



Project: 26_5837_08_73
Site: Lane End Mews, Thurnscoe, Rotherham S63 0RL
Client: Paul Bond



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Project Number:	26_5837_08_73
Report Type:	Arboricultural Impact Assessment - 26_5837_08_73
Site Address:	Lane End Mews, Thurnscoe, Rotherham S63 0RL

Role:	Name:	Date:
Instructing Party	Paul Bond	14/08/2026
Client	Paul Bond	14/08/2026
Surveyor	Heddwyn Bye	18/08/2026
Consultant	Forest Shum	30/08/2026

Revision History		
Date:	Version number:	Summary of changes:
30/08/2026	1.0	First Review (Internal)
30/08/2026	1.0	First Issue

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**
- **Appendices** including the **tree constraints plan**

Arboricultural Impact Assessment

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1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 5 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing the site, with the linear group of trees (T1-T11) visible on the right and T12 just visible far centre (ROAVR, 2026).



Photographic plate showing a second perspective of the trees, with T1 on the far right and T12 on the far left (ROAVR, 2026).



Photographic plate showing the cluster of stems containing T3 (far right), T4 (centre) and T5 (centre) (ROAVR, 2026).



Photographic plate showing, from left to right: hawthorn T11, hawthorn T10, hawthorn T9, hawthorn T8, hawthorn T7 and ash T6 (ROAVR, 2026).



Photographic plate showing the western corner of the plot, with T12, a hawthorn densely clad in ivy and bramble, visible in the centre background (ROAVR, 2026).

2. Site Conditions & Site Surroundings

- 2.1 The site is located adjacent to Lane End Mews, Thurnscoe, Rotherham S63 0RL.
- 2.2 The site is currently undeveloped land.
- 2.3 The wider locality is residential and of a similar character to the proposed development.
- 2.4 A review of Barnsley Metropolitan Borough Council's online mapping indicates that the site is not located within a Conservation Area and that no Tree Preservation Orders are recorded within or immediately adjacent to the site. A review of Natural England's Ancient Woodland Inventory also indicates that the site is not located within or immediately adjacent to any designated Ancient Woodland.
- 2.5 The desktop assessment was carried out on 30 August 2026.

<https://www.barnsley.gov.uk/barnsley-maps/tree-preservation-orders-map/>

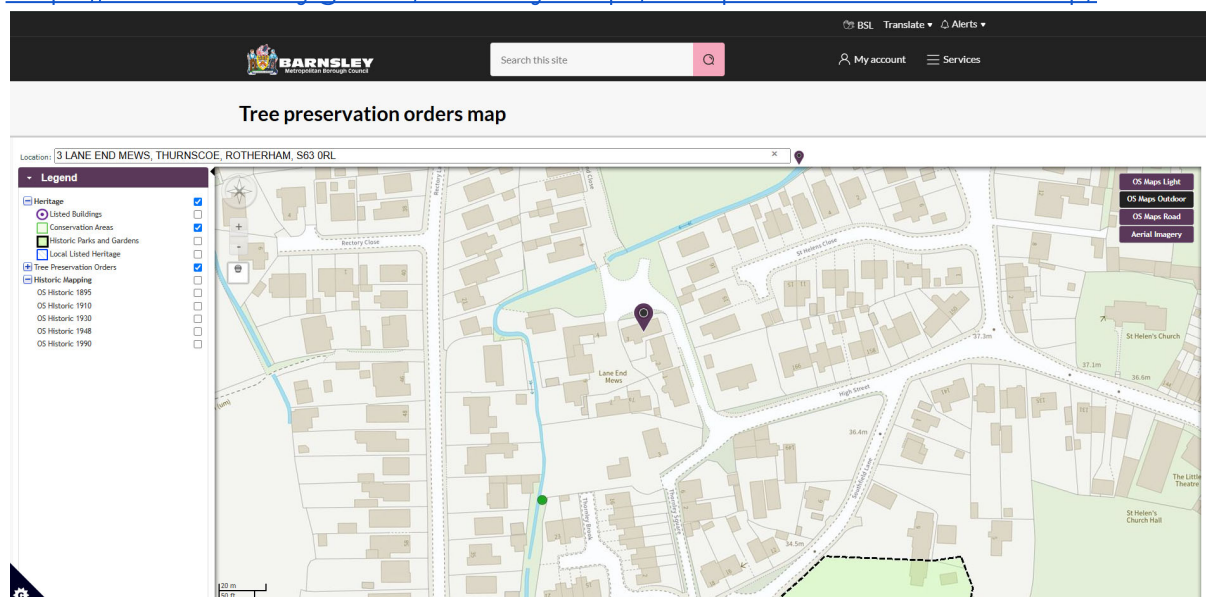


Image plate showing the desktop analysis results of the surveyed plot. (Barnsley Metropolitan Borough Council, 2026)

<https://naturalengland-defra.opendata.arcgis.com/datasets/ancient-woodland-england/explore?location=53.545007%2C-1.324841%2C18>

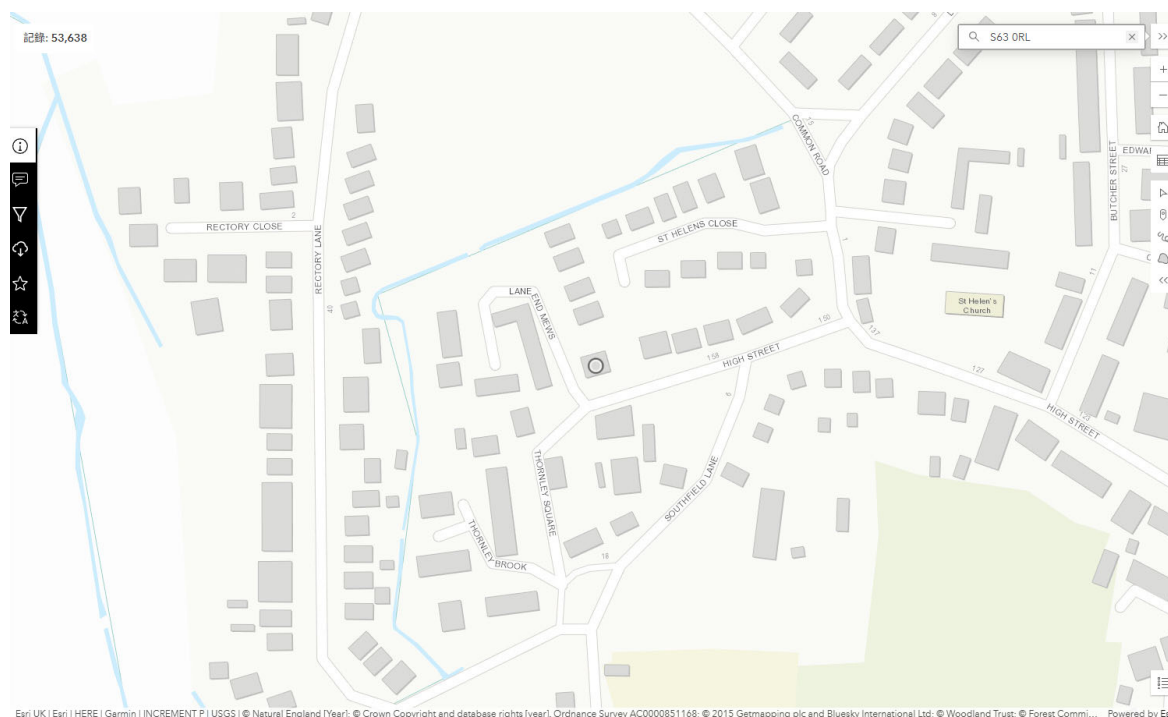


Image plate showing the desktop analysis results of the surveyed plot. (Natural England, 2026)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPOs an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological

surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/wildlife-and-countryside-act>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 5.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Proposals

4.1 Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 5) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed site layout plan PR.1 - Proposed Site Layout Plan, Revision A, dated 02 February 2026	21/8/2026	30/8/2026

4.2 Description of Proposals.

The proposal comprises the construction of a new single-storey detached dwelling and a new detached garage, together with associated private amenity space. The existing access from Lane End Mews will be retained.

5. Arboricultural Impact Assessment

5.0 Tree Quality Statement

The survey recorded 12 individual trees. No tree groups, woodlands or hedges were separately identified.

The surveyed tree stock is generally of low arboricultural quality, comprising 10 Category C trees and two Category U trees. No Category A or Category B trees were recorded.

T1–T11 form a linear feature along the northern part of the site, while T12 is positioned towards the western boundary. The tree population comprises Ash (*Fraxinus excelsior*) and Hawthorn (*Crataegus monogyna*).

Several of the Ash trees exhibit symptoms consistent with ash dieback, including crown dieback and reduced vigour. Several Hawthorns are multi-stemmed specimens with poor structural form. Dense ivy growth also obscured parts of the stems and limited the completeness of the visual inspection of some trees.

T3 is a dead Category U Ash. T11 is also classified as Category U due to its poor condition, structural form and low foliage density. Both trees are recommended for removal due to their condition and limited remaining arboricultural contribution.

5.1 Trees for Removal

The proposed dwelling, detached garage and associated construction works conflict with the positions, crowns and Root Protection Areas of T1–T6. These trees will therefore require removal to facilitate the development.

T3 is a dead Category U Ash and should be removed irrespective of the development proposals. T11 is also a Category U tree and is recommended for removal due to its poor condition, structural form, low foliage density and limited remaining contribution.

In total, T1–T6 and T11 are proposed for removal. T7–T10 and T12 are proposed for retention and shall be protected throughout the development.

5.2 Mitigation Planting

Replacement planting will be required to compensate for the removal of T1–T6 and T11 and to provide future arboricultural and landscape benefits.

A detailed planting scheme should be prepared and agreed with the Local Planning Authority. The scheme should specify the proposed species, planting sizes, locations, planting methods and establishment requirements.

New trees should be positioned to provide sufficient space for their future growth without creating foreseeable conflicts with the proposed dwelling, detached garage, access, drainage or underground services. Species selection should reflect the site conditions and prioritise suitable native or climate-resilient species.

5.3 Impacts on Tree Roots

The proposed dwelling, detached garage and associated works extend into the Root Protection Areas of T1–T6. As these trees are proposed for removal, these incursions do not require specialist foundation or no-dig construction methods.

The proposed access, parking and hard-landscape works extend into parts of the RPAs of T7, T8 and T9. These areas shall be constructed using an appropriate specialist no-dig method to minimise disturbance to the rooting environments of the retained trees.

The affected parts of the RPAs of T7, T8 and T9 shall be designated as Restricted Construction Areas. Access and construction activity within these areas shall be limited to the approved no-dig works and undertaken in accordance with an Arboricultural Method Statement.

The remaining RPAs of T7–T10 and T12 shall be protected from construction activity. No excavation, soil stripping, storage, conventional construction or unauthorised access shall take place within these protected areas.

5.4 Impact on Tree Canopies

The proposed development conflicts with the crowns of some of the trees proposed for removal. These conflicts will be resolved through the removal of T1–T6 rather than through excessive pruning. T11 will be removed for arboricultural reasons due to its Category U condition.

No pruning of T7–T10 or T12 is currently specified to facilitate the development. Construction access, plant movement and material handling shall be managed to avoid contact with their stems and canopies.

If unforeseen pruning becomes necessary, it shall be agreed with the project arboriculturist and, where applicable, the Local Planning Authority before being undertaken. Any approved pruning shall be completed in accordance with BS 3998:2010.

5.5 Long-Term Implications for Retained Trees

T7–T10 and T12 can be retained within the proposed development, subject to the implementation of suitable tree protection measures and no-dig construction within the affected parts of the RPAs of T7, T8 and T9.

The relationship between the proposed development and the retained trees is not expected to result in significant future pressure for pruning or removal, provided that the approved layout, no-dig construction and tree protection measures are maintained.

Replacement planting should be positioned to provide sustainable long-term landscape benefits without creating foreseeable conflicts with buildings or infrastructure.

5.6 New Surfaces

Parts of the proposed access, parking and hard-landscape works extend into the RPAs of T7, T8 and T9. These areas shall be constructed using a specialist no-dig solution that retains the existing ground levels and avoids excavation into the underlying soil.

The no-dig construction shall incorporate an appropriate permeable separation layer, cellular confinement system and permeable finished surface. The detailed construction build-up shall be suitable for the anticipated loading and agreed with the project arboriculturist before construction begins.

Vegetation shall be removed using hand-held tools without disturbing the underlying soil. Existing ground levels shall not be reduced, and roots shall not be cut to accommodate the proposed construction.

No other new hard surfacing shall be installed within the RPAs of T7–T10 or T12. Any future change that extends hard surfacing further into an RPA will require additional arboricultural assessment and an appropriate construction detail.

5.7 Underground Services

Detailed routes for drainage and other underground services have not been provided.

All new underground services shall be routed outside the RPAs of T7–T10 and T12 wherever practicable. Services shall not be installed beneath the proposed no-dig surfaces within the RPAs of T7, T8 or T9 unless an appropriate low-impact installation method has first been agreed with the project arboriculturist.

If an RPA cannot be avoided, an appropriate method, such as hand excavation or trenchless installation, shall be specified. No mechanical trench excavation shall take place within the RPA of a retained tree without prior arboricultural approval.

5.8 Changes in Ground Level

Detailed proposed ground levels have not been provided.

There shall be no raising or lowering of existing ground levels within the RPAs of T7–T10 or T12, except for the addition of the approved no-dig construction build-up within the affected parts of the RPAs of T7, T8 and T9.

No soil stripping, grading or conventional excavation shall take place within an RPA. Any future proposal involving changes to ground levels within an RPA will require further arboricultural assessment.

5.9 Soil Compaction and Tree Protection

T7–T10 and T12 shall be protected before construction begins by suitable tree protection fencing. The final fencing positions shall be defined within the Arboricultural Method Statement and agreed before the commencement of construction.

The areas enclosed by the fencing shall form Construction Exclusion Zones. The following activities shall be prohibited within the CEZs:

- Access by vehicles, plant or construction personnel;
- Storage of materials, spoil or equipment;
- Excavation or soil stripping;
- Mixing or discharge of cement or other harmful materials;
- Changes to existing ground levels; and
- Fires or other activities that could damage the retained trees or their rooting environments.

The affected parts of the RPAs of T7, T8 and T9 required for the no-dig works shall be designated as Restricted Construction Areas. Access shall be limited to the approved works and undertaken in accordance with the Arboricultural Method Statement.

The tree protection fencing shall remain securely in place throughout the relevant construction period and shall not be moved or altered without prior approval from the project arboriculturist.

5.10 Demolition and Site Clearance

The site is currently undeveloped, and no demolition works are proposed.

Site clearance and vegetation removal shall be undertaken carefully to avoid damage to T7–T10 and T12. Machinery shall not enter the RPAs or Construction Exclusion Zones of the retained trees.

Any clearance required within the Restricted Construction Areas associated with T7, T8 and T9 shall be undertaken using hand-held tools without disturbing the underlying soil or damaging tree roots.

5.11 Hazardous Materials

Cement, fuel, oils, chemicals and other potentially harmful materials shall be stored, mixed and handled outside the RPAs, Construction Exclusion Zones and Restricted Construction Areas associated with T7–T10 and T12.

Measures shall be implemented to prevent contaminated runoff or accidental spillages from entering the rooting environments of the retained trees. No cement mixing or washing-out shall take place where liquids could flow into an RPA.

5.12 Site Set-Up

The site compound, welfare facilities, material-storage areas, contractor parking and plant-storage areas shall be positioned outside the RPAs and Construction Exclusion Zones of T7–T10 and T12.

The Restricted Construction Areas associated with T7, T8 and T9 shall not be used for general access, parking or storage. Access shall be limited to the approved no-dig construction operations.

5.13 Boundary Treatments

Details of proposed boundary treatments have not been provided.

No continuous trench excavation, wall foundations or mechanically excavated post holes shall be installed within the RPAs of T7–T10 or T12.

If a new boundary treatment is subsequently proposed within an RPA, it shall be reviewed by the project arboriculturist before construction. An appropriate low-impact installation method, such as hand-excavated post holes positioned to avoid significant roots, shall then be specified.

5.14 Arboricultural Method Statement Requirement

An Arboricultural Method Statement is required to define the tree protection measures and working methods that shall be implemented during construction. As no Tree Protection Plan has been prepared, the final positions of the tree protection fencing and Restricted Construction Areas shall be specified within the Arboricultural Method Statement and agreed before construction begins.

The Arboricultural Method Statement shall include:

- The removal of T1–T6 and T11;
- Tree protection fencing and Construction Exclusion Zones for T7–T10 and T12;
- Restricted Construction Areas within the affected parts of the RPAs of T7, T8 and T9;
- Specialist no-dig construction within the affected RPAs of T7, T8 and T9;
- Restrictions relating to access, storage, excavation, ground levels and hazardous materials;
- Controls for underground services and boundary treatments; and
- Arboricultural inspection and supervision where required.

Tree protection fencing shall be installed before construction materials, machinery or temporary facilities are brought onto the site and before any excavation or construction begins.

Works within the Restricted Construction Areas of T7, T8 and T9 shall be undertaken strictly in accordance with the approved no-dig methodology. Any change to the layout, construction access, drainage, service routes, ground levels or boundary treatments shall be reassessed before the revised works begin.

6. Limitations

- 6.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 6.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 6.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 6.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 6.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 6.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Forest Shum
Arboricultural Consultant

Forest Shum

Prepared by: Forest Shum
Checked by: Tom Fellows

Appendix 1 – Site Location



© Google maps (2026)

Appendix 2 – Arboricultural Data Tables

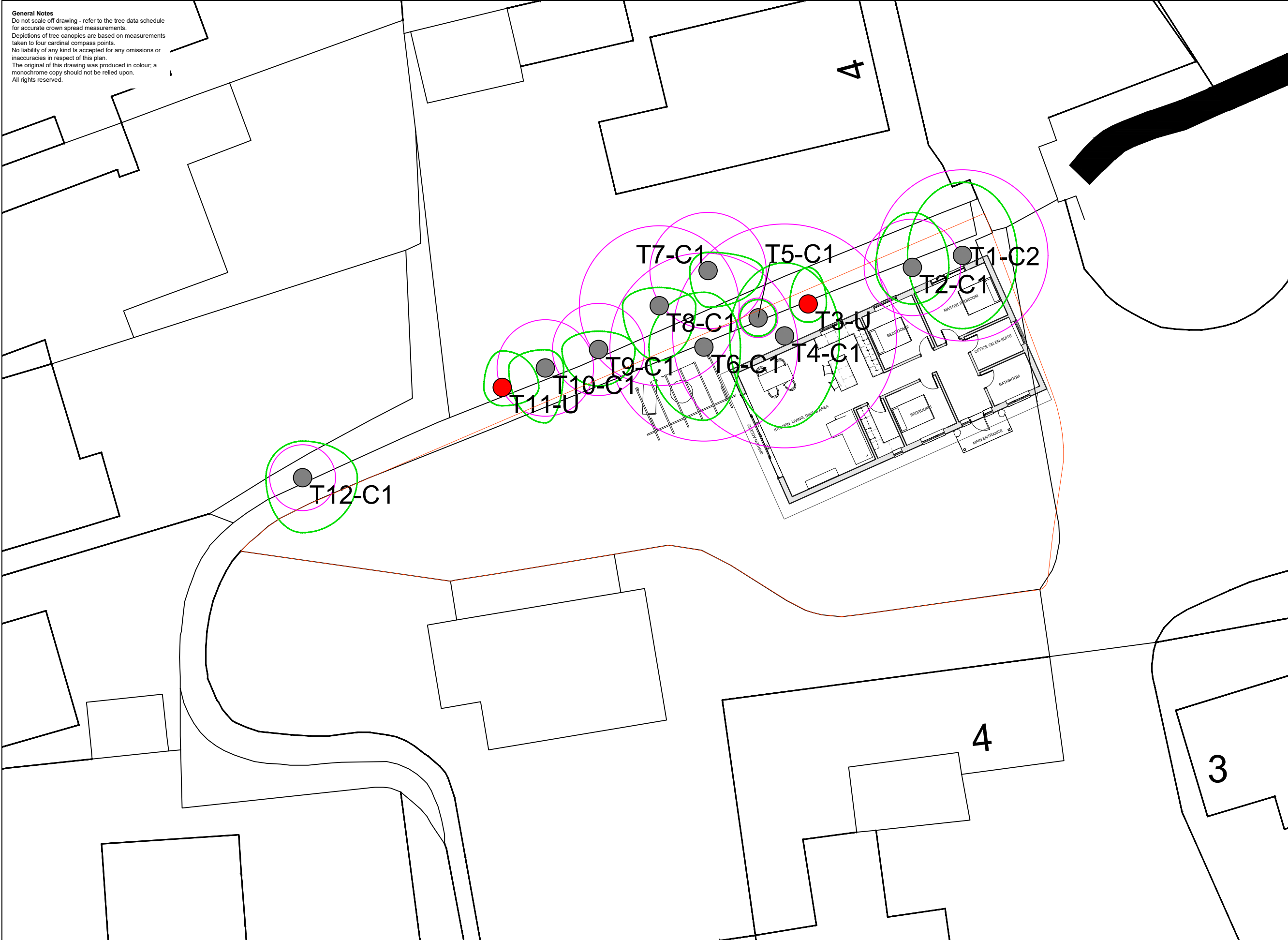
Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Management Recommendations	RPA offset from stem.	Category Rating
T1	<i>Fraxinus excelsior</i> (Ash)	EM	390	10(3)	4	3	4	3	Poor	10+	None.	Part of linear group. Ivy on tree. Multiple stems above 1.5m.	None.	4.68	C2
T2	<i>Crataegus monogyna</i> (Hawthorn)	SM	190,110	5(2)	3	2	2	2	Poor	10+	None.	Poor shape & form. Ivy on tree. Multiple stems at ground level.	None.	2.64	C1
T3	<i>Fraxinus excelsior</i> (Ash)	Y	120	4(0)	2	1	1	1	Dead	<10	None.	Dead.	Removal	1.44	U
T4	<i>Fraxinus excelsior</i> (Ash)	EM	140,240,340,260	10(3)	4	3	5	3	Poor	10+	None.	Poor shape & form. Ivy on tree. Multiple stems at ground level. Dieback in crown. Major deadwood in crown.	None.	6.12	C1
T5	<i>Crataegus monogyna</i> (Hawthorn)	SM	90	3(1)	1	1	1	1	Poor	10+	None.	Poor shape & form. Ivy on tree.	None.	1.08	C1
T6	<i>Fraxinus excelsior</i> (Ash)	EM	260,340	11(3)	3	2	4	3	Poor	10+	None.	Ivy on tree. Multiple stems at ground level. Low bud/leaf density.	None.	5.14	C1
T7	<i>Crataegus monogyna</i> (Hawthorn)	SM	180,110,160	6(0)	1	3	2	1	Poor	10+	None.	Poor shape & form. Ivy on tree. Multiple stems at ground level.	None.	3.18	C1
T8	<i>Crataegus monogyna</i> (Hawthorn)	SM	190,110,290	7(1)	1	2	3	2	Poor	10+	None.	Poor shape & form. Ivy on tree. Multiple stems at ground level.	None.	4.37	C1
T9	<i>Crataegus monogyna</i> (Hawthorn)	SM	210	6(3)	1	2	2	2	Poor	10+	None.	Poor shape & form.	None.	2.52	C1
T10	<i>Crataegus monogyna</i> (Hawthorn)	SM	220	5(2)	1	1	3	2	Poor	10+	None.	Poor shape & form. Ivy on tree. Multiple stems at ground level.	None.	2.64	C1
T11	<i>Crataegus monogyna</i> (Hawthorn)	SM	140,190	5(3)	2	2	1	1	Poor	<10	None.	Poor shape & form. Ivy on tree. Multiple stems at ground level. Low bud/leaf density.	Removal	2.83	U
T12	<i>Crataegus monogyna</i> (Hawthorn)	SM	150	4(2)	2	3	3	2	Poor	10+	None.	Poor shape & form. Unable to inspect stem due to undergrowth.	None.	1.8	C1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Key

Trees
Showing Canopy extents, category colour and tag number (with category).

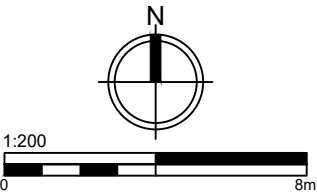
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Drawing Title
Tree Assessment Plan

Client
Paul Bond

Site/Project
Lane End Mews S63 ORL

Scale/Sheet
1:200 @ A3

Date
21/08/2026

Drawing No
26_5837_08_73

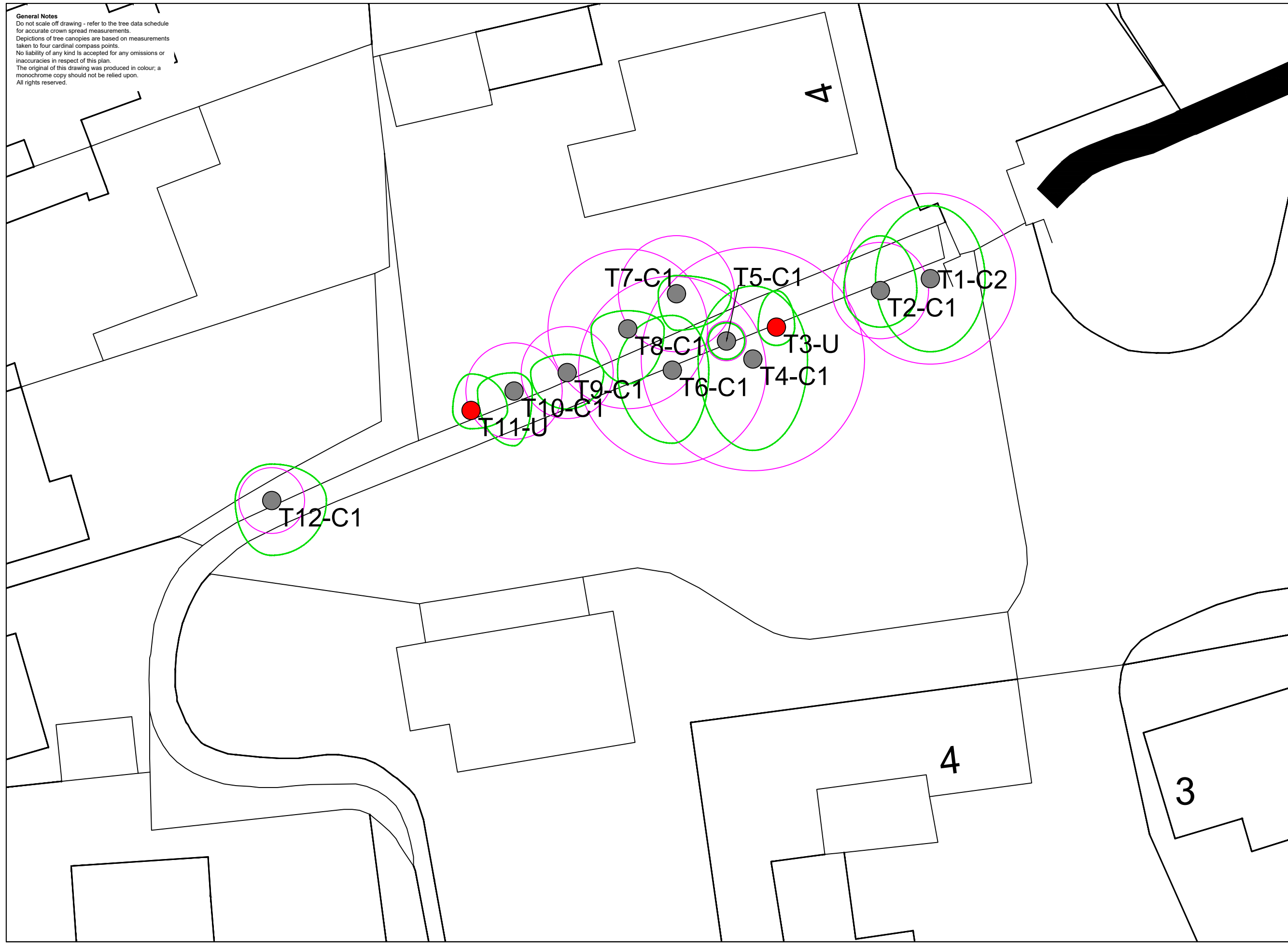
Rev
1

Drawn By
AC

Chkd By
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01463 667302

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
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All rights reserved.



Key

Trees
Showing Canopy extents, category colour and tag number (with category).

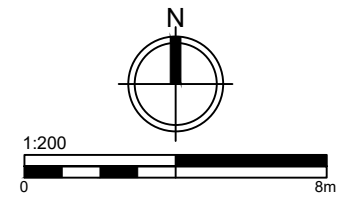
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Drawing Title			
Tree Constraints Plan			
Client			
Paul Bond			
Site/Project			
Lane End Mews S63 ORL			
Scale/Sheet		Date	
1:200 @ A3		21/08/2026	
Drawing No	Rev	Drawn By	Chkd By
26_5837_08_73	1	AC	MH
ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302			