

ARBORICULTURAL IMPACT ASSESSMENT

Land north of Rectory
Lane, Ashington

July 2026



Barton Hyett Associates
Arboricultural Consultants

In association with

CSA
environmental

Summary table		
Site Name:	Land north of Rectory Lane, Ashington	
Project reference:	5948	
Site Address:	Rectory Lane, Ashington, Pulborough	
Nearest Postcode:	RH20 3AS	
Central Grid reference:	TQ 12622 16555	
Local Planning Authority:	Horsham District Council	
Relevant planning policies:	Horsham District Planning Framework (HDPF) November 2015: Policy 25 - The Natural Environment & Landscape Character; Policy 26 - Countryside Protection; Policy 31 - Green Infrastructure & Biodiversity; Policy 32 - Quality of New Development; Policy 33 - Development Principles; Policy 34 - Cultural & Heritage Assets.	
Statutory Controls:	Tree Preservation Order	Conservation Area
	None	No
Ancient trees/ woodlands?	English oak T25 is identified as a veteran tree.	
Soil Type: (Source: BGS online soils map © NERC 2025)	Superficial/Drift	Bedrock
	Slowly permeable, seasonally waterlogged, loamy-clayey soil, transitioning to alluvial clay, silt & fine sand soil along the Lancing Brook to the north.	Weald Clay Formation - Lower Cretaceous grey-green clays interbedded with fine sandstones, siltstones and occasional freshwater limestone.
Proposed site plan:	26001 - 06E Outline Masterplan (Parameter) 25-036-006 Rev A Proposed Site Access	
Report author:	Ian Monger <i>BSc (Hons), MSc, MICFor, MArborA</i>	
Date of issue:	07.07.2026	

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1. INTRODUCTION

- 1.1. Barton Hyett Associates Ltd has been instructed by CSA Environmental, on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd, to survey trees located at Land north of Rectory Lane, Ashington ('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 an irregular, broadly wedge-shaped block of arable land, of c. 7.39 ha, to the north of Rectory Lane in the west of the village of Ashington, West Sussex (Horsham District).
- 2.2. The site has gated agricultural access from Rectory Lane to the south. The outer site boundaries are generally irregular, and follow Rectory Lane to the south and watercourses of Lancing Brook to the north and west.
- 2.3. The land slopes gently to the north, from about 29.5m AOD at the southern boundary, to below 25m along the watercourses at the northern boundary.
- 2.4. The fields are largely hidden from the surrounding area due to mature hedgerows and trees, which form the perimeter boundaries and define the historic field pattern within the site. Formerly four distinct fields, two central field boundaries remain mostly intact, along with the remnant of a third, but with open accesses between the parcels.
- 2.5. Further, mainly pasture fields adjoin the site to the north, east and west, with scattered arable fields to the west and northwest. To the south of Rectory Lane are C20th residential areas, as well as a parcel of recent residential development.
- 2.6. There are no public rights of way within the site.

3. TREE SURVEY FINDINGS

- 3.1. The survey recorded 61 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.



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	30	17	9	2	2
Groups	16	10	6	-	-
Hedgerows	15	-	9	6	-
Total	61	27	24	8	2

4. KEY ARBORICULTURAL FEATURES

- 4.1. There is no ancient woodland (ASNW) affecting the site.
- 4.2. Mature English oak T25 (A3) grows along an arable field boundary and is identified as a veteran tree because of its range of characteristic features found on veteran trees. These include pronounced buttressing with likely water pools, a heartwood decay cavity, fungal brackets, dry crevices from soil erosion and large deadwood with bird nesting holes. The tree also has a strong population of lichens and mosses. Although the tree has a smaller girth (3.8 metres) than would usually be expected for a veteran tree, I consider the wealth of characteristics worthy of veteran status.
- 4.3. The Forestry Commission and Natural England standing advice 'Ancient woodland, ancient trees and veteran trees: protecting them from development' ('the Standing Advice') is a material planning consideration which is taken into account when making decisions on planning applications. In reaching a planning decision, the LPA should assess the potential impacts and avoid, mitigate or compensate for identified impacts. A key method of mitigation is the use of a 'buffer zone'. So, in accordance with the Standing Advice, a veteran tree buffer with a radius of 15 times the trunk diameter (18.2m) has been shown on the Tree Survey and Constraints Plan in **Section 2**.
- 4.4. Elsewhere at the site, English oak is the dominant tree species, accounting for 87% of the individually surveyed trees. The oaks are largely of early-mature to mature age, with many trunks exceeding 1 metre in diameter. The majority are in good health and structural condition, with an estimated remaining contribution of 40 or more years.
- 4.5. A significant number of individual oaks achieve Category A1 status, including T2, T9, T14, T20, T22, T23, T26, T28, T29 and T30. Several others are classified A2 (strong landscape value) or A3 (conservation/ecological significance), the latter including veteran oak T25 discussed above. Only a handful of trees fall into lower categories: T1 (ash with advanced dieback) and T3 (undersized oak below a power line) are Category U, while T11, T12 and T15 attract C or B3 ratings due to structural defects, decay or fungal activity.
- 4.6. The tree groups are similarly dominated by English oak, which is present in 94% of the tree groups. They are largely classified as A2, reflecting their collective landscape importance. Groups G1, G2, G10, G11, G12, G13, G14 and G15 all achieve A2 status, with most in good health and contributing for 40 or more years. G2 is notable for habitat features including tear-out wounds and cavities, and G15 contains the largest stems on site at up to 1.3m diameter.
- 4.7. The 15 hedgerows have a varied composition, with blackthorn, hazel, hawthorn, field maple, elm and ash all featuring prominently alongside less common components such as crab apple, holly and dog rose. Several hedgerows (H3, H5, H6, H7, H9, H10, H11, H14 and H15) achieve Category B2, reflecting reasonable ecological and landscape value, while several others (H1, H2, H8, H12 and H13) are Category C2, being of lower quality due to poor condition, dense bramble encroachment or declining elm content. The majority are unmanaged, growing alongside ditches, and most on-site hedgerows contribute to a well-connected network of boundary vegetation.

5. PROPOSED DEVELOPMENT

- 5.1. The development proposal is an outline application for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure, with all matters reserved except access.
- 5.2. The land use parameters are shown on the Outline Masterplan (Parameter) 26001 - 06E. The detailed access arrangements are shown on the Proposed Site Access plan 25-036-006 Rev A.

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.

Trees to be removed

- 6.2. One tree and six sections of hedgerow are proposed to be removed. The indicative removals are shown on the Tree Retention and Removal Plan in **Section 3**.
- 6.3. In relation to the site accesses (the non-reserved matters), one section each of hedgerows H6, H8 and H10 (B2) would be removed. These are in the region of 32m and 25m in length for the new vehicular accesses at H6 and H10 (B2), respectively. Hedgerow H6 is notable for the significant proportion of dead and dying young elms within it.
- 6.4. The southern faces of the hedgerows will also be flailed back to achieve the requisite visibility splays, but these sections will remain as viable hedgerows.
- 6.5. The proposed pedestrian access requires an approximately 38m length of low-quality blackthorn and elm hedgerow H6 (C1) to be removed to achieve the eastern visibility splay. As with hedgerow H6, this hedgerow is notable for the high proportion of dead and dying elms within it.
- 6.6. In relation to the indicative Masterplan, one section of hedgerow H15 (B2) would be removed for a link road between parcels A and B. The hedgerow includes goat willow, blackthorn, hawthorn, English oak and dog rose with bramble, and is quite scrubby below the mature trees.
- 6.7. Two further sections of hedgerows (H1 - C1 and H3 - B2) would be removed for two active travel routes (pedestrian and cycle) to the east and northeast. It is also likely that the mature common ash tree T1 (U) would be removed because it is in a serious state of decline and dieback due to ash dieback disease. However, this removal would likely take place regardless of the development proposal.
- 6.8. Although located within open space, it is envisaged that oak tree T24 (B1) would need to be removed for the foul water sewer network. Although the location of the sewer pipe can avoid the tree and its Root Protection Area (RPA), it is likely that an easement will need to be provided that requires the removal of the tree.
- 6.9. However, the location of the sewer, along with the locations, sizes, and shapes of the attenuation basins, has been designed to avoid the RPAs of the high-quality field boundary trees and the veteran buffer of the veteran oak tree T25. In this respect, the loss of oak T24 would be acceptable because, in relation to the site constraints, it is the minimum feasible impact.

- 6.10. There appears to be ample opportunity for new tree planting within the site, which has the potential to deliver a net gain in tree canopy cover, species diversity and age structure. Tree-lined streets can be provided in accordance with paragraph 136 of the National Planning Policy Framework (NPPF). This potential would more than compensate for the proposed tree and hedgerow removals.

Impacts on retained trees

- 6.11. Paragraph 193 of the NPPF states 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'*.
- 6.12. Detrimental impacts on veteran oak T25 from development might include direct damage to roots, damage to or compaction of soil around the tree roots, changes to the water table or drainage within the tree's soil and increased pollution (such as noise, light or dust). A key method of mitigation recommended by the Standing Advice is the use of the veteran tree buffer zone.
- 6.13. Notwithstanding that the fields around oak T25 have been under regular arable cultivation, the buffer zone should consist of a semi-natural habitat such as shrub, grassland or wetland planting and should be planted with local and appropriate species. Access within the buffer should be appropriate, and gardens or SuDS schemes should not be included within it. A design proposal for the site should be able to demonstrate that the tree's buffer is maintained free from development and is enhanced and returned to a semi-natural state.
- 6.14. The indicative site layout demonstrates that the buffer of veteran oak will be maintained free of development, including ground-level changes and drainage features. The area within the buffer will be enhanced as a semi-natural habitat, which will deliver an improvement in the soil rooting environment. Subject to detailed design, I consider that there would be no loss or deterioration of the veteran tree habitat as a result of the proposed development.
- 6.15. In relation to the non-reserved matter of access, the two access locations include crossings to the existing footway on the southern side of Rectory Lane. Both access locations are well away from trees, so there are no further proposed footway works, and no impacts on trees at the site.
- 6.16. A detailed assessment of the potential impacts of the reserved matters on retained trees will need to be made during and on completion of detailed site design, when information about proposed site levels, drainage, hard surfacing and the dwelling and road layout will be available. In particular, ground-level changes and new surfacing near the RPAs of trees will need to be taken into account during detailed design, as well as the orientation and fenestration of dwellings in relation to shade from trees.
- 6.17. There appears to be ample scope to locate utilities and design ground-level changes so that they avoid the RPAs of retained trees or are located where excavation would have the lowest impact.
- 6.18. Overall, the cessation of intensive cultivation of the fields would provide an improvement in the soil rooting environment for the site's trees and soil microbiome. New tree planting can deliver a net gain in tree canopy cover at the site.

Conclusion

- 6.19. Subject to detailed design of the site layout, drainage and other aspects, the outline proposal is feasible and is acceptable from an arboricultural perspective. The detailed designs will be reviewed in relation to potential impacts on trees as they evolve, but currently potential impacts can be avoided or reduced to an acceptable level.

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

- 7.1. 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.
- 7.2. 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 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.
- 7.3. In relation to the site, it is anticipated that arboricultural working methods are likely to be quite straightforward. A summary of the principles of tree protection on development sites is included in **Section 7**.
- 7.4. 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 tree protection plan and this report.
 - Tree and hedgerow section removals and facilitation pruning - as shown on the finalised Tree Retention and Removal Plan
 - Erection of tree protection barriers and temporary ground protection, as may be required per the Tree Protection Plan
 - 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.

8. CONCLUSIONS AND RECOMMENDATIONS

- 8.1. In conclusion, subject to detailed design of the site layout, drainage and other aspects, the arboricultural impacts of the Outline development proposal on trees at the site are acceptable. The removal of the single oak tree for the sewer easement would have a low overall impact, and allows the RPAs of all other trees and the veteran tree buffer to be avoided.
- 8.2. New tree planting has the potential to deliver a significant net gain in tree canopy cover, species diversity and age structure at the site.
- 8.3. A detailed impact assessment of the potential impacts on retained trees will need to be made during development of the detailed designs for the site, and to accompany a future Reserved Matters application. In particular, ground level changes and new surfacing near the RPAs of trees will need to be taken into account during detailed design, as well as the orientation and fenestration of dwellings in relation to shade from trees.
- 8.4. At the later planning stage, an Arboricultural Method Statement will need to be produced, which will detail working methods, precautions and prohibitions around construction activities near trees. Where the feasibility of a scheme has been agreed upon by the Local Planning Authority, this detail can be submitted later as part of a Reserved Matters application or pre-commencement planning condition (by agreement with the applicant).

Ian Monger

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Senior Arboriculturist



IMAGE 1: View across the western parcel of the site, looking southeast.



IMAGE 2: View across the northern part of the eastern parcel, looking north.

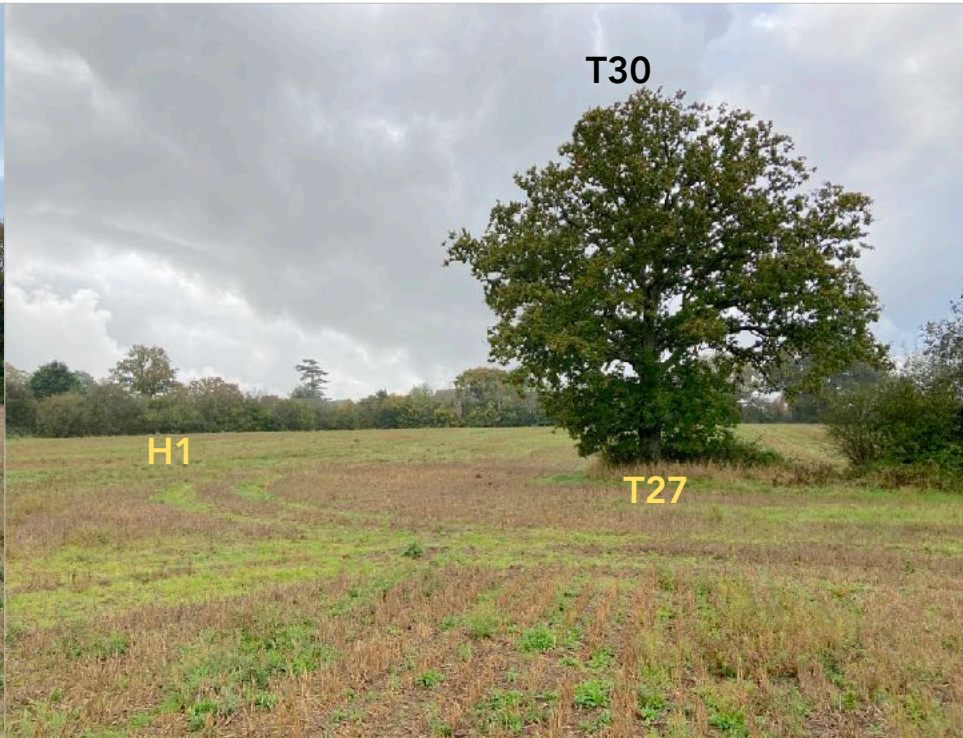


IMAGE 3: View across the northern part of the eastern parcel, looking southeast.



IMAGE 4: View of the field boundary trees between the middle and western parcels, looking northwest.



IMAGE 5: View across the northern part of the middle parcel, looking northwest.



IMAGE 6: View along the field boundary trees between the western and middle parcels, looking south.



IMAGE 7: View along the northern boundary towards the southwestern corner of the site, looking southwest.



IMAGE 8: View along the northern boundary, looking east.



IMAGE 9: View of the field boundary trees between the middle and eastern parcels, looking north.



IMAGE 10: View of the gap at the southern end of the field boundary between the western and middle parcels, looking east.

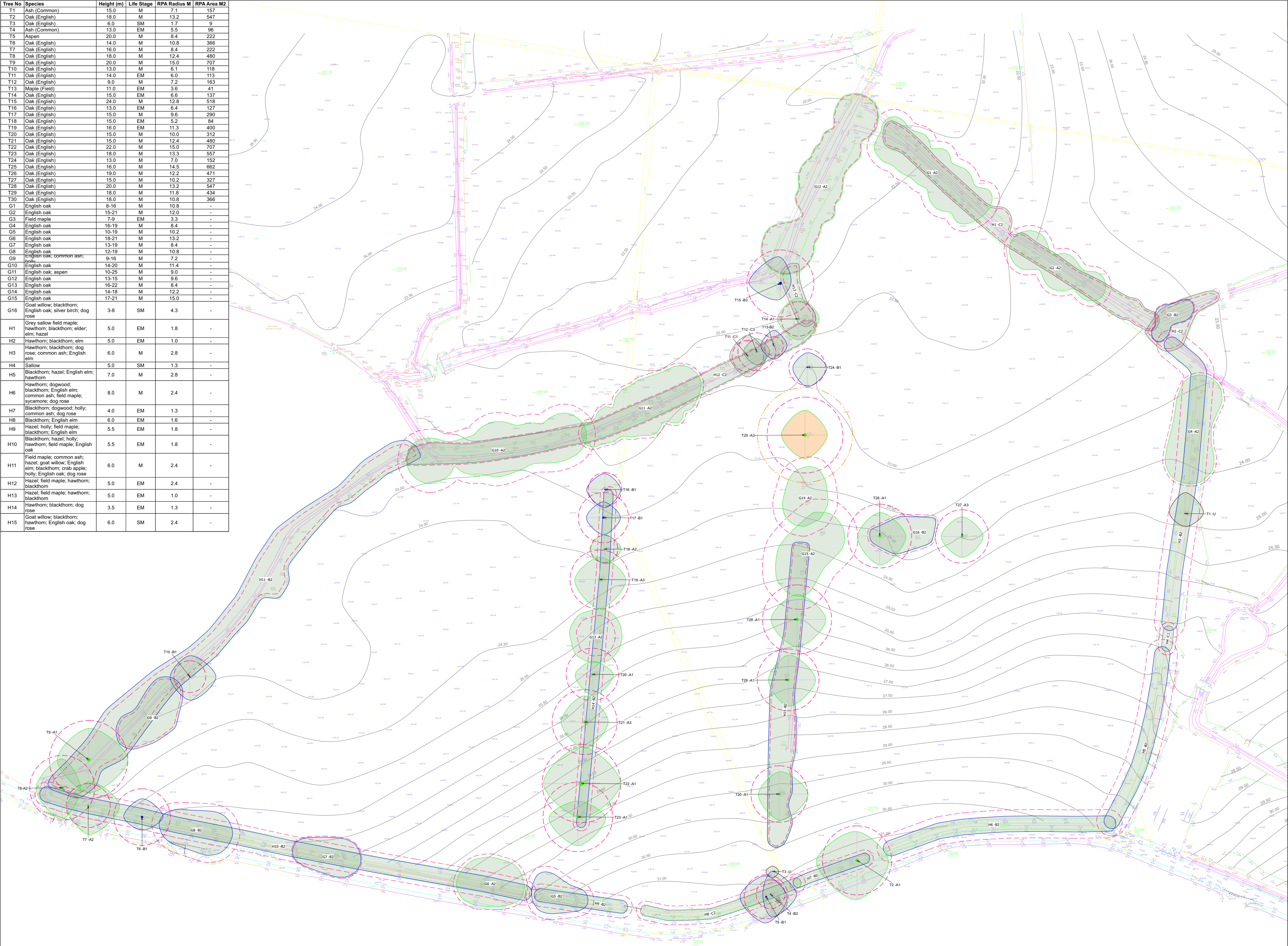


IMAGE 11: Veteran oak T25, looking north.



IMAGE 12: Detail of the base of the trunk of veteran oak T25, with fungal brackets, mosses and lichens.

Tree No	Species	Height (m)	Life Stage	RPA Radius M	RPA Area M2
T1	Ash (Common)	15.0	M	7.1	157
T2	Oak (English)	18.0	M	13.2	547
T3	Oak (English)	6.0	SM	1.7	9
T4	Ash (Common)	13.0	EM	5.5	96
T5	Aspen	20.0	M	8.4	222
T6	Oak (English)	14.0	M	10.3	366
T7	Oak (English)	16.0	M	8.4	222
T8	Oak (English)	18.0	M	12.4	480
T9	Oak (English)	20.0	M	15.0	707
T10	Oak (English)	13.0	M	6.1	118
T11	Oak (English)	14.0	EM	6.0	113
T12	Oak (English)	9.0	M	7.2	163
T13	Maple (Field)	11.0	EM	3.6	41
T14	Oak (English)	15.0	EM	6.6	137
T15	Oak (English)	24.0	M	12.3	518
T16	Oak (English)	13.0	EM	6.4	127
T17	Oak (English)	15.0	M	9.6	290
T18	Oak (English)	15.0	EM	5.2	84
T19	Oak (English)	16.0	EM	11.3	400
T20	Oak (English)	15.0	M	10.0	312
T21	Oak (English)	15.0	M	12.4	480
T22	Oak (English)	22.0	M	15.0	707
T23	Oak (English)	18.0	M	13.3	557
T24	Oak (English)	13.0	M	7.0	152
T25	Oak (English)	16.0	M	14.5	662
T26	Oak (English)	19.0	M	12.2	471
T27	Oak (English)	15.0	M	10.2	327
T28	Oak (English)	20.0	M	13.2	547
T29	Oak (English)	18.0	M	11.8	434
T30	Oak (English)	18.0	M	10.8	366
G1	English oak	8-16	M	10.8	-
G2	English oak	15-21	M	12.0	-
G3	Field maple	7-9	EM	3.3	-
G4	English oak	16-19	M	8.4	-
G5	English oak	10-19	M	10.2	-
G6	English oak	18-21	M	13.2	-
G7	English oak	13-19	M	8.4	-
G8	English oak	12-19	M	10.3	-
G9	English oak; common ash;	9-16	M	7.2	-
G10	English oak	14-20	M	11.4	-
G11	English oak; aspen	10-25	M	9.0	-
G12	English oak	13-15	M	9.6	-
G13	English oak	16-22	M	8.4	-
G14	English oak	14-18	M	12.2	-
G15	English oak	17-21	M	15.0	-
G16	Goat willow; blackthorn; English oak; silver birch; dog rose	3-8	SM	4.3	-
H1	Grey willow; field maple; hawthorn; blackthorn; elder; elm; hazel	5.0	EM	1.8	-
H2	Hawthorn; blackthorn; elm	5.0	EM	1.0	-
H3	Hawthorn; blackthorn; dog rose; common ash; English elm	6.0	M	2.8	-
H4	Sallow	5.0	SM	1.3	-
H5	Blackthorn; hazel; English elm; hawthorn	7.0	M	2.8	-
H6	Hawthorn; dogwood; blackthorn; English elm; common ash; field maple; gycamore; dog rose	8.0	M	2.4	-
H7	Blackthorn; dogwood; holly; common ash; dog rose	4.0	EM	1.3	-
H8	Blackthorn; English elm	6.0	EM	1.6	-
H9	Hazel; holly; field maple; blackthorn; English elm	5.5	EM	1.8	-
H10	Blackthorn; hazel; holly; hawthorn; field maple; English oak	5.5	EM	1.8	-
H11	Field maple; common ash; hazel; goat willow; English elm; blackthorn; crab apple; holly; English oak; dog rose	6.0	M	2.4	-
H12	Hazel; field maple; hawthorn; blackthorn	5.0	EM	2.4	-
H13	Hazel; field maple; hawthorn; blackthorn	5.0	EM	1.0	-
H14	Hawthorn; blackthorn; dog rose	3.5	EM	1.3	-
H15	Goat willow; blackthorn; hawthorn; English oak; dog rose	6.0	SM	2.4	-



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/offset breakout of scope (OOS)
- *Tx Estimated tree location where tree is not shown on topographical survey

Ancient Tree Woodland or Veteran Trees

- Ancient tree/woodland or Veteran tree: Important trees that require special consideration
- Ancient tree/woodland or Veteran tree buffer: As per published standing advice from Natural England and the Forestry Commission

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

GRID NORTH
0 10 20 30 40 50
Meters

PROJECT TITLE
Land North of Rectory Lane, Ashington

DRAWING TITLE
Tree Survey & Constraints Plan

SCALE 1:1000 @ A2		DRAWING NUMBER BHA_5948_01	
DRAWN BY IM	APPROVED BY RH	REVISION -	DATE 03/03/2026

LAYOUT USED WITHIN DRAWING **XXXXXXXXXX**

CLIENT **Taylor Wimpey**

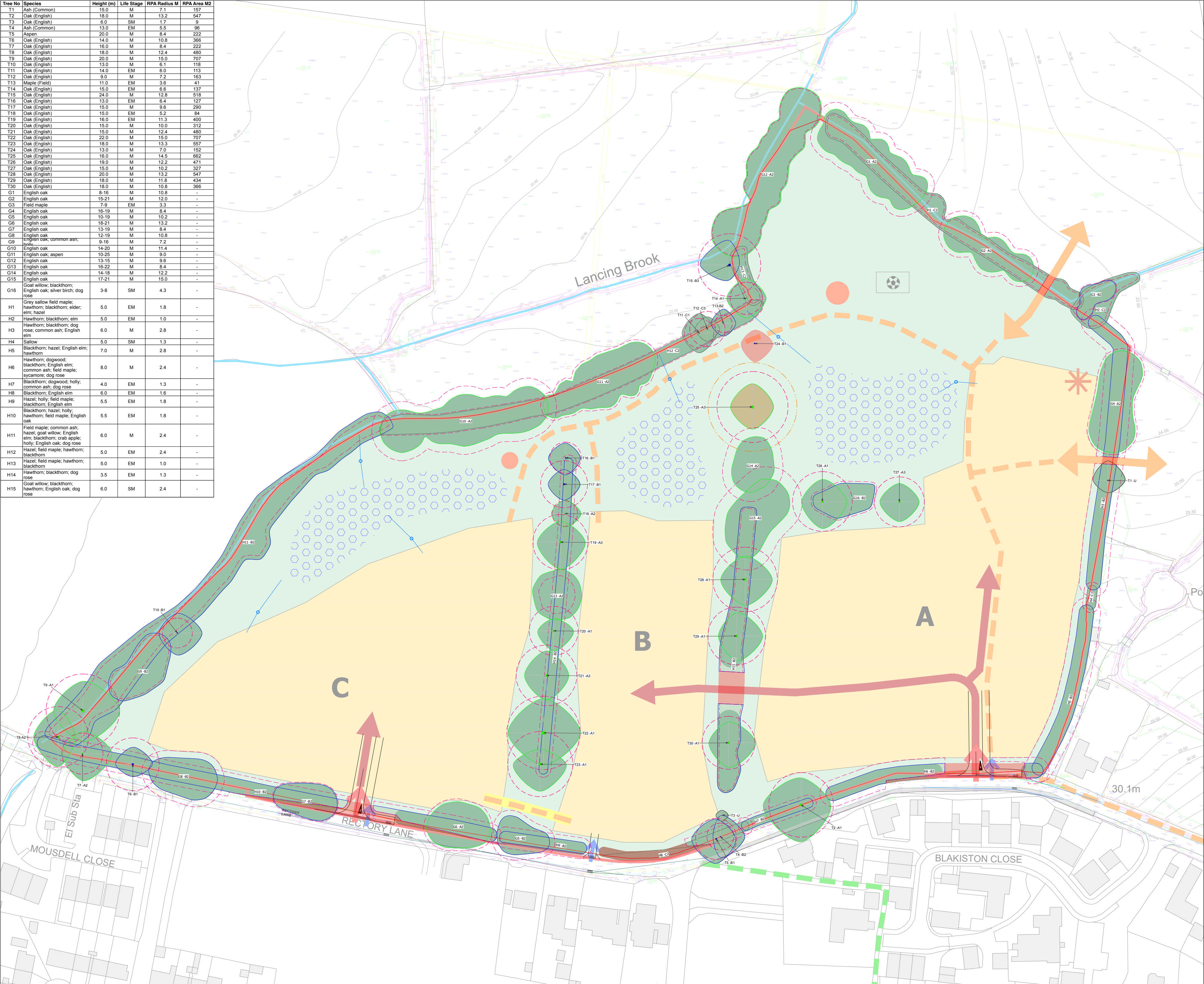
COORDINATE SYSTEM / DATUM **British National Grid / Newlyn Datum (AOD)**

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G8	English oak	12-19	M	10.3	-
G9	English oak; common ash;	9-16	M	7.2	-
G10	English oak	14-20	M	11.4	-
G11	English oak; aspen	10-25	M	9.0	-
G12	English oak	13-15	M	9.6	-
G13	English oak	16-22	M	8.4	-
G14	English oak	14-18	M	12.2	-
G15	English oak	17-21	M	15.0	-
G16	Goat willow; blackthorn; English oak; silver birch; dog rose	3-8	SM	4.3	-
H1	Grey willow; field maple; hawthorn; blackthorn; elder;	5.0	EM	1.8	-
H2	elm; hazel	5.0	EM	1.0	-
H3	Hawthorn; blackthorn; dog rose; common ash; English elm	6.0	M	2.8	-
H4	Sallow	5.0	SM	1.3	-
H5	Blackthorn; hazel; English elm; hawthorn	7.0	M	2.8	-
H6	Hawthorn; dogwood; blackthorn; English elm; common ash; field maple; sycamore; dog rose	8.0	M	2.4	-
H7	Blackthorn; dogwood; holly; common ash; dog rose	4.0	EM	1.3	-
H8	Blackthorn; English elm	6.0	EM	1.6	-
H9	Hazel; holly; field maple; blackthorn; English elm	5.5	EM	1.8	-
H10	Blackthorn; hazel; holly; hawthorn; field maple; English oak	5.5	EM	1.8	-
H11	Field maple; common ash; hazel; goat willow; English elm; blackthorn; crab apple; holly; English oak; dog rose	6.0	M	2.4	-
H12	Hazel; field maple; hawthorn; blackthorn	5.0	EM	2.4	-
H13	Hazel; field maple; hawthorn; blackthorn	5.0	EM	1.0	-
H14	Hawthorn; blackthorn; dog rose	3.5	EM	1.3	-
H15	Goat willow; blackthorn; hawthorn; English oak; dog rose	6.0	SM	2.4	-



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/outline of scope (OOS)
- *Tx Estimated tree location where tree is not shown on topographical survey

Ancient Tree / Woodland or Veteran Trees

- Ancient tree/woodland or Veteran tree: Important trees that require special consideration
- Ancient tree/woodland or Veteran tree buffer: As per published standing advice from Natural England and the Forestry Commission
- Tree / Hedgerow / Group to be removed

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

GRID NORTH

0 10 20 30 40 50

Meters

PROJECT TITLE

Land North of Rectory Lane, Ashington

DRAWING TITLE

Tree Retention & Removal Plan

SCALE

1:1000 @ A2

DRAWING NUMBER

BHA_5948_02

DRAWN BY

IM

APPROVED BY

RH

REVISION

D

SHEET

-

DATE

07/07/2026

LAYOUTS USED

26001 - 06E Outline Masterplan (Parameter)
25-036-006 Rev A Proposed Site Access

CLIENT

Taylor Wimpey

COORDINATE SYSTEM / DATUM

British National Grid / Newlyn Datum (AOD)

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in association with

 **CSA**
environmental

SECTION 3

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	Special importance	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	Veteran tree buffer (m)
T1	Ash (Common)	On	15.0	6	Yes	590	8.0-7.0-5.0-6.0	4.0	3.0	-	M	-	Multi-stemmed tree with advanced ash dieback; health class 4.	Poor	Poor	<10	U	7.1	157	-
T2	Oak (English)	Off	18.0	1	Yes	1100	11.0-12.0-15.0-15.5	3.0	3.0	N	M	-	Excellent spreading form.	Good	Good	40+	A1	13.2	547	-
T3	Oak (English)	On	6.0	1	-	140	2.0-2.5-2.5-2.5	1.0	1.0	-	SM	-	Natural regeneration below HV power line stays.	Good	Good	10+	U	1.7	9	-
T4	Ash (Common)	Off	13.0	2	Yes	460	8.5-10.0-8.5-3.0	3.0	4.5	E	EM	-	Suppressed; asymmetrical form.	Good	Good	20+	B2	5.5	96	-
T5	Aspen	Off	20.0	1	Yes	700	8.0-8.0-10.0-10.0	5.0	4.0	W	M	-	No significant visible defects.	Good	Good	40+	B1	8.4	222	-
T6	Oak (English)	Off	14.0	1	-	900	7.0-8.0-5.0-7.0	5.0	3.0	-	M	-	Basal trunk cavity visible from north. Crown is retrenching; with stronger retrenchment growth on lowest branches. Previous heavy ivy cover has been severed.	Fair	Fair	20+	B1	10.8	366	-
T7	Oak (English)	Off	16.0	1	Yes	700	9.0-12.0-11.0-8.0	3.5	4.0	SE	M	-	Presumably a highway verge tree.	Good	Good	40+	A2	8.4	222	-
T8	Oak (English)	On	18.0	1	Yes	1030	11.0-7.0-12.0-10.0	10.0	3.5	SE	M	-	Lower crown over highway to south.	Good	Good	40+	A2	12.4	480	-
T9	Oak (English)	Off	20.0	1	Yes	1300	12.0-15.0-12.5-12.0	2.0	3.5	SE	M	-	Large; spreading tree on opposite side of stream. No crown retrenchment. Deadwood and low branch end fracture wounds on field side. A few small branch loss wounds with nesting holes. Deadwood.	Good	Good	40+	A1	15.0	707	-
T10	Oak (English)	On	13.0	1	-	510	8.0-10.0-9.0-7.5	2.0	4.0	E	M	-	No significant visible defects.	Good	Good	40+	B1	6.1	118	-
T11	Oak (English)	On	14.0	1	Yes	500	8.0-7.0-8.0-7.0	2.0	2.0	W	EM	-	Partially failed union at c.6m with reaction wood on either side. Unlikely to fail in short term due to relatively small size of crown. Dieback and deadwood throughout crown.	Good	Fair	10+	C1	6.0	113	-
T12	Oak (English)	On	9.0	1	Yes	600	5.0-5.0-5.0-5.0	5.0	3.0	SW	M	-	Dead tree upgraded to C3 due to large size and eco value.	Poor	Poor	10+	C3	7.2	163	-
T13	Maple (Field)	On	11.0	1	Yes	300	6.0-5.0-5.0-5.0	3.0	3.0	SE	EM	-	Dense bramble at base.	Good	Good	20+	B2	3.6	41	-
T14	Oak (English)	On	15.0	1	Yes	550	8.0-8.0-8.0-8.0	4.0	6.0	N	EM	-	No significant defects.	Good	Good	40+	A1	6.6	137	-
T15	Oak (English)	On	24.0	1	-	1070	10.0-4.0-6.0-12.0	4.0	6.0	W	M	-	East side of stem has failed at branch union 4m with wound from union to base. Saprophytic fungi on stem and small Ganoderma at base south. Decay extends into buttress and structural roots south. Ditch to north and east.	Good	Fair	10+	B3	12.8	518	-
T16	Oak (English)	On	13.0	1	-	530	6.0-6.0-7.0-7.0	2.0	2.0	S	EM	-	Previously pruned away from HV power pole and cables to east.	Good	Good	40+	B1	6.4	127	-

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	Special importance	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	Veteran tree buffer (m)
T17	Oak (English)	On	15.0	1	-	800	6.0-6.5-6.5-6.5	1.0	2.0	-	M	-	Previously pruned away from HV power pole and cables to east. Deadwood.	Good	Good	40+	B1	9.6	290	-
T18	Oak (English)	On	15.0	1	-	430	5.5-6.5-5.5-5.5	0.5	3.0	S	EM	-	No significant visible defects.	Good	Good	40+	A2	5.2	84	-
T19	Oak (English)	On	16.0	1	-	940	8.5-10.0-11.0-9.5	3.0	3.0	SE	EM	-	Pronounced buttressing with likely heartwood cavity. Beefsteak fungal bracket at old pruning wound 3m height NE. Deadwood. Scattered twig dieback.	Good	Good	40+	A3	11.3	400	-
T20	Oak (English)	On	15.0	2	-	830	5.0-8.0-8.0-6.5	2.0	2.5	S	M	-	Twin-stemmed.	Good	Good	40+	A1	10.0	312	-
T21	Oak (English)	On	15.0	1	-	1030	10.0-9.0-10.0-9.0	2.5	1.0	N	M	-	Basal heartwood rot commensurate with age. Good lichen and moss coverage on branches. Woodpecker holes in central leader at height. Deadwood.	Good	Good	40+	A3	12.4	480	-
T22	Oak (English)	On	22.0	1	-	1540	14.0-15.0-13.0-14.5	2.5	1.0	N	M	-	Large low deadwood. Heavy ivy cover.	Good	Good	40+	A1	15.0	707	-
T23	Oak (English)	On	18.0	1	-	1110	6.0-10.5-11.0-11.0	3.0	4.0	S	M	-	Fine form and condition.	Good	Good	40+	A1	13.3	557	-
T24	Oak (English)	On	13.0	1	-	580	5.5-7.5-7.5-5.5	3.5	4.0	-	M	-	Growing in bramble.	Good	Good	40+	B1	7.0	152	-
T25	Oak (English)	On	16.0	1	-	1210	9.5-8.5-9.0-9.0	4.0	3.0	N	M	Veteran	Pronounced buttressing with likely heartwood cavity and dry crevices from soil erosion. Pseudoinonotus dryadeus fungal brackets on buttress east. Likely water pools. Deadwood with nesting holes. No significant crown retrenchment m but some twig dieback;	Good	Good	40+	A3	14.5	662	18.2
T26	Oak (English)	On	19.0	1	-	1020	9.0-10.0-11.0-8.5	3.0	4.5	S	M	-	Good form.	Good	Good	40+	A1	12.2	471	-
T27	Oak (English)	On	15.0	1	-	850	7.5-8.0-8.0-8.0	3.0	4.5	S	M	-	Exposed buttress roots with dry crevices. Old fungal bracket trunk base south. Decayed branch removal wound at 2m north with nesting hole. Good lichen and moss cover on lower trunk. Branch loss wounds in crown.	Good	Good	40+	A3	10.2	327	-
T28	Oak (English)	On	20.0	1	-	1100	9.5-11.0-10.5-10.0	3.0	3.5	NE	M	-	Good form.	Good	Good	40+	A1	13.2	547	-
T29	Oak (English)	On	18.0	1	-	980	9.5-10.5-10.0-7.5	3.0	4.5	-	M	-	Good form. Deadwood.	Good	Good	40+	A1	11.8	434	-
T30	Oak (English)	On	18.0	1	-	900	8.5-11.0-10.0-8.0	3.0	4.5	-	M	-	Good form. Deadwood.	Good	Good	40+	A1	10.8	366	-

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	English oak	On	8-16	7	Yes	900	8.0	3.0	M	Smaller oak on south of group. Habitat features throughout. Ditch to east.	Good	Good	40+	A2	10.8
G2	English oak	On	15-21	4	Yes	1000	10.0	6.0	M	Large mature oak with smaller oaks on either side. Ditch to east. Habitat features including tearout wounds in crowns with cavities.	Good	Fair	40+	A2	12.0
G3	Field maple	On	7-9	4	Yes	280	3.0	4.0	EM	Dense understorey. Growing either side of boundary ditch.	Good	Good	20+	B2	3.3
G4	English oak	On	16-19	5	-	700	7.5	2.5	M	Good group with contiguous canopy.	Good	Good	40+	A2	8.4
G5	English oak	Off	10-19	2	Yes	850	8.0	3.5	M	One larger and one small tree. Utility pole within crown of smaller tree with shrouded cables running through crowns.	Good	Good	40+	B2	10.2
G6	English oak	Off	18-21	2	Yes	1100	12.0	4.0	M	One larger and one smaller tree. Shrouded cable running through crowns. Old branch removal wounds on field side. Larger tree has branch tear wounds.	Good	Good	40+	A2	13.2
G7	English oak	Off	13-19	3	Yes	700	8.0	3.0	M	One larger and two smaller trees. Utility pole within group with shrouded cables running through crowns.	Good	Good	40+	B2	8.4
G8	English oak	Off	12-19	3	Yes	900	8.0	2.5	M	One larger and two smaller trees. Utility pole within group with shrouded cables running through crowns.	Good	Good	40+	B2	10.8
G9	English oak; common ash; holly	On	9-16	5	-	600	8.0	3.0	M	The two ashes are multi-stemmed.	Good	Good	40+	B2	7.2
G10	English oak	On	14-20	6	Yes	950	8.0	2.0	M	Cohesive crown with field maple; hawthorn and blackthorn understorey.	Good	Good	40+	A2	11.4
G11	English oak; aspen	On	10-25	15	Yes	750	8.0	6.0	M	Ditch to north. Mature aspen and EM oak. Ivy clad stems. Understorey of thorn and field maple.	Good	Good	40+	A2	9.0
G12	English oak	On	13-15	7	Yes	800	10.0	3.0	M	Ditch to west. Cohesive crown. Dense blackthorn to east.	Good	Good	40+	A2	9.6
G13	English oak	On	16-22	2	-	700	11.0	3.0	M	No significant visible defects.	Good	Good	40+	A2	8.4
G14	English oak	On	14-18	2	-	1020	8.5	1.0	M	Northern tree has suppressed and asymmetrical crown with inner deadwood.	Good	Good	40+	A2	12.2
G15	English oak	On	17-21	3	-	1300	10.0	3.0	M	Middle (largest) tree has clouded flush cut wounds. Large deadwood and moss on branches.	Good	Good	40+	A2	15.0
G16	Goat willow; blackthorn; English oak; silver birch; dog rose	On	3-8	12	-	360	3.5	0.0	SM	Natural regeneration and blackthorn scrub in waterlogged area.	Good	Good	40+	B2	4.3

HEDGEROWS

Ref	Species	On/off site	Av. height (m)	Av. width (m)	Av. stem diam (mm)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)
H1	Grey sallow field maple; hawthorn; blackthorn; elder; elm; hazel	On	5.0	5	150	0.0	EM	Varying heights. Unmanaged sides and tops. Growing either side of ditch. Dense bramble throughout.	Fair	Fair	20+	C2	1.8
H2	Hawthorn; blackthorn; elm	On	5.0	4	75	0.0	EM	Growing either side of ditch. Some dead elm. Dense bramble.	Good	Fair	20+	C2	1.0
H3	Hawthorn; blackthorn; dog rose; common ash; English elm	On	6.0	6	230	0.0	M	Unmanaged hedgerow with blackthorn scrub and bramble at edges. Southern part is mature shrubs; becoming more suppressed below trees in north.	Good	Fair	40+	B2	2.8
H4	Sallow	On	5.0	4	100	0.0	SM	Scrubby section in bramble.	Good	Good	20+	C1	1.3
H5	Blackthorn; hazel; English elm; hawthorn	On	7.0	6	230	0.0	M	Predominantly blackthorn and hazel.	Good	Good	40+	B2	2.8
H6	Hawthorn; dogwood; blackthorn; English elm; common ash; field maple; sycamore; dog rose	Off	8.0	6	200	0.0	M	Unmanaged hedgerow with dead elms throughout and young ash natural regeneration.	Good	Good	40+	B2	2.4
H7	Blackthorn; dogwood; holly; common ash; dog rose	Off	4.0	4	100	0.0	EM	Predominantly blackthorn unmanaged hedgerow. Young ash natural regeneration.	Good	Good	40+	B2	1.3
H8	Blackthorn; English elm	Off	6.0	4	130	0.0	EM	Predominantly blackthorn scrub with outgrown dead/dying young elms.	Poor	Good	10+	C2	1.6
H9	Hazel; holly; field maple; blackthorn; English elm	Off	5.5	5	150	0.0	EM	Predominantly hazel; holly and field maple unmanaged hedgerow. Blackthorn and dead elms at eastern end near gate.	Good	Good	40+	B2	1.8
H10	Blackthorn; hazel; holly; hawthorn; field maple; English oak	Off	5.5	6	150	0.0	EM	Predominantly hazel; blackthorn and holly unmanaged hedgerow.	Good	Good	40+	B2	1.8
H11	Field maple; common ash; hazel; goat willow; English elm; blackthorn; crab apple; holly; English oak; dog rose	On	6.0	8	200	0.0	M	Predominantly hazel; blackthorn scrub and goat willow unmanaged hedgerow; with a few outgrown and semi-mature field maples.	Good	Good	40+	B2	2.4
H12	Hazel; field maple; hawthorn; blackthorn	On	5.0	4	200	0.0	EM	Scrub understorey with dense bramble in parts.	Fair	Fair	20+	C2	2.4
H13	Hazel; field maple; hawthorn; blackthorn	On	5.0	4	75	0.0	EM	Scrub understorey with dense bramble in parts.	Fair	Fair	20+	C2	1.0
H14	Hawthorn; blackthorn; dog rose	On	3.5	3.5	100	0.0	EM	Scrubby scattered growth below trees; with bramble.	Good	Good	40+	B2	1.3
H15	Goat willow; blackthorn; hawthorn; English oak; dog rose	On	6.0	6	200	0.0	SM	Scrubby natural regeneration below trees; with bramble.	Good	Good	40+	B2	2.4

- 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.