

Mrs HELEN KIRK:
PROOF OF EVIDENCE ARBORICULTURAL MATTERS

Local Authority Planning Application Reference: 24/02108/OUT
APPEAL Reference: APP/6007402

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& design



Town and Country Act 1990 Appeal

PROOF OF EVIDENCE: ARBORICULTURAL MATTERS

Appellant

Boningale Developments Limited

Respondent

Shropshire Council

Site

Patshull Road, Albrighton, Shropshire

Date

June 2026

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Tree Retention Plan (12322-T-02B Rev B)

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Appendix A -Curriculum Vitae

Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft v1	HCK / 01/06/26	SMM / 23/06/26
-	Draft v2	HCK / 20/07/26	SMM / 29/07/26
	Final	HCK / 10/08/26	SMM / 12/08/26

1.0 INTRODUCTION

- 1.1 I am Mrs Helen Clair Kirk and I hold a National Diploma in Arboriculture from Merrist Wood College and I am a Professional Member of the Institute of Chartered Foresters and Arboricultural Association. I have worked in the arboricultural industry for over 30 years and have experience in local government as well as being a practical arborist.
- 1.2 I am a Director at FPCR Environment and Design Limited (FPCR) based at the Lockington Office, a post that I have held for the past nineteen years. I lead on all Arboricultural aspects of the Practice and am responsible for overseeing the day-to-day activities of the Arboricultural Team.
- 1.3 At FPCR I have had extensive involvement in planning and development where it relates to Arboriculture and worked on a wide range of development projects where integration of trees and their ongoing management have been major considerations.
- 1.4 I include a full Curriculum Vitae in Appendix A.
- 1.5 I have been instructed by Boningale Developments Limited ('The Appellant') to prepare arboricultural evidence in relation to a planning appeal concerning refusal of planning consent for a proposed mixed-use development on land off Patshull Road, Albrighton, Shropshire.
- 1.6 In preparing this evidence and to assist the inquiry, I visited the site to undertake an independent site walkover and review of the existing tree cover, visually noting anything of significance relevant to the appeal case.
- 1.7 FPCR have been providing arboricultural support to the planning application, and I have been personally involved in the case from its inception along with other members of the arboricultural team.
- 1.8 The evidence which I have prepared and provide for this appeal is true has been prepared and is given in accordance with guidance of my professional institution, the Institute of Chartered Foresters (ICF) and I confirm that the opinions expressed are my true and professional opinions irrespective of by whom I am instructed.

2.0 BACKGROUND AND PLANNING HISTORY

- 2.1 The appeal is being made against Shropshire Council ('the Council') for their refusal of an Outline planning application for a mixed use development comprising up to 800 dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage on land off Patshull Road, Albrighton, Shropshire (Planning Application ref. 24/02108/OUT), on 16th December 2025 which cited two reasons for refusal (CD1.3 Decision Notice), neither of which relate specifically to arboriculture.
- 2.2 The application was refused planning permission for reasons principally relating to the site's designation within the Green Belt. Importantly, no reasons for refusal relate to arboricultural impacts, and no objection has been raised to the application by the Council's Tree Officer (CD 17.1 Tree Team comments (Consultee Comments Combined)).

- 2.3 The second reason for refusal does refer to trees in the context of landscape character in that:
“The proposed development site is within a parcel of Green Belt characterised by agriculture, tree lines and cover, and an absence of urbanising influences which make a strong contribution to checked the unrestricted sprawl of large built-up areas and to assisting in safeguarding the countryside from encroachment”.
- 2.4 The appeal has also attracted a Rule 6 Party the Albrighton Development Action Group. They have not raised any specific concerns relating to arboriculture but have made similar references to trees and hedgerow losses generally in the context of loss of Green Belt under the second reason for refusal. This Proof of Evidence has therefore given due regard to the matters raised in the Rule 6 Statement of Case (CD3.3) submitted by the Rule 6 party where trees are referenced generally.
- 2.5 This Proof of Evidence provides evidence in relation to arboriculture and the potential arboricultural impacts arising from a proposed development only. Matters pertaining to potential ecological impacts are addressed by Mr. Daniel Ross, Director of Beamsley Ecology (Proof of Evidence for Ecology) (CD1.17). Matters pertaining to landscape impacts in relation to Green Belt are addressed by Mr. Neil Furber, Senior Director at Pegasus Group (Proof of Evidence for Landscape) (CD1.13) and Green Belt purpose matters are dealt with by Miss Megan Wilson, Planning Director at Marrons (CD1.10).
- 2.6 The arboricultural evidence demonstrates that:
- The proposed development accords with relevant tree (and hedgerow) related policy and guidance.
 - Trees and hedgerows of value will be retained.
 - Opportunities for significant enhancement through extensive new planting alongside retention of existing tree and hedgerows as part of the proposed Green Infrastructure are embedded within the scheme.

3.0 EXISTING TREE RESOURCE (BASELINE CONDITIONS)

- 3.1 The outline planning application was submitted with a comprehensive Arboricultural Assessment (CD10.3) produced by FPCR undertaken in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837), dated June 2024.
- 3.2 The base-line tree survey used to inform the design of the proposals was undertaken in March 2024. The survey provides details of the arboricultural constraints such as root protection areas (RPA's) and canopy spreads, which along with other technical work has been key information to ensure the design of the proposals will allow full integration of trees with development.
- 3.3 The purpose of Arboricultural Assessment (CD10.3) is to firstly present the existing baseline for trees resulting from a BS5837 survey, secondly provide the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality, inform the layout/design of the built form proposed and then provide an assessment of impact arising from the proposed development of the site. It fully describes the existing tree cover associated with the appeal site and discusses the impacts of the proposed development.

Site Context

- 3.4 The appeal site comprises agricultural land located to the south of Albrighton, characterised by a series of field parcels divided by established hedgerows and tree lines. Tree cover across the appeal site is predominantly associated with, field boundary hedgerows; linear tree belts and occasional in-field trees and groups.
- 3.5 This pattern is typical of a pastoral agricultural landscape, with mature, open-grown trees forming part of the existing field structure and contributing positively to local character.

Tree Survey Summary

- 3.6 A comprehensive tree survey was undertaken by FPCR on 12 March 2024 in accordance with BS5837:2012. The survey recorded a substantial tree resource comprising 78 individual trees, 21 groups of trees and 18 hedgerows. Further details of the trees and hedgerows recorded can be found in the submitted Arboricultural Assessment (CD10.3).
- 3.7 The tree stock is typical of the local landscape and is dominated by native species including English oak (*Quercus robur*) – the most prevalent species; ash (*Fraxinus excelsior*); hawthorn (*Crataegus monogyna*) and common lime (*Tilia × europaea*).
- 3.8 The majority of trees are of mature age class, reflecting long-established landscape structure.

Arboricultural Quality (BS5837 Categories)

- 3.9 The surveyed tree stock spreads across all four BS5837 categories, demonstrating a varied but diverse overall arboricultural baseline within the appeal site comprising a breakdown of 23 individual trees and one group of Category A (High quality); 33 individual trees and 7 groups of Category B (Moderate quality); 20 individual trees and numerous groups / hedgerows of Category C (Low quality) and 2 individual trees of Category U (Unsuitable for Retention).
- 3.10 This distribution indicates that a significant proportion of the tree resource is of moderate to high quality (A and B categories) and that lower quality trees (Category C) are also present, primarily within hedgerows and less prominent groups.
- 3.11 Many of the Category A trees comprise mature English oak specimens, providing strong landscape and visual amenity value.
- 3.12 When undertaking the base-line tree survey FPCR assessed if any trees associated with the site would be considered veteran based on the definition provided within National Planning Policy Framework (NPPF) – Annex 2 - the latest version of which is dated December 2024 which states the following:

'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.'

- 3.13 At the time of the planning application submission FPCR found none of the assessed trees associated with the site to be considered ancient or veteran trees under the framework definition, referring to a range of published literature and guidance pertaining to veteran trees including RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023), along with their professional judgement and extensive experience upon which to base their opinion.
- 3.14 A defining feature of the site is its network of hedgerows, with 18 hedgerows recorded. The hedgerows contain a mix of native species and are generally maintained at heights of approximately 2–3 metres. From an arboricultural perspective only, most are typically classified as Category C in arboricultural terms.
- 3.15 No trees associated with the site are subject to statutory protection through Tree Preservation Orders.

4.0 ARBORICULTURAL IMPACTS

- 4.1 The appeal scheme has been carefully designed to the existing landscape features and has retained almost all the existing trees.
- 4.2 The originally submitted Arboricultural Assessment (CD10.3) in June 2024 was based on the Framework Plan May 2024 (CD6.8). To facilitate this layout, the loss of short sections from seven hedgerows and a single category B (T75 of the FPCR Tree Survey) would be required. The Tree Retention Plan Rev A May 2024 (CD10.2) submitted with the original Arboricultural Assessment shows these losses. They were as follows: H1, H2, H5, H11, H15 and H12, all of which were category C.
- 4.3 The loss of sections from these seven hedgerows are required to facilitate access points and provide internal links between development parcels for connectivity and circulation routes. These are targeted breaks and the remainder of the hedgerows will be retained.
- 4.4 The category B tree (T75) was originally shown for removal to facilitate the proposed road crossing at Newhouse Lane and form the main link road from Newhouse Lane to Holyhead Road.
- 4.5 During the application period, the development layout was amended in response to comments from Officers which included realignment of the link road crossing point on Newhouse Lane. This is shown on the updated Illustrative Framework Plan December 2024 (CD6.5). In recognition of the importance of the single category B specimen the realignment of the crossing point further south has facilitated the retention of T75.
- 4.6 The Tree Retention Plan Rev B appended to this evidence shows the tree survey overlaid with the appeal layout and clearly shows the position of the revised alignment of the link road now retaining T75. This plan has been incorporated into an updated Arboricultural Assessment July 2026, which provides an updated assessment of impacts (CD10.1).
- 4.7 It is acknowledged that a boundary group G7 (category B) will also need to be removed to facilitate the detailed access design of the southern roundabout and is shown as removed on the Tree Retention Plan Rev B. Furthermore, approximately 125m of hedgerow (H8) and 230m of hedgerow (H13) will need to be removed, also shown on the Tree Retention Plan Rev B. Both hedgerows had been assessed as category C from an arboricultural perspective.

- 4.8 All other individual trees will be retained and incorporated into the development proposals which will ensure continuity of the landscape character to which they contribute. The appeal proposals are in outline at this stage, but it would be entirely possible to retain all trees as shown on the Tree Retention Plan Rev B appended to this evidence at the Reserved Matters stage when detailed designs are put forward. This includes T67, a Category A English oak within the area of the proposed Secondary School.
- 4.9 A Statement of Common Ground for Arboricultural Matters between the Appellant and the Council has been agreed and signed (CD4.6), which addresses and accepts the revised scheme and that it is now able to retain T75. As such there are no matters of disagreement between the parties in respect of trees to the development proposals.

5.0 LOCAL PLANNING AUTHORITY OFFICER COMMENTS

- 5.1 The County Arboriculturist provided his initial consultation response to the application on 22nd July 2024 (CD17.1) (Consultee Comments Combined).
- 5.2 In these comments, he set out general advice in respect of the application including guidance to the planning team on dealing with any potential ancient woodland, veteran or ancient trees and 'important' hedgerows.
- 5.3 He concluded his comments by stating that:

'... although a tree survey plan and schedule have been submitted, no assessment appears to have been made of the arboricultural impacts of the indicative layout as submitted. Since access is included in this application, the Tree Team recommends that an Arboricultural Impact Assessment (AIA) is provided prior to determination for those elements of access infrastructure (including visibility splays) that fall within the scope of the current application. The AIA must be undertaken by a competent arborist in accordance with BS5837: 2012. A tree protection plan and arboricultural method statement should be provided as necessary to show how retained trees and hedges that may be affected by nearby access related works are to be protected during any approved development.'

- 5.4 The Appellant had, in fact, submitted the Arboricultural Assessment June 2024 (CD10.3), prepared by a competent arboriculturist, but it appears that it may not have been available to the Officer at the time he made these comments.

- 5.5 Further comments by the Officer were made on 10th October 2025, which can be found within the Committee Report (16th December 2025) (CD1.6), where clearly between July 2024 and October 2025, the Officer had sight of the submitted Arboricultural Assessment as he stated:

'The findings and recommendations of the Arboricultural Assessment (AA) are accepted. The development layout on the Tree Retention Plan in the AA would require removal of short section from seven hedgerows to create site accesses and internal access roads. One category 'B' mature English Oak tree would also require removal to create a new access onto Newhouse Lane. SC Trees consider that the road alignment could be adjusted slightly to avoid this loss. Pre-commencement tree protection and landscaping conditions recommended.'

- 5.6 As noted above the proposals have since been amended and the revised layout – Illustrative Framework Plan December 2024 (CD6.5) has realigned the access onto Newhouse Lane to retain the Category B tree, namely T75. This can be found on Tree Retention Plan (12322-T-02 Rev B) appended to this evidence
- 5.7 The concern for the loss of the Category B tree raised by the Officer in his original comments, T75 has now been addressed by the slight modified alignment of access position on Newhouse Lane. The retention of T75 can be confirmed by Rev B versions of the Access Drawings prepared by the Highways Consultants formally submitted to the Council as part of Technical Note 4 (CD 7.10, 7.11, 7.12).

6.0 POLICY CONTEXT

- 6.1 The detail on other planning policy matters, and the weight which should be given in the planning balance in this case of any conflict with policy, is provided in the proof of evidence of Miss Megan Wilson (CD1.10). I have considered only those elements of policy which relate to my area of expertise, but I defer to the professional views of Miss Wilson in respect of the relevance and interpretation of policy.

National Planning Policy Framework 2024

- 6.2 The overarching 'Objectives' of the Framework which would apply and how they have been met through the revised Masterplan proposals include,
- "Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)."*
- 6.3 The relevant part of the overarching objective is part c):
- "c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*
- 6.4 Section 15 '**Conserving and Enhancing the Natural Environment**' deals with conserving and enhancing the natural and local environment. At paragraph 187 it advises "Planning policies and decisions should contribute to and enhance the natural and local environment by:
- b): "recognising the intrinsic character and beauty of the countryside, 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."*
- 6.5 At paragraph 193 it advises "When determining planning applications, local planning authorities should apply the following principles:
- 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 70) and a suitable compensation strategy exists"*

- 6.6 For reference purposes Annex 2 of the NPPF 2024 describes what ancient and veteran trees, ancient woodland and irreplaceable habitat are:

"Ancient or veteran tree: 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."

"Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)."

"Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen."

Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan 17/12/2015

MD12: The Natural Environment

- 6.7 In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by:

1. Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8, CS9, CS17, CS18, MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate.

2. Ensuring that proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following:

- i. the special qualities of the Shropshire Hills AONB;
- ii. locally designated biodiversity and geological sites;
- iii. priority species;
- iv. priority habitats
- v. important woodlands, trees and hedges;
- vi. ecological networks
- vii. geological assets;
- viii. visual amenity;
- ix. landscape character and local distinctiveness.

....will only be permitted if it can be clearly demonstrated that:

a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and;

b) the social or economic benefits of the proposal outweigh the harm to the asset.

In all cases, a hierarchy of mitigation then compensation measures will be sought. 3. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition.

4. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries."

Policy Compliance

- 6.8 The evidence demonstrates that tree retention has been a key consideration in the evolution of the revised Masterplan. The layout has sought, where reasonably practicable, to retain existing trees and hedgerows of arboricultural value, and the approach is therefore consistent with the objectives of paragraph 187(b) of the NPPF (2024) and Policy MD12 (The Natural Environment) of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015). This can be demonstrated in the Council not refusing the application on the grounds of arboriculture and this is further supported in the signing of a Statement of Common Ground on Arboricultural Matters (CD4.6). This confirms the Council is satisfied that the appeal proposals are in accordance with national and local policy.
- 6.9 The proposed development also includes substantial new tree and landscape planting within open spaces, streets and green infrastructure corridors. This planting will mitigate for the necessary small loss of existing trees, enhance the site's long-term arboricultural resource and contribute positively to local character, biodiversity and climate resilience. The detailed planting scheme can be secured by planning condition.
- 6.10 In relation to paragraph 193 of the NPPF, further survey work was undertaken during the appeal to review the status of several trees against the NPPF definition of a veteran tree.
- 6.11 Following the reassessment exercise it concluded that T7 should be classified as a veteran tree by the definition. Accordingly, an appropriate buffer should be provided in accordance with Natural England Standing Advice. Whilst the indicative Masterplan encroaches into this buffer, the appeal proposals are in outline only, with detailed layouts reserved for subsequent approval. There is therefore sufficient opportunity to amend the detailed design to ensure the required buffer is fully respected to ensure there will be no loss or deterioration of irreplaceable habitat.
- 6.12 The modifications to the layout that would be required to accommodate the buffer zone at a future Reserved Matters stage would be considered relatively modest. The modifications would involve extending the Green Space around the tree by up to 7.5m diameter to allow an appropriate buffer to be applied thereby ensuring effective and suitable management can be delivered as not to result in deterioration of irreplaceable habitat.

- 6.13 Such management measures would include fencing off the area around the tree to deter public access directly beneath the tree, allowing deadwood to naturally fall within the fenced zone for continuity of habitat, erecting signage to inform the public of the importance of the veteran habitat and regular monitoring. All measures could be appropriately dealt with through a bespoke management plan secured via a planning condition.

7.0 CONCLUSION

- 7.1 In conclusion, there are no arboricultural reasons to refuse the appeal proposals, and the Council have not chosen to do so.
- 7.2 The Appellant recognises the importance of the existing trees and hedgerows in the local landscape and their contribution to Green Belt.
- 7.3 For this reason, the appeal proposals have been carefully considered and designed through a 'constraint led' process to take account of existing trees and hedgerows to ensure there are only minimal impacts to existing trees and hedgerows.
- 7.4 The only impact would be the loss of sections of nine hedgerows through the creation of access points and the full removal of one hedgerow for a development block, along with a category B tree group. The hedgerows to be removed are all category C. All other trees and hedgerows would be unaffected and retained by layout.
- 7.5 The loss of all hedgerow sections would be replaced through the proposed Green Infrastructure landscaping across the site and close to the newly created access locations.
- 7.6 The Council's Tree Team have not objected to the proposals on arboricultural grounds and have accepted the findings of the submitted Arboricultural Assessment. The Council's Tree Team have also suggested that pre-commencement tree protection and landscaping conditions should be applied, which would be wholly acceptable to the Appellant to safeguard existing trees and hedgerows through construction and beyond and secure new landscaping.
- 7.7 A Statement of Common Ground has been agreed and signed by the Council. There are no matters of disagreement between the Council and the Appellant on arboricultural issues in respect of the appeal scheme.
- 7.8 The Council accepts that some hedgerows would be lost but considers these impacts to be minor and capable of mitigation, so trees played no role in the refusal decision.
- 7.9 The appeal proposals provide significant opportunities for enhancement of green assets, trees and hedgerows. This is a key strength of the appeal proposals in the ability to deliver substantial green infrastructure through areas of generous public open space and within the built form itself.
- 7.10 For arboriculture, this will mean positive opportunities to plant trees to provide much needed succession planting to an aging population of trees and secure a new generation of trees for visual amenity in the future. Alongside trees, there will be further opportunities to create new and reinforce existing hedgerows.

- 7.11 Overall, the ability of the appeal proposals to retain almost all of the existing tree and hedgerow features alongside the ability to provide new tree and hedgerow planting as part of extensive landscaping will deliver a net gain in tree cover, strengthen the existing landscape structure, enhance ecological connectivity and importantly improve long-term resilience on green assets in the Green Belt through much needed succession planting and future management. Such enhancements go beyond mitigation and represent a clear environmental benefit from an arboricultural perspective.
- 7.12 Accordingly, from an arboricultural perspective, the appeal proposals are acceptable, policy compliant, have not given rise to refuse the application on arboricultural grounds and thus provide no justification for dismissal of the appeal.

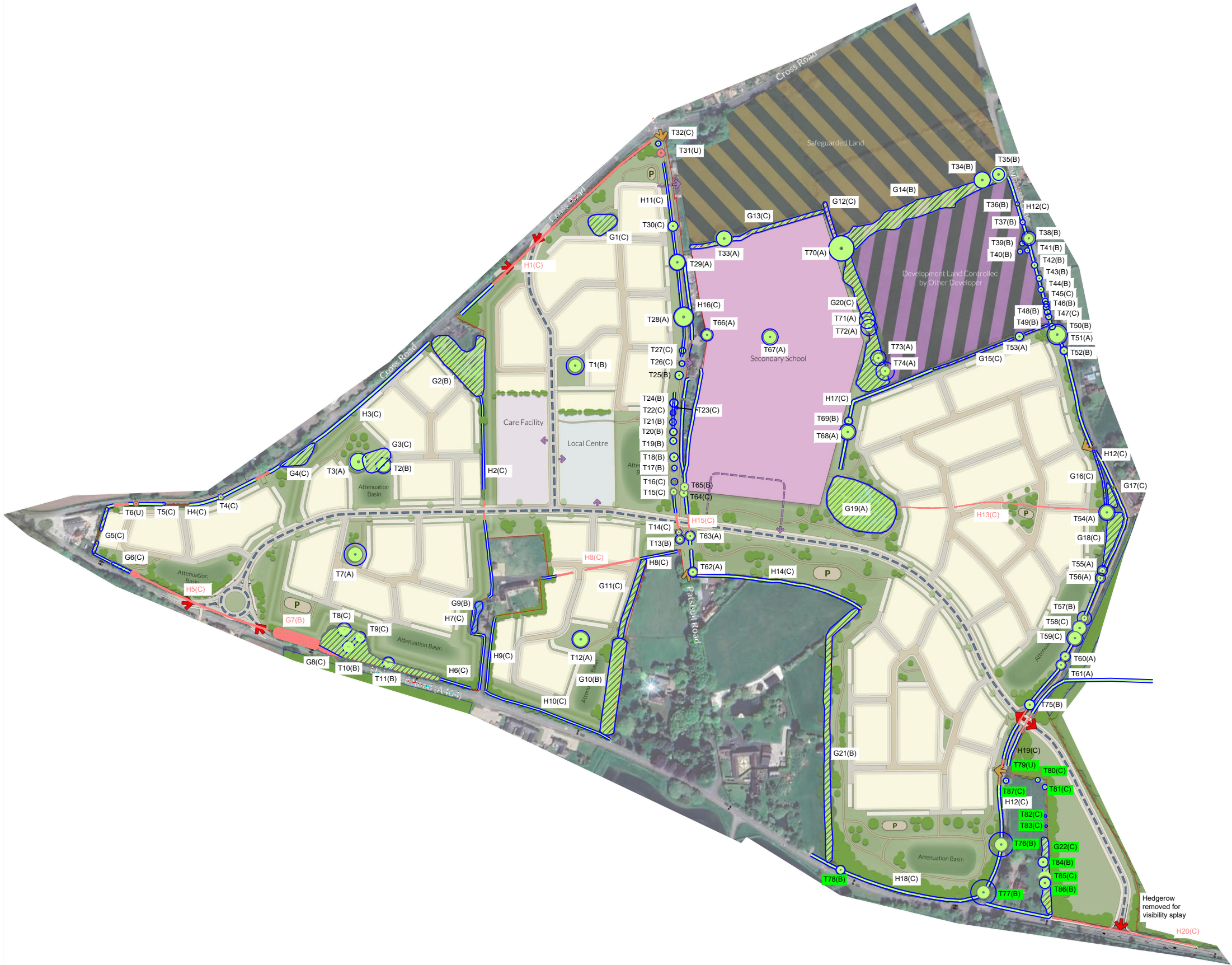
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FIGURES

Tree Retention Plan (12322-T-02B Rev B)



KEY

-  Tree/Group to be Retained
-  Tree/Group proposed to be removed subject to relevant permissions
-  Category U - Unsuitable for retention on arboricultural grounds
-  Hedgerow Proposed to be Retained and Incorporated into the New Development
-  Hedgerow proposed to be removed subject to relevant permissions
-  Root Protection Area (Shown for retained trees only)
-  Tree / Group Positioned by Topographical Survey
Tree / Group Positioned by Aerial Imagery
-  Individual / Group Number to be Removed and BS 5837:2012 Category

Scale 1:5000 @ A3



NOTES

All dimensions to be verified on site. Do not scale this drawing, use figured dimensions only. All discrepancies to be clarified with project Arboriculturalist. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

Drawing has been produced in colour and is based on digital information in .dwg format, aerial images and/or GPS location where appropriate. A monochrome copy should not be relied upon. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculating foundation depths.

Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by the project Arboriculturalist should works commence 12 months after the date of this survey.

SOME TREES MAY BE SUBJECT TO STATUTORY CONSTRAINTS. IT IS THEREFORE ADVISED THAT NO WORKS SHOULD BE UNDERTAKEN TO ANY TREES ILLUSTRATED HEREIN WITHOUT FIRST OBTAINING THE RELEVANT AUTHORISATION TO DO SO UNLESS AGREED AS PER THE APPROVED PLANS THROUGH PLANNING CONSENT.

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-	10.05.2024	First Issue	RG
A	23.05.2024	Update Masterplan	RG
B	14.03.2025	Updated Masterplan	RG
rev	date	description	by



- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

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client
Boningle Homes

project
Albrighton South

drawing title
TREE RETENTION PLAN

scale
1:5000 @ A3

drawn/checked
RG/AW

date
March 2025

drawing number
12322-T-02

rev
B

APPENDICES

Appendix A – Curriculum Vitae

CURRICULUM VITAE

SYNOPSIS

Helen is a Chartered Arboriculturist and brings 30 years' experience of the Arboricultural profession to the practice, after having worked for local authorities and private companies including a background as a practical arborist. Prior to joining the practice 19 years ago, her experience included eight years as a County Council Arboricultural Officer dealing with a wide range of matters associated with tree care in the public domain and advising other council departments on tree related issues such as managing council owned trees throughout the highway network and in country parks, where public safety is high priority. Work with the local authority also involved administering and advising on legal protection of trees through Tree Preservation Orders and Conservation Areas, processing applications for tree work and preparing for planning appeals. She has proven experience with production of comprehensive arboricultural management programs; woodland management plans; and forestry related projects, including Community Forestry, veteran tree assessments and advice for Mineral Planning and Reclamation sites.

In her current role she provides regular advice to private clients, Local Authorities and other associated professional bodies on issues relating to the provision of care and maintenance of trees and has developed extensive experience undertaking tree surveys and assessment in accordance with Standard *BS5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations* to inform new developments and preparing Arboricultural Method Statements. Daily work involves regular liaison with statutory and non-statutory conservation bodies and other major organisations in relation to trees.

She is highly experienced in the field of planning and development where trees are involved providing recommendations, advice and practical solutions to assist in the design of new development to ensure successful retention and integration with trees, including formulation of planning application submissions, compliance with planning conditions, landscape advice, tree planting, method statements and appeals. Helen has given expert evidence at several planning inquiries. She also has extensive experience in risk feature identification and diagnosing ill-health in trees.

Helen is an Assessor, Vice Chair of the Examination Board and Chair of the Technical Membership Board for the Institute of Chartered Foresters Professional Membership Entry.

Helen is also a Veteran Tree Specialist – Consulting Level (VetCERT)

Helen Kirk

ND Arb. MArborA MICFor



Position

- Director

Professional

- Professional Member of the Institute of Chartered Foresters
- Professional Member of the Arboricultural Association

Education

- BTEC National Diploma in Arboriculture
- Lantra Accredited Professional Tree Inspector (PTI)
- VALID Validator (Tree Risk Benefit Assessor)
- Expert Witness Institute report writing and cross-examination
- Trees and Mortgage / Insurance report writing
- Utility Arboriculture Level 3
- Risk Assessment for Commercial Arboriculture
- Forestry Commission Land Reclamation to Forestry

Expertise

- Arboricultural Impact Assessment
- Arboricultural Method Statements and Tree Protection Schemes
- Arboricultural Management Programs and Tree Work Specifications
- Tree Inspections / Surveys
- Visual Tree Assessment and Tree Hazard Evaluation
- Tree Risk & Benefit Assessment
- Veteran Tree Assessments
- Decay Detection and Diagnosis of Ill Health in Trees
- Vegetation related structural damage investigation
- Woodland Management Plans
- Forestry Related Advisory Work

SELECTED PROJECTS**New Century Park, Coventry**

Provision of advice in respect of a proposed drainage strategy to serve a major new residential development through an area of estate parkland, production of technical details necessary to discharge planning conditions for tree protection and liaising with appointed contractors to agree construction methodologies to safeguard several veteran and TPO trees.

Selly Oak Hospital, Birmingham

Preparation of a comprehensive tree survey to contribute to Supplementary Planning Guidance alongside Birmingham City Council, for the re-development of the hospital site. Following adoption of the SPG in 2008, assisting as part of a project design team in master planning for a planning application to re-develop the hospital complex for residential use.

Cranbrook Extension, Nr. Exeter Airport

Carrying out large scale tree surveys for a major development area to the east of Exeter for residential expansion. Coordination of Tree Constraints plan production and reports of tree condition to identify significant constraints to assist in preparation of preliminary site layouts of residential parcels, road networks and green infrastructure / open space provision.

Nottingham Trent University

Formulation of an Arboricultural Management Study for the three University Campus sites, namely City, Clifton and Brackenhurst. The primary objective of tree management being public safety. Includes a program of cyclical inspection of trees and provision for increasing the tree stocks within the three sites.

Buckminster Park, Buckminster, Nr. Melton Mowbray

Production of a full Parkland Tree Assessment and study for provision of new trees in the context of the historic Repton landscape. The site supported a number of old trees, including some of veteran status.

Longworth Lane, Bartestree

Arboricultural Impact Assessment to BS 5837 (2012) of the site in support of an outline planning application for residential development and gave evidence at the Public Inquiry for the Appellant on arboricultural matters following refusal.

Land to the west of Finchampstead Road, Wokingham

Provided evidence for the Appellant at the Public Inquiry on arboricultural matters for an appeal against refusal of planning for a residential development and SANG application.

North Worcestershire Golf Course, Birmingham

Provided evidence for the Appellant at the Public Inquiry on arboricultural matters for an appeal against refusal of planning for a large-scale residential development. Appeal successful for the appellant.

North Street, Biddenden

Provided evidence for the Appellant at the Hearing on Arboricultural matters for an appeal against the non-determination of an outline planning application for residential development. Appeal successful for the Appellant.

EXPERIENCE GAINED PRIOR TO JOINING FPCR:

Shugborough Park, Milford, Nr. Stafford

Parkland Tree and Forestry Management Plans including Woodland Grant Scheme Applications and veteran tree assessments. Development of tree maintenance programs and long-term tree planting projects for the Lichfield Estate.

Cannock Chase Area of Outstanding Natural Beauty, Cannock District

In an advisory capacity to the AONB team working and advising on aspects of Forestry Management across the AONB, including management of veteran trees.

Brocton Coppice, Nr. Stafford

Coordination of the production for a twenty-year woodland management plan for the management of an area of 85 hectares (210 acres) of Ancient Oak Woodland and heath land. This lowland wood pasture contains 600 veteran oak trees and a range of nationally rare invertebrates.

Leek Street Tree Pruning Program, Leek, Staffordshire

Development and Implementation of a cyclical program of tree maintenance for 2500 street trees within the town of Leek, including pruning, felling programs and replacement tree planting contracts.