ARBORICULTURAL SURVEY & IMPACT ASSESSMENT

THE OLD HOUSE
STAMFORD ROAD
KIRBY MUXLOE

Prepared for
Mr D Miles
The Old Rectory
165 Main Street
Swithland
LE12 8TQ

Prepared by
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23rd December 2016

1.0 INTRODUCTION

1.1 Following the submission of an earlier fee proposal, instructions were received from the landowner, Mr D Miles, to undertake an arboricultural survey on land at The Old House, Stamford Road, Kirby Muxloe. The trees to be surveyed are growing adjacent to the access, extending adjacent to the western site boundary and to the north and east of the existing house and outbuildings.

1.2 The purpose of the survey was to assess the trees growing on the site and adjacent to the boundaries, comment on their condition and suitability for retention, and to identify any constraints they may impose on proposals that have been prepared by Franklin Ellis Architects for the erection of three detached dwellings and associated garaging, to the north and north-east of the existing house. The site is located within a Conservation Area and a number of the trees are protected by a Leicestershire County Council Tree Preservation Order (TPO).

1.3 This report is based upon a ground level survey undertaken by Lesley Adams, Chartered Arboriculturist and Fellow of the Arboricultural Association on 29th September 2016. The site was reviewed again on 7th December following the completion of arboricultural works that were approved after the initial survey in October (application reference: 16/1353/TC).

2.0 DRAWINGS

2.1 For the purposes of the survey and the preparation of this report, an unreferenced topographical survey of the site was provided electronically. Additionally, a proposed site layout was provided by Franklin Ellis Architects, illustrating the proposed locations of the three houses and garaging (drawing number: MUX-FEA2566-EX-ZZZ-SK-A-05005 revision A).

2.2 The stem plots and crown spreads of the trees have been colour coded in accordance with the retention categories referred to in Table 1 of British Standard 5837: 2012 ~ Trees in relation to design, demolition and construction – Recommendations. Recommended radial root protection areas (RPAs) have also been plotted in accordance with Annex D of BS 5837: 2012, to indicate the potential below-ground constraints associated with the trees.

2.3 An A3 copy of the annotated topographical survey drawing is included at Appendix 2 (drawing no. DM/16/TOH/02).

3.0 SURVEY INFORMATION

3.1 Details of the thirty-six individual trees and five small groups on the part of the site potentially affected by the proposals are recorded in the survey schedule at Appendix 1.

3.2 Species is recorded by common and botanical name. Approximate height is recorded to the closest 0.5 metres and the stem diameter in millimetres. The stem diameters were measured at 1.5 metres above ground level in accordance with Annex C of BS 5837: 2012, unless otherwise stated in the schedule.

3.3 Branch spread, measured approximately at each of the four cardinal points, is recorded to the closest 0.5 metres and the approximate crown clearance above the adjacent ground level and height and orientation of the first significant branch are recorded in metres.

3.4 Where it was not possible to measure a dimension due to physical obstructions, or because the trees were growing adjacent to the site boundaries, an estimated figure has been included and this is denoted thus #.

3.5 Life stage is recorded thus:

Yng:	Young or recently established trees
S/M:	Semi-mature specimens that are post-establishment and developing well but with an age of less than 1/3 life expectancy
E/M:	Early–mature or middle age trees, typically of 1/3 - 2/3 life expectancy
Mat:	Mature trees, typically of over 2/3 life expectancy
O/Mat:	Over-mature: declining or moribund trees of low vigour

3.6 Significant structural defects or disease problems and other relevant observations, along with any preliminary management recommendations, have been recorded under Comments/Recommendations.

3.7 Estimated remaining contribution (ERC) has been categorised as: less than 10 years, 10 + years, 20 + years or 40 + years, based upon an assessment of the tree's potential useful life expectancy.

3.8 Retention category (Ret Cat) has been recorded as A, B, C or U in accordance with paragraph 4.5 and Table 1 of BS 5837 (reproduced at Appendix 3). This gives an indication of each tree's arboricultural & landscape quality or cultural value and significance, and also its suitability for retention in the context of the proposed development of the site. (The sub-categories [1 - Arboricultural qualities; 2 - Landscape qualities and 3 - Cultural values, including conservation] are only included where considered necessary to clarify why a tree has been assigned to a particular retention category.) The retention categorisation criteria are summarised overleaf:

3.9 Retention categorisation criteria

A: Trees of high quality whose retention is most desirable *(suggested estimated remaining life expectancy 40 years)*

B: Trees of moderate quality whose retention is desirable if practicable *(suggested estimated remaining life expectancy 20 years)*

C: Trees of low quality or limited long-term potential, or young trees with a stem diameter of less than 150 millimetres *(suggested estimated remaining life expectancy 20 years)*

U: Trees in such condition that they cannot realistically be retained as living specimens in the context of the current land use for longer than 10 years

3.10 A recommended root protection area (RPA), based upon paragraph 4.6 and Annex D of BS 5837, included both as a radius in metres and area in square metres.

4.0 THE SITE & THE TREES

4.1 The existing house and outbuildings lies within a large plot, set back from Stamford Road. Planning permission has recently been granted for the erection of a new garage and the construction of a new access, to serve The Old House (application ref: 16/1317/HH). The gardens are well established and the house is screened from Stamford Road by mixed mature coniferous and deciduous trees with an understorey dominated by Cherry laurel. This survey focussed on the vegetation adjacent to the access that extends adjacent to the western site boundary and to the rear of the house.

4.2 The property lies within the Kirby Fields Tree Preservation Order (1963), which is a large, area order, made in 1963 by Leicestershire County Council. It is also within the Kirby Fields Conservation Area and this is administered by Blaby District Council. As such, all trees present at the time of making the TPO in 1963, as well as all those with a stem diameter over 150mm at 1.5 metres above ground level, will be afforded some level of protection and can only be removed following the consent of, or notification to the appropriate authority.

4.3 The trees adjacent to the access include a mature Douglas fir (T29) and an oak (T30), both of which are visible from Stamford Road. Other trees further into the site are less visually prominent and include a group of Lombardy poplar (G5), in poor condition, as well as relatively indifferent specimens of ash, sycamore and oak (T34 – T36).

4.4 The western boundary, to the north of the existing garaging is densely screened by mixed trees, including ash, sycamore, Horse chestnut and an oak with an understorey of mature hawthorn. There is also a small group of three Leyland cypress that have previously been topped and regenerated and are in poor condition. The hawthorns are generally fully mature and of rather poor quality, whist the larger tree species are in good overall condition. But are competing with one another and will need to be selectively thinned at some stage in the medium to longer term.

4.5 The western half of the rear (northern) boundary is densely screened at low level by a mature holly hedge, which includes a relatively young beech, T12, towards the middle. This tree is believed to be beyond the property boundary but is quite prominent and shows good potential for continuing growth and amenity. The small cluster of trees in the north-eastern corner include an ash, damson and a multi-stemmed sycamore of relatively low value. A higher value oak tree lies within an adjacent garden to the north-east.

4.6 The eastern boundary is also effectively screened by groups of multi-stemmed sycamore, both within and adjacent to the property boundary. The tall Leyland cypress group (G3), towards the southern end are rather drawn, slender and incongruous and they are not particularly suitable for long-term retention. The Wild cherry (T16), in the central area of the eastern portion of the garden is twin-stemmed from a tight fork just above ground level. This is an irremediable defect, rendering the tree liable to long-term failure as it continues to develop. It is therefore unsuitable for retention in the context of future development, although in its current context within the garden, can be retained.

4.7 The largest and most prominent trees that are undoubtedly protected by the TPO are the group extending to the east of the existing house. This group includes the Horse chestnut (T18), Copper beech (T19), and Scots pine (T20). The horse chestnut is fully mature and approaching post-maturity but it is a high value specimen. It has shed some sizeable branches in the past but with care, could be crown reduced and brought back under a proactive management regime, to enable it to be retained successfully in the longer term. Both the Scots pine and beech are mature and are in slightly better condition than the Horse chestnut. These would benefit from only minimal management works, to ensure their long-term future.

5.0 THE DEVELOPMENT PROPOSALS

5.1 The arboricultural survey data has been used to inform and assist with the preparation of an initial development layout for the land to the rear of the existing house. The recommended root protection areas (RPAs) illustrated on the arboricultural survey plan indicate the *minimum* ground that should remain undisturbed around any of the higher quality (category ‘a’ & ‘b’) individual trees that are to be retained. It would be beneficial to locate any new structures beyond the minimum root protection areas, to allow for factors such as future growth, shading and to provide construction working space.

5.2 The proposed plot layout should enable all trees on plot 1 to be retained and their full root protection areas to be protected by fencing for the duration of construction works. The garage on plot 2 has been sited outside of the root protection area of the beech (T12). The damson (T14), is shown retained close to the house on plot 2, but this is a specimen of relatively low value, which may be better removed and replaced by new landscaping. On plot 3, the low value cherry, T16, and the dying plum, T17, will be removed to facilitate the construction works. The house on plot 3 is on the edge of the root protection areas of the large prominent trees that will form the southern plot boundary. It is important that proposed finished levels for the plot are carefully reviewed once available, to confirm that there will be no significant encroachment into their root protection areas, to facilitate the construction works. It is recommended that the crown of the Horse chestnut (T18), be reduced, to provide a framework for its continuing growth and future development in tandem with any construction works.

6.0 TREE PROTECTION MEASURES

6.1 When detailed planning permission has been granted, a tree protection plan can be produced, clearly identifying trees for removal, the location of tree protection fencing and any specialist construction methods which it may be necessary to adopt in proximity to the retained trees.

6.2 In this instance, a schedule of proposed arboricultural method statements could be submitted to form the basis of a 'heads of terms' agreement, to enable Blaby District Council to determine the planning application, or for the discharge of any planning conditions considered appropriate, to protect the retained trees. The following is a list of operations that could be covered by method statements or planning conditions, which may be required for this site:

- Schedule of tree removal and pruning works to be undertaken to the retained trees in advance of the completion of construction works
- Details of tree protection measures including the locations of tree protection fencing and a specification for the fencing
- Specific works which may have to be undertaken within the RPAs in association with the installation of services, construction of driveways, patios or installation of services
- Details for the construction or installation of boundary treatments between the individual plots

- Recommendations for any additional protection measures or restrictions required to safeguard the retained trees in relation to the storage of materials and fuel; mixing of mortar and concrete; location of temporary site accommodation and latrines (including the installation of services to and drainage of these); use of cranes or other operations that may cause damage to the aerial parts of the trees

- New planting which could be undertaken in mitigation for any proposed tree and hedge removal.

7.0 LIMITATIONS

7.1 The survey was undertaken from the ground and from within the curtilage of the site and the access drive. Additional unscheduled defects that are not visible from these vantage points may therefore be present in the trees' crowns.

7.2 Arboricultural works should ideally be avoided during the bird-nesting season and appropriate measures taken to identify and protect nesting birds if pruning or felling works have to be undertaken at this time.

7.3 Before work is carried out on any tree, an assessment should be undertaken to identify any actual or potential bat roosts. If any roosts are identified, works should be suspended and appropriate advice sought. In the case of a potential but unconfirmed roost, works should be undertaken with due diligence to safeguard the relevant section of the tree until the presence of a roost is either confirmed or ruled out.

Lesley J Adams
F Arbor A FICFor CEnv **23rd December 2016**

APPENDIX 1

LAND AT THE OLD HOUSE
KIRBY MUXLOE

ARBORICULTURAL SURVEY SCHEDULE

ARBORICULTURAL SURVEY: THE OLD HOUSE, STAMFORD ROAD, KIRBY MUXLOE

TREE NO	SPECIES	HEIGHT (m)	STEM DIA (mm)	CROWN RAD N W E S	CLEAR CROWN (m)	LIFE STAGE	COMMENTS/ RECOMMENDATIONS	ERC (years)	RET CAT	RPA RAD (m) *AREA(m^2)*
T1	Sycamore *Acer pseudoplatanus*	18.5	480#	3.0 2.5# 5.5 3.5	1st Branch: 5 E Crown: 3.5	E/Mat	Ivy prevented a full assessment of the limb structure. Appears reasonable and with a light branch architecture. Asymmetry over access but with a relatively high crown and of value when considered with T2. Ivy should be severed and tree reviewed in 1 year	Assume 20+	Assume B2	5.8 *104*
T2	Sycamore *Acer pseudoplatanus*	18	500# 450#	5.0# 4.5# 5.0 2.0	1st Branch: 4 SE Crown: 3.5	E/Mat	Ivy prevented a full assessment of the limb structure. Twin-stemmed and growing within dense boundary hedge. Small diameter dead wood but appears otherwise reasonable. Of greater value when considered with T1. Ivy should be severed and tree reviewed in 1 year	Assume 20+	Assume B2	8.1 *205*
T3	Sycamore *Acer pseudoplatanus*	17	710	5.0 5.5# 8.0 7.0	1st Branch: 2.5 W Crown: 2	E/Mat	A specimen with a wide, spreading crown that extends over the boundary. Some large diameter dead wood in the lower crown, particularly on the north side but otherwise good overall	20+	B1, 2	8.5 *228*

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TREE NO	SPECIES	HEIGHT (m)	STEM DIA (mm)	CROWN RAD N W E S	CLEAR CROWN (m)	LIFE STAGE	COMMENTS/ RECOMMENDATIONS	ERC (years)	RET CAT	RPA RAD (m) *AREA(m²)*
G1	3 no. Leyland cypress *x Cupressocyparis leylandii*	Up to 17	Up to 460	Av. 2 all round	1st Branch: Nil Crown: Nil	Mat	A small clump of 3 no. trees that were topped previously at 4.5m but have regenerated vigorously since. The upright stems generally have tight forks at their bases and they will become increasingly vulnerable to branch failure as they continue to age. They have rather outgrown their useful life expectancy and will require removal in the medium-term	10+	C	5.5
T4	Hawthorn *Crataegus monogyna*	6	50 50 60 70	1.0 1.0 2.0 2.0	1st Branch: 0.3 N Crown: 2	E/Mat	Multi-stemmed clump growing on edge of spinney. Previously coppiced and could be coppiced again. Of indifferent quality	10+	C	1.4 *6*
T5	English oak *Quercus robur*	17	750	3.5 4.5 9.0 5.0 SW: 5.5	1st Branch: 4.5 E Crown: 3	Mat	Previous failure of large section of the north-west quadrant of the crown towards T6. Column of decay developing. Remaining crown appears generally good and the tree would respond to crown reduction by 3 - 4m. Crown reduction is essential if the site is redeveloped	20+	B1, 2	9 *255*

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T6	Horse chestnut *Aesculus hippocastanum*	16	600	4.0 4.0 4.5 4.5	1st Branch: 2 S Crown: 0.5	E/Mat	Previous evidence of bleeding canker which is now in remission. Leaf miner infestation. Heavier limbs are on the west side towards boundary with only lighter growth towards T5. Reasonable potential	20+	B1, 2	7.2 *163*
T7	Common ash *Fraxinus excelsior*	17	560	5# 4.5 4.0 4.5	1st Branch: 4.5 NW Crown: 4	Mat	Crown inclined slightly away from T9 and over boundary. Basal shoots should be removed. History of previous branch losses south side. Requires periodic review	20+	B2	6.7 *142*
T8	Hawthorn *Crataegus monogyna*	6	200 180	3.5# 2.5# 1.5 2.0	1st Branch: 2 N Crown: 2	O/Mat	Twin-stemmed, post-mature specimen beneath canopy of T7. Asymmetry over boundary. Ivy clad and of limited potential	10+	C	3.2 *33*
T9	Horse chestnut *Aesculus hippocastanum*	15	460 170	4.5 4.0 6.0 3.0 NW: 4.5	1st Branch: 2 W Crown: 1.8	E/Mat	Secondary basal stem south-west side. Leaf miner infestation. Slight asymmetry towards garden but could be improved by remedial works to address the asymmetry	20+	B1, 2	5.9 *109*

TREE NO	SPECIES	HEIGHT (m)	STEM DIA (mm)	CROWN RAD N W E S	CLEAR CROWN (m)	LIFE STAGE	COMMENTS/ RECOMMENDATIONS	ERC (years)	RET CAT	RPA RAD (m) *AREA(m²)*
T10	Hawthorn *Crataegus monogyna*	4.5	250	2.0 2.0 1.5 0.0 NE: 2.5	1st Branch: Nil Crown: Nil	O/Mat	A poor and declining specimen inclined to the north-east. Dieback and dead wood on the woodland side sue to shade. Could be reduced back to a 1- 2m stump and allowed to regenerate	10+	C	3 *28*
T11	Sycamore *Acer pseudoplatanus*	18.5	400 300	4.5# 1.0 5.5 1.0 NW: 3.0 SE: 4.0	1st Branch: 2.5 NE Crown: 2	E/Mat	Twin-stemmed and with a tight basal fork. The crown is relatively upright but is asymmetrical extending away from T9. The basal fork limits its potential beyond 20 years	20+	B2	6 *113*
T12	Beech *Fagus sylvatica*	9	450#	3.5# 3.5# 3.5# 4.0#	1st Branch: 4.5 S Crown: 3	E/Mat	Off-site specimen which is ivy clad but appears to be reasonable overall	40+	B1	5.4 *92*
T13	Common ash *Fraxinus excelsior*	17	380 350	5.0# 6.0 3.0 5.0	1st Branch: 4.5 S Crown: 4	E/Mat	Twin-stemmed. Large dead wood in east side of lower crown requires removal but otherwise generally good	20+	B1	6.2 *121*

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T14	Damson *Prunus insititia*	8	300 250	3.5 3.5 3.5 5.0	1st Branch: 0.5 N Crown: 1.8	O/Mat	Post-mature specimen that is typically heavily limbed. Limited potential	10+	C	4.7 *69*
T15	Sycamore *Acer pseudoplatanus*	14.5	240 160 90	2.0 3.0 1.5 4.5	1st Branch: 3.5 SW Crown: 2.5	E/Mat	Triple-stemmed. Asymmetry over garden and away from off-site oak to the north-west which is the more prominent tree. Could be brought back to a single stem	20+	C	3.6 *41*
G2	Sycamore group *Acer pseudoplatanus*	Up to 17.5	220 - 420	Up to 6.5 West (av. 4)	1st Branch: From 2 W Crown: 1.5 over site	E/Mat	Numerous self-set stems set within the boundary hedge. The group would generally benefit from selective thinning, retaining the trees of most potential to continue to develop. Squirrel damage in a number of stems	20+	B2	2.6 - 5
T16	Wild cherry *Prunus avium*	10.5	360 260	4.5 4.0 4.5 5.5	1st Branch: 0.5 S Crown: 1.5	O/Mat	Twin-stemmed from a tight basal fork. Post-mature and therefore of little potential	10+	C	4.9 *77*

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G3	3 no. Leyland cypress *x Cupressocyparis leylandii*	20	600 560 520 (see plan)	Av. 1.5	1st Branch: Nil Crown: Nil	Mat	Fully mature and not previously topped or pruned. Fully furnished to ground level although east side of crowns are sparse due to presence of sycamores on far side of boundary. Slightly incongruous and therefore of relatively low value	10+	C	7.2 6.7 6.2
T17	Myrobalan plum *Prunus cerasifera*	8	560	3.5 3.5 2.5 2.5	1st Branch: 1.5 W Crown: 1.5	O/Mat	Post-mature and declining specimen. History of limb failures. Emerging fruit body of Sulphur fungus south side at 2.5m. Little realistic long-term potential	< 10	U	-
T18	Horse chestnut *Aesculus hippocastanum*	21	1020	8.5 8.0 8.5# 8.5#	1st Branch: 4 S Crown: 1	Mat	Fully mature tree which is large and prominent. History of branch failures but could be brought back under proactive management with careful reduction if desired. Upper crown cavity south-east quadrant requires further detailed inspection but is likely to be remediable	10+	B_1	12.2 *471*

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T19	Copper beech *Fagus sylvatica 'Purpurea'*	21#	900	8.0 7.5 5.5 8.0	1st Branch: 4.5 E Crown: 2.5	Mat	This is a very mature but currently healthy specimen. Large buttressing to south-west side. It is visually prominent and is one of the major specimens within the current garden	20+	B1, 2	10.8 *366*
T20	Scots pine *Pinus sylvestris*	18	460	4.0 4.5 3.0 3.5	1st Branch: 8 W Crown: 8	Mat	Fully mature companion tree to the beech and growing on the edge of the canopy spread of T22 Visually prominent	20+	B1, 2	5.5 *96*
T21	Kanzan cherry *Prunus serrulata 'Kanzan'*	8	410	4.0 4.5 4.5 3.0	1st Branch: 1.2 W Crown: 2	Mat	Fully mature. Upright limb at 2m west side. Previously removed some dead wood in the inner crown but this is relatively superficial	10+	C	4.9 *76*
T22	Beech *Fagus sylvatica*	15	440	4.0 4.5 4.0 5.0	1st Branch: 4 SE Crown: 3	E/Mat	A relatively young and visually prominent tree of good form, condition and potential	40+	A1, 2	5.3 *88*

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T23	Magnolia *Magnolia × soulangeana*	7.5	300 @ 0.3m	4.0 2.5 2.5 4.5	1st Branch: 0.35 Crown: 1.5	Mat	Mature large shrub in good overall condition	20+??	C??	3.6 *41*
T24	Common yew *Taxus baccata*	9	280	3.0 2.5 3.5 1.0	1st Branch: 1 NE Crown: 0.5	E/Mat	A small tree which is essentially an element of the shrubbery. Signs of historic root instability. Would be better managed by pruning back to a relatively small shrub up to 3m and maintained as a topiarised specimen	20+	B2	3.4 *36*
T25	Common yew *Taxus baccata*	8	260 250 250 240 220 190	6.0 8.0 7.0 6.0	1st Branch: Nil N Crown: 1.5	E/Mat	Multiple stems radiate out at low level almost horizontally to form a domed canopy. Crown could be pruned back to contain it within the existing shrubbery bed	20+	B2	6.9 *150*

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T26	Sycamore *Acer pseudoplatanus*	20	710	7.0 9.0 8.0 8.0	1st Branch: 4 SW Crown: 2.5	Mat	Reasonable overall. This specimen has been reduced historically and regenerated. The lowest branch south-west has a fused section extending 1.2m out from the main stem and this should be removed. Crown is slightly sparsely foliated	20+	B1, 2	8.5 *228*
T27	Japanese flowering Crab apple *Malus floribunda*	6.5	210	2.5 2.5 3.0 3.0	1st Branch: 1.6 N Crown: 1.5	Mat	Fully mature but small tree forms part of the garden shrubbery. Not visible from outside the site	10+	C	2.5 *20*
G4	Mixed conifers (see plan)	Up to 18	See plan	Av. 2.5	1st Branch: From 1.5 Crown: From 1.5	Mat	Mature grouping with a dense laurel hedge beneath and inside the site. Limited future potential. Feasibility for location of proposed access should be reviewed as removal of the group but retention of laurel hedge might be an option	10+	C	-

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T28 (G2)	Horse chestnut *Aesculus hippocastanum*	17	560#	4 E over drive	1st Branch: 2 W Crown: 3	O/Mat	Off-site specimen in poor condition. Previously pollarded and regrown. Bleeding canker lesions. Unlikely to survive 10 years but not in control of the landowner of The Old House	Up to 10	C/U	3.7 *142*
T29 (T19)	Douglas fir *Pseudotsuga menziesii*	23	740	2.5 W over drive	1st Branch: 2.5 W Crown: 2	Mat	Previously topped and regrown. Visually prominent from Stamford Road. Driveway surface recently extended inside gate and beneath the tree	20+	B1, 2	8.9 *248*
T30 (T17)	English oak *Quercus robur*	18	840	9 over drive	1st Branch: 5.5 SW Crown: 3.5	Mat	Good overall. The majority of the crown weight is over the drive. Heavy limb extends towards Stamford Road	40+	B1, 2	10.1 *319*
G5 (G1)	Lombardy poplar *Populus nigra 'Italica'*	Up to 20	500 270 220	1.5 W over drive	1st Branch: - Crown: -	Mat	The two smaller trees are almost moribund and slender and now require removal. The larger tree is of low quality and limited potential and the group would be better felled and replaced with new planting	Up to 10	U	-

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T31 (T14)	Smooth leaved holly *Ilex x altaclerensis*	7.5	380	3.5 W over drive	1st Branch: 2.5 E Crown: 2	O/Mat	Superficial basal decay developing slowly. The stem is inclined towards the drive to the south-west. Limited potential	10+	C	4.6 *65*
T32 (T10)	Lawson cypress *Chamaecyparis lawsoniana*	15	520	3 W over drive	1st Branch: 0.3 W Crown: Nil	Mat	Low crown growth on drive side has been managed as part of the shrubbery. Some dead wood in the crown. Fully mature and thus of limited potential	10+	C	6.2 *122*
T33	Lawson cypress *Chamaecyparis lawsoniana 'Erecta Viridis'*	9	150 110 100 90	2 W drive side	1st Branch: Nil Crown: Nil	Mat	Multi-stemmed element of the shrubbery of limited potential	10+	C	2.8 *24*
T34 (T11)	Common ash *Fraxinus excelsior*	11	240	3 W over drive	1st Branch: 4.5 W Crown: 4	E/Mat	Self-set tree on edge of drive. Ivy clad	40+	B2	2.9 *26*

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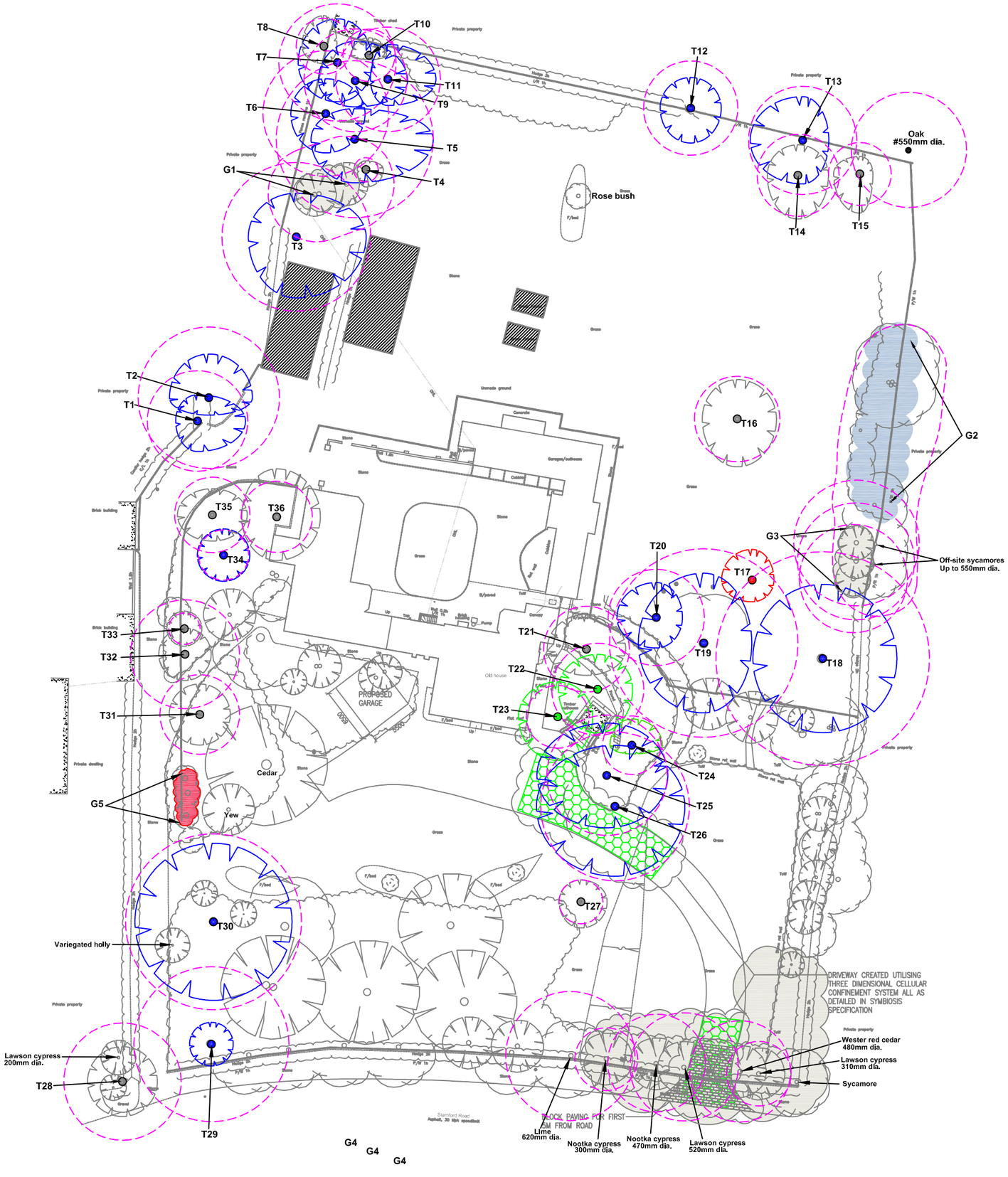
TREE NO	SPECIES	HEIGHT (m)	STEM DIA (mm)	CROWN RAD N W E S	CLEAR CROWN (m)	LIFE STAGE	COMMENTS/ RECOMMENDATIONS	ERC (years)	RET CAT	RPA RAD (m) *AREA(m²)*
T35 (T4)	Sycamore *Acer pseudoplatanus*	11	360	3 N over drive 4 W over drive	1st Branch: 4.5 W Crown: 3	E/Mat	Indifferent quality specimen on edge of drive with squirrel damage in the upper crown	20+	C	4.3 *59*
T36 (T3)	English oak *Quercus robur*	9	340	5.5 N over drive 4 W over drive	1st Branch: 4.5 N Crown: 4	E/Mat	A poor stunted specimen with an asymmetric crown that extends over the main access. Dead wood in the upper crown. Little potential	10+	C	4.1 *52*

APPENDIX 2

LAND AT THE OLD HOUSE
KIRBY MUXLOE

ARBORICULTURAL SURVEY PLAN



APPROX
NORTH

KEY

BS 5837
Retention Categories

- Category A Trees (T132)
- Category B Trees (T132)
- Category C Trees (T132)
- Category U Trees (T132)
- Root Protection Area (RPA)

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Tel: 01455 828822

Site: THE OLD HOUSE, STAMFORD ROAD
KIRBY MUXLOE, LEICESTER

Title: ARBORICULTURAL SURVEY:
REFERENCE NUMBERS ADDED AND STEM AND CROWN PLOTS COLOUR CODED

Client: MR D MILES

Survey date: 29th SEPTEMBER 2016
Reviewed: 7th DECEMBER 2016

Scale: 1:500 @ A3

Drawing No: DM/16/TOH/02

APPENDIX 3

LAND AT THE OLD HOUSE
KIRBY MUXLOE

TABLE 1 OF BRITISH STANDARD 5837:2012
~ TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION - RECOMMENDATIONS

TABLE 1 – CASCADE CHART FOR TREE QUALITY ASSESSMENT

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

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