4.

8.1.5 It is critical that all protective fencing is installed and erected, and that the Construction Exclusion Zone (see Section 6.1 of this report for further information) is enforced prior to the commencement of any work on-site. Following the installation of tree protection, a "pre-commencement site meeting" will be undertaken with a suitably competent arboricultural consultant to ensure the satisfaction of all parties prior to any on-site work commencing. A file note will be produced outlining the outcome of the meeting, and a copy will be provided to the Tree Officer.

8.1.6 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA, towards the southeastern extent of the Proposed Development, for infrastructure to be located. All services and infrastructure MUST NOT enter the Construction Exclusion Zone (CEZ). See Section 6.1 within this report for further information on the CEZ.

9. References

- British Standard 3998:2010 'Tree work – Recommendations'
- British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'
- British Standard 8545:2014 'Trees: from Nursery to Independence in the Landscape – Recommendations'
- National Planning Policy Framework (NPPF) 2025
- The Forestry Act 1967
- The Town and Country Planning (Tree Preservation) (England) Regulations 2012
- The Town and Country Planning Act 1990



Appendix 1: Aerial Photographs

Google Earth Pro Aerial Image (29.09.2025) with an Indicative Red Line Boundary

Shericles Farm, Kirkby Road, Desford, LE9 9JX



Appendix 2: Survey Methodology

The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

Whenever possible tree locations will be plotted with the use of a Topographical Survey. When a Topographical survey is not provided, tree locations will be plotted using a combination of an ordinance survey plan, aerial imagery and measurements taken onsite.

In accordance with BS5837:2012, small trees with a stem diameter of less than 75mm were not surveyed as they are considered to be readily replaceable or could be relocated with relative ease.

Each tree has been given an identification number as either an individual tree, group of trees, woodland or hedgerow. The tree numbers associated with each tree are cross-referenced within the Tree Schedule and the associated plans at Appendix 3 and 4, respectively.

Tree species have been recorded with both common and scientific names.

All tree heights have been assessed using a clinometer. For groups of trees, woodlands, and hedgerows the lowest and highest height associated with the group has been recorded. Tree heights are given in metres.

Stem diameters were measured at 1.5 metres above ground level (unless otherwise stated) and are given in millimetres. For groups of trees, woodlands, and hedgerows the lowest and highest diameter associated has been recorded.

The canopy spread is measured in metres. The canopy spread is usually measured at four cardinal points, with 8 cardinal points being used for trees with an unusual or disproportionate canopy shape. For woodlands and groups of trees, an average canopy spread is used to provide an indication of the size of trees associated. For hedgerows, the width of the hedge is used to reflect the 4 cardinal points.

The height of the ground clearance is given in metres and is an estimate of the height of the first branch above ground level.

Age class is indicative and will vary between species. In the absence of detailed information on tree age the following classification has been used:

Age Category	Description
Young	Trees aged less than one-third of life expectancy.
Semi-mature	Established specimen approaching one-third of life expectancy.
Early-mature	Trees have reached one-third to two-thirds of life expectancy.
Mature	Trees have reached over two-thirds of life expectancy.
Over-mature	Trees that are declining or moribund trees of low vigour.
Notable	Trees that are locally significant, usually due to their size or cultural history, but do not yet qualify as ancient or veteran. Often referred to as the "next generation" of veteran trees. They are usually mature, of significant size and age, but have not yet developed the associated characteristics or age to qualify as ancient or veteran.
Veteran	A veteran tree is defined by its condition and physical features, regardless of its actual chronological age. A veteran exhibits "scars" or features usually

associated with old age, but these may have been caused by environmental trauma (lightning, wind damage), pests, or human management (pollarding) rather than just time. A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species.

Recognition of Ancient, Veteran & Notable trees (RAVEN) provides a methodology for assessing and identifying trees of special interest, particularly veteran and ancient trees. The RAVEN assessment should be utilised as a supportive tool rather than a definitive measure, requiring the application of professional discretion.

Ancient	Trees that are remarkably old relative to others of the same species. Crucially, "ancient" is not a fixed number of years; it depends on the species' lifespan. A birch tree may be considered ancient at 150 years old, while a yew tree may not be considered ancient until it is 800+ years old.
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The structural condition of each tree has been assessed and is summarised as:

Structural Condition	Description
Good	Few minor defects of little overall significance.
Fair	A significant defect or several small defects.
Poor	Major defects present or many small defects.

The physiological condition has been recorded to provide an indication of each tree's general health and vitality. The trees have been described thus:

Physiological Condition	Description
Good	In good health typical of the species.
Fair	Reasonable health with few defects.
Poor	Trees that exhibit significant defects that are irremediable or moribund trees.
Dead	The tree has died.

The estimated remaining contribution has been categorised as:

- Less than 10 years
- 10-20 years
- 20-40 years
- Over 40 years

The estimated remaining contribution has been based upon an assessment of the tree's potential safe useful life expectancy. The remaining contribution in years does not always directly correlate with the retention category of a tree, as an individual specimen may have a long remaining life but be of little significance in terms of development.



Appendix 3: Schedules

BS5837:2012 Cascade Chart

Complete Tree Schedule

Category and Definition	Criteria (including subcategories where appropriate)			ID Colour on Plan
Trees to be considered for retention (see note)				
	1 - Mainly arboricultural qualities	2 - Mainly landscape qualities	3 - Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light Green (000-255-000)
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.	Mid Blue (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey (091-091-091)
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.	<ul style="list-style-type: none"> 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; and/or 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. <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			Dark Red (127-000-000)

BS5837:2012 TREE SCHEDULE

SITE
 Shericles Farm, Kirkby Road, Desford

CLIENT
 Marrons

DATE
 December 2025

REFERENCE
 250908 25138 TS V1a

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T1	Weeping willow	<i>Salix x sepulcralis 'Chrysocoma'</i>	10	365	3	6	8	6	0.5	Semi-mature	Good	Fair	Semi mature specimen located towards the northeastern corner of the site. Single stem bifurcates at c.2m. Canopy biased to the south, suppressed by the group north. Likely of limited visibility externally to the site.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	64	4.50
T2	Weeping willow	<i>Salix x sepulcralis 'Chrysocoma'</i>	10	455	7	5	8	7	0.5	Early-mature	Good	Fair	Early mature specimen located towards the northeastern corner of the site. Single stem, structural canopy forms at c.2. 5m. Canopy biased to the southwest, suppressed by the group north and east. Likely of limited visibility externally to the site.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	92	5.40
T3	Weeping willow	<i>Salix x sepulcralis 'Chrysocoma'</i>	10	465	5	6	6	5	0.5	Early-mature	Good	Fair	Early mature specimen located towards the northeastern corner of the site. Single stem, structural canopy forms at c.2. 5m. Canopy biased to the southwest, suppressed by the group north and east. Likely of limited visibility externally to the site.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	102	5.70
T4	Grand fir	<i>Abies grandis</i>	9	385	5	5	5	4	4	Semi-mature	Good	Fair	Semi mature specimen located on the northern boundary of the site. Single stem. Driveway associated with the RPA on all sides. Lower canopy previously raised, good occlusion. Common cohesive canopy with the adjacent specimens, canopy biased east.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	64	4.50

BS5837:2012 TREE SCHEDULE

SITE
Shericles Farm, Kirkby Road, Desford

CLIENT
Marrons

DATE
December 2025

REFERENCE
250908 25138 TS V1a

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T5	Copper beech	<i>Fagus sylvatica f. purpurea</i>	9	525	8	6	8	7	3	Early-mature	Good	Fair	Early mature specimen located on the northern boundary of the site. Single stem. Driveway associated with the RPA on all sides. Lower canopy previously raised, good occlusion. Common cohesive canopy with the adjacent specimens. Overhead cables through the canopy south.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	125	6.30
T6	Copper beech	<i>Fagus sylvatica f. purpurea</i>	8	245	5	3	5	3	1.5	Semi-mature	Good	Fair	Semi mature specimen located on the northern boundary of the site. Single stem. Driveway associated with the RPA on all sides. Lower canopy previously raised, good occlusion. Common cohesive canopy with the adjacent specimens. Overhead cables through the canopy south.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	28	3.00
T7	Small-leaved lime	<i>Tilia cordata</i>	9	490	7	5	5	6	1.5	Early-mature	Good	Fair	Early mature specimen located on the northern boundary of the site. Single stem. Driveway associated with the RPA east and south. Lower canopy previously raised south. Common cohesive canopy with the adjacent specimens. Overhead cables through the canopy south.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	113	6.00
T8	Scots pine	<i>Pinus sylvestris</i>	10	305	4	5	3	3	1	Semi-mature	Fair	Fair	Semi mature specimen located on the northern boundary of the site. Single stem. Forms a common cohesive canopy with the adjacent specimens. Adds height to the boundary screen.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	41	3.60

BS5837:2012 TREE SCHEDULE
SITE
 Shericles Farm, Kirkby Road, Desford

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 Marrons

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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T9	Scots pine	<i>Pinus sylvestris</i>	13	290	4	4	3	3	4	Semi-mature	Fair	Fair	Semi mature specimen located on the northern boundary of the site. Single stem. Forms a common cohesive canopy with the adjacent specimens. Adds height to the boundary screen.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	41	3.60
T10	Scots pine	<i>Pinus sylvestris</i>	12	345	5	4	5	3	1	Semi-mature	Fair	Fair	Semi mature specimen located on the northern boundary of the site. Single stem. Forms a common cohesive canopy with the adjacent specimens. Adds height to the boundary screen.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	55	4.20
T11	Weeping willow	<i>Salix x sepulcralis 'Chrysocoma'</i>	6	370	3	3	3	3	1	Semi-mature	Good	Fair	Semi mature specimen located towards the northern boundary of the site. Single stem. Heavily pollarded in the past, now with good regrowth.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	64	4.50
T12	Blue Atlantic Cedar	<i>Cedrus atlantica</i> â€“ <i>Glauca</i> â™	10	430	5	4	5	5	1	Semi-mature	Good	Good	Semi mature specimen located centrally within the site. Single stem maintained for entire height. Good radial canopy. Good future potential.	No work required at the time of assessment.	B1, 2	Long (>40 years)	82	5.10
T13	Wild cherry	<i>Prunus avium</i>	11	625	7	7	7	5	2	Mature	Fair	Fair	Mature specimen located towards the eastern boundary of the site. Single stem. Structural canopy forms at c.1.5m. Good radial canopy although cut back from the adjacent property west.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	177	7.50
G1	Lombardy poplar	<i>Populus nigra</i> 'Italica'	14-16	230-380	4	4	4	4	2	Semi-mature	Good	Fair	Semi mature group framing the northeast corner of the site. Single stem. Forms a dense common cohesive canopy. Individually of limited arboricultural merit but does provide elements of screening value.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	64	4.50

BS5837:2012 TREE SCHEDULE

SITE
 Shericles Farm, Kirkby Road, Desford

CLIENT
 Marrons

DATE
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REFERENCE
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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G2	Lawson cypress, Common beech	<i>Chamaecyparis lawsoniana, Fagus sylvatica</i>	8-12	320-730	6	6	6	6	0	Early-mature	Good	Fair	Early mature group framing the northeast corner of the site. Single stem. Forms a dense common cohesive canopy. Individually of limited arboricultural merit but does provide elements of screening value.	No work required at the time of assessment.	C1, 2	Medium (20 to 40 years)	238	8.70
G3	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	6-7	240-370	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature group framing the northern boundary of the site. Of limited arboricultural merit but does provide elements of screening value.	Cut back in line with past management.	C1, 2	Short (10 to 20 years)	64	4.50
G4	Cherry laurel	<i>Prunus laurocerasus</i>	4	50-90	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature group framing the northern boundary of the site. Of limited arboricultural merit but does provide elements of screening value.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	7	1.50
G5	Field maple, Sycamore, Common holly, Small-leaved lime	<i>Acer campestre, Acer pseudoplatanus, Ilex aquifolium, Tilia cordata</i>	9-14	375-510	6	6	6	6	2	Early-mature	Good	Fair	Early mature group located on the northern boundary of the site. 7no. Mutually suppressed specimens forming a dense common cohesive canopy. Forms a significant boundary screen.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	113	6.00
G6	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	7-8	220-415	3	3	3	3	2	Semi-mature	Good	Fair	Semi mature group framing the existing access road. Single stems. Dense common cohesive canopy. Of limited arboricultural merit but does provide elements of screening value.	No work required at the time of assessment.	C1, 2	Short (10 to 20 years)	82	5.10

BS5837:2012 TREE SCHEDULE

SITE
 Shericles Farm, Kirkby Road, Desford

CLIENT
 Marrons

DATE
 December 2025

REFERENCE
 250908 25138 TS V1a

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G7	Eucalyptus	<i>Eucalyptus globulus</i>	10-12	360-410	6	6	6	6	3	Early-mature	Good	Fair	Pair of early mature specimens located towards the northern boundary of the site. Single stems. Collectively form a good radial canopy.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	72	4.80
G8	Silver birch, Wild cherry, Rowan	<i>Betula pendula</i> , <i>Prunus avium</i> , <i>Sorbus aucuparia</i>	6-8	180-560	5	5	5	5	1.5	Early-mature	Good	Fair	Early mature group located centrally within the site on the southern side of the pond. Single stems. Good radial canopies. Moderate future potential.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	137	6.60
G9	Apple	<i>Malus domestica</i>	4-6.5	210-420	3	3	3	3	2	Early-mature	Good	Good	Semi and early mature fruit trees located towards the southern boundary of the site. Single stems. Good radial canopy. Good future potential.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	82	5.10
G10	Sycamore, Hornbeam, Sweet chestnut, Lawson cypress, Common hazel, Pedunculate oak	<i>Acer pseudoplatanus</i> , <i>Carpinus betulus</i> , <i>Castanea sativa</i> , <i>Chamaecyparis lawsoniana</i> , <i>Corylus avellana</i> , <i>Quercus robur</i>	9-14	165-530	6	6	6	6	2	Early-mature	Good	Fair	Early mature group located on the southern boundary of the site. Single stems. Dense common cohesive canopy. Mutually suppressed and would benefit from a thinning program. Forms a significant boundary screen.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	125	6.30

BS5837:2012 TREE SCHEDULE

SITE
Shericles Farm, Kirkby Road, Desford

CLIENT
Marrons

DATE
December 2025

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250908 25138 TS V1a

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G11	Norway maple, Lawson cypress, Common ash, Common walnut, Larch, Plum	<i>Acer platanoides, Chamaecyparis lawsoniana, Fraxinus excelsior, Juglans regia, Larix decidua, Prunus domestica</i>	6-12	120-355	4	4	4	4	0	Semi-mature	Good	Fair	Semi mature group framing the eastern boundary of the site. Single stems. Forms a dense common cohesive canopy. Forms a significant boundary screen.	No work required at the time of assessment.	B2	Short (10 to 20 years)	55	4.20
G12	Sycamore	<i>Acer pseudoplatanus</i>	15-1	400	7	7	7	7	2.5	Semi-mature	Good	Fair	Semi mature group located on the eastern boundary of the site. 3no specimens that frame the southern side of the site access. Lower canopy previously raised. Common cohesive canopy. Prominent specimens on the access.	No work required at the time of assessment.	B1, 2	Medium (20 to 40 years)	72	4.80
G13	Sycamore, Common hawthorn, Common ash, Pedunculate oak	<i>Acer pseudoplatanus, Crataegus monogyna, Fraxinus excelsior, Quercus robur</i>	10-12	100-500	6	6	6	6	1	Early-mature	Good	Fair	Early mature group located on the southeast boundary of the site, situated beside the access road leading to the property from Kirkby Road. Single-stem specimens growing on raised bund. Visible externally from the site along Kirkby Road to the southeast.	No work required at the time of assessment.	B1, 2	Short (10 to 20 years)	113	6.00
H1	Common hawthorn, Common holly	<i>Crataegus monogyna, Ilex aquifolium</i>	2.5-4	80-140	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature hedgerow framing the southern boundary of the site. Forms a low level boundary screen.	No work required at the time of assessment.	C2	Short (10 to 20 years)	10	1.80

BS5837:2012 TREE SCHEDULE

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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	Life Expectancy	RPA (m ²)	RPA Radius (m)	
					N	E	S	W											
H2	Common hawthorn, Blackthorn	<i>Crataegus monogyna, Prunus spinosa</i>	2.5	30-60	2	2	2	2	0	Semi-mature	Good	Good	Semi-mature	Semi mature hedgerow framing the eastern boundary of the driveway. Forms a dense low level boundary screen.	No work required at the time of assessment.	C2	Medium (20 to 40 years)	7	1.50



Appendix 4: Plans

Tree Constraints Plan (OE-001)

Arboricultural Impact Plan (OE-002)

Tree Protection Plan (OE-003)

PROJECT INFORMATION

PROJECT Shericles Farm, Kirkby Road, Desford

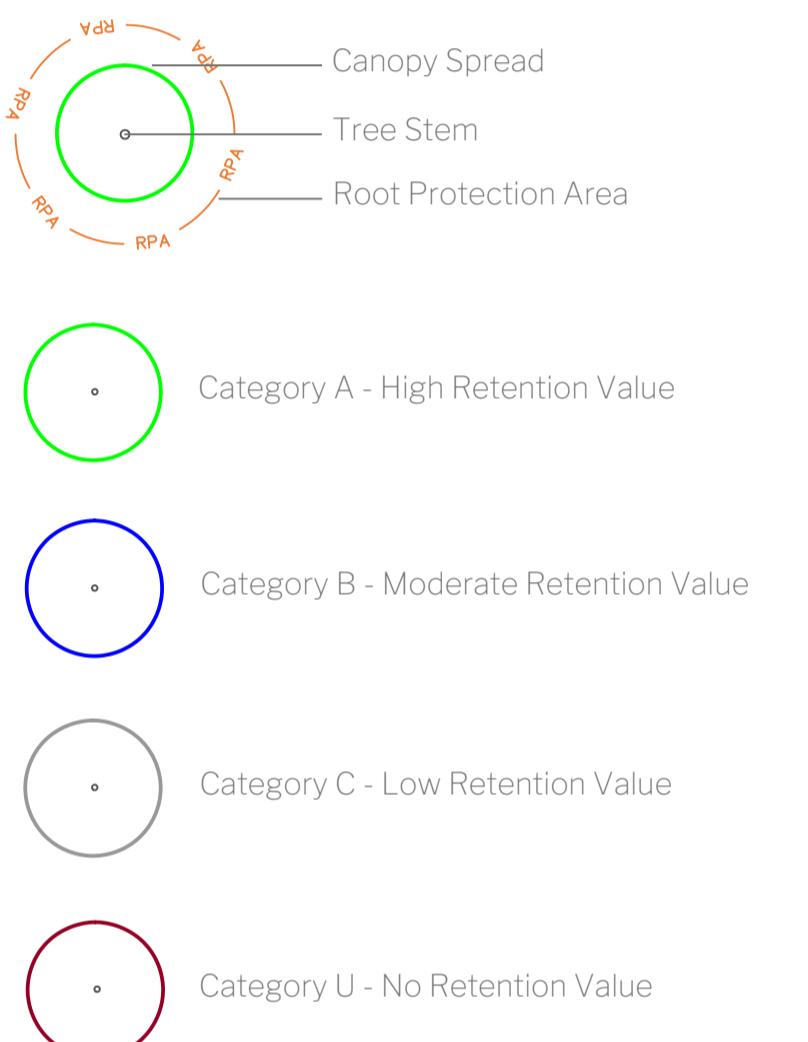
DATE
September 2025

PLAN REFERENCE
250908 25138 TCP V1

PLAN NUMBER

PLAN SCALE
1/500 @ A1

LEGEND



This TCP is created as a design tool and does not make an assessment of the impacts or subsequent effects of the Proposed Development to trees. Therefore, the TCP must not be submitted solely to inform the planning application. An Arboricultural Impact Assessment or similar report will be required to inform the planning application which this TCP may form part of.

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is based. Additionally, this drawing was produced in colour and therefore a monochrome
copy must not be relied upon.



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PROJECT INFORMATION

PROJECT

Shericles Farm, Kirkby Road, Desford

PLAN TITLE

Arboricultural Impact Plan

DATE
December 2025

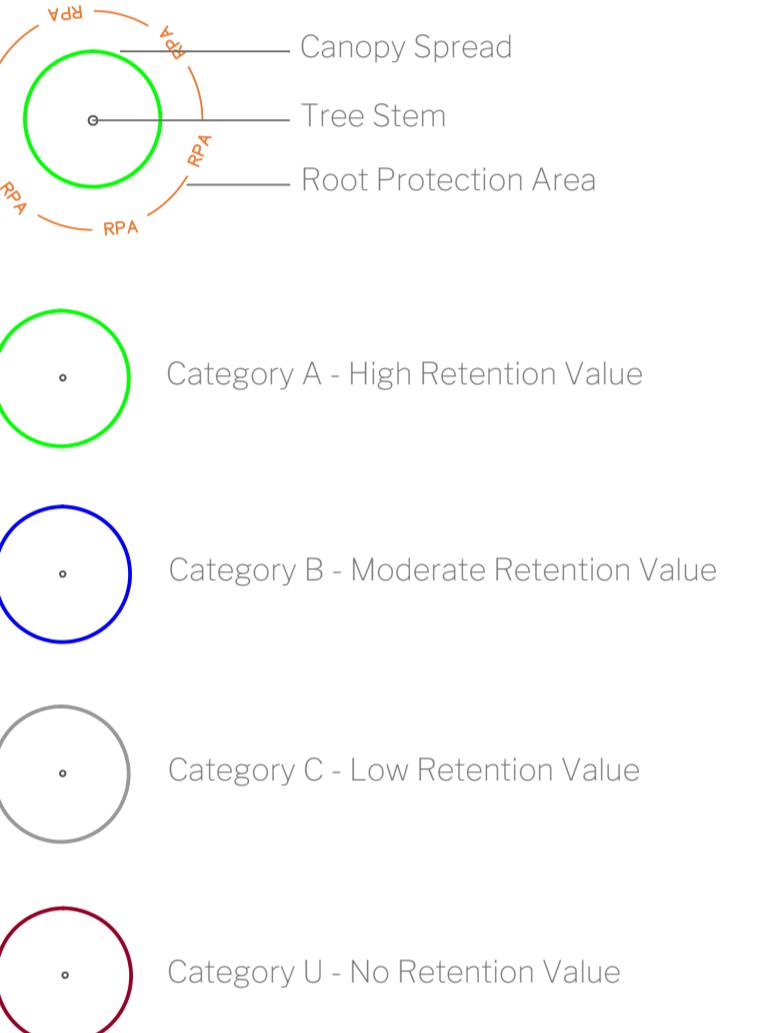
PLAN REFERENCE
250908 25138 AIP V1a

AN NUMBER
E-002

PLAN SCALE
1/200 0 A1

10.1002/anie.201907003

LEGEND



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PROJECT INFORMATION

 PROJECT
 Shericles Farm, Kirkby Road, Desford

 DATE
 December 2025

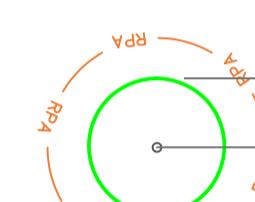
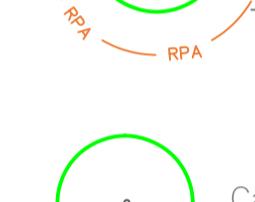
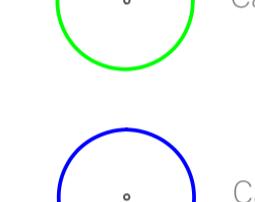
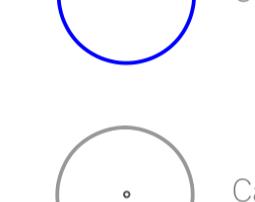
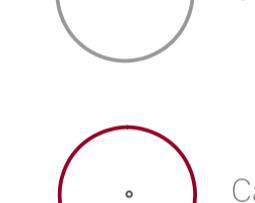
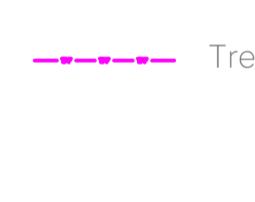
 PLAN TITLE
 Tree Protection Plan

 PLAN REFERENCE
 250908 25138 TPP V1

 PLAN NUMBER
 OE-003

 PLAN SCALE
 1/200 @ A1

LEGEND

-  Canopy Spread
-  Tree Stem
-  Root Protection Area
-  Category A - High Retention Value
-  Category B - Moderate Retention Value
-  Category C - Low Retention Value
-  Category U - No Retention Value

TREE PROTECTION

Tree Protection Fencing

**TREE PROTECTION AREA
NO ACCESS**


- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT FROM THE PROJECT ARBORICULTURIST



- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION


 For any issues relating to this Tree Protection Fencing or guidance on any arboricultural matter, please contact Origin Environmental Arboriculture
www.origin-environmental.com - hello@origin-arb.com

Tree Protection Fencing

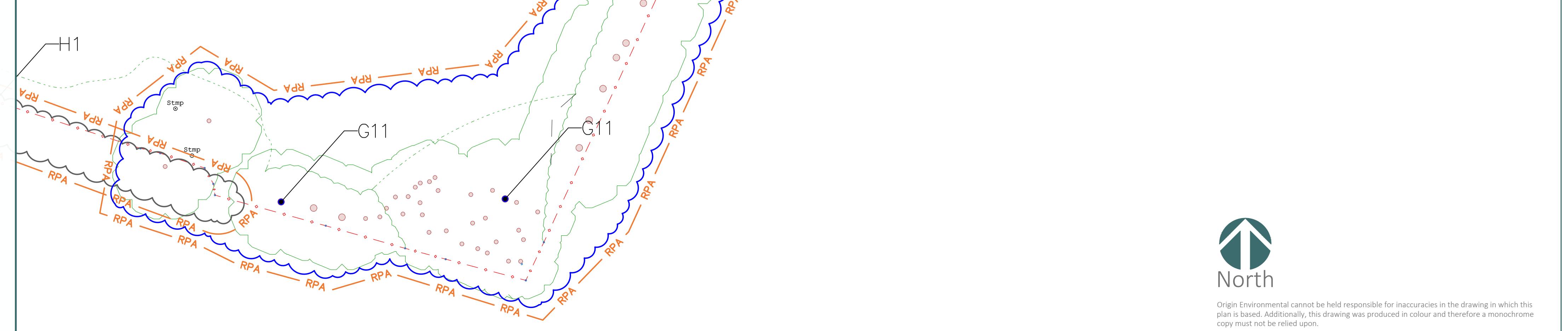
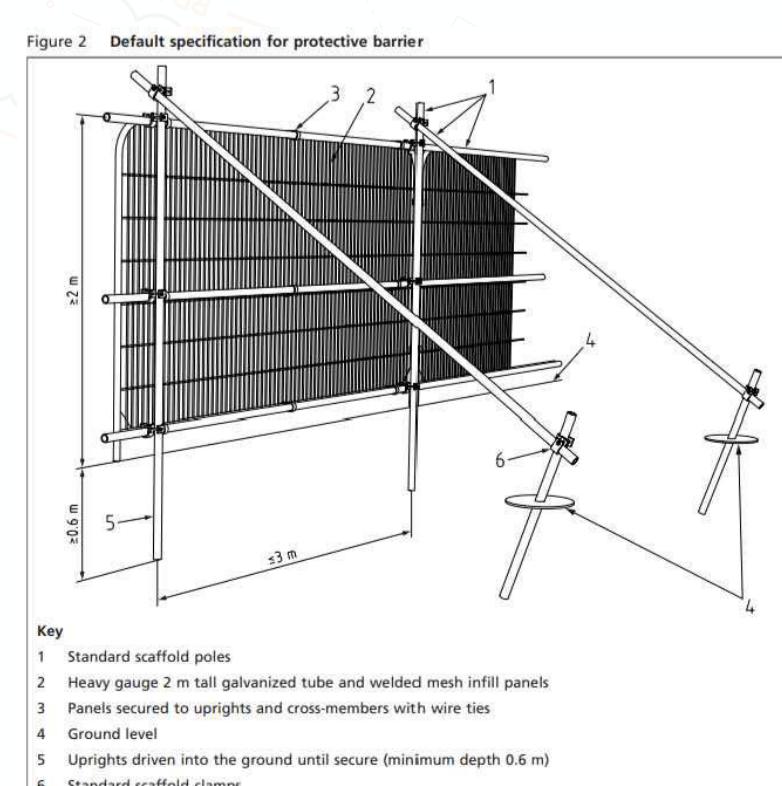
The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured here.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase.
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ.
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA.
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a bankside person to ensure that adequate clearance from trees is maintained at all times.
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the LPA must be notified.
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotovators are not permitted. Any agreed soil re-profile to facilitate final agreed levels must be carried out by hand with topsoil.

BS5837:2012 Figure 2



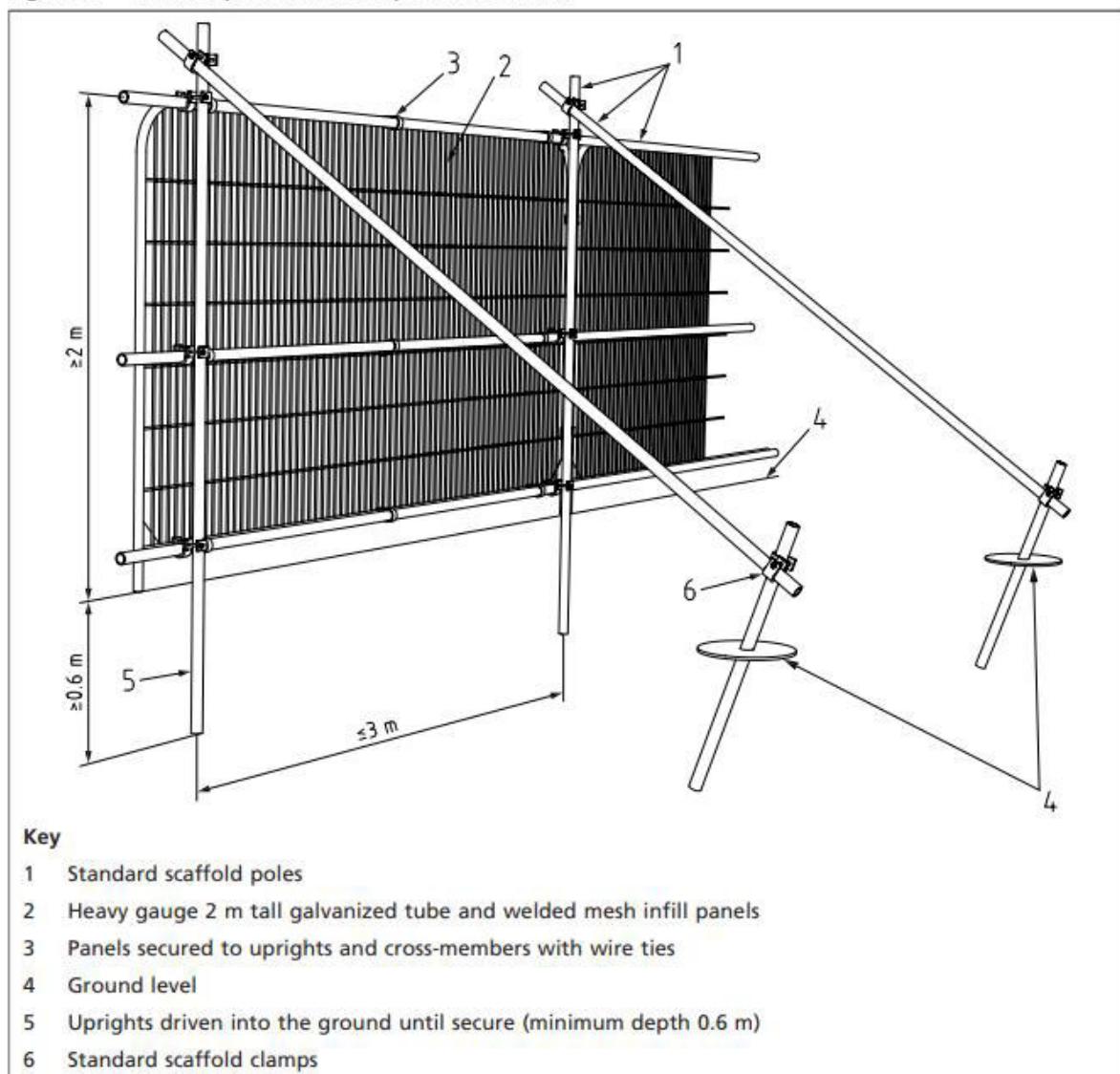
North

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Appendix 5: Tree Protection

Fencing Specification

Figure 2 Default specification for protective barrier





ORIGIN ENVIRONMENTAL

GET IN TOUCH TO DISCUSS YOUR
PROJECT

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Saddington Lodge Farm, Saddington, Leicester, LE80QU