Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	0
Groups of trees to be removed	0
Trees to be pruned	0
Trees where supervised demolition needed within RPAs	1
Trees where soft landscape is to be re-instated	1
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

Trees that require supervised demolition within RPAs

No.	Species	Type of structure / surface
5	Ash	Existing barn and concrete hard surface

Trees that require manual excavation within RPAs

No.	Species	Type of structure
5	Ash	Area to be returned to soft landscape-wildflower meadow (27.5% of buffer zone)

Veteran tree buffer zone

UK Planning guidance defines veteran trees as trees of significant age, with decay features that contribute to their biodiversity, cultural and heritage value. It considers them to be irreplaceable. The National Planning Policy Framework (NPPF) states (paragraph 175c) that *"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."*

Where development is proposed close to veteran trees, current planning guidance advises the use of planning conditions or obligations to ensure that schemes avoid and mitigate against damage to these specimens. Mitigation is recommended to include a buffer zone around veteran trees of at least 15 times larger than the diameter of the trunk. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the trunk diameter. This has been applied to the veteran ash no. 5.

In addition, buffer zone will be improved by reinstating the existing barn and concrete surfaces to soft landscape (wildflower meadow), which will ensure the buffer zone contributes to wider ecological networks, and be part of the green infrastructure of the area.

N

English oak 6

Ash 5

SJA Protective fencing as per BS5837; see inset panel

SJA Dashed blue line indicates protective fencing to be installed for demolition phase, then relocated for construction

SJA Demolition of existing floor and foundations to be undertaken under on-site supervision of arboricultural consultant; see inset panel.

SJA Area of ground to be reinstated as wildflower meadow to promote soil amelioration

4 English oak

2 English oak

3 English oak

SJA Area of existing hard surface to remain in-situ for construction to act as ground protection

NUTBOURNE LANE

0 4m 8m 12m 16m 20m

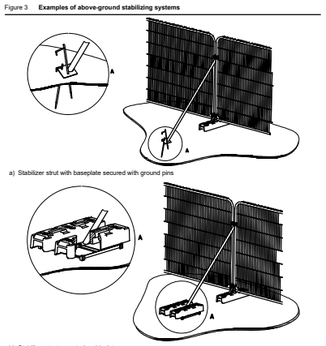
METRES

1 : 400@A3

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with baseplate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.

Supervised demolition

Within root protection areas ('RPAs') existing foundations and hard surfaces shall be removed with care, under the direct supervision of the arboricultural consultant. Foundations or surfaces will be broken up with handheld breakers, and then removed by hand, wheelbarrow, or in the bucket of an excavator standing outside the RPA. At the discretion of the arboricultural consultant, an excavator positioned outside the RPA and using an appropriately sized toothless bucket may be used in some instances. Once completed, the base of the excavation and/or the edge closest to the trees will be covered immediately with hessian sacking to prevent drying out of the soil, and where necessary be shuttered to prevent soil collapse.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Nash Manor, Nutbourne
Client:	The Hunter Group
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 26206-041
Based on:	Proposed layout

Drawn by: FJC		Date of Issue: May 2026	Scale: 1: 400 @ A3
Checked by: FPS		Tel:(01737) 813058	sja@sjatrees.co.uk
Tree nos.:	● 5	Canopies of trees to be retained:	Category 'A' RPA:
Category 'B' RPA:		Category 'C' RPA:	Veteran buffer:
Protective fencing:		Ground protection:	Supervised demolition:
Soil improvement:			

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.
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