



ARBORICULTURAL IMPACT ASSESSMENT

Wyvols Court Farm,
Swallowfield

February 2026



Barton Hyett Associates
Arboricultural Consultants

In association with

CSA
environmental

Summary table		
Site Name:	Wyvols Court Farm, Swallowfield	
Project reference:	7081	
Site Address:	Wyvols Court Farm, Basingstoke Road, Swallowfield, Reading, RG7 1WY	
Central Grid reference:	SU 72030 64777	
Local Planning Authority:	Wokingham Borough Council	
Relevant planning policies:	Core Strategy 2010: CP1 - General principles for development; CP7 - Biodiversity. Managing Development Delivery 2014: CC03 - Green infrastructure, trees and landscaping; TB21 - Landscape character; TB23 - Biodiversity & development.	
Statutory Controls:	Tree Preservation Order	Conservation Area
	TPO/0768/1995 protects off-site cedar T2 and others within Wyvols Court to the north.	No
Soil Type: (Source: BGS online soils map © NERC 2025)	Superficial/Drift	Bedrock
	Deep clayey loam to silty loam.	London Clay Formation-Clay, silt and sand.
Topographical survey:	Wyvols topo Final rev A	
Proposed site plan:	2506_230E - Site Plan as Proposed 2506_220E - Illustrative Masterplan	
Report author:	Ian Monger <i>BSc (Hons), MSc, MICFor, MArborA</i>	
Date of issue:	02/02/2026	

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1. INTRODUCTION

- 1.1. Barton Hyett Associates Ltd has been instructed by CSA Environmental, on behalf of Wyvols Court Farm Ltd, to survey trees located at Wyvols Court Farm, Swallowfield ('the site') in accordance with the recommendations of British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations'
- 1.2. The scope of the instruction was to inspect trees relevant to a planning application at the site and provide written advice on how they inform feasibility and design options. The instruction also required an assessment of the potential impact (the Arboricultural Impact Assessment) of the proposed development on the site's arboricultural resource to be undertaken.

2. SITE DESCRIPTION

- 2.1. The site is a c. 1.60ha area of land at Wyvols Court Farm in the west of Swallowfield, approximately 5 miles south of Reading. The site consists of a surfaced road, an area of grassed land to the northeast and an area of arable field to the west. The approximate site boundary is shown in Figure 1.
- 2.2. The farm is arable and silvicultural, with other businesses also based at the farm. The site has an existing gated and metalled access from Basingstoke Road, and is shown in Images 1 to 3 below. Beyond the gate, the internal road carries straight on to the farm, and a second road heads southwards to further units.
- 2.3. The site is to the southwest of, and separate from, the Grade II-listed Wyvols Court, which is now a business centre.
- 2.4. The site is fairly level, at between 50m and 55m AOD. Beyond the site to the northwest, the land slopes gently down to the River Loddon, at below 45m AOD. There are no public rights of way at the site.

3. TREE SURVEY FINDINGS

- 3.1. The survey recorded 18 arboricultural features. These are summarised in terms of quality in accordance with the recommendations of BS 5837:2012 in Table 1 and shown in more detail on the Tree Survey and Constraints Plan (**Section 2**) and within the Tree Survey Schedule (**Section 3**).
- 3.2. Where it has not been possible to fully access the trees at the site, for example, due to them being off-site or within dense vegetation, dimensions may have been estimated. Where this is the case, it has been highlighted within the tree survey schedules.
- 3.3. During the survey, a judgement has been made as to whether a tree is located within or outside the site boundary. Again, this is highlighted within the survey schedules. Where this is the case, the judgement has been made on the presence of site features such as boundary fences, ditches, and hedges, and it does not confirm definitive ownership or otherwise.
- 3.4. Occasionally, trees will not have been plotted within the topographical survey but may have been plotted during the tree survey. The location of these trees will not be as accurate as those plotted in a topographic survey and should therefore not be fully relied upon - especially where precise tree location is imperative for layout design. Where this is the case, the relevant trees are highlighted within the tree survey schedule and also on the tree survey plan with an asterisk.

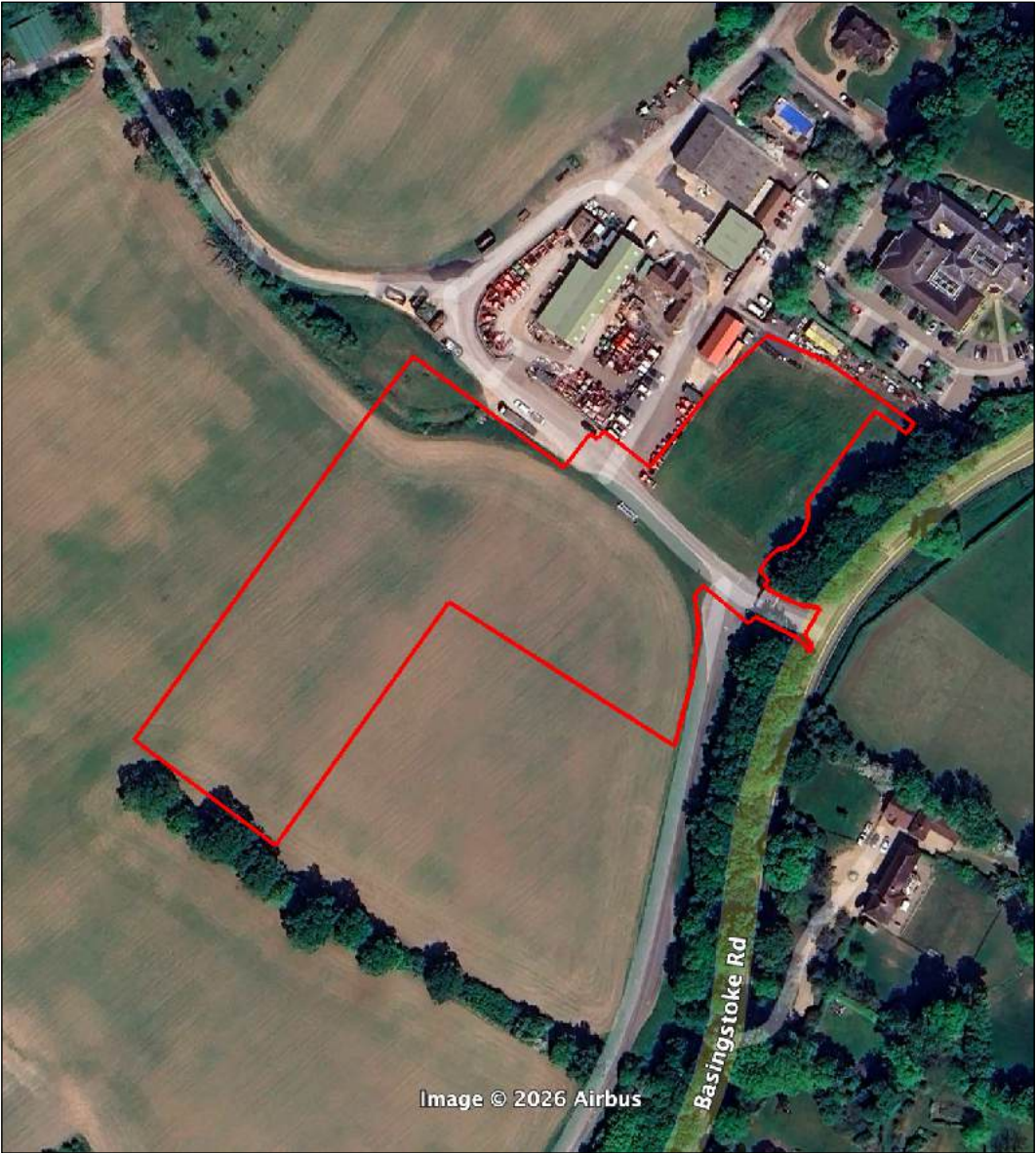


Figure 1: Approximate site boundary edged red.

Table 1: arboricultural features by type and quality category.

	Total	A - High quality trees whose retention is most desirable.	B - Moderate quality trees whose retention is desirable.	C - Low quality trees which could be retained but should not significantly constrain the proposal.	U - Very poor quality trees that should be removed unless they have high conservation value.
Trees	12	3	9	-	-
Groups	6	1	3	2	-
Total	18	4	12	2	0

4. KEY ARBORICULTURAL FEATURES

- 4.1. No ancient or veteran trees were identified at the site. There is no ancient woodland affecting the site.
- 4.2. Tree Preservation Order TPO-0768-1995 protects cedar T2 (A1), located well beyond the site boundary and within a verge opposite the junction of Basingstoke Road with The Street. Other trees within the grounds of Wyvols Court are protected by the same TPO, but all are beyond the influence of the development proposal.
- 4.3. Planted tree groups G3 and G5 (B2) are predominantly densely-planted trees of semi-mature age. They are predominantly English oak, common beech, hornbeam, sweet chestnut, hawthorn, hazel and spindle. Group G3 includes some elm and sycamore, while G5 includes common ash, field maple, Norway maple and holly. Both groups have very occasional Lawson cypress. The groups of trees provide a dense and strong screen between the farm and the highway.
- 4.4. The larger trees within the groups, including the large, mature, roadside oaks T11 (B1) and T12 (A1) within G5, have been individually surveyed.
- 4.5. Group G4 (C1) grows to the south of the site entrance and includes young field maple, hornbeam, sweet chestnut and an apple tree. It has been confirmed that these trees were planted c. 20 years ago following the widening/improvement of the site access to its current form. The group grows behind a palisade fence and narrow verge, as seen in Image 8 below.
- 4.6. To the south, beyond the site boundary, is the linear field boundary group G6 (A3). The group includes 11 standing, mature oaks, along with common ash, field maple and blackthorn. The northernmost oak in the group has been represented individually on the Tree Survey and Constraints Plan, but is treated as part of the linear group G6. Images 9 to 11 below show the group and the northernmost oak.
- 4.7. Several of the mature oaks exhibit typical branch fracture wounds, cavities, bird nesting holes and deadwood. The group includes one small, fractured and hollowed 'relic' oak with a single remaining functional unit and one decayed, hollowed and fractured common ash with a regenerated crown. The field maples are lapsed coppice trees, and the group includes field decayed oak stumps. I do not consider that any of the trees within the group provide the exceptional biodiversity and irreplaceable habitat value of veteran trees. However, the decay and deadwood features are of conservation value, and so the group has been assigned the quality category A3.
- 4.8. Although sown to grass at the time of the survey, the arable field has been regularly cultivated on both sides of group G6 and in close proximity to the trunks, as can be seen in Image 10. This history of cultivation will have significantly disrupted tree root system development in the upper soil layer.

5. PROPOSED DEVELOPMENT

- 5.1. The development proposal is for the construction of 3 commercial units, with parking, delivery areas, a SuDS swale, and landscaping, including new screening planting to Wyvols Court to the north and on a new bund to the west, with existing access from Basingstoke Road and continued access to Wyvols Court Farm.
- 5.2. The proposed site layout is shown on the Site Plan as Proposed 2506_230E and the Illustrative Masterplan 2506_220E.

6. IMPACT ASSESSMENT

- 6.1. The impact assessment considers the effects of any tree loss required to implement the proposed development, as well as any reasonably foreseeable, potentially damaging activities proposed in the vicinity of retained trees. This is undertaken with reference to BS 5837:2012 and considering the nature of the proposed development. Actual and potential impacts can include tree removal to facilitate the development, soil compaction in close proximity to trees, and direct impact damage to the canopy and roots of retained trees from construction activities. A summary of anticipated impacts resulting from the proposed development is provided below.

Trees to be removed

- 6.2. The only trees proposed to be removed are within a section of low-quality, young trees group G4, to provide a new 2m wide footway to the south of the existing site access. These removals are shown on the Tree Retention & Removal Plan in **Section 3**. These removals would have a low impact.
- 6.3. The Illustrative Masterplan shows substantial new tree planting at the site. It includes a new landscaped screen between the site and Wyvols Court to the north, scattered tree planting near the new Units (including a screen to the east of Unit 9), and new tree and shrub planting along a bund to provide screening of the site from the west.
- 6.4. The new tree and scrub planting will deliver a significant net gain in tree canopy cover at the site, and the new bund planting will provide connectivity with the off-site trees and shrubs along the existing ditch to the northwest.

Impacts on retained trees

- 6.5. Although not individually recorded on the topographical survey, the trees within the northern end of group G5 are of a small and semi-mature size and at some distance from the proposed new footway to the south of the site access. The installation of the new footway would have a negligible impact on the trees within G5.
- 6.6. The proposed new planted bund at the western site boundary has been designed to terminate just outside of the Root Protection Area (RPA) of the northernmost oak within group G6. The bund will be simply constructed with soil, and there is ample working space within the arable field. Given the history of cultivation in close proximity to the tree, the bund and its construction would have a negligible impact on the tree.
- 6.7. Acoustic fences of 3m height are proposed to the east of Units 8 and 9. These fences are well outside of the RPAs of the trees and would have no impact upon them.
- 6.8. The drainage system will require a storage feature to the north of Unit 8, consisting of geocellular storage crates. This would have no impact on the site's trees. The final landscaping and tree planting proposal in this area will be determined to ensure appropriate distances from the crates.
- 6.9. The existing access and areas of the site have ample clearance from tree canopies, so there will be no need for tree pruning.
- 6.10. There appears to be ample space outside of the tree RPAs for the design and installation of new drainage and underground utilities.

Conclusion

- 6.11. The proposal is feasible from an arboricultural perspective, and if carefully implemented according to the protective measures and precautions on the Tree Protection Plan in **Section 3**, there would be no negative impact on the retained trees.

7. TREE PROTECTION MEASURES

- 7.1. The Tree Protection Plan in **Section 3** demonstrates how the soils within the RPAs of the trees can be physically protected from construction activity and compaction during groundworks and construction, using temporary barriers. While Heras-type fencing is particularly recommended as a tree protection measure for construction around Unit 8 and for the installation of the new footway at the access, elsewhere, an alternative specification of barrier secured to/in the ground could provide an equal level of protection.
- 7.2. Given the history of arable cultivation, the ample working space in the south of the site and the presence of the road to the west of group G5, I consider that the risk to groups G5 and G6 from construction activities is low. These areas of ground can be more simply demarcated as 'Construction Exclusion Zones' with driven wooden posts and warning signs, such as the one included in **Section 8** of this report.
- 7.3. The Local Planning Authority may consider that a planning condition requiring adherence to the Tree Protection Plan, and the installation of protective barriers before the commencement of any construction activity, such as site preparation, groundworks and excavation, would be sufficient to ensure the physical protection of the retained trees. However, should it be required, an Arboricultural Method Statement can be produced.

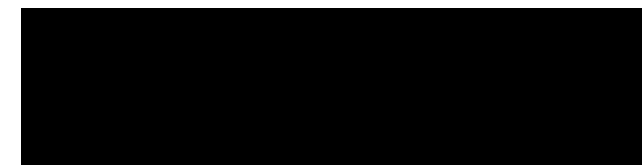
8. HEADS OF TERMS FOR AN ARBORICULTURAL METHOD STATEMENT (AMS)

- 8.1. BS 5837:2012 (Figure 1) recommends that the detailed/technical design of tree protection and arboricultural methodologies should be resolved and finalised following the approval of the feasibility of a scheme by the Local Planning Authority.
- 8.2. Annex B and Table B.1 of BS 5837:2012, which are informative, advise that Arboricultural Method Statement (AMS) Heads of Terms are a sufficient level of information in order to deliver tree-related information into the planning system. The table also advises that a detailed AMS might reasonably be required as a 'reserved matter' or planning condition.
- 8.3. In relation to the site, it is anticipated that arboricultural working methods are likely to be quite straightforward. A brief summary of the principles of tree protection on development sites is included in **Section 7**.
- 8.4. A draft 'Heads of Terms' for an AMS is set out below:
 - Project Arboriculturist – schedule of monitoring and supervision to be agreed upon with the applicant and LPA
 - Pre-commencement site meeting - to be attended by the project arboriculturist, client, site manager and other relevant parties. Project Arboriculturist to ensure that all parties have copies of the AMS and Tree Protection Plan.

- Tree removals at group G4 - as shown on the Tree Retention and Removal Plan
- Erection of tree protection barriers and Construction Exclusion Zone signage, per the Tree Protection Plan (TPP)
- Site preparation and ground works - no access for any machinery within the fenced tree protection areas
- Main construction phase - all tree protection measures shall remain in situ and intact for the duration of the construction phase
- Removal of tree protection barriers - only to occur following approval of site conditions by the project arboriculturist
- Final landscaping, including tree planting.

9. CONCLUSIONS AND RECOMMENDATIONS

- 9.1. In conclusion, the arboricultural impact of the development proposal on trees at the site is low. The only trees proposed to be removed are within a section of low-quality, young trees group G4, to provide a new 2m wide footway to the south of the existing site access. The new tree and scrub planting will deliver a significant net gain in tree canopy cover at the site. No pruning of retained tree canopies is required.
- 9.2. The Tree Protection Plan demonstrates how the soils within the RPAs of the trees can be physically protected during groundworks and construction, using temporary barriers. Given the history of cultivation in close proximity to the northernmost tree in high-quality group G6, the construction of the landscaped bund would have a negligible impact.
- 9.3. The Local Planning Authority may consider that a planning condition requiring adherence to the Tree Protection Plan in **Section 3**, and the installation of protective barriers before the commencement of any construction activity, such as site preparation, groundworks and excavation, would be sufficient to ensure the physical protection of the retained trees. However, should it be required, an Arboricultural Method Statement can be produced.



Ian Monger *BSc (Hons), MSc, MICFor, MArborA*
Senior Arboriculturist



IMAGE 1: View of the site access from Basingstoke Road, looking north.



IMAGE 2: View from the site access along the northern farm frontage with Basingstoke Road, looking northeast.



IMAGE 3: View of the site access from Basingstoke Road, looking northwest.



IMAGE 4: View across the arable field area of the proposed Units 9 and 10, looking northwest.



IMAGE 5: View across the grass area of the proposed Unit 8, looking north.



IMAGE 6: View along the western edge of tree group G3, looking northeast.



IMAGE 7: View along the western edge of tree group G5, looking south.



IMAGE 8: The southern edge of the wide access and the young trees within G4, looking south.



IMAGE 9: View across the arable field towards high-quality oak group G6, looking southwest.



IMAGE 10: Detail of the northwestern end of oak group G6, looking west.



IMAGE 11: Detail of the northernmost oak within group G6, looking west.



IMAGE 12: Typical view of the semi-mature trees within group G5. The trees within group G3 to the north are of a similar size and age.



Tree No	Species	Height (m)	Life Stage	RPA Radius M	RPA Area M2
T1	Ash (Common)	15.0	M	8.4	222
T2	Cedar (Lebanese)	20.0	M	13.7	588
T3	Poplar (Hybrid black)	16.0	M	6.0	113
T4	Oak (English)	16.0	EM	6.7	142
T5*	Oak (Turkey)	15.0	M	9.0	254
T6	Oak (Turkey)	18.0	EM	5.9	109
T7	Oak (English)	17.0	EM	7.2	163
T8	Oak (English)	17.0	EM	5.5	96
T9	Oak (English)	17.0	EM	5.8	104
T10	Oak (English)	17.0	EM	5.8	104
T11	Oak (English)	14.0	M	12.0	452
T12	Oak (English)	24.0	M	15.0	707
G1*	Common yew; English elm	9-10	EM	4.4	-
G2*	Portugal laurel	5.5	SM	1.6	-
G3	English oak; common beech; hornbeam; English elm; sweet chestnut; Lawson cypress; hawthorn; hazel; sycamore; spindle	3-17	SM	4.8	-
G4	Field maple; hornbeam; sweet chestnut; apple	3.5-6.5	Y	1.7	-
G5	Common ash; English oak; hornbeam; common beech; sweet chestnut; field maple; Lawson cypress; hawthorn; Norway maple; holly; spindle	3-18	SM	4.8	-
G6*	English oak; common ash; field maple; blackthorn	3-18	M	12.8	-

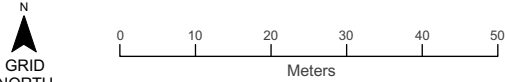
KEY

- Category A Tree - High quality (Retention highly desirable)
- Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
- Category B Tree - Moderate quality (Retention desirable)
- Category B - Hedgerow, Group, Woodland - Moderate quality (Retention desirable)
- Category C Tree - Low quality (May be retained but should not constrain development)
- Category C - Hedgerow, Group, Woodland - Low quality (May be retained but should not constrain development)
- Category U Tree - Very low quality (Mostly unsuitable for retention)
- Category U - Hedgerow, Group, Woodland - Very low quality (Mostly unsuitable for retention)
- Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability
- Shrub mass/offsite tree/out of scope (OOS)
- *Tx Estimated tree location where tree is not shown on topographical survey

Statutory Protection

- Tree Preservation Order (TPO): Trees under statutory protection. No tree works to be undertaken without specific consent or by relevant exception

Note: The original of this drawing was produced in colour – a monochrome copy should not be relied upon. This drawing should be interpreted with reference to the accompanying tree schedule and written advice



Wyvols Court Farm, Swallowfield

Tree Survey & Constraints Plan

SCALE 1:1000 @ A2		DRAWING NUMBER BHA_7081_01		
DRAWN BY IM	APPROVED BY RH	REVISION A	SHEET -	DATE 10/12/2025

LAYOUT USED WITHIN DRAWING **xxxxxxxxxx**

CLIENT **Wyvols Court Farm Limited**

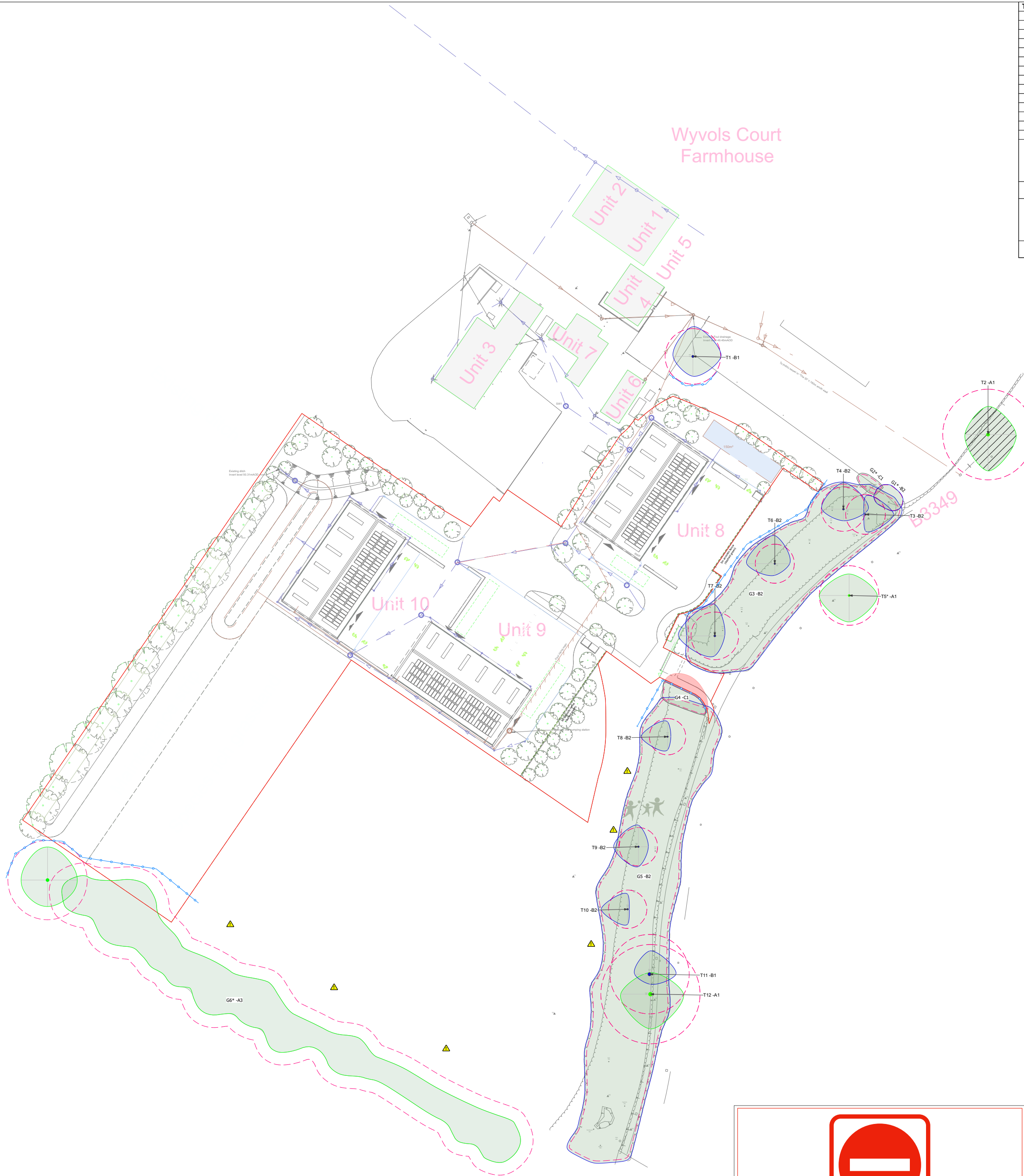
COORDINATE SYSTEM / DATUM **British National Grid / Newlyn Datum (AOD)**

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Arboricultural Consultants
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Address: Office 11, Unit 22 Lansdown Industrial Estate,
Cheltenham, GL51 8PL



Tree No	Species	Height (m)	Life Stage	RPA Radius M	RPA Area M2
T1	Ash (Common)	15.0	M	8.4	222
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 - Shrub mass/offsite tree/out of scope (OOS)
 - *Tx Estimated tree location where tree is not shown on topographical survey
 - Statutory Protection**
 - Tree Preservation Order (TPO): Trees under statutory protection. No tree works to be undertaken without specific consent or by relevant exception
 - Tree / Hedgerow / Group to be removed
 - Protection Measures**
 - Tree Protection Barrier
 - Construction Exclusion Zones - marked with driven wooden posts and warning signs

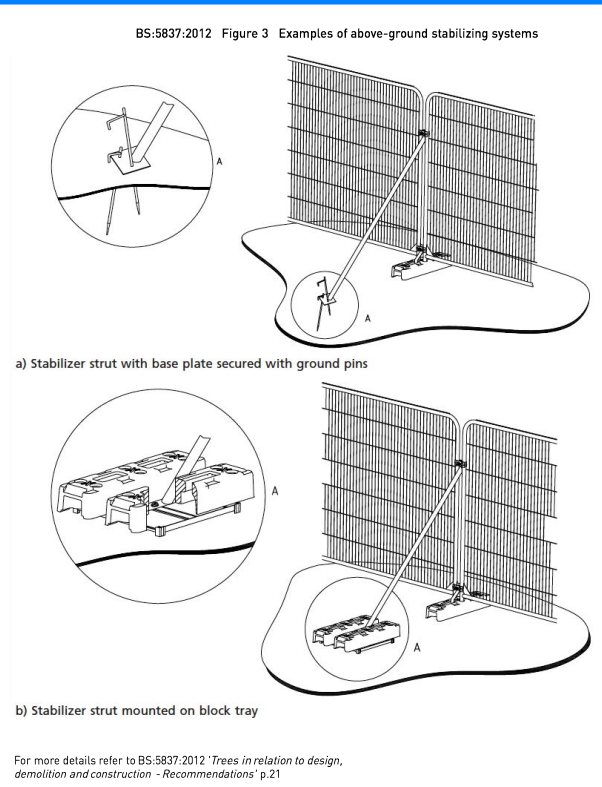
Construction Exclusion Zone(s)

INSTALLING PROTECTION
Protective barriers and ground protection (as approved), must be installed before any materials or machinery are brought onto the site and before the commencement of any demolition, general site clearance, ground or construction works of any description.

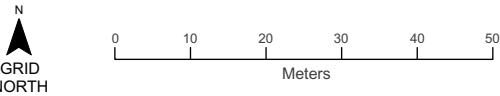
RETENTION OF PROTECTION
All protective measures must remain fully intact, vertical (in the case of barriers) and in their approved locations from the outset of the development. They must be maintained, at all times, until all works have been completed on site, including any earthworks and associated soft landscaping works. Any approved phasing of protective measures must be fully observed and complied with.

RESTRICTIONS
Construction Exclusion Zone(s) are to remain completely undisturbed for the duration of all development works. No construction activity of any description including but not limited to the following must occur within these areas at any time.

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Planning Service.
- No erection of temporary structures of any description.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be light within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protected areas.



Note: The original of this drawing was produced in colour – a monochrome copy should not be relied upon. This drawing should be interpreted with reference to the accompanying tree schedule and written advice



PROJECT TITLE
Wyvols Court Farm, Swallowfield

DRAWING TITLE
Tree Retention/Removal & Protection Plan

SCALE 1:1000 @ A2		DRAWING NUMBER BHA_7081_02	
DRAWN BY IM	APPROVED BY RH	REVISION C	SHEET - DATE 02/02/2026

LAYOUT USED WITHIN DRAWING 2506_220E - Illustrative Masterplan

CLIENT Wyvols Court Farm Limited

COORDINATE SYSTEM / DATUM British National Grid / Newlyn Datum (AOD)

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INDIVIDUAL TREES

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²
T1	Ash (Common)	Off	15.0	1	Yes	700	9.0-8.5-6.0-6.0	3.0	2.5	-	M	Tree is within tight gap to rear of shipping containers; with tarmac and compacted surface/ ivy on trunk. Limited access for crown measurements. Decline and dieback of upper crown; with good lower retrenchment growth: Dieback does not look like ash dieback disease.	Fair	Good	20+	B1	8.4	222
T2	Cedar (Lebanese)	Off	20.0	1	-	1140	8.5-8.5-11.0-7.0	7.5	8.0	N	M	Good form and structural condition.	Good	Good	40+	A1	13.7	588
T3	Poplar (Hybrid black)	On	16.0	1	-	500	5.5-8.5-5.0-0.5	5.5	6.0	-	M	One of larger trees within planted belt. Stem has grown towards east. Soul bund to NE vouching what may be former access.	Good	Good	40+	B2	6.0	113
T4	Oak (English)	On	16.0	1	-	560	8.0-7.5-3.5-6.5	4.0	4.5	N	EM	One of larger trees within planted belt.	Good	Good	40+	B2	6.7	142
T5*	Oak (Turkey)	Off	15.0	1	Yes	750	6.5-8.5-8.0-9.0	4.5	3.5	NW	M	Growing on grass verge. Ivy on trunk. Good clearance over carriageway. Crown to near ground level over grass.	Good	Good	40+	A1	9.0	254
T6	Oak (Turkey)	On	18.0	1	-	490	8.5-4.5-3.5-8.5	2.5	4.5	NW	EM	One of larger trees within planted belt. Soil bund within root zone to W and NW.	Good	Good	40+	B2	5.9	109
T7	Oak (English)	On	17.0	1	-	600	9.5-3.0-6.0-11.0	2.0	5.5	W	EM	One of larger trees within planted belt. Soil bund within root zone to W.	Good	Good	40+	B2	7.2	163
T8	Oak (English)	On	17.0	2	-	460	4.5-1.0-4.0-8.0	4.0	4.0	N	EM	Larger tree along group edge.	Good	Good	40+	B2	5.5	96
T9	Oak (English)	On	17.0	1	-	480	6.5-3.0-6.0-7.5	1.5	3.0	W	EM	Larger tree along group edge.	Good	Good	40+	B2	5.8	104
T10	Oak (English)	On	17.0	2	-	480	4.5-0.5-4.5-8.0	2.0	2.0	W	EM	Larger tree along group edge.	Good	Good	40+	B2	5.8	104
T11	Oak (English)	On	14.0	1	Yes	1000	7.0-8.0-3.0-4.5	3.5	3.5	N	M	Mature tree growing on top of steep highway bank. Deadwood previously removed.	Good	Good	40+	B1	12.0	452
T12	Oak (English)	On	24.0	1	Yes	1300	6.5-10.0-10.5-9.0	10.0	3.5	W	M	Large; spreading tree growing on steep highway bank. Large low limb to west had fractured to stub. Deadwood.	Good	Good	40+	A1	15.0	707

GROUPS OF TREES

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)
G1*	Common yew; English elm	Off	9-10	4	None	370	4.5	1.5	EM	Two off-site yews (not on topo); with young elms of low quality growing within site and through canopy. Elm disease symptoms.	Good	Good	40	B2	4.4
G2*	Portugal laurel	Off	5.5	5	Yes	130	2.0	0.0	SM	Outgrown hedge; with low canopy into site.	Good	Good	20	C1	1.6
G3	English oak; common beech; hornbeam; English elm; sweet chestnut; Lawson cypress; hawthorn; hazel; sycamore; spindle	On	3-17	200	None	400	5.5	1.5	SM	Predominantly oak planted belt.I with elm understorey. Range of sizes; with oaks further into group suppressed and smaller. Elm disease symptoms; particularly in north of group at highway edge. Earth bund to west and within group in north.	Good	Good	40	B2	4.8
G4	Field maple; hornbeam; sweet chestnut; apple	On	3.5-6.5	12	Yes	140	2.0	0.5	Y	Fenced area with planted group. Presumably planted following widening or improvement of gated access. One apple in west. Largest oak stem diameter to south is 300mm.	Good	Good	40	C1	1.7
G5	Common ash; English oak; hornbeam; common beech; sweet chestnut; field maple; Lawson cypress; hawthorn; Norway maple; holly; spindle	On	3-18	200	None	400	5.5	1.5	SM	Predominantly oak and hornbeam planted belt. Range of sizes; with oaks further into group suppressed and smaller. Remnant hawthorn hedgerow along highway bank edge.	Good	Good	40	B2	4.8
G6*	English oak; common ash; field maple; blackthorn	On	3-18	30	None	1070	9.0	2.5	M	Eleven standing; mature oaks with branch fracture wounds; cavities; bird nesting holes and deadwood. One relic fractured oak with single functional unit and one decayed; hollowed and fractured ash with regenerated crown. Lapsed coppice field maples; decayed oak stumps and blackthorn along boundary line. One oak has leader dieback and retrenched crown. Two oaks have dark exudate on trunks. Field cultivated on both sides in close proximity to trunks.	Fair	Fair	40	A3	12.8

- The tree survey was carried out with reference to the methodology set out in BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups and/or woodlands were also surveyed as individuals.
- Within the tree survey schedule, each surveyed TREE (T), GROUP (G), HEDGEROW (H), WOODLAND (W) or SHRUB MASS on or adjacent to the site is given a reference number which refers to its position on the tree survey and constraints plan.
- TREE SPECIES are listed by common name.
- OOS: The recorded Out Of Scope trees and features refer to either a dead-standing or failed tree; a stump or minor shrubs; where trees are inaccessible or located off-site and unlikely to be affected by the development or, it is found that the trees are undersized according to BS 5837:2012, which stipulates a minimum recordable diameter of 75mm.

The **DIMENSIONS** taken are:

- STEM-No. indicates the number of main stems (i.e. whether the trunk divides at or below 1.5m; (used in the calculation of root protection area (RPA)) "m-s" = Multi-stemmed.
- STEM DIAMETER (measured in millimetres), obtained from the girth measured at approx. 1.5m. For trees with 2 to 5 sub-stems, a notional figure is derived from the sum of their cross-sectional areas. For multi-stemmed trees, the notional diameter may be estimated on the basis of the average stem size x the number of stems. Note: a notional diameter may be estimated where measurement is not possible.
- HEIGHT (measured in metres), recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- The CROWN SPREAD, taken at the four cardinal points to derive an accurate representation of the tree crown, recorded up to the nearest half metre for dimensions up to 10m and to up the nearest whole metre for dimensions over 10m.
- CROWN CLEARANCES, expressed both as the existing height above ground level of the first significant branch along with its direction of growth (e.g., 2.5m-N) and also in terms of the overall crown e.g., the average height of the crown above ground level. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- ESTIMATES: where any measurement has had to be estimated, e.g., due to inaccessibility, this is indicated by a "#" suffix to the measurement as shown in the Tree Survey Schedule.

LIFE STAGE is defined as follows:

- Y Young: Normally stake dependent, establishing trees. Should be growing fast, usually primarily increasing in height more than spread but as yet making a limited impact upon the landscape.
- SM Semi-mature: Established young trees, normally of good vigour and still increasing in height but beginning to spread laterally. Beginning to make an impact on the local landscape and environment. Semi-mature are still capable of being transplanted without preparation, up to 300mm girth and not yet sexually mature.

- EM Early-mature: Not yet having reached 75% of expected mature size. Established young trees, normally of good vigour and still increasing in height but beginning to spread laterally. Beginning to make an impact on the local landscape and environment.
- M Mature: Well-established trees, still growing with some vigour but tending to fill out and increase spread. Bark may be beginning to crack and fissure. In the middle half of their safe, useful life expectancies.
- LM Late-mature: In full maturity but possibly beyond mature and in a state of natural decline. Still retaining some vigour but any growth is slowing.
- A Ancient: A tree that has passed beyond maturity and is old/aged compared with other trees of the same species. Typically having a very wide trunk and a small canopy.

PHYSIOLOGICAL CONDITION (HEALTH & VITALITY):

Essentially a snapshot of the general health of the tree based upon its general appearance, its apparent vigour and the presence or absence of symptoms associated with poor health, physiological stress etc. (fungal infections may be recorded here but decay giving rise to structural weakness would be recorded under 'Structural Condition' – see next parameter):

Good: No significant health issues.

Fair: Indications of slight stress or minor disease (e.g., the presence of minor dieback/deadwood or epicormic shoot growth).

Poor: Significant stress or disease noted; larger areas of dieback than above.

Dead: (or Moribund).

STRUCTURAL CONDITION:

Features affecting the structural stability of the tree include decay, significant deadwood, root-plate instability or significant damage to structural roots, weak forks (e.g. those where bark is included between the members) etc. Classified as:

Good: No obvious structural defects: basically sound.

Fair: Minor, potential or incipient defects.

Poor: Significant feature(s) likely to lead to actual failure in the medium- to long-term.

Dead: (or Moribund).

ESTIMATED REMAINING CONTRIBUTION:

An estimate of the length of time in years that a tree might be expected to continue to make a useful contribution to the locality at an acceptable level of risk (based on an assumption of continued routine maintenance):

- Less than 10 years
- 10+ years
- 20+ years
- 40+ years

SPECIAL IMPORTANCE:

Trees that are particularly notable as high-value trees such as ancient trees/woodland or veteran trees. Such trees may be regarded as the principal arboricultural features of a site and pose a significant constraint to potential development.

An **ancient** tree is one that has passed beyond maturity and is very old compared with other trees of the same species. Very few trees reach the ancient life stage. **Veteran** trees are often very old but not necessarily so; they may be regarded as 'survivors' that have developed some of the characteristic features of an ancient tree but have not necessarily lived as long. All ancient trees are veterans but not all veteran trees are ancient.

The term '*notable*' carries no weight within the National Planning Policy Framework (NPPF), but is a term that recognises a mature tree which may stand out in the local environment because it is large in comparison with other trees around it.

Ancient woodland is an area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland (ASNW), plantations on ancient woodland sites (PAWS) and ancient replanted woodland (ARW).

QUALITY CATEGORY:

Trees are classed as category U, A, B or C, based on criteria given in BS 5837:2012; summary definitions as follows (see BS 5837 for further details). Categories A, B and C are further characterised by the use of sub-categories, which attempt to identify what aspect of the tree is the main source of its perceived value, These are:

- (1) arboricultural qualities
- (2) landscape qualities, and
- (3) cultural, historic or ecological/conservation qualities.

Examples of these qualities for each of the three categories are given below, although these are indicative only.

Note: This is NOT a health and safety classification; the classification does not take into account any requirement for remedial tree care or ongoing maintenance apart from that which may affect the trees' general suitability for retention.

CATEGORY A: HIGH QUALITY:

Trees or groups whose retention should be given a particularly high priority within the design process. Normally with an expected useful life expectancy of at least 40 years.

- A1: Notably fine specimens; rare or unusual specimens; essential component trees within groups, semi-formal or formal plantings (e.g., dominant trees within an avenue etc.).
- A2: Trees, groups or woodlands of particular visual importance as landscape features.
- A3: Trees, groups or woodlands of particular significance by virtue of their conservation, historical, commemorative or other value (e.g., veteran trees or wood pasture).

CATEGORY B: MODERATE QUALITY

Trees or groups of some importance with a likely useful life expectancy in excess of 20 years. Their retention would be desirable; selective removal of certain individuals may be acceptable but only after full consideration of all alternative courses of action.

- B1: Fair quality but not exceptional; good specimens showing some impairment (e.g., remediable defects, minor storm damage or poor past management).
- B2: Acceptable trees situated such as to have little visual impact within the wider locality. Also the number of trees, perhaps in groups or woodlands, whose value as landscape features is greater collectively than would warrant as individuals (such that the selective removal of an individual would not impact greatly upon the trees' overall, collective value).
- B3: Trees, groups or woodlands with clearly identifiable conservation or other cultural benefits.

CATEGORY C: LOW QUALITY:

Trees or groups of rather low quality, although potentially capable of retention for at least approx. 10 years. Also small trees with stems below 150mm diameter.

Potentially retainable, but not of sufficient value to be regarded as a significant planning constraint.

- C1: Unremarkable trees of very limited merit or significantly impaired condition.
- C2: Trees offering only low- or short-term landscape benefits; also secondary specimens within groups or woodlands whose loss would not significantly diminish their landscape value.
- C3: Trees with extremely limited conservation or other cultural benefits.

CATEGORY U: VERY LOW QUALITY

Trees likely to prove to be unsuitable for retention for longer than 10 years should any significant increase in site usage arise as a result of development. E.g., dead or moribund trees; those at risk of collapse or in terminal decline; trees that will be left unstable by other essential works such as the removal of nearby category U trees; trees infected by pathogens that could materially affect other trees; low-quality trees that are suppressing better specimens. (Category U trees may have conservation values that it might be desirable to preserve. This category may also include trees that should be removed irrespective of any development proposals.)

ROOT PROTECTION AREA (RPA):

These are normally represented as a circle centred on the base of each tree stem with a radius of 12 times the stem diameter, measured at 1.5m above ground level. The shape of the RPA may be altered where site conditions dictate that there are sound reasons to do so.

VETERAN OR ANCIENT TREE BUFFER (VTB/ATB)

In line with the Standing Advice produced by the Forestry Commission and Natural England, this is a buffer zone (in metres) around an ancient or veteran tree that should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's stem diameter.

ANCIENT WOODLAND BUFFER (FOR ASNW, PAWS OR ARW)

In line with the Standing Advice produced by the Forestry Commission and Natural England, this is a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, a larger buffer zone may be required.

THE IMPORTANCE OF TREES

Wider benefits:

There is a growing body of evidence that trees bring a wide range of benefits to the places people live.

Some *Economic* benefits of trees include:

- Trees can increase property values
- As trees grow larger, the lift they give to property values grows proportionately
- They can improve the environmental performance of buildings by reducing heating and cooling costs, thereby cutting bills
- Mature landscapes with trees can be worth more as development sites
- Trees create a positive perception of a place for potential property buyers
- Urban trees improve the health of local populations, reducing healthcare costs

Some *Social* benefits of trees include:

- Trees help create a sense of place and local identity
- They benefit communities by increasing pride in the local area
- They can create focal points and landmarks
- They have a positive impact on people's physical and mental health
- They can have a positive impact on crime reduction

Some *Environmental* benefits of trees include:

- Urban trees reduce the 'urban heat island effect' of localised temperature extremes
- They provide shade, making streets and buildings cooler in summer
- They help remove dust and particulates from the air
- They help to reduce traffic noise by absorbing and deflecting sound
- They help to reduce wind speeds
- By providing food and shelter for wildlife they help increase biodiversity
- They can reduce the effects of flash flooding by slowing the rate at which rainfall reaches the ground
- They can help remediate contaminated soil

On new development sites:

Trees bring many benefits to new development. Where retained successfully they can form important and sustainable elements of green infrastructure, contribute to urban cooling and reduce energy demands in buildings. Their importance is acknowledged in relation to adaptation to the effects of climate change. Other benefits brought by trees include:

- increasing property values;
- visual amenity
- softening, complementing and adding maturity to built form
- displaying seasonal change
- increasing wildlife opportunities in built-up areas
- contributing to screening and shade
- reducing wind speed and turbulence

NATIONAL PLANNING POLICY

The National Planning Policy Framework 2024 (NPPF) (amended 2025) paragraph 193 states that, when determining planning applications, local planning authorities should apply the following principle:

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 and a suitable compensation strategy exists.'

In this respect, the following definitions apply:

'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)', and

'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.'

Note: Further information from the National Planning Policy Guidance Suite and Standing Advice is provided in the design guidance section.

Other paragraphs of the NPPF 2024 of relevance to this report are:

Paragraph 136: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and*

community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

Paragraph 187: *'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, 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.'

STATUTORY CONTROLS

Statutory tree protection

Works to trees which are covered by Tree Preservation Orders (TPOs) or are within a Conservation Area (CA) require permission or consent from the Local Planning Authority. Where information is available on any Statutory designations such as this they are identified within the summary table in Section 1 and on the Tree Survey and Constraints Plan at Section 2.

Notwithstanding specific exceptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of protected trees or woodlands without the prior written consent of the LPA.

Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

Similarly, and again notwithstanding specific exceptions, it is an offence to carry out any works to a tree in a Conservation Area with a trunk diameter greater than 75mm diameter at 1.5 height without having first provided the LPA with 6 weeks written notification of intent to carry out the works.

On many non-residential sites (excluding specific exemptions) there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.

Any proposed tree works that are planned to be carried out on site must be carried out in accordance with the statutory controls outlined. Therefore, we recommend that a further check is made with the LPA before any tree works are carried out.

Statutory Wildlife Protection

Although preliminary visual checks from ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside of the scope for this report.

Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for protected species such as bats in addition to birds and small mammals. It is advised that in some instances specialist ecological advice may be required. This may result in tree works being carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the site manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by the appointed Ecologist or Natural England.

It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. This time period only provides an indication of likely nesting times and as such diligence is required when undertaking tree works at all times.

Irrespective of the time of year and other than any actions approved under General Licence, it is an offence to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest or eggs of any wild bird. Ideally, tree operations should be avoided during the likely bird nesting period. However, any tree works should always only be carried out following a preliminary visual check of the vegetation.

For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in England and Wales. A different legislative framework applies in Scotland and Northern Ireland.

Any proposed tree works that are planned to be carried out on site must be carried out in accordance with any relevant statutory controls, outlined above.

DESIGN GUIDANCE

Approach

The approach adopts the guidelines set out in the British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. The process is broken down to coordinate with the key elements within both the RIBA Plan of Work (2013) and British Standard 5837:2012 as set out in the table below:

Information Stage	RIBA Stage	BS5837:2012
Stage A – Tree Survey	2: Concept	4: Feasibility
Stage B – Arboricultural Impact Assessment	3: Developed design	5: Proposals
Stage C – Arboricultural Method Statement	4: Technical design	6: Technical Design
Stage D – Arboricultural Site Supervision	5: Construction	7: Demolition and construction

A hierarchical approach is adopted in order to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of Site layout design should be to avoid the RPA of retained trees and provide suitable clearance from above ground constraints [tree canopies]. Where possible building lines should be at least 2m outside the RPA to provide working space for construction. However, protection measures can be taken if such clearance is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

Foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.

Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods subject to site-specific soil conditions.

Service runs that cannot be routed outside the RPA(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable or desirable. Off-site provision may be considered in some circumstances but this will require negotiation with the local planning authority.

Considerations:

For proposed residential developments, consideration must be given to numerous factors future tree growth and orientation.

Tree constraints

Root Protection Areas:

With reference to BS5837:2012, a root protection area (RPA) is defined as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure should be treated as a priority”. **“The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained”.**

BS5837:2012 states (4.6.2) that, “where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.” The BS goes on to state that, “modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,” and that any deviation from the original circular plot should take into account:

- Morphology and disposition of roots;
- topography and drainage;
- soil type and structure;
- the likely tolerance of the tree to root damage/disturbance.

Additional buffer zones beyond the RPA:

The following text is taken from the Standing Advice produced by the Forestry Commission and Natural England as included in the National Planning Policy Guidance:

‘A buffer zone’s purpose is to protect ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development’.

Ancient woodland buffer:

‘For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you’re likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic’.

Ancient and veteran tree buffer:

'A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter'.

Above ground:

Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments; usually post-occupancy. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, movement of trees during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated requests to fell or heavily prune retained and protected trees.

Shade:

Adverse shading and blocked views from windows raise concerns for incoming residents, which may lead to pressure to fell or remove trees in the future. Wherever possible, it is advisable to arrange fenestration away from tree canopies to lessen the conflict or increase window size to accommodate ambient light.

Conversely, appropriately designed development can use existing or new trees to create necessary and welcome shade and screening.

As part of the adopted approach, the above considerations and constraints are assessed cumulatively to provide clear and site-specific advice on the areas of a site most suitable for the location of development.

Dependent on the site and nature of the proposed development, the Tree Survey and Constraints Plans may show the following:

Recommended Developable area - an advisory area defined to minimise arboricultural impacts using standard approaches to construction. Restricting proposed development to this area will limit the risk of harm to retained trees and of the Local Planning Authority objecting to the proposed development. It may be possible to propose development outside of this area, but specific 'low impact' construction techniques may need to be recommended.

Recommended Buffer to development - similar to the Recommend Developable Area but defined as a line marking a suitable buffer to retained trees. More commonly used on large sites or sites where the presence of trees is localised.

Tree Opportunities

Depending on the scale of developments existing trees can often provide opportunities to enhance the existing arboricultural resource of a site by bringing it into good management or by putting in place remedial measures e.g. soil amelioration.

Appropriately designed new tree planting is extremely important in maintaining healthy and sustainable tree populations. For the reasons highlighted, new trees can bring many benefits to new developments. It is critical to the establishment of new tree planting that the locations, species and specification of new trees is appropriate. Subsequently the sourcing of high-quality stock, suitable planting and the provision of post planting maintenance are essential to allow new trees to establish and to allow them to mature.

HOW TREE DAMAGE CAN OCCUR

Above the ground

Damage can occur as a result of knocks and scuffs, breakages of branches and/or tree trunks. This is often but not always associated with machine operations, groundworks excavations, tele handlers, high sided vehicles and crane use. Other forms of above ground damage include fixings to trunk and unauthorised cutting back of branches. Wounds will harm a tree's health and shorten its life by letting in disease-causing organisms.

Below the ground

It is often not appreciated that the majority of most tree roots are generally located within the top 600mm of the ground. On this basis it needs to be understood that damage to roots can occur in three ways:

- Root severance can occur as a result of, for example, soil stripping during site clearance or excavations.
- Root dieback and death can result from compaction of the soil. Compaction can occur as a result of vehicle weight, weight of stored materials or increased pedestrian access. Compaction crushes out soil pore space and prevents tree respiration from occurring (respiration requires gas exchange between the ground and the atmosphere). Compacted soil is denser and therefore inhibits/prevents any further new root growth.
- Pollution of the soil with chemicals such as oil or cement washings can destroy the soil environment, making it inhospitable for the tree cause causing it stress.

The effects of these impacts can be disfiguring to a tree's appearance and also weaken a tree making it more liable to attack by pest and diseases. In addition, root damage or death results in corresponding decline above the ground with dieback occurring within the tree crown.

The effects of damage to trees generally take some time to become fully apparent. In many cases, damaged trees decline slowly after the completion of a new development, until they eventually need to be removed due to ill health.

Tree protection barriers and load distributing 'no-dig' paths are specified in order to prevent soil compaction from taking place.

GENERAL SITE RULES FOR TREE PROTECTION

Do not independently carry out any activity that is at odds with the site scheme of tree protection. This is contained within an approved Arboricultural Method Statement (AMS) and accompanying Tree Protection Plan.

In simple terms: do not carry out any work within any Construction Exclusion Zone (CEZ) without prior liaison with the Project Arboriculturist and written authorisation from the Local Planning Authority.

Within the CEZ:

- No mixing of cement
- No soil/turf stripping, raising/lowering of ground levels (unless advised), deposit or excavation of soil or rubble
- No excavations for services or installation of services
- No storage of materials, machinery fuel, chemicals or other materials of any other description
- No parking/use of tracked or wheeled machinery
- No siting of temporary structures including hard standing areas, portaloos, site huts
- No lighting of fires or disposal of liquids
- Fires on site should be avoided if possible. Where they are unavoidable, they must not be lit in a position where heat could damage foliage or branches. Fires must be a minimum of 20m from the trunk of any retained tree or the centre line of any hedgerow to be retained
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained tree.



CONSTRUCTION EXCLUSION ZONE - NO ENTRY

TREE PROTECTION FENCING

THIS FENCE MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION PLANS AND ARBORICULTURAL METHOD STATEMENT FOR THIS DEVELOPMENT.

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION CAN RESULT IN BREACH OF PLANNING CONDITIONS AND/OR CRIMINAL PROSECUTION.
(TOWN AND COUNTRY PLANNING ACT 1990)

FOR ALL ENQUIRIES REGARDING TREES AT THIS DEVELOPMENT
PLEASE CALL 01386 576161 OR EMAIL ENQUIRIES@BARTON-HYETT.CO.UK

 **Barton Hyett Associates**
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