Land East of Rugby Road
Clifton upon Dunsmore

Arboricultural Impact Assessment

August 2025
12371_AIA.001 Rev A

Project Details	
Client:	Richborough Estates
Project:	Land East of Rugby Road, Clifton upon Dunsmore
Report Title:	Arboricultural Impact Assessment
Project Number:	12371
File Reference:	12371_AIA.001 Rev A
Date:	August 2025

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Limitations

This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are, however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

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Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by Richborough Estates to prepare an Arboricultural Survey and Impact Assessment relating to the proposed introduction of residential development at Land East of Rugby Road, Clifton upon Dunsmore.

ii) **Proposals:** The proposals comprise the introduction of up to 160 dwellings and associated access, public open space, and infrastructure.

iii) **Surveys:** The site was surveyed by Aspect in February 2025, following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) **Statutory Designations:** Background checks have confirmed that the site does not fall within a Conservation Area, and it is not anticipated that any trees within influence of the scheme are afforded protection within a TPO.

v) **Arboricultural Impact:** The arboricultural impact of developing the site has been subject to an extensive iterative design process, which has succeeded in significantly reducing the effect in arboricultural terms.

Removals comprise six trees, parcels of scrub colonisation and a short section of hedge. The removals have been reduced as far as possible during the iterative process, and their loss can be compensated for with replacement planting.

A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. Conclusions drawn against Rugby Borough Council's development control policies conclude that the development proposal is acceptable from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by Richborough Estates to prepare an Arboricultural Survey and Impact Assessment relating to the proposed introduction of residential development at Land East of Rugby Road, Clifton upon Dunsmore.

1.1.2 The proposals comprise the introduction of up to 160 dwellings and associated access, public open space, and infrastructure.

1.2 Site Overview

1.2.1 The application area falls within the administrative control of Rugby Borough Council, and currently comprises a single agricultural field east of and accessed from Rugby Road.

1.2.2 The application boundaries abut existing residential development to the north and west, whilst the eastern and southern boundaries are separated by hedgerows from further agricultural land. Beyond the eastern portion of the northern boundary lies Clifton recreation ground.

1.3 Existing Tree Stock

1.3.1 By virtue of the existing site usage, the tree cover is focussed on the boundaries and can be described in terms of disparate cohorts.

1.3.2 The site's principal tree lies offsite, comprising a single Veteran Ash tree (T31) set to the south. Exhibiting extensive hollowing of the stem, significant deadwood, storm damage and active fungal decay in addition to a large stem for the species and associated advanced age, the tree satisfies the tests of Age, Size and Condition necessary to be considered a veteran example of its species. The Ash tree is accordingly afforded Category A within BS5837:2012 guidance, and a development buffer is provided in line with Natural England/Forestry Commission Standing Advice.

1.3.3 Moderate quality (category B) tree cover occurs more frequently on the boundaries of the site, and adjacent to the vehicular access. Formed of a hedgerow Ash on the eastern boundary, ornamental plantings separating the site from the adjacent recreation ground and as street trees associated with Rugby Road, the species palate is varied albeit majoring on early mature Sycamore.

1.3.4 The survey contains four trees that were either dead, or of particularly reduced physiological or structural condition such that their retention (regardless of development) is not recommended. The dead trees are T26 and T27 Elm; T1 Ash is of hazardous structural condition; whilst a Norway Spruce (T49) is of particularly poor physiological condition.

1.3.5 The remaining trees, groups and hedges are of low arboricultural quality and significance and typically represent unremarkable, less well established examples of their type, warranting category C only within best practice recommendations.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Rugby Borough Council, cited March 2025). Accordingly, the amenity value of the trees within the site is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

Whilst Rugby Borough Council does not provide online records of Tree Preservation Orders, none of the trees affected are anticipated to be afforded this protection (Rugby Borough Council, cited March 2025).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:

3.1.2 Paragraph 136 details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'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.'*

3.1.3 Building upon paragraph 136, the Framework also considers that *'decisions should contribute to and enhance the natural and local environment by: 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 of trees and woodland'* (para 187b).

3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features; *'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'*.

3.1.5 To confirm, there is a single Veteran Ash tree (T31) set offsite to the south within influence of the application area. Subsequently it is anticipated that the tests of paragraph 193c will be applied in respect to this tree.

3.1.6 In addition, paragraph 193d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can… enhance public access to nature where this is appropriate.'*

3.2 Rugby Borough Council

3.2.1 In terms of development control at a local level, Rugby Borough Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Rugby Borough Council Local Plan (adopted June 2019), is understood to be the Council's current primary development control document which relates to trees within the context of development. Within the plan, Policies NE3 & SDC2 are the primary tests considered relevant (relevant parts reproduced overleaf).

3.2.2 POLICY NE3 – Landscape Protection and Enhancement

New development which positively contributes to landscape character will be permitted.

Development proposals will be required to demonstrate that they:

- *Relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;*
- *Aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;*
- *Address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas;*

3.2.3 POLICY SDC2: – Landscaping

The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:

- *Important site features have been identified for retention through a detailed site survey;*

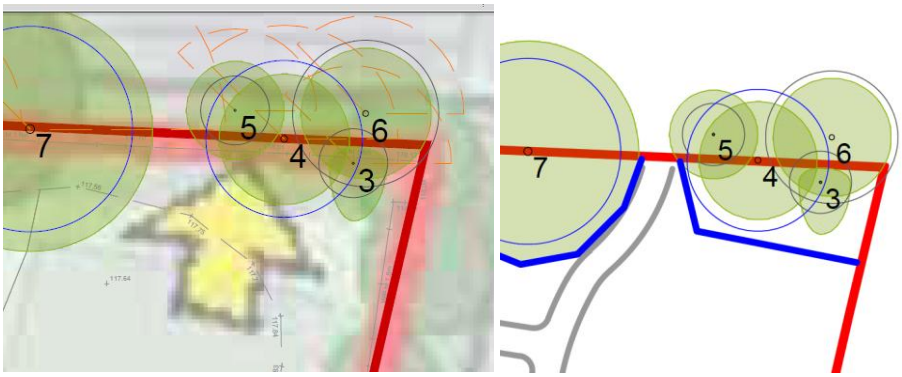
4 Arboricultural Impact

4.1 Iterative Design Process

4.1.1 The proposed development has been subject to a lengthy iterative design process, the purpose of which, from the arboricultural viewpoint, has been to minimise the scheme's effect on important trees. Key to this has been to site the potential pedestrian access with the adjacent recreation ground through an existing break in the tree cover and to increase the spatial separation between the proposed development and the important Ash (T2) set on the eastern boundary. This has been specifically sought to negate both the direct and indirect effects of the development; i.e. pressures borne out through both the construction stage and to realise a sustainable future relationship.

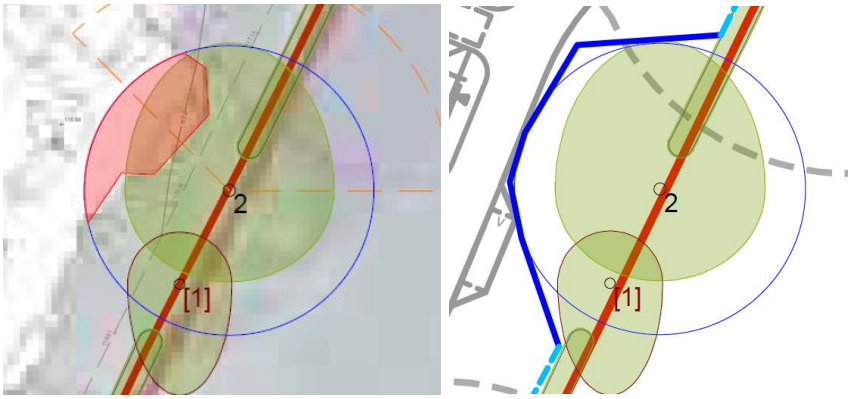
4.1.2 As illustrated within figure 1 below, the initial layout proposed the footpath passing through existing trees along the northern boundary, whilst the submitted scheme is utilising a natural break to provide the link without affecting trees:

4.1.3 Figure 1: Initial and submitted relationship with northern boundary



4.1.4 Similarly, the initial scheme included driveway and car parking within the RPA of Ash T2 set on the eastern boundary. As illustrated within Figure 2 below, following arboricultural input to the design process, features have been completely precluded from within the RPA.

4.1.5 Figure 2: Initial and submitted scheme's relationship with T2



4.2 Tree Removals

4.2.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.2.2 Tree removals are unavoidable to implement the proposed development, however, through design these have been both limited in number and focussed on lower quality elements of the tree stock. The necessary tree removals are shown at Table 1 below and can be quantified as the removal of six trees, parcels of scrub colonisation and a short section of hedge.

4.2.3 **Table 1:** Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	**T39** Lime	**T28** Elder **T31** Ash **T36-T38** Hawthorn **G3** + Scrub (partial removal) **G4+** Scrub **H3+** (c.2.75m section)

+ Denotes collection formed of three or more species; refer to details within Appendix B

4.3 Vulnerable Trees

4.3.1 Thorough consideration has been given as to how the proposed development will interact with the site's retained trees. Building upon the iterative design process, it will not be necessary to introduce any development features other than garden fences within the RPAs of retained trees. As a precautionary measure, the principles outlined below should be adhered to.

Supervised Excavation

4.3.2 It is likely that the installation of boundary fences will require isolated post holes to be excavated within the RPAs of trees surrounding the site. The excavation of isolated holes are unlikely to affect a significant root, however as a precautionary measure, all should be dug by hand where within the RPA. This will allow for a minor adjustment of position in the unlikely event that a significant root is encountered.

4.3.3 It is important that any excavation to lay concrete is lined with an impermeable membrane prior to backfilling. This is necessary to prevent concrete leachate from contacting tree roots.

4.4 Pruning Works[1]

4.4.1 The proposals will require the trimming back of overhanging canopies of Cherry T33, and hedgerows H4 and H5 where they extend into site, amounting to c.1.5m and c.2m respectively, the works are readily achievable without concern regarding any feature's future physiological condition or contribution to amenity.

4.4.2 Although not required to facilitate the development, It is recommended that dead wood and defective limbs are removed from retained trees where oversailing areas of high future use.

4.4.3 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood), and section 7.8 (for selective pruning) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.5 Protective Barriers

4.5.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works.

4.5.2 In this instance, for the direct protection of retained trees, the barriers proposed comprise the default specification within BS5837:2012. Where hedgerows and scrub are retained, a reduced specification barrier is considered appropriate. The hedgerow specification omits diagonal bracing to the rear and is formed of heras panel on pinned feet. Rigidity is ensured through the installation of a driven 100x100mm timber post or scaffold pole every second panel.

4.5.3 The alignment of the barriers is denoted with a blue line indicating the default specification and a light blue dashed line illustrating the hedgerow specification within the Tree Protection Plan at Appendix C.

4.6 Compensation Replanting

4.6.1 Although reduced through the iterative design process, the principle of tree removal to facilitate the proposed development generates a requirement for replacement planting, which has been recognised during design. Accordingly, the layout has been designed to provide opportunities for incorporating new and replacement tree planting throughout the site. The application is accompanied by landscape proposals, which illustrate the proposed approach to realising meaningful landscape provision within the application area.

[1] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.6.2 The strategy includes significant areas of open space, particularly towards the southern boundary. Within this area, significant large canopy bearing species can be successfully introduced without concern regarding their ultimate size at maturity.

4.6.3 Within the development parcel itself, publicly appreciable planting space is unavoidably more constrained, formed of occasional ornamental trees and structural planting within incidental areas of open space. In this situation, the proposed planting is anticipated to comprise domestic scale trees and structural planting, appropriate for the setting, which can serve to soften the development whilst providing seasonal interest.

5 Conclusions

5.1.1 To facilitate accordance with Rugby Borough Council's Policies, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.

5.1.2 The arboricultural effect of the proposed development comprises the removal of six trees, parcels of scrub colonisation and a short section of hedge. The removals have been reduced as far as possible during the iterative process, and their loss can be compensated for with replacement planting. Similarly, as a result of the iterative design process, there are no development features other than garden fences proposed within the RPAs of retained trees.

5.1.3 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.

5.1.4 The proposed development is considered acceptable from the arboricultural perspective, subject to the adoption of safeguards for protecting trees during the works. It is our subsequent judgement that the proposals have been developed in accordance with Rugby Borough Council's adopted policies and the NPPF.

6 Recommendations

6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, an Arboricultural Method Statement should be produced following detailed design, which expands on Appendix C. This work could be secured by Condition.

6.1.2 The Arboricultural Method Statement should address matters including: specification for tree protection barriers, revisions to barrier locations; a schedule of tree works; works within RPAs; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout. Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the AMS, with detail given of proposed levels and service routes.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12371 TCP 01 Rev A)

KEY:

🟥	Site Boundary
⌀ 15	Tree Numbers
🟩	Tree Canopies
[8]	Category 'U' Trees
○	Category 'A' RPA
○	Category 'B' RPA
○	Category 'C' RPA
◌	Shading Arc
▨	Intermittent Group
VTB	Veteran Buffer

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 39-41 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd
A	JUL '25	Extension added	JB	n/a

REVISIONS

aspect arboriculture

TITLE

Rugby Road, Clifton-upon-Dunsmore
Tree Constraints Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
NTS	FEB 2025	GW

DRAWING NUMBER
12371 TCP 01 Rev A (Overview)

REVISION

Based on: 53046_T_Rev0.dwg

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0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Intermittent Group
- VTB Veteran Buffer

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

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REV	DATE	NOTE	Drawn	Chk'd
A	JUL '25	Extension added	JB	n/a

REVISIONS

aspect arboriculture

TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Constraints Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
1:1000 @ A3	FEB 2025	GW

DRAWING NUMBER	REVISION
12371 TCP 01 Rev A (1/3)	

Based on: 53046_T_Rev0.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Intermittent Group
- VTB Veteran Buffer

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

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REV	DATE	NOTE	Drawn	Chk'd
A	JUL '25	Extension added	JB	n/a

REVISIONS

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TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Constraints Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
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DRAWING NUMBER	REVISION
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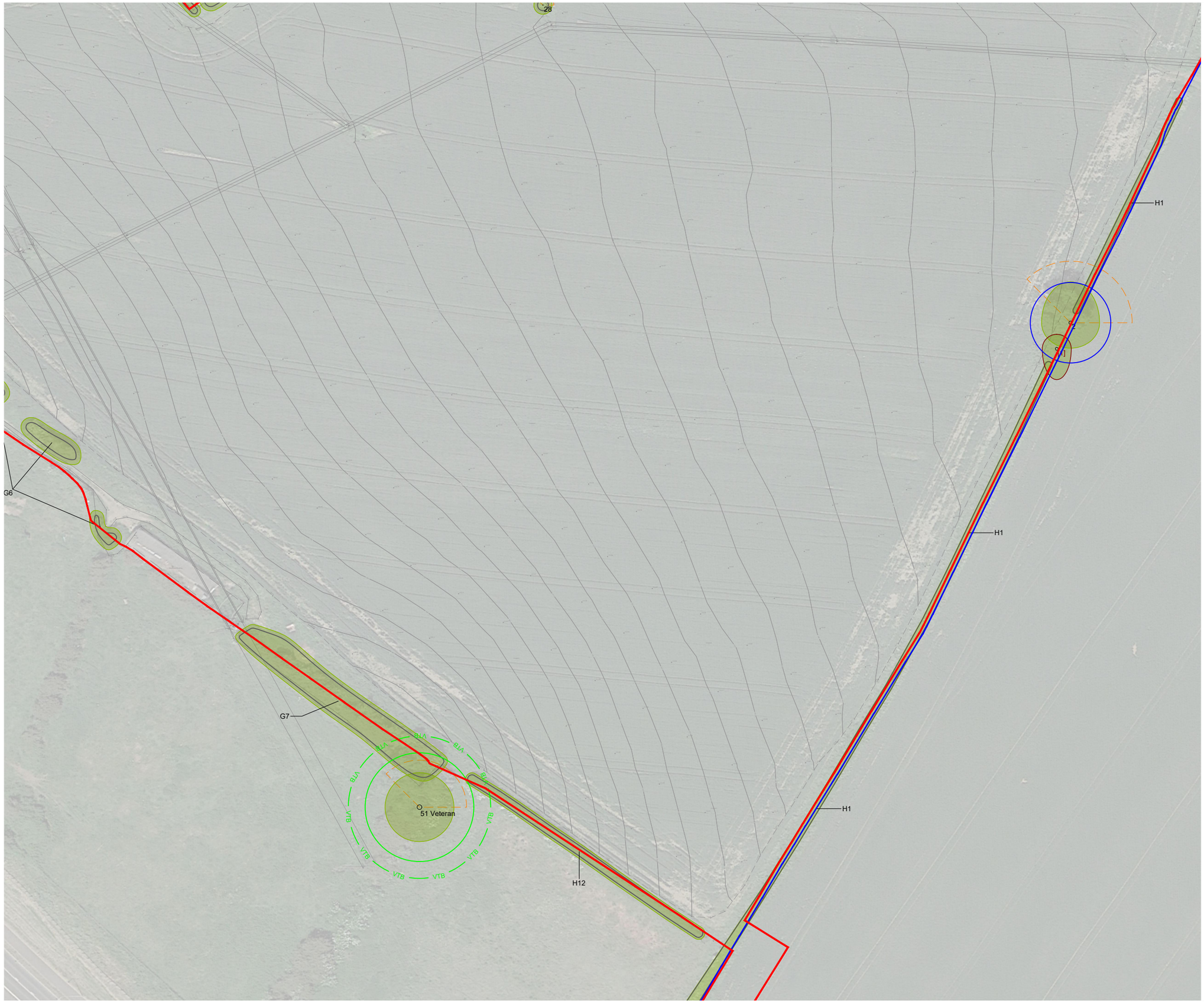
Based on: 53046_T_Rev0.dwg



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0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Intermittent Group
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Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 39-41 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

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REV	DATE	NOTE	Drawn	Chk'd
A	JUL '25	Extension added	JB	n/a

REVISIONS

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TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Constraints Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
1:1000 @ A3	FEB 2025	GW

DRAWING NUMBER	REVISION
12371 TCP 01 Rev A (3/3)	

Based on: 53046_T_Rev0.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Intermittent Group
- VTB Veteran Buffer

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

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REV	DATE	NOTE	Drawn	Chk'd
A	JUL '25	Extension added	JB	n/a

REVISIONS

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TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Constraints Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
1:1000 @ A3	FEB 2025	GW

DRAWING NUMBER	REVISION
12371 TCP 01 Rev A (4/3)	

Based on: 53046_T_Rev0.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12371 TS 01 Rev A)

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BS 5837:2012 Tree Schedule: Land East of Rugby Road, Clifton upon Dunsmore

12371 TS 01 Rev A

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature or mature.

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

Height of first significant branch and/or canopy

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Colour band key:

- Category A
- Category B
- Category C
- Category U

e.g.: good, indifferent, poor, or hazardous

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
1	Ash	770	10.5	4	4	8.5	4		3.25	2.5	Mature	Below Average	Hazardous	Large cavity on eastern aspect of stem from ground level to c.3m, extensive hollowing and active decay within Hollowing extends within central leader up to c.6m Previously lost scaffold limb to east at c.3m Lost leader at c.6.5m Hazardous structural condition, unsuitable for retention	U	N/A
2	Ash	930	17	11.25	8	7	8		2	1	Mature	Average	Poor	Basal epicormic growth Previous stem failure on western aspect with large area of wounding from c.4m to c.5.5m Occasional limb failure throughout scaffold structure with minor pockets of decay Leans northeast from ground level Minor dieback to upper crown Dense crown showing good signs of vitality Moderate example of species	B12	11.1
3	Cherry Plum	4*90 50 oi	6	1	2#	3.5	1.5		1	0.5	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Multi stemmed from ground level Unremarkable example of species	C12	2.4
4	Cherry Plum	400#	7					4	2	2	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Clad and obscured by Ivy Crown lifted on southern aspect of crown up to c.3m Moderate as a component of wider collective	B2	4.8
5	Hawthorn	2*90 3*75 #	5					3	1	1	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Multi stemmed from ground level Crown biased southwest Low arboricultural quality	C12	2.1
6	Tree of Heaven	3*150 3*100 250 #	6					4	2	4	Early Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Clad and obscured by Ivy Multi stemmed from ground level Previous lower limb removal to crown lift Dieback to upper crown Above average deadwood Unremarkable example of species	C12	4.5
7	Sycamore	530#	12					7.5	1.5	1	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Maintains single leader for majority of height Moderate example of specices	B12	6.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
8	Horse Chestnut	3*200#	7					3	1.5	1.5	Early Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Forks at c.1m, union tight Unremarkable example of species	C12	4.2
9	False Acacia	670#	15					6	2.5	2	Early Mature	Below Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Dieback to tips Above average deadwood Moderate collective value	B2	8.1
10	False Acacia	110 170	6.5	1.5	3.25	3.5	3.25		1	1.5	Young	Average	Poor	Bifurcates at c.0.5m, union tight, cavity within Low arboricultural quality	C12	2.4
11	Horse Chestnut	380 3*270 #	10	6#	5.25	5	3.5		1.5	1.75	Early Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Multi stemmed from c.0.25m 1no fused union to c.1.5m Moderate collective value	B2	7.2
12	Norway Maple	600#	15					8.75	1.5	4.25	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Forks at c.1.75m, unions sound Occasional fused and rubbing branch throughout Well balanced radial crown and scaffold structure Moderate example of species	B12	7.2
13	Sycamore	400 370 #	15					6.5	2	2	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Bifurcates at c.1m, union tight Well balanced radial crown and scaffold structure Moderate example of species	B12	6.6
14	Ash	650#	15	8#	6	9.5	9		2	1	Early Mature	Below Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on all aspects of crown up to c.5m Above average epicormic growth Short annual extension growth Signs of Ash dieback Moderate collective value	B2	7.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
15	Elder	4*100 3*75 #	6	3.5#	4	2	3#		0.5	0.5	Semi Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Crown lifted on southern aspect of crown up to c.5m Multi stemmed from ground level Unremarkable example of species	C12	2.7
16	Hawthorn	300 oi	7					3	1.75	4	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Growing on site fence Crown lift on southern aspect Unremarkable exmaple of species	C12	3.6
17	Elder	190 120 120 130 85 oi	7	1.5#	5.5	1	2		1.5	1	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Crown lifted on southern aspect of crown up to c.5m Multi stemmed from ground level Low arboricultural quality	C12	3.6
18	Field Maple	670#	10					8	1.5	1.5	Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Clad and obscured in Ivy Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Forks at c.1.5m, union obscured by Ivy Wound on western aspect of stem from c.0.5m to c.1.5m with exudation Well balanced radial crown and scaffold structure Moderate example of species	B12	8.1
19	Sycamore	550#	14					9.5	2	2	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Small cavity on western aspect of base Well balanced radial crown and scaffold structure Moderate example of species	B12	6.6
20	Norway Maple	300#	14	6#	4	6	3.5		1.5	2	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Crown lifted on southern aspect of crown up to c.5m Suppressed by neighbouring companions Moderate collective value	B2	3.6
21	Sycamore	720 400 #	15		5.25			8.5	1.5	1.5	Early Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Bifurcates at c.0.5m, union tight and included Moderate collective value	B2	9.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial							
22	Beech	550#	14	7#	6.5	7.5	4.5		1.5	2	Early Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Mutually suppressed and cohesive with T23 Bifurcates at c.2.5m, union tight and included Moderate example of species	B12	6.6
23	Sycamore	480#	14	7#	4	5	4.5		1.5	2	Early Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Crown lifted on southern aspect of crown up to c.5m Large wound on western aspect of stem from c.0.25m to c.1.25m Bifurcates at c.2m, union sound Northern stem kinks north at c.2m Moderate collective value	B2	5.7
24	Sycamore	500 2*350 #	14.5	6#	6	6.75	7		2.5	5	Early Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Multi stemmed at c.0.5m, unions tight and included Moderate collective value	B2	8.4
25	Ash	500#	12	6#	6.5	7	7		2.5	5	Early Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Component of linear collection planted in equal spacings Crown lifted on southern aspect of crown up to c.5m Large wound on eastern aspect of stem from ground level to c.1m, not including well Dieback to tips Short annual extension growth Above average epicormic growth Entering a state of terminal decline, reduced future potential	C12	6
26	Elm	140 50	7					2	1.5	1.5	Semi Mature	Dead	Hazardous	Standing dead Hazardous structural condition, unsuitable for retention	U	N/A
27	Elm	100 60	7					2	1.5	1.5	Young	Dead	Hazardous	Standing dead Hazardous structural condition, unsuitable for retention	U	N/A
28	Elder	90 3*50	3					2.5	0.5	0.5	Young	Average	Indifferent	Unremarkable example of species	C12	1.5
29	Silver Birch	450#	12	7#	6#	6#	5		1.5#	4	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Crown lifted on western aspect Unremarkable example of species	C12	5.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
30	English Oak	270#	7					3.5	3.5#	4	Early Mature	Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Previous unsympathetic limb removals to crown lift Previously topped at c.6m Low arboricultural quality	C12	3.3
31	Ash	140 90 110	6.5					2.5	2.5	3	Semi Mature	Average	Poor	Forks at c.0.75, union tight and included Crown lifted on all aspects of crown up to c.3m Eastern stem removed at c.1.5m Unremarkable example of species	C12	1.8
32	Cherry	215 245	8.5					4	4	4	Early Mature	Average	Poor	Bifurcates at ground level, union obscured by soil Lower limb removals to crown lift to c.4m Longitudinal wound from ground level to c.1.25m on eastern stem Unremarkable example of species	C12	3.9
33	Cherry	500#	9					8.75	1.5	3	Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Crown lifted on southern aspect of crown up to c.5m Maintains single leader for majority of height Well balanced radial crown and scaffold structure Moderate example of species	B12	6
34	Cherry Plum	300 120 #	8	4#	5#	4	3#		1.5	1.5	Early Mature	Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Suppressed by T33 Unsympathetic limb reduction to south Unremrkable eample of species	C12	3.9
35	Cherry Plum	270 150 #	8	4#	5#	3.25	2#		2.25	1.5	Early Mature	Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Bifurcates at c.1.5m, union tight and included Unremarkable example of species	C12	3.6
36	Hawthorn	2*170 2*100 4*75 #	7					3	1.5	0.5	Semi Mature	Average	Poor	Multi stemmed from ground level Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Unremarkable example of species	C12	3.3
37	Hawthorn	2*120 2*75 #	6	4	5	3.5	2#		0.5	0.5	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Multi stemmed from ground level Leans east from ground level Stem inaccessible due to dense understory Unremarkable example of species	C12	2.4
38	Hawthorn	130 2*120 3*75 200 #	8	4#	5	4.5	3#		0.5#	0.5	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Ivy becoming overbearing Multi stemmed from ground level Stem inaccessible due to dense understory Unremarkable example of species	C12	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
39	Lime	300	8					4.5	2.25	1	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Well balanced radial crown and scaffold structure Moderate example of species	B1	3.6
40	Silver Birch	345	13	6.75	7.25	7	4.5		2	2	Early Mature	Average	Indifferent	Well balanced radial crown and scaffold structure Overhead utilities running through eastern aspect of crown Moderate exampe of species	B12	4.2
41	Norway Maple	480	13	6.5	5.75	6.5	5		1.5	1.5	Early Mature	Average	Indifferent	Bifurcates at c.2m, union sound Mutually suppressed and cohesive with companion shelter Well balanced radial crown and scaffold structure Moderate example of species	B12	5.7
42	Cherry	185 240	7					3.5	1.5	1.5	Early Mature	Below Average	Poor	Dieback to tips Previous lower limb removals to crown lift with pockets of decay Bifurcates at c.1.5m, union tight 3no *Daedaleopsis confragosa* brackets within upper crown Entering a state of terminal decline, reduced future potential	C12	3.6
43	Norway Spruce	220#	9					4	2.5#	3	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structure appears typical for species within current context Unremrkable example of species	C12	2.7
44	Lilac	80 60 #	4					2	1.5	1.5	Young	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Young ornamental planting Unremrkable example of species	C12	1.2
45	Holly	120 3*90 6*75 #	4					2	1.75	1.5	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Young ornamental planting Unremrkable example of species	C12	3
46	Photinia	90#	4					2	1	1	Young	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Young ornamental planting Unremrkable example of species	C12	1.2
47	Eucalyptus	330 140 #	10					3.5	1.5	2	Early Mature	Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Young ornamental planting Unremrkable example of species	C12	4.2
48	Silver Birch	290	10					4.5	3.5	1.5	Early Mature	Average	Indifferent	Structure typical for species within current context Unremrkable example of species	C12	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
49	Norway Spruce	360oi	9					3.5	3#	1.5	Early Mature	Below Average	Poor	Clad and obscured in Ivy, unable to thoroughly inspect Ivy becoming over bearing Previously reduced on all aspects of crown Supporting minimal live foliage In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A
50	Sycamore	320 200	10					3.5	3	4	Early Mature	Average	Poor	Bifurcates at c.1.5m, union tight with lobed reaction growth Structure typical for species within current context Unremrkable example of species	C12	4.5
51	Ash	1310	13					9.5	4	5	Veteran	Average	Poor	Extensive hollowing throughout main stem with signs of active decay Major storm damage throughout Signs of animal habitat at base Stem leans north east from c.1m Cavity on southern aspect of base with extensive hollowing *Inonotus hispidus* on western scaffold limb at c.4m Exposed surface roots to east Woodpecker hole at c.6m Previous lost central leader at c.6m leaving large tear out wound Considered a veteran due to It's large size for species and presence of veteran features	A123	**19.6** **VTB**
52	Ash	600 400 230	15	5.5	7.5	7	6.5		2	1.5	Mature	Average	Indifferent	Single bole with dense Ivy Forking into 3 stems at c.1.5m Large lateral emerging at c.3m to south and running along hedgeline Slightly sparse foliar density	B12	**9**
53	Ash	1120	16	9.5	11.25	7	9.25		4.5	2	Mature	Below Average	Indifferent	Single bole, forking at c.3.5m Sparse canopy Tear outs within canopy *Innonotus hispidus* within scaffold Small diameter deadwood Woodpecker holes Notable example of species	A3	**13.5**
54	Ash	940	17	8	6.75	9.75	10.25		4.25	2	Mature	Average	Indifferent	Single bole, forking at c.3.5m Sparse canopy Previous large diameter storm damage to north at c.7.5m	B12	**11.4**
55	Ash	700 450 400	17	9.25	8.5	9.25	9.5		4	2	Mature	Average	Indifferent	Previously layed Three stems from c.0.5m Dense Ivy Sparse Canopy Cohesive canopy with T56	B12	**11.1**
56	English Oak	860	17	6.75	8.75	8.25	8.5		4.25	1	Mature	Average	Indifferent	Single stem with epicormic growth from c.1m Cohesive canopy with T55 Defines end of hedgerow Conjested canopy Average deadwood within canopy	B12	**10.2**

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
G1	Ash Elder Buddleia Lonicera Goat Willow	2*75# av	4 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Inaccessible due to dense bramble understory Intermittent collection of scrub Unremarkable collection	C12	1.2
G2	Blackthorn Beech Privet Cherry Plum	3*75 av	5 av					3 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Cohesive collection of scrub and overgrown hedgerow components Unremarkable collection	C12	1.5
G3	Hawthorn Blackthorn Holly Bamboo Buddleia	100 av	4 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	2no parcels of ornament scrub Unremarkable collection	C12	1.2
G4	Elder Goat Willow Buddleia Blackthorn Sycamore Juniper Holly	75 av	4 av					1.5 av	0.5 av	0.5 av	Young	Average	Indifferent	Intermittent collection of scrub Unremarkable collection	C12	0.9
G5	Holly Elm Hawthorn Goat Willow	100 av	7 av					3 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Intermittent collection of established scrub with occasional standing dead within Unremarkable collection	C12	1.2
G6	Hawthorn Elder	3*100 av	4 av					3.5 av	1 av	1 av	Young to Semi Mature	Average	Indifferent	3no parcels of Hawthorn scrub Unremarkable collection	C12	2.1
G7	Hawthorn Elder Holly	260 av	5 av					4 av	0.5 av	0.5 av	Young to Early Mature	Average	Indifferent	Partially maintained scrub group Maintained on lower canopy only Unremarkable collection	C12	3
G8	Plum	150#	6					2	2.25	0.5	Semi Mature	Average	Indifferent	Lapsed hedgerow components and established scrub Dense colonisation Dense Ivy	C12	1.8
G9	English Oak Ash	250 210 120 max.	13					4.5	1.75	1	Semi Mature	Average	Indifferent	Planted collection and natural colonisation on bank Cohesive canopies; mutually suppressed Individually insignificant, collectivly of moderate quality	B2	4.2
H1	Elder Hawthorn Blackthorn Holly	75 max	1 av					1 av	0.5 av	0.5 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W								
H2	Blackthorn Elder Cherry Plum	3*75 av	2 av				1.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	1.5
H3	Hawthorn Elder Blackthorn Ash	100 av	1.5 av				1.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained laid field boundary hedgerow	C12	1.2
H4	Hawthorn Elder	100 7*75 av	5.5 av				2.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained laid field boundary hedgerow Maintained on lower canopy only	C12	2.7
H5	Holly Elder Yew	150# av	5 av				3 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Inaccessible due to dense bramble understory Situated on site boundary fence Maintained on lower canopy only 2no parcels of establishing trees	C12	1.8
H6	Dogwood Field Maple Hornbeam Beech Hawthorn Blackthorn Elder	75 av	1.5 av				1.75 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H7	Privet Elder Holly Blackthorn Western Red Cedar	90 av	3.5 av				1.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained domestic hedgerow	C12	1.2
H8	Western Red Cedar Ash	220# av	6 av				2.5 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Indifferent	Situated onsite boundary fence Linear collection of maintained Western Red Cedar	C12	2.7
H9	Beech Yew	75# max	3 av				1 av	0.5 av	0.5 av	Young	Average	Indifferent	Maintained domestic hedgerow	C12	0.9
H10	Leyland Cypress	100 av	3 av				1.25 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained domestic hedgerow	C12	1.2
H11	Hawthorn	75 max	1.5 av				1 av	0.5 av	0.5 av	Young	Average	Indifferent	Maintained domestic hedgerow	C12	0.9
H12	Hawthorn Elder Holly	2*75 av	3 av				1.75 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	1.2
H13	Elder Elm Hawthorn	100	2-4m				1.75	n/a	0.25	Early Mature	Average - Dead	Indifferent - Poor	Maintained agricultural hedgerow Dead and declining Elm within	C12	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
H14	Elm Hawthorn Plum Elder Blackthorn Plum	150	2.25-3					1.75	n/a	0.25	Early Mature	Average	Indifferent	Maintained agricultural hedgerow	C12	1.8
H15	Elder Hawthorn	2 x 150 max.	1.5-2.5					1.25	n/a	0.25	Mature	Average	Indifferent	Maintained agricultural hedgerow	C12	2.4

APPENDIX C

TREE PROTECTION PLAN (12371 TPP 01 Rev C)

12371 TPP 01 Rev C (1/3)

12371 TPP 01 Rev C (2/3)

12371 TPP 01 Rev C (3/3)

RUGBY ROAD

CLOSE

1:1500 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Intermittent Group
- Veteran Buffer
- Pruning Works
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 39-41 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd
C	JUL '25	Extension added	JB	n/a
B	JUN '25	Updated to revised layout	JB	n/a
A	JUN '25	Updated to revised layout	JB	n/a

REVISIONS

aspect arboriculture

TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Protection Plan

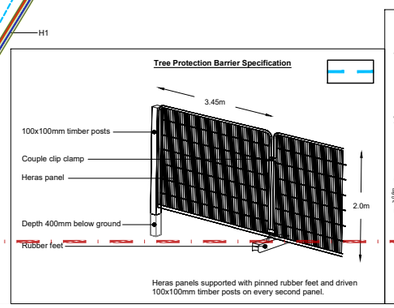
CLIENT

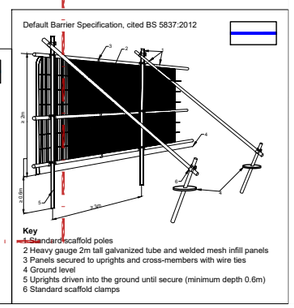
Marrons

SCALE	DATE	DRAWN
1:1500 @ A3	JUN 2025	GW

DRAWING NUMBER	REVISION
12371 TPP 01 Rev C (Overview)	

Based on: SK-01A Rugby Road Sketch Layout





RUGBY ROAD

1:1000 @ A3

0m 10m 20m 40m

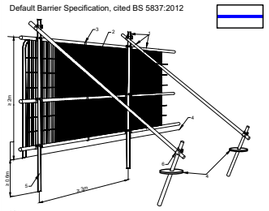
KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Intermittent Group
- Veteran Buffer
- Pruning Works
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

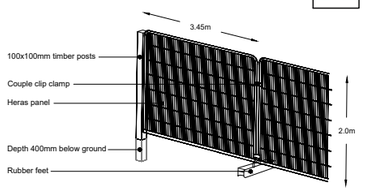
Note: The RPA footprint for Trees 39-41 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

REV	DATE		Drawn	Chk'd
C	JUL '25	Extension added	JB	n/a
B	**JUN '25**	**Updated to revised layout**	**JB**	**n/a**
A	JUN '25	Updated to revised layout	JB	n/a

REVISIONS

aspect arboriculture

TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Protection Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2025	GW

DRAWING NUMBER: 12371 TPP 01 Rev C (1/3)

REVISION

Based on: SK-01A Rugby Road Sketch Layout

1:1000 @ A3

0m 10m 20m 40m

KEY:

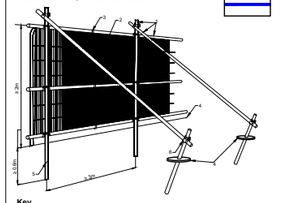
- Site Boundary
- Tree Numbers (15)
- Tree Canopies
- Category 'U' Trees ([8])
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Intermittent Group
- Veteran Buffer (VTB)
- Pruning Works
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 39-41 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

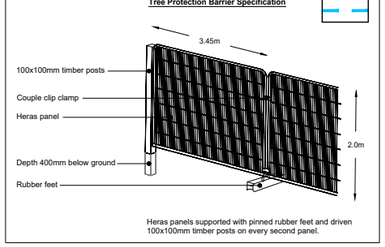
Aerial Photograph Extract

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

REV	DATE	NOTE	Drawn	Chk'd
C	JUL '25	Extension added	JB	n/a
B	JUN '25	Updated to revised layout	JB	n/a
A	JUN '25	Updated to revised layout	JB	n/a

REVISIONS

aspect arboriculture

TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Protection Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2025	GW

DRAWING NUMBER: 12371 TPP 01 Rev C (2/3)

REVISION

Based on: SK-01A Rugby Road Sketch Layout

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers (⌀15)
- Tree Canopies
- Category 'U' Trees ([8])
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Intermittent Group
- Veteran Buffer (VTB)
- Pruning Works
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 39-41 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

Default Barrier Specification, cited BS 5837:2012

Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

Tree Protection Barrier Specification

Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

REV	DATE	NOTE	Drawn	Chk'd
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B	JUN '25	Updated to revised layout	JB	n/a
A	JUN '25	Updated to revised layout	JB	n/a

REVISIONS

aspect arboriculture

TITLE

Rugby Road, Clifton-upon-Dunsmore Tree Protection Plan

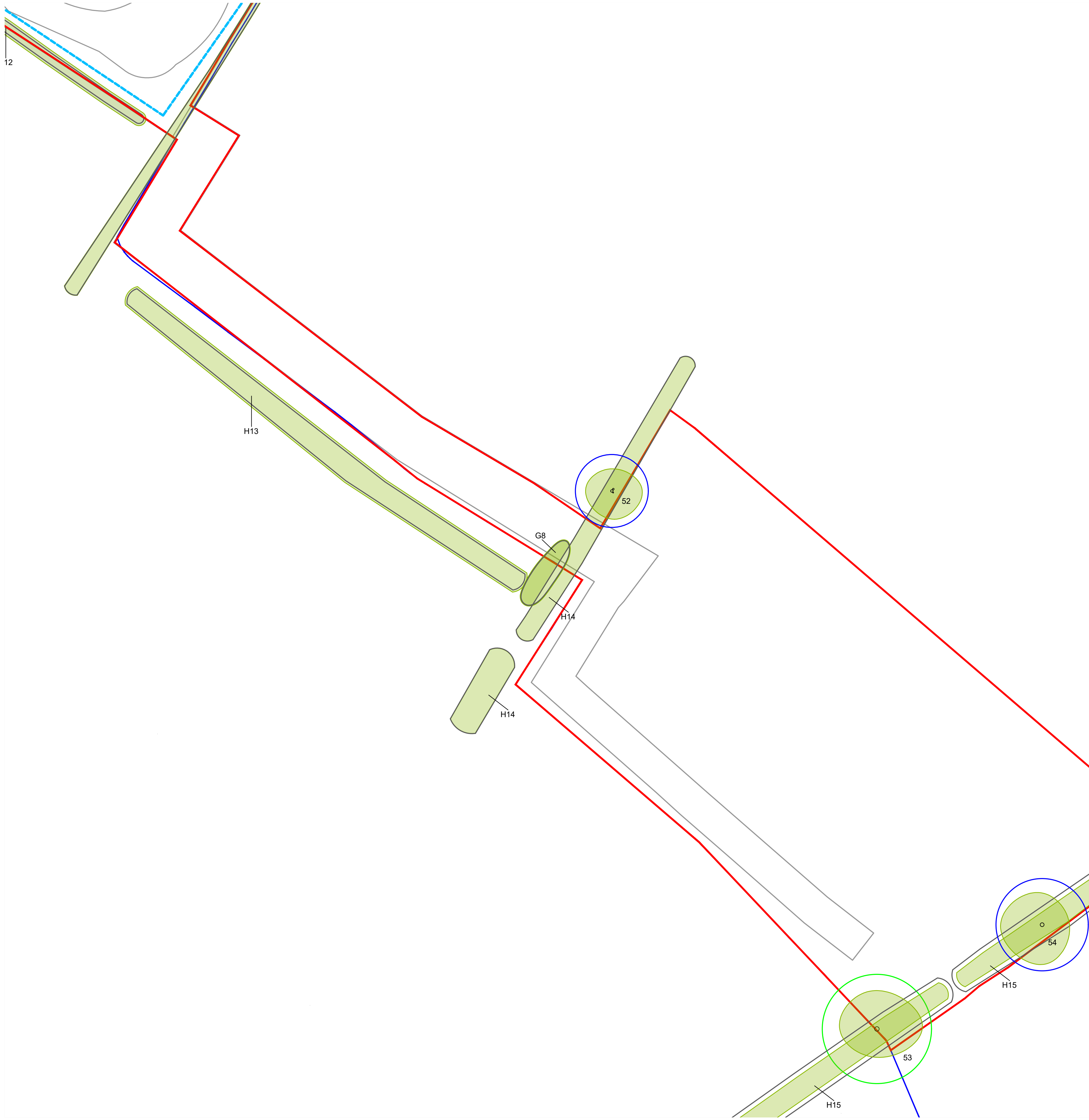
CLIENT

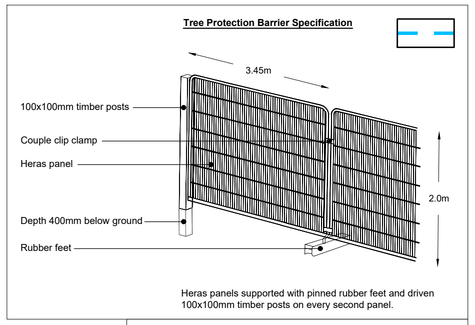
Marrons

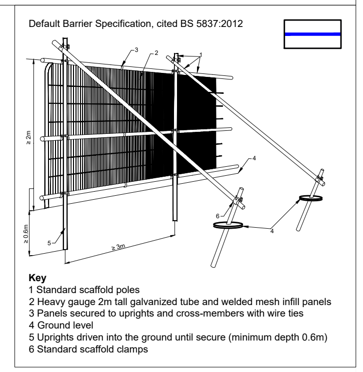
SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2025	GW

DRAWING NUMBER	REVISION
12371 TPP 01 Rev C (3/3)	

Based on: SK-01A Rugby Road Sketch Layout







1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Intermittent Group
- VTB Veteran Buffer
- Pruning Works
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Note: Trees 5, 6, 26, 27, 35-38, 41-44, 46, 51-56, Groups G1-G9 and Hedgerow H4, H13-H15 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 39-41 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd
C	JUL '25	Extension added	JB	n/a
B	JUN '25	Updated to revised layout	JB	n/a
A	JUN '25	Updated to revised layout	JB	n/a

REVISIONS

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TITLE

Rugby Road, Clifton-upon-Dunsmore
Tree Protection Plan

CLIENT

Marrons

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2025	GW

DRAWING NUMBER	REVISION
12371 TPP 01 Rev C (4/3)	

Based on: SK-01A Rugby Road Sketch Layout

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment, undertaken during February 2025, and extended during July 2025. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Over Mature and Veteran (exceeding normal life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
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**.*		
	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)
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
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

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