

# East Midlands Gateway Phase 2 (EMG2)

Document DCO 6.10C/MCO 6.10C

ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 10C

# Arboricultural Assessment

~~October 2025~~ April 2026

# 10

The East Midlands Gateway Phase 2  
and Highway Order 202X and The East Midlands Gateway  
Rail Freight and Highway (Amendment) Order 202X

[SEGRO.COM/SLPEMG2](https://www.segro.com/slpemg2)

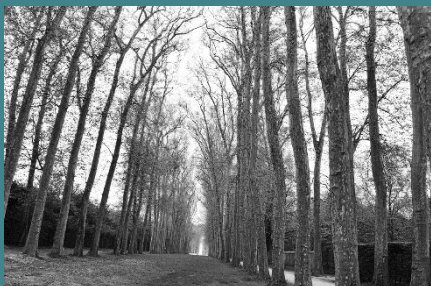
**SEGRO**

**The East Midlands Gateway Phase 2 and  
Highway Order 202X and the East Midlands Gateway  
Rail Freight and Highway (Amendment) Order 202X**

**APPENDIX 10C – ARBORICULTURAL ASSESSMENT  
(DOCUMENT DCO 6.10C/MCO 6.10C)**

<b><u>Version</u></b>	<b><u>Date</u></b>	<b><u>Status of Version</u></b>
<b><u>0</u></b>	<b><u>October 2025</u></b>	<b><u>Submission</u></b>
<b><u>1</u></b>	<b><u>April 2026</u></b>	<b><u>Deadline 3</u></b>

FPCR | environment  
& design



## Appendix 10.C9; ARBORICULTURAL ASSESSMENT

Client

**Segro PLC**

Project

**East Midlands**

**Gateway 2 (EMG2)**

Date

**April 2026ugust 2025**

**CONTENTS**

1.0 INTRODUCTION ..... 2

2.0 PLANNING POLICY ..... 4

3.0 SURVEY METHODOLOGY ..... 6

4.0 RESULTS ..... 12

5.0 ARBORICULTURAL IMPACT ASSESSMENT ..... 19

6.0 HABITAT CREATION USING EXISTING TREES ..... 22

7.0 NEW TREE AND HEDGEROW PLANTING ..... 23

8.0 TREE PROTECTION MEASURES ..... 25

9.0 TREE MANAGEMENT ..... 26

**TABLES**

- Table 1: Summary of Trees by Retention Category
- Table 2: Tree Preservation Order Details
- Table 3: Summary of Impact on Tree Stock
- Table 4: Impact to TPO Trees

**FIGURES**

- Figure 1: The chart of girth in relation to age and development classification of trees
- Figure 2: Screen shots from NWLDC Tree Preservation Orders online map

**PLANS**

- Tree Survey Plans (10666-T-01 to 10666-T-17)
- Tree Retention Plans (10666-T-19 to 10666-T-336)

**APPENDICES**

- Appendix A: Tree Schedule
- Appendix B: Veteran Tree Comparison Schedule
- Appendix C: Protective Fencing Specifications

Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	TCB / 08.04.25	HR / 08.04.25
	<u>Final</u>	<u>TCB / 30.06.25</u>	<u>HR / 30.06.25</u>
A	Final	TCB / 19.08.25	HR / 19.08.25
<u>B</u>	<u>Final</u>	<u>TCB / 14.04.26</u>	<u>HR / 14.04.26</u>
C	Final	TCB / 16.04.26	HR / 16.04.26

## 1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Segro PLC to present the findings of an Arboricultural Assessment and survey of trees located at land south of East Midlands Airport and associated with the A453, A50 and Junction 24 of the M1. (hereafter referred to as the site), OS Grid Ref SK 461 249.

### Site Description

- 1.2 The application site is approximately 100ha in extent and located to the south, east and northeast of East Midlands Airport. The A453 borders the site to the immediate north, with the A42 and continuation of the A453 to the east. Junction 24 and the A50 are situated to the northeast.
- 1.3 The majority of the site comprised open agricultural land, predominantly arable crops. Most field compartments were enclosed by native hedgerows and numerous mature trees stood within hedgerows. The remainder of the site comprise of trees and vegetation associated with highway infrastructure.

### Scope of Assessment

- 1.4 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837). Surveys have been conducted over a period of time with an initial survey in July 2020 and then updated in August 2021 and more recently in February 2025.
- 1.5 This report has been produced to accompany a planning application for the second phase to EMG1 and comprises of three interrelated component parts as follows, and collectively referred to as 'the scheme':
- Main site (herein referred to as 'the Site') - A new warehousing and manufacturing employment park located south of East Midlands Airport and the A453, and west of the M1 motorway. This part of the site falls within the 'East Midlands Airport and Gateway Industrial Cluster' (EMAGIC) site, which forms part of the East Midlands Freeport designated by the Government in 2022;
  - Highway Works - Highways works to the strategic road network including improvements at Junction 24 of the M1 motorway and the road network interacting with that junction; and
  - EMG1 Works - Additional warehousing together with works to increase the permitted height of the cranes at the rail-freight terminal, improvements to the EMG1 public transport interchange and site management building.

- 1.6 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.



## 2.0 PLANNING POLICY

### National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) approving development proposals that accord with an up-to-date development plan without delay'.
- 2.3 In[EC1] the absence of a development plan or the development plan is out of date, the acting LPA should grant planning consent so far as the development proposals do not breach the policies and guidance outlined in the NPPF.
- 2.4 In relation to arboriculture, the NPPF states that:
- 136 *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 523), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 523: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
  - [193186](#) (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 (footnote 7067) and a suitable compensation strategy exists'.*
  - [193186](#) and provides specific guidance that:
  - [193186](#) (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'.*
- 2.5 With reference to paragraph [193186](#) (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote [7067](#) and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

## Local Planning Policy

2.6 Local planning decisions regarding all future developments are assessed against a framework to ensure that the district or county in question is developed in a well-informed and coherently systematic manner, this may include decisions to ensure that the right number and types of houses are built and incorporating the correct type of shopping and recreation facilities, whilst protecting the local ecological resources, landscape context and intrinsic heritage value of an area.

2.7 Within the context of the adopted Local Plan 2011- 2031 for North West Leicestershire District Council there are several policies relating to trees. The following lists the most relevant.

*North West Leicestershire Local Plan (as amended by the Partial Review)*

2.8 Policy Ec7: Donington Park

(1). The development of Donington Park as a national and international racing circuit will be supported provided development that gives rise to a material increase in the use of the racetrack or number of visitors:

(b) Ensures that existing mature trees and woodland are retained and incorporated into a landscaping scheme that mitigates the effects of the development on the local landscape; and

2.9 Policy Ec1: Nature Conservation

(2). Where a proposal for development would result in significant harm to one of the following and which cannot be avoided, or mitigated or compensated for, then planning permission will be refused:

(g) Irreplaceable habitats (defined as Ancient woodlands; Mature plantation or secondary woodland; Species-rich ancient hedgerows; Aged or veteran trees; Species-rich neutral grassland; Acid grassland and heath grassland; Dry and wet heathland; Bogs and Sphagnum pools and Rock outcrops).

(3) New development will be expected to maintain existing ecological networks, hotspots and landscape features (such as water courses and waterways, disused railway lines, trees and hedgerows) for biodiversity, as well as for other green infrastructure and recreational uses.

### 3.0 SURVEY METHODOLOGY

3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.

3.2 Trees have been assessed as groups, hedgerows or woodland where it has been determined appropriate.

- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
- For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
- For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'<sup>1</sup>. Woodlands however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'<sup>2</sup>.

3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

#### BS5837 Categories

3.4 Trees, groups, hedgerows, and woodland have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.

3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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 within this category are:

<sup>1</sup> Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

<sup>2</sup> [http://www.countrysideinfo.co.uk/woodland\\_manage/whatis.htm](http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm)

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Subcategory (ii) 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.
- Subcategory (iii) trees with material conservation or other cultural value.

3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

**Ancient and Veteran Trees**

3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.

3.12 This ~~Arboricultural Assessment~~ ~~has used and~~ the criterion for defining a veteran tree ~~is~~ based upon the definition within BS:5837.

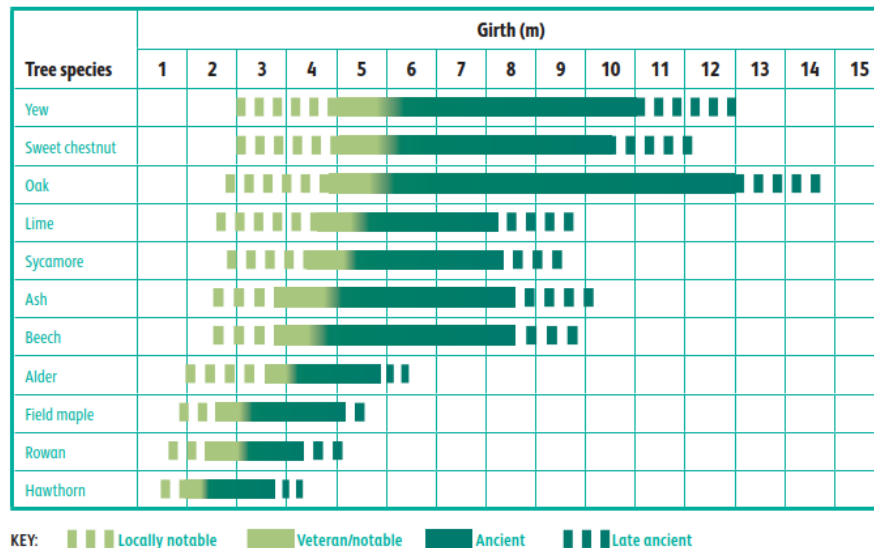
**3.13** “Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned”.

**3.14 NOTE** These characteristics might typically include a large girth, signs of crown retrenchment / reorganisation and hollowing of the stem.

~~3.15~~**3.13** Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).

~~3.16~~**3.14** BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient trees is based upon government guidance on, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions<sup>3</sup> which states.

“All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate.”



**Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)<sup>4</sup>.**

<sup>3</sup> Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

<sup>4</sup> Lonsdale, D. (Ed.). 2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.

[3.173.15](#) Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2024<sup>3</sup>, which includes its own definition of ancient and veteran trees. [This Arboricultural Assessment has also considered any potential candidates against the below definition:](#)

**3.18** 'A tree which, because of its age, size, and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'<sup>5</sup>

[3.193.16](#) RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023)<sup>6</sup> has been adopted for gathering survey information as this provides a standardised framework for recording characteristic ancient/veteran features [and this Arboricultural Assessment has also considered any potential candidates against this framework.](#)

[3.203.17](#) When assessing veteran trees, reference has also been made to number of publications which include Owen & Alderman (2008) and Reed, H. (2000). Veteran Trees: A Guide to Good Management. English Nature and more recently Lonsdale, D (ed.) (2013) Ancient and other Veteran Trees: Further Guidance on Management, The Tree Council & Ancient Tree Forum for guidance on the recognition of both ancient and veteran trees.

[3.213.18](#) While the definition of a veteran tree with BS:5837 states that veteran trees are "not exclusive to, individuals surviving beyond the typical age range for the species concerned", to be considered a veteran tree in accordance with the definition within NPPF, veteran trees must be 'trees which, because of their age, size, and condition are of exceptional biodiversity, cultural or heritage value'. Therefore, to be considered a veteran tree, the tree must be of sufficient age and size with a stem girth which is considered large for its species (within the veteran range set out in Figure 1).

[3.223.19](#) However, stem girth alone does not constitute a veteran tree, and veteran trees should display characteristics of ancient trees, showing strong signs of at least two primary characteristic and usually display a number of secondary characteristics, although individual trees will be assessed on their own merits.

[3.233.20](#) Primary characteristics include.

- Major stem cavities with decay and/or hollowing
- Signs of crown reorganisation

[3.243.21](#) Secondary characteristics include.

- Large quantity of dead wood in crown, 150mm diameter +
- Major storm damage, e.g. breakout wounds, broken spars 30cm.
- Habitat spaces: decay holes and/ or crevices/ branch splits sheltered from direct rainfall
- Aerial rooting
- Sap run / slime flux

<sup>5</sup> Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

<sup>6</sup> Recognition of Ancient, Veteran & Notable Trees – RAVEN 2 (2023) – Julian Forbes-Laird Consultancy.

- Water pool
- Bark loss (exceeding 400cm<sup>2</sup> inc. due to lightning strike)
- Fungi (especially notable or protected species)
- Other epiphytic plants, including ferns & significant presence of lichens or mosses

3.22 It is considered that the greater the number and extent of these features present within a given tree, the greater its ecological habitat value.

3.23 For the purpose of this report only, trees which are considered to meet the definition provided in the BNG Regulations 2024 have been recorded within the Arboricultural Assessment.

3.24 The criteria listed within the BNG definition is as below:

Veteran trees exhibit one or more of the following-

i) Significant decay features such as deadwood, hollowing or signs of advanced decay in the trunk or major limbs

ii) A large girth, depending on and relative to species, site and management history

3.25iii) A high value for nature, especially in hosting rare or specialist fungi, lichens and deadwood invertebrates

### **Ancient Woodland**

3.263.25 To compile existing baseline information on relevant arboricultural considerations, information was requested from both statutory and non-statutory nature conservation organisations. The Multi Agency Geographic Information for the Countryside (MAGIC) website highlighted tree cover within the site as Ancient Woodland.

3.273.26 Ancient woodland in England is defined as an area that has been continuously wooded since at least 1600 AD. 'Continuously wooded' does not require there to have been a continuous cover of trees and shrubs across the entire area. Habitats such as glades, deer lawns, rides, ponds and streams, as well as gaps created by natural occurrences, and forestry may all occur within woodland.

3.283.27 Ancient woodland includes both ancient semi-natural woodland and plantations on ancient woodland sites:

- Ancient semi-natural woodland (ASNW) is where the stands are composed predominantly of trees and shrubs native to the site that do not obviously originate from planting. However, woodlands with small planting of trees native to the site would still be included in this category. The stands may have been managed by coppicing or pollarding or the tree and shrub layer may have grown up by natural regeneration.
- Plantations on ancient woodland sites (PAWS) these are areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, predominantly of species not native to the site. These sites often retain some of the ancient woodland features such as soils, ground flora, fungi and woodland archaeology.

3.28 Ancient woodland is a resource of great importance for its wildlife, soils, recreation, cultural value, history and the contribution to diverse landscapes and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2021<sup>4</sup>.

**3.29****Considerations and Limitations of the Tree Survey**

3.303.29 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.

3.313.30 The statements made in this report regarding the assessed applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.

3.323.31 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.

3.333.32 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

## 4.0 RESULTS

- 4.1 A total of 120 individual trees, 60 groups of trees, 2 woodlands and 57 hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows and woodland as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups, hedgerows and woodlands recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups, hedgerows and woodlands have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

### Results Summary

- 4.5 Tree cover across the Scheme assessment area ranged from semi-mature to over mature specimens most of which were native mixed species, ash *Fraxinus excelsior* was found to be the dominant species. Higher concentrations of tree cover could be found in areas associated within either established woodlands or established scrub and tree growth around offsite infrastructure. Linear features along highway infrastructure also provided established tree groups. Species present across the whole site consisted mainly of English oak *Quercus robur*, ash, crack willow *Salix fragilis*, field maple *Acer campestre*, Sycamore *Acer pseudoplatanus*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*.
- 4.6 Trees across the Site were generally found to have grown reactively to their environmental conditions, although evidence of active tree management was evident throughout the landscape. Mature specimens within hedgerows displayed traits typically associated with specimens growing in areas of open countryside, along with ad hoc agricultural management. Hedgerows had also been subjected to annual management through flail mowing to maintain heights and spreads.
- 4.7 Trees associated with highway infrastructure across the wider Scheme were again typical for the environment in which they are growing. Observations differed in that established trees had been managed accordingly to provide the statutory clearance to the highway network.
- 4.8 Most of the trees were of fair and good overall physical condition containing some dead wood of varying proportions along with past storm damage and naturally occurring structural conditions such as branch socket cavities, branch stubs through limb loss and crossing and rubbing material.

4.9 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

**Table 1: Summary of Trees by Retention Category**

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable	T42	1		0
Category A (High Quality / Value)	T4, T22, T39, T120	4	W1	1
Category B (Moderate Quality / Value)	T9, T37, T38, T40, T41, T46, T53, T54, T68, T76, T87, T88, T89, T90, T91, T92, T110, T111, T112, T113, T116, T117, T118, T119	24	G2, G3, G4, G8, G13, G15, G18, G19, G20, G23, G24, G25, G27, G33, G34, G35, G37, G38, G39, G40, G41, G42, G45, G46, G47, G54, G57, G58, G59, H4, H24, H25, H28, H29, H31, W2	36
Category C (Low Quality / Value)	T1, T2, T3, T5, T6, T7, T8, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T43, T44, T45, T47, T48, T49, T50, T51, T52, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T69, T70, T71, T72, T73, T74, T75, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T114, T115	91	G1, G5, G6, G7, G9, G10, G11, G12, G14, G16, G17, G21, G22, G26, G28, G29, G30, G31, G32, G36, G43, G44, G48, G49, G50, G51, G52, G55, G56, G60, H1, H2, H3, H5, H6, H7, H8, H9, H10, H11, H12, H13, H14, H15, H16, H17, H18, H19, H20, H21, H22, H23, H26, H27, H30, H32, H33, H34, H35, H36, H37, H38, H39, H40, H41, H42, H43, H44, H45, H46, H47, H48, H49, H50, H51, H52, H53, H54, H55, H56, H57	81

#### Category A – High Arboricultural Quality Trees

- 4.10 4 individual trees and a single woodland offered a high arboricultural value (Category A). Individual specimens were Ash and English oak, ash. Trees were mature specimens growing within hedgerow boundaries or within field parcels and exhibited typical characteristics of open grown trees within a rural landscape.

#### Woodlands

- 4.11 W1 was assessed of high arboricultural quality (retention category A). This woodland had a typical species composition and structure for its geographical location, including both deciduous and coniferous species. Woodland management practices were not apparent within this woodland block locally known as King Street Plantation.
- 4.12 W2 was recorded as moderate arboricultural quality (retention category B) and contained a similar range of species, only being deciduous in comparison to W1. W2 is linear in form positioned between the A50 and Rail Freight line.
- 4.13 Both woodlands are classed as Priority Habitat Inventory - Deciduous Woodland (England) – 'a Lowland mixed deciduous woodland includes woodland growing on the full range of soil conditions... Quercus robur is generally the commoner oak (although Quercus petraea may be abundant locally) and may occur with virtually all combinations of other locally native tree species.

### Category B – Moderate Arboricultural Quality Trees

- 4.14 Moderate quality trees comprised of either early mature and mature trees situated within hedgerows, field parcels or along highway embankments. A wide range of species were recorded with ash and English oak once again present in combination with crack willow, sycamore, hawthorn and field maple.
- 4.15 Characteristics observed throughout these trees comprised of features associated with continuous growth such as basal suckers and epicormic growth within crowns. Features resulting from natural abscission of material creating branch stubs, broken branches, branch socket cavities and bark wounds. Dead branches were also regularly observed in various proportions.
- 4.16 The accumulation of established, moderate quality trees has created linear tree features across the scheme, the most prominent of these being along the highway network.

### Category C – Low Arboricultural Quality Trees

- 4.17 Individual specimens were predominantly poor-quality boundary trees or outgrown hedgerow trees. The vast majority of these trees comprised of mature ash in both poor structural and physiological conditions which is typical for the region.
- 4.18 Tree groups were again either outgrown boundary features or unmaintained hedgerows along ditches. This tree cover was regarded as retention category C due to either the lack of management or low collective landscape value.

### Category U – Trees Considered Unsuitable for Retention

- 4.19 A single was assessed as being unsuitable for retention (category U) in the current setting. This tree comprised of a standing dead tree in such condition that structural integrity is comprised.

### Hedgerows

- 4.20 Due to historic agricultural management of the land there was an extensive network of hedgerows across the site. 57 hedgerows were recorded as part of the Arboricultural assessment, with hedgerows demarking all of the site's peripheries and internal field boundaries. Hedgerows were typically dominated by hawthorn and blackthorn, supported by elder *Sambucus nigra*, field maple, hazel *Corylus avellana*, English elm *Ulmus procera* in some instances. Mature trees were prominent features of most hedgerows.
- 4.21 For the vast majority, management comprised of flail mowing on an annual basis however evidence of more traditional practices such as hedge laying was noted. Annual cutting has created dense, clipped and consolidated structures although gaps could be identified where hedgerow stock had either failed or had become overwhelmed by undergrowth such as bramble.
- 4.22 Despite the range of species present and management practices in place, purely from an Arboricultural perspective the vast majority of hedgerows were only considered to be of low arboricultural quality and retention category C. A small proportion of hedgerows which are more consolidated were recorded as category B.

### Ancient and Veteran Trees

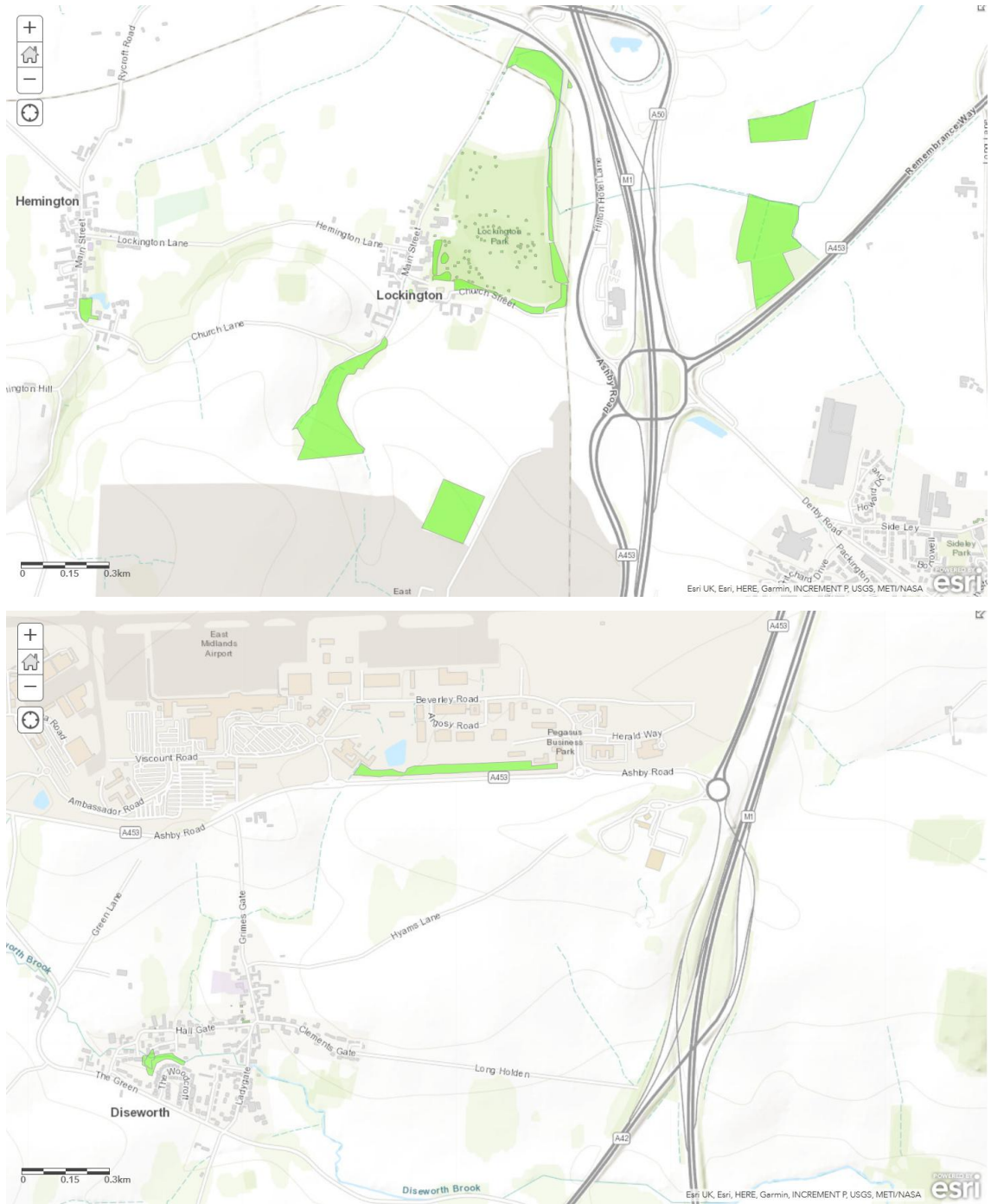
- 4.23 A single tree within the development boundary was considered to be a veteran tree in accordance with our veteran survey methodology.
- 4.24 T4, an ash was situated on the eastern boundary amongst an outgrown hedgerow and adjacent to trees planted in association to the motorway services.
- 4.25 T4 recorded a stem girth considered large for the species, in accordance with the chart shown in Figure 1 of this report. Whilst principal decay fungi were not identified during the survey, associated brown rot and white rot was identified, indicating stem hollowing and decay. Both primary and secondary features, along with series of habitat features associated with veteran trees were identified on T4.
- 4.26 A further tree situated to the north, adjacent to the A50 was also identified as a veteran tree in accordance with our veteran survey methodology.
- 4.254.27 T120, an English oak was situated within the roadside hedgerow along the A50. This tree exhibited numerous features associated with veteran trees and had been subjected to numerous pruning operations to reduce the canopy away from the carriageway.
- 4.264.28 Where this assessment has identified veteran trees in accordance with our veteran tree survey methodology, further survey work of those trees and their communities will be required to inform future management.
- 4.274.29 To affording these trees greater protection a buffer zone calculated in accordance with the guidelines detailed within Ancient and other Veteran Trees: Further Guidance on Management (Lonsdale, D (ed.) (2013). The Tree Council & Ancient Tree Forum has been provided. This buffer zone is defined as a distance equal to 15 times the trees stem diameter, or five metres beyond the canopy, whichever is the greater (Read, 2000).

### **Statutory Considerations**

- 4.284.30 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.31 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.

### **4.29**

- 4.304.32 No direct consultation with the Local Planning Authority has taken place, however, it is understood having used the online search facility on the website for the Local Planning Authority, North West Leicestershire District Council, it is understood that there is a Tree Preservation Order which applies to several trees present within the assessment boundary and therefore statutory constraints apply to the development in respect of trees. At the time of writing copy of the TPO was not available therefore a screen shot of the location is provided below.



**Figure 2: Screen shots from NWLDC Tree Preservation Orders online map**

[4.314.33](#) Information provided on Tree Preservation Orders is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the 08.04.25.

[4.324.34](#) Table 2 below details which trees are included in the NWLDC Tree Preservation Order.

**Table 2: Tree Preservation Order details**

Tree No. taken from FPCR	TPO reference no.
G45, W1, W2	Unknown



## 5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Illustrative Masterplan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for:
- 5.3 *'a maximum of 300,000sq.m (approximately 3.23 million sq.ft) (GIA) of warehousing and manufacturing floorspace (GIA), with additional 100,000sq.m in the form of internal mezzanine space. New highway infrastructure and works to the existing highways network including a new off-slip lane from the M1 northbound at J24 to provide a direct link to the A50 westbound, widening of the A50 eastbound link at Junction 24 and other related works and traffic management measures. A maximum of 25,000sq (approximately 269,000 sq. ft) (GIA) of additional warehousing on land known as Plot 16, with an additional 5,000 sq. m in the form of internal mezzanine space. In addition, it is proposed to undertake freight handling and efficiency improvements at the existing rail freight terminal by way of increases to the maximum permitted height of gantry cranes by 4m to 24m overall; together with works to expand the management suite building and public transport interchange enhancements.'* ~~4,250 dwellings with employment areas, services and facilities including new schools and sports facilities. Green Infrastructure (GI) will include areas of open space, landscaped and green corridors with informal and formal recreation, sustainable urban drainage system (SuDS), extensive cycling and footpath connections and play space. Proposals also include the realignment of the A453.'~~
- 5.4 An overlay of the layout has been incorporated in the Tree Retention Plans to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees at this outline stage would be required to be removed or retained as part of the proposed development.
- 5.5 Due to the scale of the proposals there will be extensive earthworks, drainage network along with infrastructure such as highways, it is therefore inevitable that a proportion of the existing tree cover will be lost to facilitate any future development of the site despite extra care being taken to avoid where possible.
- 5.6 The formation of plot plateaus will result in the removal of a large proportion of the interior tree stock. This will primarily impact upon the hedgerow network but will also require the removal of trees that are within these hedgerows.
- 5.7 Overall, the tree stock to be removed across the entire development is a mixture of quality ranging from high to low and includes individual trees, groups and hedgerows.
- 5.8 The retention and integration of mature and established trees to the boundaries of development is of high importance and therefore these trees have been shown for retention where possible.

- 5.9 The woodland parcels are to be retained and will be integrated with a sufficient stand off to ensure minimal impacts.
- 5.10 Established tree cover along the existing highway is to be retained, maintaining established linear tree features and important habitat corridors.
- 5.11 T4, the veteran tree identified is to be retained. The recommended buffer to the veteran tree has been incorporated into the design, ensuring that any potential impacts are reduced. This tree will be retained within the Green Infrastructure and will be supported by further habitat creation as described in Section 6 of this report and in conjunction with the supporting Ecological strategy.
- 5.12 Due to the loss of mature trees and hedgerows, it is recommended that habitats are created from the loss, utilising the arisings. A combination of techniques to create vertical and horizontal standing timber are recommended. These should be in conjunction with general habitat creation such as dead hedges, log/habitat piles. Hedgerow translocation is also recommended where feasible.
- 5.13 Table 3 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

**Table 3: Summary of Impact on Tree Stock**

	Trees to be Removed	Reason for Removal
Category U - Unsuitable	T42	To facilitate Plots
Category A (High Quality / Value)	T22	To facilitate Plots
Category B (Moderate Quality / Value)	T41, T46, H28, H29	To facilitate Plots
	G13 H24 (partial) H25 (partial)  G40 (partial) G41 (partial) <u>G58</u> (partial) <u>G59</u> (partial)	To facilitate earthworks    To facilitate highway improvements

	Trees to be Removed	Reason for Removal
Category C (Low Quality / Value)	T12, T13, T14, T15, T16, T18, T19, T20, T21, T24, T25, T28, T29, T31, T32, T33, T34, T35, T43, T44, T45, T47, T48, T59, T60, T61, T62, T64, T65 H8, H9, H13, H14, H20, H21, H22, H26, H28, H30, H37 H8 (partial) H27 (partial)	To facilitate Plots
	T1, T2, T17, T23, T30, T51, T58, T63, T66, T67, T86, G6, G10, G11, G12, H3, H10, H12, H15, H38 G7 (partial) G9 (partial)	To facilitate earthworks
	G28 (partial) G29 (partial) G30 (partial) H41 (partial) H42 (partial) H45 (partial) H47 (partial)	To facilitate highway improvements

### Impacts to TPO Trees

- 5.14 Table 4 below summarises the impact on tree stock afforded protection by Tree Preservation Order.

**Table 4: Impacts to TPO Trees**

Tree No. taken from FPCR	TPO/Conservation Area reference no.	To be Removed
G45, W1, W2	Unknown	No

- 5.15 The granting of full planning permission would override the protection afforded by the Tree Preservation Order Designation to those trees shown as removed to facilitate the proposals within the approved plans and there would be no need to ask for separate consent for works to these trees.
- 5.16 Prior to any tree surgery and / or felling of protected trees not identified as removed within approved plans it will be necessary to apply to the relevant local planning authority to gain consent for the works.

## **6.0 — HABITAT CREATION USING EXISTING TREES AND HEDGEROWS**

### **TREE / HEDGEROW TRANSLOCATION**

**6.1 — DUE TO THE IMPORTANCE OF CERTAIN SECTIONS OF HEDGEROWS THERE IS AN OPPORTUNITY TO TRANSLOCATE SELECTED PARTS TO RECREATE THESE WITHIN THE LANDSCAPE BUFFERS TO THE EAST. MATERIAL SUITABLE FOR TRANSLOCATION WOULD BE MOVED USING A SERIES OF METHODS UNDER A METHOD STATEMENT.**

### **PHOTOGRAPHS 1 & 2: EXAMPLES OF HEDGEROW TRANSLOCATION**



## **6.0**

Vertical and Horizontal habitats

**6.26.1** Decaying wood recycles nutrients back into the soil, provides food and nurseries for rare animals, and hosts niche types of fungi. By using timber harvested from trees being removed to facilitate the proposed development a series of fallen and standing deadwood habitats can be created. These can consist of dead wood piles and stumps placed in selected locations. Vertical or standing deadwood habitats can be created by erecting trunks of trees within holes and secured using structures such as gabion stone baskets.

**6.36.2** Trees which have been identified as having decay fungi present during the Arboricultural Assessment should be moved as a priority to retain these habitats. These would be moved to place where they can continue to supply the local invertebrate population with a dead wood (saproxylic) habitat as well as offering a site for fungal interaction and increased opportunity for new fungal habitats.

**Photographs 13 & 24: Examples of vertical dead wood habitats**



### Soil Translocation

[6.4.6.3](#) It is also recommended that soil within the drip line of mature trees, ditch lines containing mature trees and areas of hedgerow which are to be lost are removed and stockpiled to be used as a soil resource for new planting and profiling within the habitat creation area. Translocated soil includes the seed bank, soil microbes, and soil macro- and meso-fauna, which helps to create a similar biological environment to the original site.

## 7.0 NEW TREE AND HEDGEROW PLANTING

7.1 As part of the development proposals a substantial quantity of structured tree planting has been identified across the site. This new tree planting is a combination of landscape buffer planting across bunding, formal planting associated with infrastructure and wider habitat creation. The proposed large-scale landscaping is considered to be positive in relation to Arboriculture and will secure future canopy cover.

- 7.2 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions.
- 7.3 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 7.4 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.
- 7.5 As part of the subsequent reserved matters application, should the application be approved, an adequate quantity of structured tree planting should be provided to mitigate for any tree removal necessary to implement the development. The purpose and function of this new tree planting should be understood from the start of any design stages so that key objectives from a landscape perspective can also be achieved.
- 7.6 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).
- 7.7 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- ~~7.7~~
- 7.8 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.
- 7.9 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

### **Rooting Environment and Soil Volumes**

- 7.10 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy

mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.

- 7.11 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

### **General Planting Recommendations**

- 7.12 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 7.13 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

## **8.0 TREE PROTECTION MEASURES**

- 8.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.
- 8.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

### **General Information and Recommendations**

- 8.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 8.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 8.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 8.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular

movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

### **Tree Protection Barriers**

- 8.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 8.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix B.
- 8.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

### **Protection outside the exclusion zone**

- 8.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.
- 8.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.
- 8.12 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 8.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 8.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 8.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

## **9.0 TREE MANAGEMENT**

- 9.1 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.

- 9.2 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 9.3 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 9.4 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk<sup>7</sup>.
- 9.5 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.
- 9.6 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.
- 9.7 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

---

<sup>7</sup> The Health and Safety at Work Act 1974

**FPCR Environment and Design Ltd**

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH  
Company No. 07128076. [T] 01509 672772 [E] [mail@fpcr.co.uk](mailto:mail@fpcr.co.uk) [W] [www.fpcr.co.uk](http://www.fpcr.co.uk)

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.