



THE TREE AND  
WOODLAND COMPANY

Lighthorne Parish Council  
Sports Field – Car Park Extension

Arboricultural Appraisal

March 2023

TWC1372-R-001

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Checked: ABS

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## **Lighthorne Parish Council - Sports Field Car Park Extension**

### **Arboricultural Summary**

**March 2023**

#### **Introduction and Survey Methodology**

This brief document is accompanied by a Tree Constraints Plan and Survey Schedule and provides a summary of trees on the site and highlights constraints in the context of proposed development. The site is located at Lighthorne Sports Field which includes The Pavilion Café, existing car parking provision, sports pitches, tennis court and allotments. Lighthorne Parish Council propose to extend the area of parking to enable more flexible use of the sports field. This document should be read in conjunction with Lighthorne Parish Council Planning Statement and associated Site Plan.

The tree survey and the report have been completed by Richard O'Shea, who holds the formal qualification FdSc in Arboriculture and the LANTRA Certificate in Professional Tree Inspection. Richard is also a Professional Member of the Arboricultural Association.

The survey and assessment have been conducted in accordance with BS5837:2012 'Trees in relation to design, demolition & construction - Recommendations'. The trees have been assessed using the current recommendations and the survey records; species, age class, diameter at breast height (dbh), height, crown spread, condition, estimated remaining contribution, recommendations, Quality Category and Root Protection Area. For further details of the assessment criteria and tree quality assessments, refer to the Appendices.

A Root Protection Area (RPA) has been assigned to each tree, which is calculated as 12 times the diameter of the tree trunk measured at 1.5 metres above ground level. The RPA of the trees have been plotted on the Tree Constraints Plan in addition to stem locations, canopy spreads and quality categories. The tree positions have been plotted as approximate using an Ordnance survey base plan and onsite observations.

#### **Tree Population and Quality Categorisation**

The survey recorded 8 individual trees, 3 groups and 2 hedges. The appended tree schedule provides detail on the surveyed features and a summary is provided below:

- Trees T1-T5 are located along the western fringe of the existing car park; they are generally in good condition and provide valuable tree amenity.
- Group G3 forms an understorey to T1-T5 and includes several poor/dead Elms, a low shrub layer and early-mature planted and self-sown trees.
- Group G1 covers an area to the north of the Café building which includes a dense mix of Field maple, Hazel, Goat willow and Ash. The trees were planted in 2004 and the plantation is largely unmanaged with many trees showing poor form i.e. leaning, drawn, suppressed, included unions, and there are several with branch failures, dieback and associated deadwood. A public right of way runs through the group from the existing car park to a stile leading to a field to the Northeast.

- Group G2 and H1 are located along the northern fringe of the area; G2 is a small band of Hazel and H1 includes remnant hedgerow Hawthorns.
- T6 is located along the northern boundary, it's a middle-mature Ash in fair overall condition.
- H2 is a managed hedgerow along the boundary of the allotments.
- T7 and T8 are two early mature oaks that are establishing well and have good long-term potential.

## **Categorisation Guidance**

Trees form a material consideration in the planning process and the tree categorisation identifies the quality and value of the trees to form the basis for an informed judgement on tree retention and removal.

Foremost consideration should be given to the retention of Category A and B trees (high and moderate quality) in relation to any new development. These trees are largely irreplaceable in the short to mid-term, and the requirement to remove them must be justified by sound design rationale.

There are no Category A trees and there are 5 Category B trees on this site. These trees include 3 middle-mature trees (T3, T4, T5) along the western fringe of the car park that are the dominant trees and generally in good condition, and 2 early mature Oaks (T7, T8) to the east of the Café that have good long term potential.

Category C trees/groups are assessed as low value due to their young age, small size, impaired condition, limited life expectancy, landscape significance and/or conservation value. These tree features should not present a significant constraint to development, and in many cases they can be suitably mitigated with replacement tree planting in a relatively short timeframe. Nevertheless, they should not be considered totally unsuitable for incorporation within proposals. Group G1 is the dominant Category C feature and has been assessed as low value due to the overall quality of the trees. The group does afford a degree of tree amenity in the immediate vicinity, but due to the relatively poor form and overall condition of the trees it is assessed as Category C.



## **Arboricultural Implications**

The current proposals for an extension to the existing car park will require the removal of Group G1 and potentially impact the rooting area of T6.

The group provides a degree of amenity in the vicinity, but its removal should not have a significant adverse impact on the overall landscape value of the Recreation Ground or surrounding landscape. This group has been assessed as Category C due to its relatively poor canopy structure and general condition. The rooting area of T6 may be impacted by surface levelling work for the proposed car park. If the rooting area is significantly impacted and suitable tree protection measures are not feasible, then the tree should be proposed for removal.

All other trees should not be directly affected by the proposals, but appropriate tree protection will be required during construction operations to ensure they are safeguarded.

It is recommended that existing groups G2, G3 and hedge H1 are improved as part of the proposals and new trees are planted. The groups can be managed by removing poor/dead trees, thinning and coppicing and hedge H1 can be improved by managing lapsed hedgerow trees and planting-up of new hedging. New trees are recommended to be planted along the northern boundary and along the eastern edge of the proposed car park.

## **Statutory Designations and Further Assessments**

Works to trees which are covered by Tree Preservation Orders or are within a Conservation Area require permission or consent from the Local Planning Authority. It is necessary to follow the necessary application procedure if tree surgery or felling, is required in respect of the protected trees.

The site is not within Lighthorne Conservation Area, but contact should be made with the Stratford-upon-Avon District Council to ascertain whether any trees are protected by a Tree Preservation Order.

Trees provide valuable habitat for nesting birds and roosting bats and it is a criminal offence under normal circumstances to disturb or destroy – whether intentional or unintentional – the nesting or roost sites of bats. They are afforded protection under the 'Wildlife & Countryside Act 1981' and the 'Conservation of Species and Habitats Regulations 2017'. Therefore, avoid carrying out significant tree works during the bird nesting season [1st March to 31st July] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any tree work. Further advice should be sought from an Ecologist.

Information in this document is presented to provide information on tree constraints and to allow informed decisions to be made regarding tree retention, removal, and protection. At detailed planning and design stages, it will be necessary to produce an Arboricultural Impact Assessment (AIA) to assess the effects of the proposals and detail tree protection and mitigation measures.

## Appendices



- Do not scale this drawing. All dimensions must be checked/verified on site. If in doubt ask.
- Tree locations plotted referencing Ordnance survey drawing '194361-1\_VML OS BASE.dwg' and using onsite observations.
- This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Container to be relocated to breeze block structure

T6

H1

G2

G1

T5

G3

T4

T3

CAR PARK (EXISTING)

T2

T1

CAFE

PROPOSED CAR PARKING

ALLOTMENTS

H2

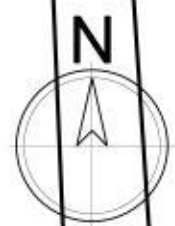
Existing breeze-block structure to be removed

T8

T7

RECREATION GROUND

CHESTERTON ROAD



**KEY**

**Tree Categorisation:**  
(Tree quality assessment based on BS 5837:2012 Trees in relation to design, demolition and Construction - Recommendations)

- Crown spread of category A**  
Trees/groups/hedges of high quality and value
- Crown spread of category B**  
Trees/groups/hedges of moderate quality and value
- Crown spread of category C**  
Trees/groups/hedges of low quality and value
- Crown spread of category U**  
Trees/groups/hedges unsuitable for retention
- Root Protection Area (RPA)**  
To be used to inform design proposals and assess potential tree impacts. It represents the minimum area around each tree that should be left undisturbed to ensure their survival.
- Survey boundary**

**NOTES**

- All trees plotted as approximate..
- To be read in conjunction with Tree Survey Schedule 1372-S-001

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**PROJECT INFO**

Project: Lighthorne Parish Council Car Park extension  
 Title: Tree Constraints Plan  
 Client: Lighthorne Parish Council

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Project No: 1372  
 Drawing Ref: 1372-D-001

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Rev: V1  
 Scale: 1:250 @ A3  
 Date: 17.03.23  
 Drawn: DK  
 Checked: ROS

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**DO NOT SCALE FROM THIS DRAWING**  
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## Tree Survey Schedule

## Lighthorne Parish Council - Parking Extension

Tree No.	Species	Age class	Height	Crown spread :				Crown clearance	Stem dia. (mm)	Physiological condition	Structural condition	Estimated Remaining contribution	Comments	Recommendations	Quality Cat.	RPA-Radius (m)
				N	E	S	W									
INDIVIDUAL TREES																
T1	Field Maple	MM	7	3	4	2	2	2	360	F	F	10-20	Car park edge. Asymmetric crown, stunted form, vigorous east crown. Crown lift wounds.	Retain and Protect	C12	4.3
T2	Ash	MM	9	3	3	3	3	3	250	G	G	20-40	Forks at 2m. 1x leader failure potentially Raywood Ash with inherent weak unions.	Retain and Protect	C12	3
T3	Ash	MM	14	3	5	5	4	3	400	G	G	20-40	Good form, slight asymmetric from adjacent Ash.	Retain and Protect	B12	4.8
T4	Ash	MM	14	4	5	2	3	3	410	G	G	20-40	Forks at 2m, asymmetric crown north.	Retain and Protect	B12	4.9
T5	Horse Chestnut	MM	13	4	4	3	5	2	390	G	G	20-40	Two stems from base with minor inclusion. Shared crown, crossing rubbing branches and slight biased crown west	Retain and Protect	B1	6.6
T6	Ash	MM	9	3	4	4	3	1	230X4	F	F	20-40	Along boundary fence line at base of bund sloping down towards the tree. Short stem, low forks 4x leaders, included unions, squat spreading crown. Low deadwood low.	Retain and Protect Potential rooting impact for earthworks levelling. Propose to remove and replace if earthworks extend into rooting area.	C12	5.5
T7	Pedunculate Oak	EM	9	2.5	2.5	2.5	2.5	3	260	G/F	G	40+	Balanced crown. Crown lifted, pruning wounds, low epicormics. Bark wounds. Good long term potential.	Retain and Protect. Prune branch stubs.	B1	3.1
T8	Pedunculate Oak	EM	9	3	3	3	3	3	230	G	G	40+	Good form and balanced crown. Small low limbs extend towards outbuilding. Good long term potential.	Retain and Protect. Tree Protection fence to be installed to protect during the removal of the breeze-block building. The relocated container to be placed outside of Root Protection Area at minimum and advise 6-8m from the tree stem to allow suitable stand off from the future container use. Crown lift lowest branch towards outbuilding and reduce other long north limb towards building by 1.5m.	B1	2.7



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				N	E	S	W									
GROUPS																
G1	Ash, Field maple, Hawthorn, Goat willow, Hazel	EM	9					1	100-450	F	F	10-20	Early mature plantation, unmanaged. Hazel, Goat willow and Field maple are dominant with occasional Ash. Many low multi-stemmed trees, narrow form, some suppressed crowns, leaning stems, some failures, spirals girdling stems, grazing wounds, deadwood and tight unions. Public right of way runs through the plantation from NE to SW. The ground is mounded, appears to be made-up ground/spoil with old brickwork etc exposed. Slopes away to northern boundary. Several Goat willow along eastern edge with poor multistemmed stems form and some dieback/deadwood.	Proposed removal for proposed car parking	C2	2m beyond canopy spread
G2	Hazel	EM	5					1	100-200	G/F	F	20-40	Northern edge of car park, slopes away to northern boundary. Unmanaged. All Hazel, typical multi-stemmed form and unmanaged. Spiral guards.	Retain and protect. Remove spiral guards. Selective coppice/thin out.	C12	1m beyond canopy spread
G3	Hazel, Hawthorn, Elm	EM	2-8					1	100-200	F/P	F/P	10-20	Understorey group, dense bramble. Several dead Elm, some fallen. Goat willow at north end topped at 1m with regen. Some fair Hawthorn. Young Hawthorn hedge double row planting along fence line - suppressed. Small cluster of 5x Field maple near gate.	Retain and Protect. Clear out bramble, remove dead trees and poor self sown trees. Thin-out Field maple near gate retain 1-2 better trees. Retain all Hazel and Hawthorn.	C12	1m beyond canopy spread



**Tree Survey Schedule**
**Lighthorne Parish Council - Parking Extension**

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				N	E	S	W									
HEDGES																
H1	Hawthorn	MM	2-4					1	100-150	F	F	10-20	Scattered hedgerow along fence line, approx. 8 stems. Unmanaged stems. Growing through mesh fence.	Retain and Protect. Manage by reducing existing hawthorns to suitable hedge height and planting up boundary with new hedging with occasional hedgerow tree i.e. Oak.	C12	1m beyond canopy spread
H2	Hawthorn, Hazel Dogrose	EM	2					1	50	F	F	10-20	Manged hedgerow along boundary of allotments	Retain and Protect.	C12	1m beyond canopy spread

### Tree Survey Criteria

<b>Tree No.</b>	Reference ID given to each tree or group of trees (unless tagged).
<b>Species</b>	Common name. Botanical name may be given if clarification is required.
<b>Age Class</b>	Young, early mature, middle aged, mature or over-mature.
<b>Height</b>	Estimated in metres.
<b>Crown Spread</b>	Crown spread (North / East / South / West) measured from centre of trunk, in metres.
<b>Crown Clearance</b>	Approximate height between lowest part of canopy and ground level (metres).
<b>Stem dia</b>	Trunk diameter/s (mm) measured at 1.5m above ground level, or other height as specified.
<b>Structural/Physiological Condition</b>	Good, Fair, Poor or Dead based on the general physiological health and structural condition of the tree.
<b>Estimated Remaining Contribution</b>	An estimation of the life expectancy in years, if the natural cycle of the tree is allowed to run its full course. (<10, 10-20, 20-40, 40+ years).
<b>Comments</b>	A brief description of the tree or group relating to its form, vitality and presence of any significant defects.
<b>Recommendations</b>	All tree work is based on current tree condition and the existing land use and will include work such as hazard abatement, encroachment pruning, thinning of groups/woods and good arboricultural practice.
<b>Quality Category</b>	<p>Categorisation grading in accordance with BS 5837 2012.</p> <p>Trees suitable for retention: - Category <b>A</b> trees of high quality and amenity value. Category <b>B</b> trees of moderate quality and amenity value. Category <b>C</b> trees of low quality or amenity value.</p> <p>Trees unsuitable for retention: - Category <b>U</b> trees.</p> <p>British Standards BS 5837:2012 recommends that these categories may be further broken down into sub-categories A1 A2 A3 pertaining to Arboricultural, Landscape or Cultural values respectively.</p>
<b>RPA</b>	Root Protection Area is based on stem diameter (mm) and is provided as the radius of circle measured in metres from centre of tree, or may be expressed as an area (m <sup>2</sup> )

**Table 1: Quality Categorisation**

Table 1: Quality categorisation				
Trees unsuitable for retention				
Category and Definition	Criteria (including subcategories where appropriate)			Identification on Plan
<b>Category U</b>  Those in such a condition that they cannot realistically be retained as a living tree in the context of the current land use for longer than 10 years.	<ul style="list-style-type: none"><li>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 U category trees (i.e. Where for whatever reason the loss of companion shelter cannot be mitigated by pruning)</li><li>Trees that are dead or are showing signs of significant immediate or irreversible overall decline.</li><li>Trees infected with pathogens of significance to the health and or safety of other trees nearby by or very low-quality trees suppressing adjacent trees of better quality.</li></ul>			Red
Trees to be considered for retention				
Category and Definition	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values	Identification on Plan
<b>Category A</b>  Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are a particularly good example of their species, especially if rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features.	Tree groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Tree groups or woodlands of significant conservation historical, commemorative or other value	Green
<b>Category B</b>  Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in the high category but are downgraded because of impaired condition.	Trees present in numbers, usually 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 benefits.	Blue
<b>Category C</b>  Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits.	Grey

**BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. p.9**





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