

ORIGIN ENVIRONMENTAL

ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Bushloe House, Wigston

CLIENT

Macc Group

REFERENCE

220804 22018 AIA V1b

ISSUE DATE

24th November 2023






Arboricultural Impact Assessment

REF NO: 220804 22018 AIA V1b

DATE: November 2023

Document Quality Assurance

Revision	Date	Author	Signature	Reviewed
V1	8 th August 2022	Jack Barnard BSc (Hons) MArborA MICFor (Chartered Arboriculturist)		LW
V1a	15 th November 2023	Jack Barnard BSc (Hons) MArborA MICFor (Chartered Arboriculturist)		LW
V1b	24 th November 2023	Jack Barnard BSc (Hons) MArborA MICFor (Chartered Arboriculturist)		LW

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Limitations

The contents of this report are valid at the time of writing. Origin Environmental Arboriculture Ltd. shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. Where protected species may be present, prior to any works commencing ecological advice must be sought. 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 Principal Author of this report is Jack Barnard *BSc (Hons), MArborA, MICFor (Chartered Arboriculturist)* Director at Origin Environmental Arboriculture Ltd. known here in as 'Origin'. Jack has over seven 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 Institute of Chartered Foresters (ICF) and is therefore required to uphold the professional and ethical standards within their code of conducts. Jack is also LANTRA certified to undertake Professional Tree Inspections.

1.1.2 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 Macc Group ('the Client'). This AIA is prepared in relation to the Proposed Development at Bushloe House, Station Road, Wigston, LE18 2DR ('the Site') (see the site location plan and red line boundary at Appendix 1).

1.2.2 Origin is instructed to fulfil the initial requirements of BS5837:2012 and the Local Planning Authority, Oadby and Wigston District Council ('the Council'). The Council require an AIA to make an informed decision on our client's full planning application.

1.2.3 This AIA is also a reference point for all site operatives and a copy will remain with the Site Manager for the duration of the Proposed Development. This may be required if there were to be a dispute over compliance with related planning decisions.

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 the 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 Bushloe House is located in the southwest of Wigston, approximately centred at grid reference: SP 60060 98763. The Site comprises the former Oadby & Wigston Borough Council Offices, with its associated access, parking facilities and storage units.

1.4.2 The southern boundary of the Site is formed by an open lawn area with large mature trees, with Station Road (B582) located beyond. Tree cover across the remainder of the Site is primarily limited to the Site boundaries. The Site is surrounded by residential properties on all sides.



2. Proposed Development

2.1 Description

2.1.1 The Proposed Development is for Part demolition and extension to Bushloe House and change of use from office to residential apartments (Use Class C2), and erection of a care home (Use Class C2); with associated parking, landscaping and ancillary works.

2.2 Reference Documents

2.2.1 The following documentation has been referenced as part of this impact assessment:

Table 1 Document and Plans Provided

Document Description	Reference No.	Prepared By	Date
OS Map	-	-	April 2022
Topographical Survey	22310-22-01-Topographical	Castle Surveys Ltd.	July 2022
Proposed Site Layout	3918 AD(0) 10K - Wigston - Proposed Site Plan	PCPT Architecture	November 2023

3. Statutory and Non-statutory Legislation

3.1 National Planning Policy Framework (NPPF) (September 2023)

Tree Policies

3.1.1 When determining planning applications, the Local Planning Authority should apply the following principles from the NPPF:

- Paragraph 131

“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.”

- Paragraph 174 (B & D)

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”



- Paragraph 180 (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.”

3.2 The Borough of Oadby and Wigston Local Plan 2011 – 2031

3.2.1 The Borough of Oadby and Wigston Local Plan 2011 – 2031 provides the strategic context for development decisions. A number of the policies within this strategy relate to trees and these have been taken into consideration when assessing the impacts of the Proposed Development.

3.3 Tree Preservation Orders and Conservation Areas

3.3.1 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.

3.3.2 It has been confirmed by the Council on the 8th of April 2022 that the Site is protected by a TPO. The Borough Council of Oadby & Wigston Bushloe House, Wigston Tree Preservation Order 2022 No. TPO/0353/TREE. See the TPO Map and Schedule at Appendix 6.

3.3.3 The Site is not located within a Conservation Area.

3.4 Felling Licence

3.4.1 Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence 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) ...”*

3.4.2 If full planning permission is granted, any trees that have been identified for removal as part of the planning application (in this instance, included within this AIA), are exempt from this statutory protection. However, outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4. Baseline Tree Survey

4.1 Site Visit

4.1.1 The Principal Author completed the tree survey on the 20th of April 2022. 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 conducted 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 longer 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) with and without the Proposed Development are illustrated 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 contribution to a site 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, wherever possible, that a tree should be retained as it ensures continuity of canopy cover and helps contribute to a mature landscape.
- 4.3 [Summary of Data](#)
- 4.3.1 A total of 44no individual trees, 9no. groups of trees and 1no. hedgerow have been surveyed. These include 10no. category A, 18no. category B, 25no. category C and 1no. category U retention value. All trees at the Site and within influencing distance have been surveyed.
 - 4.3.2 Tree cover is primarily located towards the Site boundary, with the majority of trees located within a lawned open space on the southern boundary of the Site. There are mature high value trees within this area, with many small-leaved limes, blue Atlantic cedar and cherry species. The eastern and western boundaries of the Site are formed by several large groups of Corsican pine.

5. Impact Assessment

5.1 [Relationship between Site Layout and Trees](#)

- 5.1.1 To implement the Proposed Development there will be a requirement to remove 9no. individual trees and 1no. group of trees. These include 2no. category B, 7no. category C and 1no. category U retention value.
- 5.1.2 A breakdown of the proposed tree removal/relocations are outlined in the table below. Full specification of tree removal is provided within the complete Tree Schedule at Appendix 3. All trees which are directly or indirectly impacted upon by the Proposed Development, are illustrated on plan OE-002 at Appendix 4.



Table 2 Trees to be removed for proposed works.

Proposed Works	Reason for Works	Tree Retention Category				Total
		A	B	C	U	
<i>Fell to ground level</i>	To construct the proposed new building	-	T32 & T34	T33, T36, T37, T38, T39, 40 & T41	-	9
<i>Fell to ground level</i>	To construct the proposed new building	-	-	-	G8 (PR)	1
Total		0	2	7	1	10

*PR – Partial removal as shown on the Tree Retention and Removals Plan (OE-003) at Appendix 4.

- 5.1.3 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 trees being retained and could necessitate their removal in the future.
- 5.1.4 The majority of the proposed tree loss is towards the western boundary of the Site.
- 5.1.5 Of the proposed tree removals, only T32 (silver birch) and T34 (Sargent’s cherry) are of retention category B. These two mature specimens are located towards the southwest corner of the Site and will require removal due to a direct conflict with the proposed built form. Although both trees are of moderate value, neither tree is visible from the public realm due to the adjacent mature treescape along the southern and western boundaries of the Site. The removal of these trees will not impact the amenity of the Site or the surrounding area and therefore they are not considered a constraint to the Proposed Development.
- 5.1.6 The remaining trees and group require removal due to a direct conflict with the proposed footprint, however, due to their low value, their removal is not considered a constraint to the Proposed Development.
- 5.1.7 As part of the Proposed Development, significant tree planting has been included centrally and towards the northern boundary of the Site. Due to the low value of the proposed tree loss, the proposed planting is capable of providing a long-term gain in amenity value to the Site.
- Implications of the NPPF and Local Planning Policy to the Proposed Development*
- 5.1.8 The trees proposed for removal within this report are considered neither aged nor veteran and therefore the principles for refusal within the NPPF are not applicable.
- 5.1.9 The Proposed Development is in line with the Local Plan. The Proposed Development retains trees identified as important within the Site and all of the proposed tree loss is not visible from the public realm. Additionally, the Proposed Development ensures that trees that remain are given adequate space, including a sufficient allowance for future growth, without the need for excessive or unreasonable pruning in the future.



6. Tree Canopies

6.1 Above Ground Constraints

- 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 site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and 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.
- 6.1.4 Additional factors for consideration include how comfortable an inhabitant of the property is likely to feel about trees in close proximity to the house. This serves to protect retained trees from pressure to be felled or undergo surgery after occupation of the property.
- 6.1.5 To ensure the successful retention of trees, it is required that a Construction Exclusion Zone (CEZ) be established. The CEZ must take into consideration the factors outlined above and ensure that retained trees are not harmed during the construction process.
- 6.1.6 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 will be undertaken with the Tree Officer to ensure the satisfaction of all parties prior to any on-site works commencing.

6.2 Shading

- 6.2.1 Where shading is unavoidable, the potential adverse impact of shadowing 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”*.
- 6.2.2 The proposed level of shading is considered to be consistent with the existing site context. The impact of shade on the Proposed Development is not considered to be significant or negative.
- 6.2.3 The proposed building framing the western boundary of the Site is likely to have the most significant shading, however, this has been factored into the design, with the windows to the care home predominantly full height to maximise daylight and views. The bedrooms on the western boundary are also set back from the trees to form a courtyard and to reduce the impact of shading.

6.3 Future Growth

- 6.3.1 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 with the pruning of lateral growth and secondary branches that encroach towards the built structures.
- 6.3.2 The Proposed Development also provides a greater offset from T1 (blue Atlantic cedar) than the existing context. T1 is a mature high value category A tree located towards the southern boundary of the Site. This additional space will help to ensure that there is no future pressure to prune or reduce the tree.



6.4 Leaves, Fruit, and Honeydew

6.4.1 The Proposed Development is not a significant alteration from the existing site context; as such leaves, fruit and honeydew are not a constraint to the Proposed Development.

6.5 Demolition Adjacent to Trees

6.5.1 To demolish the existing buildings there will be a requirement to work in close proximity to the canopies and RPAs of retained trees, including T1 (blue Atlantic cedar) and G3 (Corsican pine). The proposed demolition of the existing buildings must be undertaken following the installation of tree protective barriers/fencing, prior to commencement of operations. This will ensure all plant and vehicles engaged in demolition operate outside the RPA of trees to be retained. Clause 7.3.4 of BS5837:2012 suggests; Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as a “top down, pull back”). To ensure that foreseeable damage does not occur, whilst the proposed demolition of the existing dwelling is undertaken, the Arboricultural Clerk of Works (ACoW) will be on-site throughout.

7. Root Protection Area (RPA)

7.1 Below Ground Constraints

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 as square metres.

7.1.2 In general, the RPA is a circular area with a radius 12 times greater than 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 the area prescribed by BS5837:2012.

7.1.4 The RPA is an area in which no groundwork should be undertaken without due care 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 RPA Incursions

7.2.1 To construct the Proposed Development there will be an incursion into the RPA of T8 (giant redwood), T15 (common beech) and G2 & G3 (Corsican pine) to be retained. The incursion is illustrated in the Arboricultural Impact Plan (OE-002) and Tree Protection Plan (OE-004 & OE-005) at Appendix 4.

T1 (blue Atlantic cedar)

7.2.2 As part of the Proposed Development there will be a new permanent incursion into the RPA of T1 for the construction of a new footpath. The proposed permanent incursion is 41.5m² of the 707m² RPA, therefore a 6% new incursion.

7.2.3 The proposed footpath will then be installed using a Greenfix Geoweb (or comparable specification) tree root protection system. Prior to any plant/vehicular movement or building works the Greenfix Geoweb will be installed. The location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-005) at Appendix 4 as a red honeycomb hatch.



- 7.2.4 The Greenfix Geoweb will be 75mm in depth and installed above the existing ground level. This will reduce the likelihood of ground compaction and ensure good infiltration to the ground for rainwater run-off within the RPA.
- 7.2.5 To ensure that foreseeable damage does not occur whilst installing the Greenfix Geoweb, the ACoW will be on-site throughout. Should the Council grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to provide a detailed construction methodology for the Greenfix Geoweb.
- T8 (giant redwood)*
- 7.2.6 As part of the Proposed Development there is a temporary and permanent incursion into the RPA of T8 (giant redwood). The proposed permanent incursion is 7.5m² of the 707m² RPA, therefore a 1% new incursion. Due to the limited incursion proposed, no mitigation methodology has been deemed necessary in this instance.
- 7.2.7 To construct the Proposed Development, there will also be a requirement for a working zone. A 1.5m working zone has been provided, totalling 31.5m² of the 707m² RPA, therefore resulting in a 4.5% temporary incursion.
- 7.2.8 To reduce the likelihood of ground compaction through development, temporary ground guards must be installed. Ground-Guards to be installed as illustrated with an orange hatch on the Tree Protection Plan – Construction Phase (OE-005) at Appendix 4.
- 7.2.9 The Ground Guards will comprise of either a suspended wooden walkway beneath the scaffolding or 100mm of woodchip laid onto a geotextile base overlaid with wooden boards. This will significantly reduce the likelihood of ground compaction as detailed within BS5837:2012 Clause 6.2.3.3 Note a.
- 7.2.10 Woodchip and ground boarding should not be piled up around the base of trees and clearance should be given to ensure that no damage is caused.
- 7.2.11 Vehicular access is strictly prohibited within any area protected by Ground Guard and where possible should be limited by a pedestrian gated access.
- T15 (common beech) & G3 (Corsican pine)*
- 7.2.12 A 1.5m working zone has been provided, creating minor temporary RPA incursions. To reduce the likelihood of ground compaction through development, there will be a requirement to install temporary ground guards. Ground-Guards to be installed as illustrated with a yellow hatch on the Tree Protection Plan – Construction Phase (OE-005) at Appendix 4. Ground guards will be installed as stated above in relation to T8 (giant redwood).
- G2 (Corsican pine)*
- 7.2.13 The proposed parking bays adjacent to G2 are similar to the existing Site context, however, the proposed parking bays provide a greater offset from the stems. To ensure the long-term retention of G2, the removal of the existing hard surfacing within the RPA must be undertaken using hand tools only under the direct observation of the ACoW.
- 7.2.14 The proposed parking bays will then be installed using a Greenfix Geoweb (or comparable specification) tree root protection system. Prior to any plant/vehicular movement or building works the Greenfix Geoweb will be installed. The location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-005) at Appendix 4 as a yellow honeycomb hatch.
- 7.2.15 The Greenfix Geoweb will be 150mm in depth and installed above the existing ground level. This will reduce the likelihood of ground compaction and ensure good infiltration to the ground for



rainwater run-off within the RPA.

- 7.2.16 To ensure that foreseeable damage does not occur whilst installing the Greenfix Geoweb, the ACoW will be on-site throughout. Should the Council grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to provide a detailed construction methodology for the Greenfix Geoweb.

7.3 Infrastructure

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

8. Recommendations

- 8.1.1 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-004 & OE-005) has been provided at Appendix 4. For tree and root protection measures to work effectively all personnel associated with the construction process must be familiar with the Tree Protection Plan.
- 8.1.2 It is critical that all protective fencing is installed and erected, and the Construction Exclusion Zone (see Section 7.1 of this report for further information) enforced prior to the commencement of any works on-site. Following the installation of tree protection, a pre-commencement site meeting will be undertaken by a suitably competent Arboricultural Consultant to ensure the satisfaction of all parties prior to any on-site works commencing.
- 8.1.3 As part of the Proposed Development there will be a new permanent incursion into the RPA of T1 for the construction of a new footpath. The proposed footpath will then be installed using a Greenfix Geoweb (or comparable specification) tree root protection system. The location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-005) at Appendix 4 as a red honeycomb hatch. The Greenfix Geoweb will be 75mm in depth and installed above the existing ground level.
- 8.1.4 To ensure the long-term retention of G2, the removal of the existing hard surfacing within the RPA must be undertaken using hand-tools only under the direct observation of the ACoW. The proposed parking bays will then be installed using a 100mm depth Greenfix Geoweb (or comparable specification) tree root protection system. Prior to any plant/vehicular movement or building works the Greenfix Geoweb will be installed. The location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-005) at Appendix 4 as a yellow honeycomb hatch.
- 8.1.5 To ensure that foreseeable damage does not occur whilst installing the Greenfix Geoweb, the ACoW will be on-site throughout. Should the Council grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to provide a detailed construction methodology for the Greenfix Geoweb.
- 8.1.6 In order to demolish the existing buildings, it will be necessary to work in close proximity to the canopies and RPAs of retained trees, including T1 (blue Atlantic cedar) and G3 (Corsican pine). The proposed demolition of the existing buildings must be undertaken following the installation of tree protective barriers/fencing, prior to commencement of operations. Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as a “top-down, pull back”). To ensure that foreseeable damage does not occur whilst the proposed demolition of the existing dwelling is undertaken, the Arboricultural Clerk of Works (ACoW) will be on-site.



- 8.1.7 A temporary working zone adjacent to T8 (giant redwood), T15 (common beech) and G3 (Corsican pine) has been provided. To reduce the likelihood of ground compaction through development, it will be necessary to install temporary Ground-Guards. Ground-Guards to be installed as illustrated with a yellow hatch on the Tree Protection Plan – Construction Phase (OE-005) at Appendix 4. As specified in Section 7.2.8.

9. Conclusions

- 9.1.1 A total of 44no individual trees, 9no. groups of trees and 1no. hedgerow have been surveyed. These include 10no. category A, 18no. category B, 25no. category C and 1no. category U retention value. All trees at the Site and within influencing distance have been surveyed.
- 9.1.2 It has been considered desirable wherever possible that trees and groups of trees should be retained, although care has been exercised over misplaced tree preservation. In terms of the current site layout plan, due to the large size and scale of building requirements, there is a conflict with some trees that cannot be avoided. Therefore, mitigation proposals are considered.
- 9.1.3 To implement the Proposed Development there will be a requirement to remove 9no. individual trees and 1no. group of trees. These include 2no. category B, 7no. category C and 1no. category U retention value.
- 9.1.4 For a full breakdown of the proposed tree loss, see Section 5.1 of this report. The proposed tree loss is of low arboricultural merit and of limited visibility from the wider environment, as such it is not considered a constraint to the Proposed Development.
- 9.1.5 The trees proposed for removal within this report are considered neither aged nor veteran and therefore the principles for refusal within the NPPF are not applicable. The Proposed Development is in line with the Local Plan. The Proposed Development retains all trees identified as important within the Site and all of the proposed tree loss is not visible from the public realm. Additionally, the Proposed Development ensures that trees that remain are given adequate space, including a sufficient allowance for future growth, without the need for excessive or unreasonable pruning in the future.

10. References

British Standard 3998:2010 'Tree work – Recommendations'

British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendation'

British Standard 8545:2014 'Trees: from Nursery to Independence in the Landscape – Recommendations'

National Planning Policy Framework (NPPF) 2023

The Forestry Act 1967

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

The Town and Country Planning Act 1990



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Appendix 1: Google Aerial Photographs

Bushloe House, Station Road, Wigston, LE18 2DR



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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.

The 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 at four cardinal points or is given as an average for the canopy. Average canopy spreads are typically used for groups of trees or where the crown is evenly weighted at the four cardinal points. The canopy spreads are measured in metres.

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 life expectancy.
Early-mature	Trees have one-third to two-thirds life expectancy.
Mature	Trees have over two-thirds of life expectancy.
Over-mature	Trees that are declining or moribund trees of low vigour.
Veteran	Specimens exhibiting features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.



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The structural condition of the trees 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 the 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 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 correspond with the retention category, as a tree may have a long remaining life but be of little significance in terms of development.



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Appendix 3: Schedules

BS5837:2012 Cascade Chart

Complete Tree Schedule



BS5837:2012 Cascade Chart for Tree Quality Assessment

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	
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years.</p>	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	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).	<p>Light Green (000-255-000)</p>
<p>Category B</p> <p>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.</p>	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	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	Trees with material conservation or other cultural value.	<p>Mid Blue (000-000-255)</p>
<p>Category C</p> <p>Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.</p>	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.	<p>Grey (091-091-091)</p>
Trees unsuitable for retention (see note)				
<p>Category U</p> <p>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.</p>	<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><i>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			<p>Dark Red (127-000-000)</p>



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CLIENT
Macc Group

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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	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Blue Atlantic Cedar	<i>Cedrus atlantica</i> 'Glauca'	22	1548.8	14	16	12	16	0	Mature	Good	Good	Mature specimen located within the lawn area on the southern boundary of the site. Existing RPA incursion north for the internal site access road. Forms 3no stems from ground level. Historic pruning wound south at base from limb removal, decaying back into the stem how appears to have good occlusion. Dominant stem northeast, subdominant west and southeast. Northeast and west stems have been historically braced through the stem at c.8m. The 3no stems from a wide spread common cohesive canopy. Canopy encroaching towards existing built form. Large prominent feature within the site. Good future potential. Likely visible south from residential properties and east/west along Station Road.	No works required at the time of assessment.	A1, 2	1087	18.60
T2	Common lime	<i>Tilia x europea</i>	16	685	4	4	5	4	3	Mature	Fair	Good	Mature specimen located on the southern boundary of the site. Ivy at the base. Single stem, bifurcates at c.3. Codominant stems. Small diameter deadwood associated with the canopy. <u>Prominent specimen on Station Road.</u>	No works required at the time of assessment.	A2	206	8.10
T3	Common lime	<i>Tilia x europea</i>	16	710	5	5	5	5	3	Mature	Fair	Good	Mature specimen located on the southern boundary of the site. Ivy at the base. Single stem. Previously pollarded at c.5m. Small diameter deadwood associated with the canopy. <u>Prominent specimen on Station Road.</u>	No works required at the time of assessment.	A2	222	8.40
T4	Corsican Pine	<i>Pinus nigra var</i> 'Nigra'	19	800	5	5	6	5	14	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Dense ivy on stem. Tall drawn up form. Lower canopy previously raised. <u>Prominent specimen on Station Road.</u>	No works required at the time of assessment.	B1, 2	290	9.60



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					N	E	S	W									
T5	Variegated Sycamore	<i>Acer pseudoplatanus</i> 'Simon-louis Freres'	13	670	9	6	7	8	5.5	Mature	Good	Fair	Mature specimen located on the southern boundary of the site. Single stem. Dense ivy on the stem and scaffolding obscuring assessment. Previously pollarded at c.6m. Now with significant regrowth and tall drawn up scaffolding. Small diameter deadwood associated with the canopy. Canopy biased northwest. Prominent specimen on Station Road.	Pollard in line with past management. Sever ivy at base and allow to die back.	B1, 2	206	8.10
T6	Corsican Pine	<i>Pinus nigra</i> var 'Nigra'	19	800	5	6	7	5	6	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Dense ivy on stem. Tall drawn up form. Lower canopy previously raised. Prominent specimen on Station Road.	No works required at the time of assessment.	B1, 2	290	9.60
T7	Common lime	<i>Tilia x europea</i>	16	715	6	8	7	6	6.5	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Light ivy on the stem. Structural canopy forms at c.6m. Canopy slightly suppressed north. Small diameter deadwood associated with the canopy. Prominent tree on Station Road.	No works required at the time of assessment.	A1, 2	238	8.70
T8	Giant redwood	<i>Sequoiadendron giganteum</i>	22	1510	6	8	6	5	2.5	Early-mature	Good	Good	Early mature specimen located towards the southwest corner of the site. Single stem. Significant basal flare. Good radial canopy. Prominent specimen within the site. Good future potential.	No works required at the time of assessment.	A1, 2	1018	18.00
T9	Blue Atlantic Cedar	<i>Cedrus atlantica</i> 'Glauca'	24	1161.2	12	14	9	8	2	Mature	Good	Good	Mature specimen located towards the southwest corner of the site. Forms 2no stems from ground level. Dense ivy on stem obscuring assessment. Canopy biased east. Major component of G4.	No works required at the time of assessment.	A1, 2	598	13.80
T10	Corsican Pine	<i>Pinus nigra</i> var 'Nigra'	18	585	4	4	6	4	4	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Tall drawn up form. Canopy biased south. Component of G4.	No works required at the time of assessment.	B1, 2	150	6.90



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					N	E	S	W									
T11	Common yew	<i>Taxus baccata</i>	10	555	2	4	6	4	4	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Tall drawn up form. Canopy biased south. Component of G4.	No works required at the time of assessment.	B1, 2	137	6.60
T12	Hornbeam	<i>Carpinus betulus</i>	15	450	6	7	7	7	5	Mature	Good	Fair	Mature specimen located on the southern boundary of the site. Component of G4. Single stem. Dense ivy on the stem obscuring assessment. Canopy biased south. Significant component of the boundary screen.	No works required at the time of assessment.	A1, 2	92	5.40
T13	Corsican Pine	<i>Pinus nigra var 'Nigra'</i>	18	480	3	4	6	5	4	Mature	Good	Good	Mature specimen located on the southern boundary of the site. Single stem. Tall drawn up form. Canopy biased south. Component of G4.	No works required at the time of assessment.	B1, 2	102	5.70
T14	Common beech	<i>Fagus sylvatica</i>	20	750	9	9	9	9	5	Mature	Good	Good	Mature specimen located on the western boundary of the site. Measurements estimated due to offsite and no access. Single stem. Good radial canopy. Significant component of the boundary screen. Good future potential.	No works required at the time of assessment.	A1, 2	254	9.00
T15	Common beech	<i>Fagus sylvatica</i>	20	750	9	9	9	9	5	Mature	Good	Good	Mature specimen located on the western boundary of the site. Measurements estimated due to offsite and no access. Single stem. Good radial canopy. Significant component of the boundary screen. Good future potential.	No works required at the time of assessment.	A1, 2	254	9.00
T16	Blue Atlantic Cedar	<i>Cedrus atlantica 'Glauca'</i>	14	505	7	6	6	6	2	Early-mature	Good	Good	Early mature specimen located towards the southern boundary of the site. Single stem. Bifurcates at c 3.5m. Good radial canopy.	No works required at the time of assessment.	B1, 2	113	6.00
T17	Silver birch	<i>Betula pendula</i>	10	405	5	6	5	5	2.25	Early-mature	Good	Good	Early mature specimen located on the southern boundary of the site. Single stem. Electrical cables wrapped around the scaffolding. Over extended limb southwest. Component of the wider boundary screen. Visible east/west along Station Road. Visible south from residential properties.	Remove cables scaffolding.	B1, 2	72	4.80



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					N	E	S	W									
T18	Wild cherry	<i>Prunus avium</i>	8	625	3	5	5	5	4	Mature	Good	Fair	Mature specimen located on the eastern boundary of the site. Single stem. Dense ivy on the stem and scaffolding partially obscuring assessment. Significant component of the wider group. Visible from residential properties east.	Sever ivy at base and allow to die back.	B1, 2	177	7.50
T19	Common holly	<i>Ilex aquifolium</i>	8	331.85	3	4	3	3	2	Early-mature	Fair	Fair	Early mature specimen located on the eastern boundary of the site. Multi stemmed. Significant component of the wider boundary group.	No works required at the time of assessment.	C1, 2	48	3.90
T20	Turkey oak	<i>Quercus cerris</i>	12	415	5	4	5	8	3	Semi-mature	Good	Good	Semi mature specimen located at the southeast corner of the site, adjacent to the site access. Single stem. Lower canopy previously raised, Good occlusion. Canopy minor biased west. Visible east/west along Station Road. Visible south from residential properties.	No works required at the time of assessment.	B1, 2	82	5.10
T21	Silver birch	<i>Betula pendula</i>	10	310	4	4	4	5	2	Semi-mature	Good	Good	Semi mature specimen located towards the southern boundary of the site. Single stem. Good radial canopy, slight bias west. Cables running through canopy. Likely to be of limited visibility beyond the site boundary.	No works required at the time of assessment.	C1, 2	41	3.60
T22	Cornelian cherry	<i>Cornus mas</i>	6	170	4	5	5	3	2.25	Young	Fair	Fair	Young specimen located centrally within the site. Significant existing RPA incursion. Readily replaceable	No works required at the time of assessment.	C1	14	2.10
T23	Sargent's cherry	<i>Prunus sargentii</i>	5	370	4	3	4	4	2	Mature	Fair	Fair	Early mature specimen located on the southern boundary of the site. Single stem. Dense ivy on the stem and scaffolding. Heavily reduced in the past. Adds height to the boundary screen.	No works required at the time of assessment.	C1, 2	64	4.50
T24	Corsican Pine	<i>Pinus nigra var 'Nigra'</i>	17	570	5	4	3	5	4	Mature	Good	Fair	Mature specimen located on the southern boundary of the site. Single stem. Tall drawn up form. Lower canopy previously raised. Canopy biased northwest. Adds to the wider boundary group.	No works required at the time of assessment.	B1, 2	150	6.90



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					N	E	S	W									
T25	Common holly	<i>Ilex aquifolium</i>	7	350.18	4	3	3	4	1	Semi-mature	Good	Fair	Semi mature specimen located towards the southern boundary of the site. Single stem bifurcates at c.1m. Good radial canopy. Adds to the boundary screen.	No works required at the time of assessment.	C1, 2	55	4.20
T26	Common holly	<i>Ilex aquifolium</i>	5	350.18	4	4	4	4	2	Semi-mature	Good	Fair	Semi mature specimen located towards the southern boundary of the site. Multi stemmed. Good radial canopy. Adds to the boundary screen.	No works required at the time of assessment.	C1, 2	55	4.20
T27	Common yew	<i>Taxus baccata</i>	6	495	7	2	5	5	0.5	Early-mature	Good	Fair	Early mature specimen located towards the southern boundary of the site. Single stem, light ivy at base. Canopy biased north. Suppressed by boundary specimens. Adds to the boundary screen.	No works required at the time of assessment.	B2	113	6.00
T28	Common holly	<i>Ilex aquifolium</i>	7	219.54	1	1	2	2	2	Semi-mature	Poor	Fair	Semi mature specimen located towards the southern boundary of the site. Twin stemmed. Dense ivy on the stem. Low vigor. Canopy biased south. Of limited arboricultural merit but adds to the boundary screen.	No works required at the time of assessment.	C2	23	2.70
T29	Cherry plum	<i>Prunus cerasifera</i>	4	390	1	1	1	1	1	Mature	Good	Poor	Mature specimen located towards the southern boundary of the site. Single stem. Dense ivy throughout. Heavily reduced to c.2m in the past. <u>Now with good regrowth.</u>	No works required at the time of assessment.	C2	72	4.80
T30	Wild cherry	<i>Prunus avium</i>	4	165	5	3	2	3	2.5	Semi-mature	Poor	Fair	Semi mature specimen located towards the southern boundary of the site. Single stem. Significant centering consistent in appearance with bleeding canker of cherry. Canopy significantly biased north. Of limited arboricultural merit.	No works required at the time of assessment.	C2	14	2.10
T31	Japanese crab apple	<i>Malus floribunda</i>	3	75	4	2	1	4	1.5	Young	Fair	Poor	Young specimen located towards the southern boundary. Single stem. Heavily suppressed by T1, heavily biased northwest.	No works required at the time of assessment.	C1	3	0.90



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					N	E	S	W									
T32	Silver birch	<i>Betula pendula</i>	9	435	7	6	4	5	5	Mature	Good	Good	Early mature specimen located towards the southern boundary of the site. Single stem. Structural canopy forming at c.3m. Canopy slightly biased north. Likely of limited visibility externally to the site.	Fell in order to implement the Proposed Development.	B1, 2	82	5.10
T33	Silver birch	<i>Betula pendula</i>	9	305	6	6	3	3	5	Early-mature	Good	Fair	Early mature specimen located towards the southern boundary of the site. Single stem. Initial branching forming at c.3m. Canopy slightly biased north. Likely of limited visibility externally to the site.	Fell in order to implement the Proposed Development.	C1, 2	41	3.60
T34	Sargent's cherry	<i>Prunus sargentii</i>	7	590	7	7	4	6	3	Over-mature	Fair	Fair	Over mature specimen located towards the southern boundary of the site. Single stem. Evidence of a grafted union at c.2m, with characteristic swell. Canopy reduced in the past. Canopy biased north. Likely to be of limited visibility externally to the site. Likely to be of only short term retention value.	Fell in order to implement the Proposed Development.	B1	163	7.20
T35	Common holly	<i>Ilex aquifolium</i>	8	180	3	3	3	3	2	Semi-mature	Fair	Fair	Semi mature specimen located towards the southern boundary of the site. Single stem. Dense ivy throughout. Component of G4.	No works required at the time of assessment.	C1, 2	14	2.10
T36	Sycamore	<i>Acer pseudoplatanus</i>	10	230	3	5	4	3	2	Semi-mature	Fair	Fair	Semi mature specimen located towards the southwest corner of the site. Single stem. Canopy biased east. Small diameter deadwood associated with the canopy. Likely to be of limited visibility externally to the site.	Fell in order to implement the Proposed Development.	C1, 2	23	2.70
T37	Himalayan cotoneaster	<i>Cotoneaster simonsii</i>	6	280	5	5	3	4	2	Early-mature	Fair	Fair	Early mature specimen located towards the southwest corner of the site. Single stem. Canopy biased east. Small diameter deadwood associated with the canopy. Likely to be of limited visibility externally to the site.	Fell in order to implement the Proposed Development.	C1, 2	34	3.30



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					N	E	S	W									
T38	Sycamore	<i>Acer pseudoplatanus</i>	12	270	5	5	5	5	2	Semi-mature	Good	Good	Semi mature specimen located centrally within the site. Located close to metal fencing. Single stem. Epicormic growth at base. Good radial canopy, although in close proximity to the adjacent building. Likely to be of limited visibility externally to the site.	Fell in order to implement the Proposed Development.	C1, 2	34	3.30
T39	Sycamore	<i>Acer pseudoplatanus</i>	12	270	5	5	5	5	2	Semi-mature	Good	Good	Semi mature specimen located centrally within the site. Located close to metal fencing. Single stem. Epicormic growth at base. Good radial canopy. Likely to be of limited visibility externally to the site.	Fell in order to implement the Proposed Development.	C1, 2	34	3.30
T40	Silver birch	<i>Betula pendula</i>	9	210	5	2	1	2	2	Semi-mature	Fair	Poor	Semi mature specimen located centrally within the site. Located close to metal fencing. Single stem. Canopy heavily suppressed and biased north. Limited future potential. Likely to be of limited visibility externally to the site.	Fell in order to implement the Proposed Development.	C2	18	2.40
T41	Common holly	<i>Ilex aquifolium</i>	5	90	1	1	1	1	2.5	Young	Good	Fair	Young specimen located at the edge of carpark towards the northern boundary of the site. Of limited arboricultural merit.	Fell in order to implement the Proposed Development.	C2	5	1.20
T42	Cherry plum	<i>Prunus cerasifera</i>	5	125	3	3	3	3	2	Semi-mature	Good	Good	Semi mature specimen located offside to the north. Single stem. Good radial canopy. Adds height to the boundary screen.	No works required at the time of assessment.	C1, 2	7	1.50
T43	Common beech	<i>Fagus sylvatica</i>	15	500	6	6	6	6	8	Mature	Fair	Fair	Mature specimen located on the western boundary of the site. Measurements estimated due to no access. Single stem bifurcates at c.4m. Pollarded in the past at c.10m. Adds height to the wider boundary group. Visible from residential properties north and west.	No works required at the time of assessment.	B1, 2	113	6.00
T44	Sycamore	<i>Acer pseudoplatanus</i>	10	400	7	6	4	7	2	Early-mature	Good	Fair	Early mature specimen located offsite to the east. Single stem trifurcates by c.1.5m. Canopy suppressed south. Adds to the site boundary screen.	No works required at the time of assessment.	C1, 2	72	4.80



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					N	E	S	W									
G1	Common yew	<i>Taxus baccata</i>	8 - 10	480 - 525	4	4	4	4	1.75	Early-mature	Good	Fair	Early mature group located on the eastern boundary of the site. Group of 3no. Yews. Single stems. Dense ivy on 2no. specimens. RPA incursion west from the access road. Common cohesive canopy. Forms a significant boundary screen. Visible from residential properties east. Good future potential.	No works required at the time of assessment.	B1, 2	125	6.30
G2	Corsican Pine	<i>Pinus nigra var 'Nigra'</i>	18 - 20	540 - 710	7	7	7	7	10	Mature	Good	Fair	Mature group located on the eastern boundary of the site. Group of 5no. Corsican pine and 1no. Common holly. Single stems. Significant RPA incursion west from the carpark. Hardstanding to base of 1no. Corsican pine. Mutually suppressed with a common cohesive canopy. Forms a significant boundary screen. Visible from residential properties east.	No works required at the time of assessment.	B1, 2	222	8.40
G3	Corsican Pine	<i>Pinus nigra var 'Nigra'</i>	16 - 18	565 - 580	7	7	7	7	4	Mature	Good	Fair	Mature group located on the western boundary of the site. Single stems. Tall drawn up forms. Common cohesive canopy. Significant boundary screen from residential properties west.	No works required at the time of assessment.	A1, 2	150	6.90
G4	Common hawthorn, Common holly, Elder, Common yew	<i>Crataegus monogyna, Ilex aquifolium, Sambucus nigra, Taxus baccata</i>	4 - 8	215 - 360	4	4	4	4	1	Early-mature	Good	Fair	Early mature group framing the southwest corner of the site. Group is dominated by common yew. Dense cohesive canopy forms a significant boundary screen.	No works required at the time of assessment.	B1, 2	55	4.20



BS5837:2012 TREE SCHEDULE

SITE
Bushloe House, Wigston

CLIENT
Macc Group

DATE
20th April 2022

REFERENCE
220420 22018 TS V1b

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	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G5	Common hawthorn, Leyland cypress, Common beech, Common holly, Chinese privet, Wild cherry, Viburnum tinus	<i>Crataegus monogyna</i> , <i>Cupressus x leylandii</i> , <i>Fagus sylvatica</i> , <i>Ilex aquifolium</i> , <i>Ligustrum sinense</i> , <i>Prunus avium</i> , <i>Viburnum tinus</i>	2 - 4	130 - 275	3	3	3	3	0	Semi-mature	Good	Fair	Group of ornamental plantings located on the eastern boundary of the site. Of limited arboricultural merit but forms a significant boundary screen.	No works required at the time of assessment.	C2	34	3.30
G6	Apple, Elder, Common yew	<i>Malus domestica</i> , <i>Sambucus nigra</i> , <i>Taxus baccata</i>	6 - 8	280 - 425	5	5	5	5	2	Mature	Good	Fair	Mature group located on the western boundary of the site. Single stem. Dense ivy throughout limiting a detailed assessment. Common cohesive canopy. Canopy biased east over the site. Forms a significant boundary screen.	Cut back in line with past management.	C1, 2	82	5.10
G7	Apple	<i>Malus domestica</i>	6 - 8	280 - 425	5	5	5	5	2	Mature	Good	Fair	Mature group located on the western boundary of the site. Single stem. Dense ivy throughout limiting a detailed assessment. Common cohesive canopy. Canopy biased east over the site. Forms a significant boundary screen.	Cut back in line with past management.	C1, 2	82	5.10
G8	Elder	<i>Sambucus nigra</i>	2 - 4	40 - 80	3	3	3	3	1	Semi-mature	Fair	Fair	Self set group of no arboricultural merit.	Fell in order to implement the Proposed Development.	U	3	0.90
G9	Silver birch, Lawson cypress, Common laburnum, Elder	<i>Betula pendula</i> , <i>Chamaecyparis lawsoniana</i> , <i>Laburnum anagyroides</i> , <i>Sambucus nigra</i>	4 - 7	75 - 120	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature group located at the northeast corner of the site. Dense cohesive canopy forms a boundary screen but of limited arboricultural merit.	No works required at the time of assessment.	C2	7	1.50



BS5837:2012 TREE SCHEDULE

SITE
Bushloe House, Wigston

CLIENT
Macc Group

DATE
20th April 2022

REFERENCE
220420 22018 TS V1b

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	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
H1	Common hawthorn, Highclere holly, Common yew	<i>Crataegus monogyna</i> , <i>Ilex x altaclarensis</i> , <i>Taxus baccata</i>	1.5 - 2	50 - 80	2	2	2	2	0	Semi-mature	Good	Good	Low level hedgerow framing the southern boundary of the site. Forms a dense cohesive screen, however some small gaps towards the centre of the site.	No works required at the time of assessment.	C2	3	0.90



Arboricultural Impact Assessment

REF NO: 220804 22018 AIA V1b

DATE: November 2023

Appendix 4: Plans

Tree Constraints Plan (OE-001)

Arboricultural Impact Plan (OE-002)

Tree Retention and Removal Plan (OE-003)

Tree Protection Plan – Demolition Phase (OE-004)

Tree Protection Plan – Construction Phase (OE-005)

PROJECT INFORMATION

PROJECT
Bushloe House, Wigston

PLAN TITLE
Tree Constraints Plan

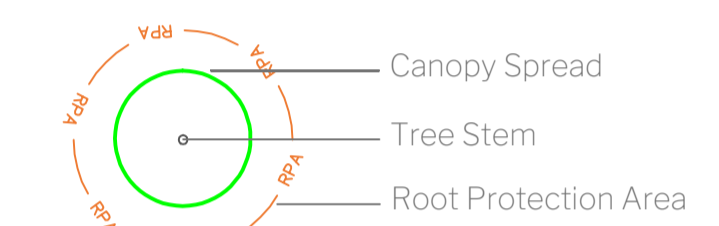
PLAN REFERENCE
220420 22018 TCP V2a

PLAN NUMBER
OE-001

PLAN SCALE
1/250 @ A1

DATE
July 2022

KEY



Category A - High Retention Value

Category B - Moderate Retention Value

Category C - Low Retention Value

Category U - No Retention Value



Some tree locations are based on aerial imagery and measurements taken onsite. As such tree locations must not be taken as exact.

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.

Origin Environmental cannot be held responsible for inaccuracies in the drawing in which this plan is based. Additionally, this drawing was produced in colour and therefore a monochrome copy must not be relied upon.

PROJECT INFORMATION

PROJECT
Bushloe House, Wigston

PLAN TITLE
Arboricultural Impact Plan

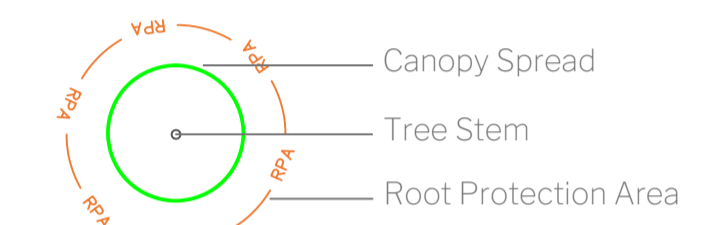
PLAN REFERENCE
220804 22018 AIP V1d

PLAN NUMBER
OE-002

PLAN SCALE
1/250 @ A1

DATE
November 2023

KEY



- Category A - High Retention Value
- Category B - Moderate Retention Value
- Category C - Low Retention Value
- Category U - No Retention Value



PROJECT INFORMATION

PROJECT
Bushloe House, Wigston

PLAN TITLE
Tree Retention and Removals Plan

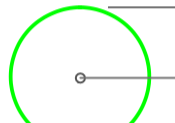
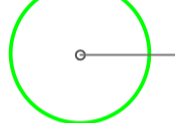


PLAN REFERENCE
220804 22018 TRRP V1d

PLAN NUMBER
OE-003

PLAN SCALE
1/250 @ A1

DATE
November 2023

KEY

-  Canopy Spread (m)
-  Tree Stem
-  Trees to be *retained* for development
-  Trees to be *removed* for Development



PROJECT INFORMATION

PROJECT
Bushloe House, Wigston

PLAN TITLE
Tree Protection Plan - Demolition Phase

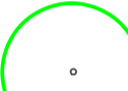








PLAN REFERENCE
220804 22018 TPP V1b

PLAN NUMBER
OE-004

PLAN SCALE
1/250 @ A1

DATE
November 2023

KEY

-  A Category Trees/High Retention Value
-  B Category Trees/Moderate Retention Value
-  C Category Trees/Low Retention Value
-  U Category Trees/Remove
-  Canopy Spread (m)
-  Tree Stem
-  Root Protection Area (RPA)
-  Tree Protection Fencing
-  Construction Exclusion Zone



PROJECT INFORMATION

PROJECT
Bushloe House, Wigston

PLAN TITLE
Tree Protection Plan - Construction Phase

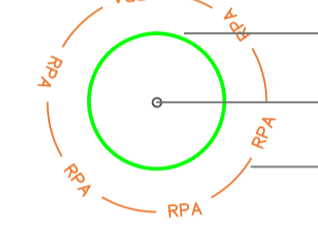
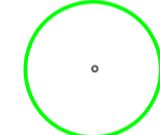
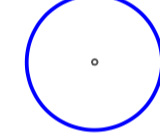
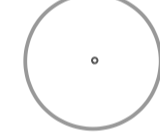
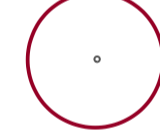




PLAN REFERENCE
220804 22018 TPP V1d

PLAN NUMBER
OE-005

PLAN SCALE
1/250 @ A1

DATE
November 2023

KEY

-  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 Fencing
-  Construction Exclusion Zone
-  150mm 'No Dig' Above Soil Surface
-  75mm 'No Dig' Above Soil Surface
-  Ground Guards
-  100mm Clean Woodchip Spread Across the RPA

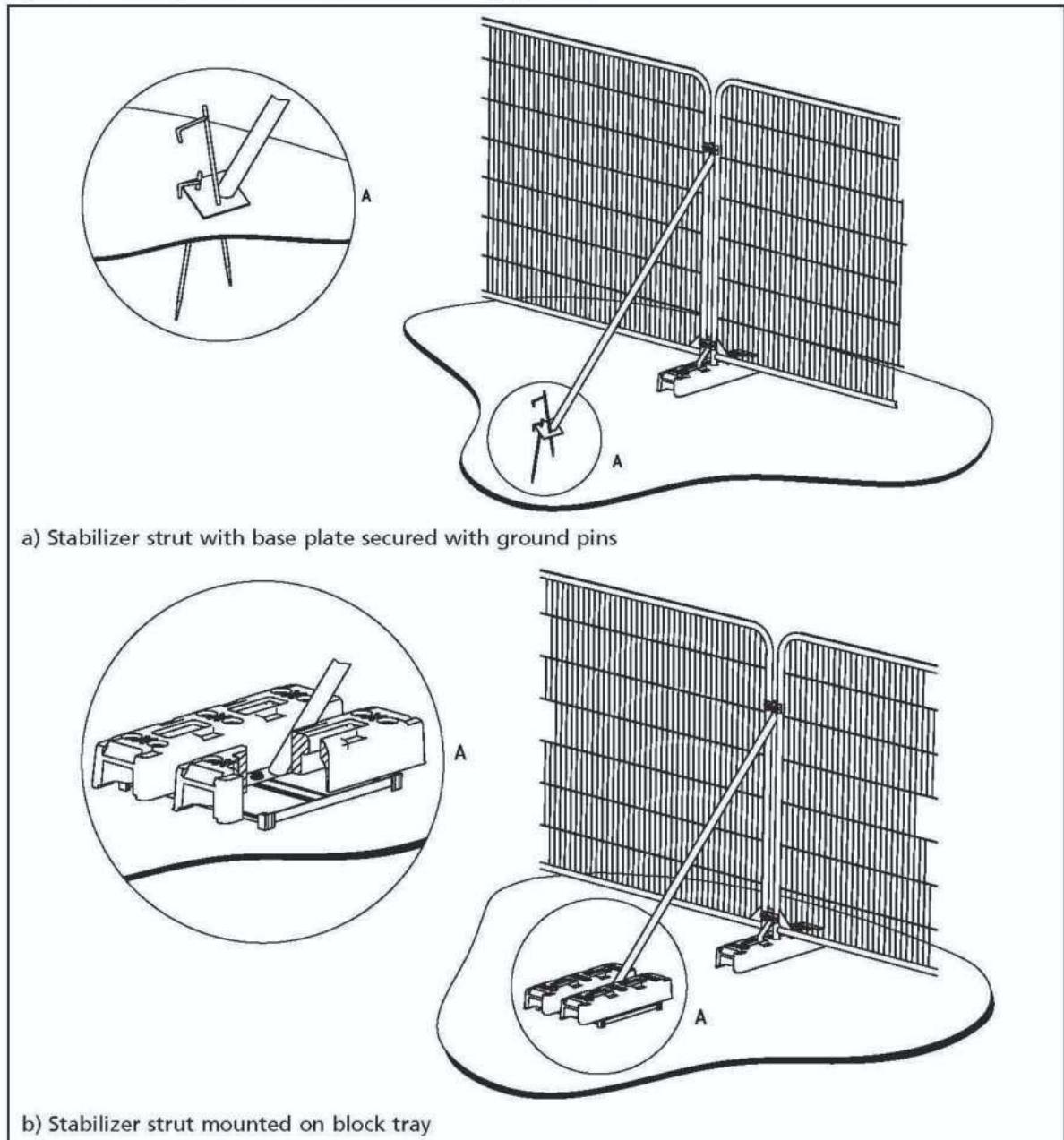




Appendix 5: Tree Protection

Fencing Specification

Figure 3 Examples of above-ground stabilizing systems





Arboricultural Impact Assessment

REF NO: 220804 22018 AIA V1b

DATE: November 2023

Appendix 6: Tree Preservation Order

The Borough Council of Oadby & Wigston Bushloe House, Wigston Tree Preservation Order 2022 No.
TPO/0353/TREE.

SCHEDULE

SPECIFICATION OF TREES

Trees specified Individually

(encircled in black on the map)

Reference on map	Description	Situation
T1	Blue Atlantic Cedar (<i>Cedrus atlantica</i> 'Gluca')	
T2	Lime (<i>Tilia x europaea</i>)	
T3	Lime (<i>Tilia x europaea</i>)	
T4	Corsican Pine (<i>Pinus nigra</i> var 'Nigra')	
T5	Maple (<i>Acer pseudoplatanus</i> 'Simon Louis-Feres')	
T6	Corsican Pine (<i>Pinus nigra</i> var 'Nigra')	
T7	Lime (<i>Tilia x europaea</i>)	
T8	Giant Sequoia (<i>Sequoiadendron giganteum</i>)	
T9	Blue Atlantic Cedar (<i>Cedrus atlantica</i> 'Gluca')	
T10	Corsican Pine (<i>Pinus nigra</i> var 'Nigra')	
T11	Yew (<i>Taxus baccata</i>)	
T12	Hornbeam (<i>Carpinus betulus</i>)	
T13	Corsican Pine (<i>Pinus nigra</i> var 'Nigra')	
T14	Beech (<i>Fagus sylvatica</i>)	
T15	Beech (<i>Fagus sylvatica</i>)	
T16	Blue Atlantic Cedar (<i>Cedrus atlantica</i> 'Gluca')	
T17	Silver Birch (<i>Betula pendula</i>)	

Trees specified by reference to an Area
(within a dotted black line on the map)

Reference on map	Description	Situation
------------------	-------------	-----------

Groups of Trees

(within a broken black line on the map)

Reference on map	Description	Situation
G1	3no. <i>Taxus baccata</i>	Along eastern boundary of Bushloe House
G2	4no. <i>Pinus nigra</i> var 'Nigra'. 1no. <i>Pinus strobus</i> , 1no. <i>Ilex aquifolium</i>	Along eastern boundary of Bushloe House
G3	7no. <i>Pinus nigra</i> var 'Nigra'	Along western boundary of Bushloe House
G4	16no. <i>Taxus baccata</i> , 9no. <i>Ilex aquifolium</i>	Along western boundary of Bushloe House

Woodlands

(within a continuous black line on the map)

Reference on map	Description	Situation
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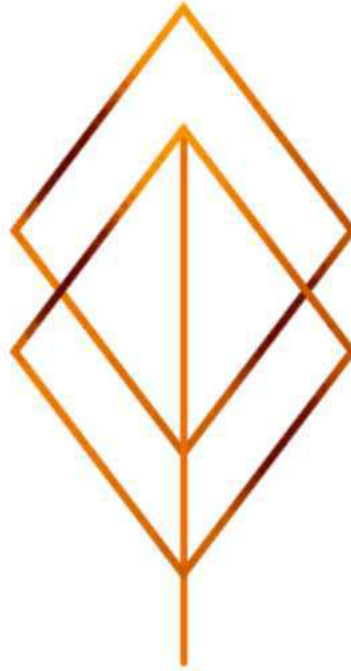
The Borough Council of Oadby & Wigston (Bushloe House, Wigston) Tree Preservation Order 2022

TPO/0353/TREE

Scale 1:750

Date / / 2022





ORIGIN

ENVIRONMENTAL

Arboriculture

Tel. 07826 062623

Email. hello@origin-arb.com

GET IN TOUCH TO DISCUSS YOUR PROJECT