Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

**Arboricultural Survey & Impact Assessment**
**269 Sackup Lane Darton**

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# 1 Introduction

## 1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by Mr. E Swift to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for the proposed demolition of the existing dwelling and erection of 5No. detached dwellings occupying 269 Sackup Lane Darton. Only trees considered relevant have been included in the report.

1.1.2 The report includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- A Tree Constraint Plan (appendix 4) and a Tree Impact Plan (appendix 5) overlaying the proposed layout which highlights the development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates impacts the proposal may have on surrounding trees.

1.1.3 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications.

1.1.4 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.5 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.6 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

## 1.2 Site Visit

1.2.1 An arboricultural survey was undertaken by Steve Waterson and Joe Hardaker on 28 May 2024. On the day of the survey the weather conditions were dry and still with no visibility constraints.

1.2.2 Measurements were taken using the necessary instruments or estimated where access was restricted. No climbing inspections or decay detection analysis was undertaken.

1.2.3 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.

1.2.4 This survey should be read in conjunction with the Tree Constraints Plan (TCP - appendix 4) and a Tree Impact Plan (TIP - appendix 5), which have been prepared by overlaying tree survey data onto a topographical and proposed layout drawings, respectively. The author relied on the accuracy of the drawings in the production of this report.

## 1.3 Site Description

1.3.1 This essentially square shaped residential plot is accessed directly from Sackup Lane. The site slopes gently downwards from east to west. Save for 3No. large growing trees the host garden chiefly consists of a range of ornamental broadleaved and coniferous tree, hedge and shrub species set within lawned areas and shrub beds.

1.3.2 The open ground present appears to be satisfactorily drained. Being managed garden it is assumed the open soils will be reasonably fertile.

1.3.3 The surrounding area is predominantly residential in character save for the land adjoining the northwest boundary which is presently open in character. Surrounding tree cover is moderate in terms of numbers and species mix, with the age profile is noticeably weighted towards trees of a mature age.

1.3.4 For additional site context please refer to the Planning Statement prepared by Architect Francis Collumbine.

## 1.4 Tree Status

1.4.1 It is understood that the site is not located within a Conservation Area and that no trees within the site's boundaries are subject of Tree Preservation Order (TPO) controls. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

## 1.5 Soil Assessment

1.5.1 No soil testing was undertaken, and no soil information was provided for the author.

1.5.1 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed the potential for sub soil to consist of a highly shrinkable clay will be low.

# 2 Tree Quality Assessment

## 2.1 Comment

2.1.1 As highlighted in table 1 below 1No. tree received a moderate category "B grade, 33No. individual trees, 3No. tree/shrub groups and 3No. hedgerows received a low-quality category "C" grade. 1No. individual tree received a seriously defective category "U" grade.

*Table 1:*

| Category | Category Description | Tree Numbers |
|---|---|---|
| 'A' | Trees of high quality, with life expectancy in excess of 40 years | Nil |
| 'B' | Trees of moderate quality, with life expectancy in excess of 20 years | T25 |
| 'C' | Trees of low quality with life expectancy in excess of 10 years or young trees | G1, T2, T3, T4, T5, T6, T9, T10, T11, T12, T13, T14, T15, T17, H18, T19, T20, T21, T22, T24, G26, H27, H28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, G39 |
| 'U' | Seriously defective trees that cannot be retained in present context for longer than 10 years | T23 |
| Total number of trees: | | 33No. trees & 3No. tree/shrub groups and 3No. hedgerows |

2.1.2 Of the trees and hedgerow material detailed within the report this to a greater or lesser extent is seen to provide collective value within the local landscape as opposed to being items of particular individual merit.

2.1.3 Whilst the plot contains a selection of trees and shrub material few items are of individual quality with several having been subject of historic hard pruning practices, most notably trees T2-T17.

2.1.4 In respect of Willow T23 the structural integrity of the tree is seriously compromised by extensive basal decay and will require removal irrespective of proposed development.

2.1.5 Generally, the Local Planning Authority is likely to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. This presumption is also viewed reasonable where it accords with accepted arboricultural objectives or where additional planting can effectively mitigate proposed losses.

# 3 Arboricultural Impact Assessment

3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Francis Collumbine.

3.1.2 The proposal seeks to demolish the host dwelling and erect 5No. detached dwellings all benefitting from individual access points from Sackup Lane with related turning provision.

3.1.3 The TIP at appendix 5 identifies a requirement to construct the proposed access over the RPA's of retained trees T2, T4, T5, T7, T10, T11, T14, T15 and T17. This issue is discussed in further detail at Section 3.3 of the report.

## 3.2 Trees to be removed to accommodate the proposal

3.2.1 As highlighted below in Table 2 the footprint of the proposed development will require the removal of several low-quality category "C" trees. Of these theoretically G1(part), T20, T34, T37 and T38 could be retained, though retention would markedly impact on the use and enjoyment of new properties. Taking account of the low quality of tree involved and opportunities for more favourable planting these items are recommended for removal.

3.2.2 Additionally, 1No. seriously defective category "U" Willow T23 and 1No. Laburnum T6 are recommended for removal on arboricultural management grounds alone, irrespective of proposed development.

*Table 2:*

| Tree categories A, B, C & U | Trees to be retained and protected | Trees to be removed for development | Trees to be removed for arboricultural management reasons |
|---|---|---|---|
| 'A' | Nil | Nil | Nil |
| 'B' | T25 | Nil | Nil |
| 'C' | T2, T4, T5, T7, T10, T11, T12, T14, T15, T17, T21, T22, T24, T25, G26, H27, H28, T29, T30, T31, T32, T33, G39 | G1, T3, T8, T9, T13, T16, H18, T19, T20, T34, T35, T36, T37, T38 | T6 |
| 'U' | Nil | Nil | T23 |

## 3.3 Below Ground Constraints

3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).

3.3.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the TCP (appendix 4) and TIP (appendix 5). The proposed driveways will to a greater or lesser extent require new surfacing within the RPA's of T2, T4, T5, T7, T10, T11, T14, T15 and T17. Therefore, in order to retain these items whilst limiting potential harmful construction impacts, driveways will need to withstand the weight of construction machinery and vehicles without causing compaction to the underlying soils.

3.3.3 Taking account of paragraphs 3.3.2, where drives impact on RPA's these will be constructed utilising a "no dig" cellular confinement system. An example of this type of construction is shown in figures 1 and 2 below. If adopted this approach should not cause any demonstrable harm to tree health and longevity and can be detailed within an Arboricultural Method Statement to ensure retained trees are not compromised by approved development.

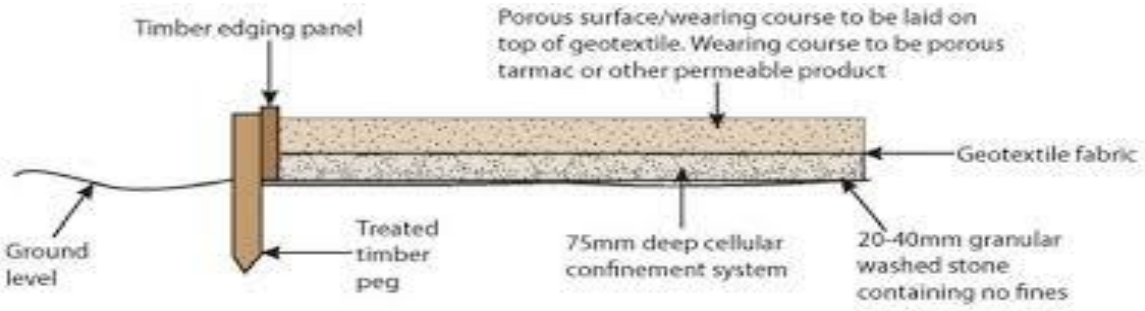



Figure 1. Diagram 'No Dig' Surfacing

Figure 2. Example Cellular Confinement System (CCS)

3.3.4 Whilst it is acknowledged that in several of instances the no dig hard surfaces will occupy locations close to the stems of retained trees and their respective RPA's the very nature of the recommended repeat pollarding of the frontage trees any adverse impacts associated with the no dig hard surfaces is tolerable. Notwithstanding it may also be the case that a future developer of the site may favour an alternative site layout which may influence future tree retention. In this regard it is presumed the Local Planning Authority would be agreeable to addressing this as part of a planning permission condition.

## 3.4 Alterations to Ground Levels

3.4.1 A rise or reduction in soil level can have major implications on the longevity and health of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. Other than the installation of the 'no dig' cellular confinement system there is no requirement for alterations to ground levels within the RPA's of retained trees.

## 3.5 Above Ground Constraints

3.5.1 Pruning operations are recommended at appendix 3. In all instances this work is considered desirable irrespective of the development proposal. Such works will not cause harm to the health and appearance of retained trees. It is important that the any approved pruning work is carried out in accordance with BS 3998: 2010 'Tree Work Recommendations'.

## 3.6 Services

3.6.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any retained tree. However, should for any unforeseen reason it become necessary to excavate within the RPA's of surrounding trees these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug. Before any excavation within the highlighted RPAs commences, advice should be sought from either the project Arboriculturist or the local authority tree officer.

## 3.7 Material Storage

3.7.1 Save for the installation of the recommended 'no dig' cellular confinement system no material storage or plant movement will be required within the Construction Exclusion Zone of retained trees. In this regard scope will exist to site a materials compound and welfare facilities within the wider site for the duration of the construction work.

## 3.8 Tree Protection

3.8.1 A protective fence and/or ground protection will need to be installed prior to the commencement of any site works e.g. before any materials are brought on site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence and ground protection may only be removed following completion of all construction works. The positioning and implementation of tree protection can be effectively controlled by imposition of a suitably worded planning condition requiring the submission and approval of a pre-commencement AMS or if necessary, an AMS can be submitted as part of the current planning application.

## 3.9 Landscaping

3.9.1 The proposed development provides opportunities for new planting with sufficient space available to plant several medium to large growing tree species. It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

# 4 Conclusions

4.1.1 The design intention is to safeguard the health and longer-term viability of retained tree cover and the value it affords to the proposed development and local street scene.

4.1.2 Tree protection measures can be detailed within an Arboricultural Method Statement to ensure all retained tree cover is not compromised by approved development.

4.1.3 The protection of trees and their subsequent health and future potential is dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.

4.1.4 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

# 5 Appendices

## Appendix 1 - Explanation of Survey Details

**Tree Id-** Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

**Species & botanical name-** where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

**Height (m)-** measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

**No of stems-** the number of separate stems each individual tree has.

**Stem Dia @1.5m (mm)-** the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

**Spread-** indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

**Crown height + direction (m)-** recorded as the first significant branch and direction of growth.

**Life stage-** described as young, semi-mature, early-mature, mature or over-mature.

**Physiological condition (P)-** an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

**Structural condition (S)-** an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

**Observations – negative and positive-** narrative comments on general condition, significant defects and overall appearance (e.g., the presence of any decay).

**Preliminary management recommendations-** e.g. requires pruning or further investigation of suspected defects is needed.

**Life expectancy-** preliminary management recommendations, e.g., requires pruning or further investigation of suspected defects is needed.

**Retention Category-** Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

**RPA radius (m)-** minimum area in metres which should be left undisturbed around each retained tree.

# Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

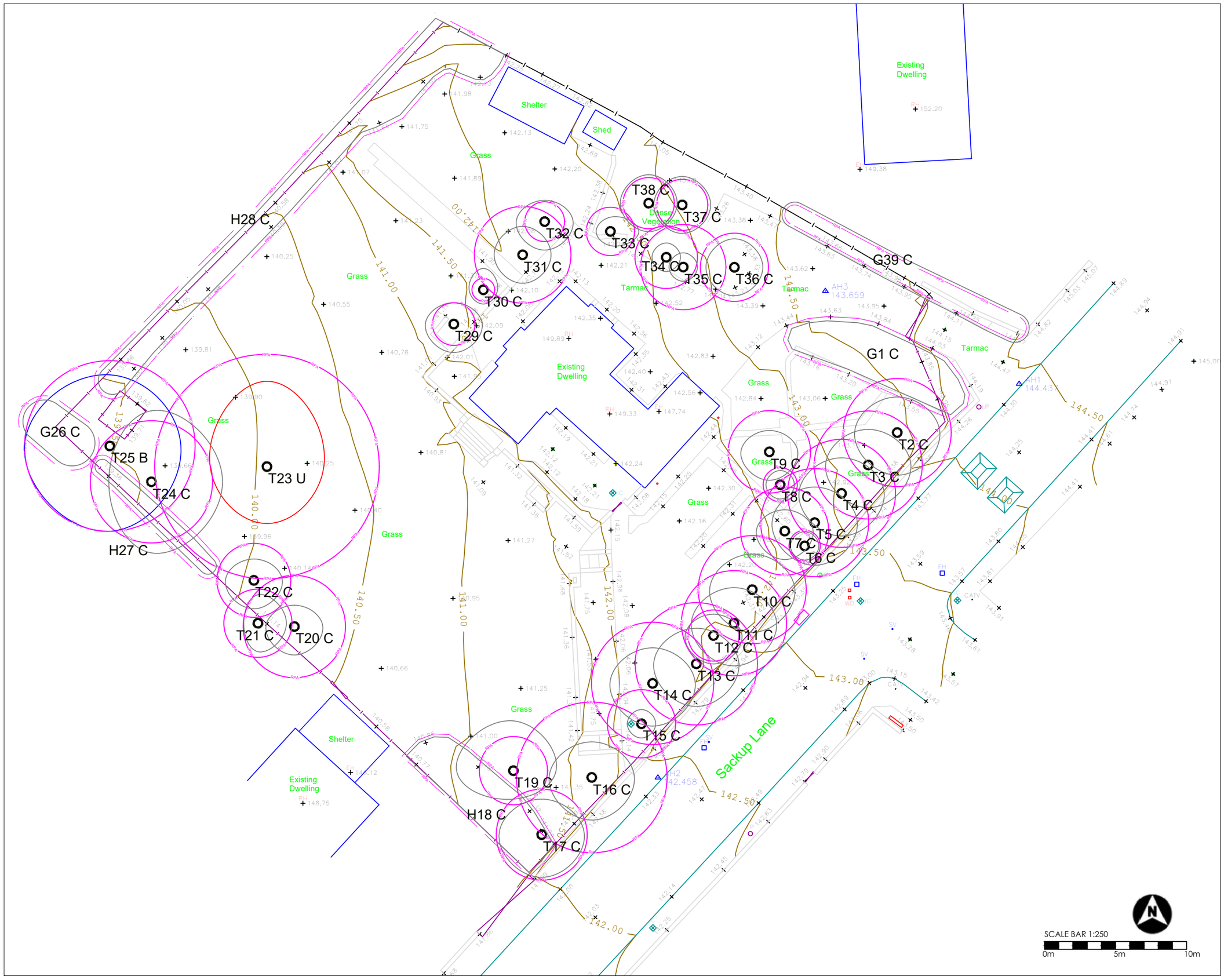
| **Category and definition** | **Criteria (including subcategories where appropriate)** | | | **Identification on Plan** |
|---|---|---|---|---|
| **Category U**<br>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years | • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)<br>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>• Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality<br><br>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve | | | DARK RED |
| **TREES TO BE CONSIDERED FOR RETENTION** | | | | |
| **Category and definition** | **Criteria – Subcategories** | | | **Identification on Plan** |
| | **1 Mainly arboricultural values** | **2 Mainly landscape values** | **3 Mainly cultural values, including conservation** | |
| **Category A**<br>**Trees of a high quality** with an estimated remaining life expectancy of at least 40 years | Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal<br>trees within an avenue) | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features | Trees, groups or woodlands of significant conservation, historical, commemorative or<br>other value (e.g., veteran trees<br>or wood-pasture) | LIGHT GREEN |
| **Category B**<br>**Those of moderate quality**<br>with and estimated remaining life expectancy of at least 20 years | Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation | Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality | Trees with material conservation or other cultural value | MID BLUE |
| **Category C**<br>**Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm | Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories | Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits | Trees with no material conservation or other cultural values | GREY |

# Appendix 3- Tree Schedule

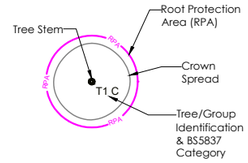
| Tree ID | Species, Botanical Name | Height (m) | No of stems | Stem @ 1.5M (mm) | Spread - N,E,S,W | | | | Crown height+ direction (m) | Life stage | Physiological (P) and Structural (S) condition. Observations- negative and positive | Recommendations | Life expectancy | Retention category | RPA Radius (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G1 | Common Holly, Ilex aquifolium, Mahonia, *Mahonia japonica,* Lilac, *Syringa vulgaris,* Cypress, *Chamaecyparis spp,* Mock Orange, *Philadelphus spp.* | 3 | 1 | 100 max | See plan | | | | 0ar | Mature | P= Good, S= Good. Inconsequential ornamental planting. Shrub type group. | Remove tree to accommodate development. | 10+ years | C2 | 1.2 |
| T2 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 320 | 2.5 | 3 | 3 | 3 | 1n | Early-mature | P= Good, S= Fair. Part of group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 3.8 |
| T3 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 320 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Good, S= Fair. Part of group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Remove tree to accommodate development. | 10+ years | C2 | 3.8 |
| T4 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 320 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Good, S= Fair. Part of group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Retain and maintain by periodic repeat pollarding. | 10 +years | C2 | 3.8 |
| T5 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 320 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Good, S= Fair. Part of group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 3.8 |
| T6 | Common Laburnum, *Laburnum anagyroides* | 2 | 1 | 90 | 1 | 1 | 1 | 1 | 1n | Semi-mature | P= Good, S= Fair. Inconsequential understory type item. Removal will aid growth of T7. | Remove for arboricultural management reasons. | 10+ years | C2 | 1.1 |
| T7 | Mountain Ash, *Sorbus aucuparia* | 4 | 5 | 190, 90, 90, 90, 90 | 1.5 | 2 | 2 | 2 | 2n | Mature | P= Fair, S= Fair. Heavily pollarded at 2m. Original leader contains major dieback. Profuse sucker growth from base and stem, assuming dominance. | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 3.1 |
| T8 | Leyland Cypress 'Green Spire', *X Cupressocyparis leylandii* 'Green Spire' | 3 | 6 | 40 | 1 | 1 | 1 | 1 | 0ar | Semi-mature | P= Good, S= Good. Inconsequential ornamental item. | Remove tree to accommodate development. | 10+ years | C2 | 1.2 |
| T9 | Golden Monterey Cypress, *Cupressus macrocarpa* 'Goldcrest' | 4.5 | 6 | 100 | 1.5 | 2 | 2 | 2 | 0ar | Early-mature | P= Good, S= Good. Inconsequential ornamental item. | Remove tree to accommodate development. | 10+ years | C2 | 2.9 |
| T10 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 320 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Good, S= Fair. Part of group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 3.8 |
| T11 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 2 | 220, 220 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Good, S= Fair. Part of group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 3.7 |
| T12 | Mountain Ash, *Sorbus aucuparia* | 4 | 1 | 150 | 1.5 | 2 | 2 | 2 | 2ar | Mature | P= Fair, S= Fair. Topped at 2m as per previous Mountain Ash. | Retain and maintain by periodic repeat pollarding. | 10 +years | C2 | 1.8 |
| T13 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 360 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Good, S= Fair. Part of group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Remove tree to accommodate development. | 10+ years | C2 | 4.3 |
| T14 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 360 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Good, S= Fair. Part of copper beech group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 4.3 |

| Tree ID | Species, Botanical Name | Height (m) | No of stems | Stem @ 1.5M (mm) | Spread - N,E,S,W | | | | Crown height+ direction (m) | Life stage | Physiological (P) and Structural (S) condition. Observations- negative and positive | Recommendations | Life expectancy | Retention category | RPA Radius (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T15 | Mountain Ash, *Sorbus aucuparia* | 3 | 6 | 80 | 1 | 1 | 1 | 1 | 2ar | Early-mature | P= Fair, S= Fair. Multi stemmed item, likely to have been previously coppiced. | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 2.4 |
| T16 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 440 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Fair, S= Fair. Part of copper beech group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. Stem diameter taken below main fork | Remove tree to accommodate development. | 10+ years | C2 | 5.3 |
| T17 | Copper Beech, *Fagus sylvatica purpurea* | 5 | 1 | 270 | 2.5 | 3 | 3 | 3 | 1ar | Early-mature | P= Fair, S= Fair. Part of copper beech group lining front boundary. Heavily pollarded item at 2-3m height with regrowth forming cup-shaped crown. Numerous defects typical of former treatment. DBH taken below main fork | Retain and maintain by periodic repeat pollarding. | 10+ years | C2 | 3.2 |
| H18 | Leyland Cypress, *X Cupressocyparis leylandii* | 4 | 1 | 150 average | See plan | | | | 0ar | Early-mature | P= Fair, S= Good. Tightly planted hedge providing screening. | Remove tree to accommodate development. | 10+ years | C2 | 1.8 |
| T19 | Wild Cherry, *Prunus avium* | 5 | 1 | 200 | 3.5 | 3 | 2 | 4 | 2ar | Semi-mature | P= Good, S= Good. Fruiting item with slight lean and crown bias towards north. | Remove tree to accommodate development. | 10+ years | C2 | 2.4 |
| T20 | Common Holly, *Ilex aquifolium* | 5 | 1 | 300 | 1.5 | 2 | 2 | 2 | 2ar | Early-mature | P= Good, S= Fair. Previously topped at 2m with reformed crown. | Remove tree to accommodate development. | 10 +years | C2 | 3.6 |
| T21 | Common Hawthorn, *Crataegus monogyna* | 5 | 1 | 200 | 2 | 2 | 2 | 1 | 2ar | Mature | P= Good, S= Fair. Off site tree. Unbalanced form. | Retain, no work required. | 10+ years | C2 | 2.4 |
| T22 | Common Holly, *Ilex aquifolium* | 5 | 1 | 220 | 1.5 | 2 | 2 | 2 | 2w | Mature | P= Good, S= Good. Previously topped at 2m with reformed crown. | Retain, no work required. | 10+ years | C2 | 2.6 |
| T23 | Weeping Willow, *Salix chrysocoma* | 6.5 | 1 | 640 | 6 | 4 | 4 | 4 | 2e | Mature | P= Fair, S= Poor. Severely decayed stem following loss of lower limb. Previously pollarded with reformed crown. Probe identified little remaining residual wall - decay present throughout stem. | Remove for arboricultural management reasons. | <10 years | U | 7.9 |
| T24 | Common Horse Chestnut, *Aesculus hippocastanum* | 9 | 1 | 360 | 5 | 5 | 5 | 3 | 3e | Early-mature | P= Fair, S= Fair. Absence of clearly defined leader. Dual stems forming at 1.8m. Previous evidence of possible bacterial infection, now recovered. | Retain, no work required. | 10+ years | C2 | 4.3 |
| T25 | Common Horse Chestnut, *Aesculus hippocastanum* | 10 | 1 | 500 | 5 | 5 | 6 | 6 | 2e | Early-mature | P= Good, S= Good. Single stemmed from 2m then becoming multi stemmed. Recovered from minor bacterial canker infection. Compost heap within RPA. | Retain, no work required other than to remove compost heap from with RPA. | 20+ years | B2 | 6 |
| G26 | Leyland Cypress, *X Cupressocyparis leylandii* | 5 | 1 | 250 max | See plan | | | | 0.5ar | Mature | P= Fair, S= Good. Group of 3. Shaded understory trees. Currently In consequential though may influence neighbouring tree as they mature. Stem diameter taken from largest item. | Retain, no work required. | 10+ years | C2 | 3 |
| H27 | Common Hawthorn, *Crataegus monogyna* | 2 | 1 | 50 max | See plan | | | | 0ar | Early-mature | P= Good, S= Good. Off site boundary screening. | Retain, no work required. | 10+ years | C2 | 0.6 |
| H28 | Leyland Cypress, *X Cupressocyparis leylandii*, Elder, *Sambucus nigra*, Plum, *Prunus spp* , Privet, *Ligustrum ovalifolium.* | 2.5 | 1 | 250 average | See plan | | | | 0ar | Mature | P= Fair, S= Fair. Mixed species Boundary hedge. Majority at 2m height except northerly part which is outgrown to a height of 7m. | Retain and manage at hedgerow proportions. | 10+ years | C2 | 3 |
| T29 | Common Juniper, *Juniperus communis* | 3 | 6 | 50 | 1.5 | 2 | 2 | 2 | 0ar | Mature | P= Good, S= Good. Inconsequential ornamental conifer. | Retain, no work required. | 10+ years | C2 | 1.5 |
| T30 | Pencil Cedar, *Juniperus virginiana* | 3 | 10 | 20 | 0.5 | 1 | 1 | 1 | 0ar | Early-mature | P= Good, S= Fair. Inconsequential ornamental item. | Retain, no work required. | 10+ years | C2 | 0.8 |
| T31 | Flowering Cherry, Prunus serrulata 'Kanzan' | 4 | 2 | 200, 200 | 2 | 2 | 2 | 2 | 2ar | Mature | P= Fair, S= Fair. Twin stemmed from 0.6m, heavily topped at 2m with regrown weak attachments. | Retain, no work required. | 10+ years | C2 | 3.4 |
| T32 | Common Holly, *Ilex aquifolium* | 3.5 | 2 | 90, 70 | 1.5 | 2 | 2 | 2 | 0ar | Early-mature | P= Fair, S= Good. Thin and yellow foliage, possibly as a result of Phytophthora of Holly (*Phytophthora ilicis* ). | Retain, no work required. | 10+ years | C2 | 1.4 |
| T33 | Voss's Laburnum, *Laburnum watereri* | 3 | 4 | 80, 80, 60, 60 | 1 | 2 | 1 | 1 | 2s | Early-mature | P= Fair, S= Good. Low vitality crown biased to east. | Retain, no work required. | 10 +years | C2 | 1.7 |

| Tree ID | Species, Botanical Name | Height (m) | No of stems | Stem @ 1.5M (mm) | Spread - N,E,S,W | | | | Crown height+ direction (m) | Life stage | Physiological (P) and Structural (S) condition. Observations- negative and positive | Recommendations | Life expectancy | Retention category | RPA Radius (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T34 | Leyland Cypress, x *Cupressocyparis leylandii* | 2.5 | 2 | 150, 100 | 1 | 1 | 1 | 1 | 0.5s | Dead | P= Fair, S= Fair. Dual stemmed tree, truncated at 1.5m. Sub stems becoming leaders. | Remove tree to accommodate development. | 10+ years | C2 | 2.2 |
| T35 | Leyland Cypress, *Cupressocyparis leylandii* 'Castlewellen Gold' | 2.5 | 1 | 250 | 1 | 1 | 1 | 1 | 0.5s | Semi-mature | P= Fair, S= Fair. Truncated at 2m with subitems assuming dominance. Poor form. | Remove tree to accommodate development. | 10+ years | C2 | 3 |
| T36 | Leyland Cypress, *Cupressocyparis leylandii* 'Castlewellen Gold' | 3 | 1 | 200 | 2 | 2 | 2 | 2 | 0ar | Mature | P= Good, S= Fair. Truncated at 1.5m with multiple regenerating leaders. | Remove tree to accommodate development. | 10+ years | C2 | 2.4 |
| T37 | Lawson Cypress, *Chamaecyparis lawsoniana* | 4.5 | 6 | 60 | 2 | 2 | 2 | 2 | 0ar | Mature | P= Good, S= Good. Inconsequential ornamental conifer, part of larger group. | Remove tree to accommodate development. | 10+ years | C2 | 1.8 |
| T38 | Leyland Cypress, x *Cupressocyparis leylandii* | 4.5 | 4 | 150, 150, 80, 60 | 2 | 2 | 2 | 2 | 0ar | Mature | P= Good, S= Good. Quadruple stemmed from 0.3m with tight inclusions, typical of species. | Remove tree to accommodate development. | 10+ years | C2 | 2.8 |
| G39 | Mixed species boundary group. | 3 | 1 | 100 max | See plan | | | | 0ar | Mature | P= Good, S= Good. Mixed species. Inconsequential ornamental planting. Shrub type group. | Retain and mage at hedgerow proportions. | 10+ years | C2 | 1.2 |




# KEY




**Category A**
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

**Category B**
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

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

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

Drawing Title:
**Tree Constraints Plan**

Site Address:
269 Sackup Lane
Darton

Client:
Mr F Collumbine

Date: 11/02/2026

Job Ref: TCC-1934-1

Scale: 1:250 at A3

Revision: 2


Tree Care Consultancy
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KEY
Root Protection Area (RPA)
Tree Stem
Crown Spread
T1 C
Tree/Group Identification & BS5837 Category
Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.
Category B
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.
Category C
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
Existing Dwelling
Shelter
Shed
Grass
Tarmac
House
Dense Vegetation
Turning
Sackup Lane
PROPOSED SITE PLAN
H28 C
H27 C
H18 C
G26 C
G39 C
G1 C
T23U
T25 B
T24 C
T22 C
T21 C
T20 C
T19 C
T38 C
T37 C
T32 C
T33 C
T31 C
T34 C
T35 C
T36 C
T30 C
T29 C
T2 C
T9 C
T3 C
T8 C
T4 C
T5 C
T7 C
T6 C
T10 C
T11 C
T12 C
T13 C
T14 C
T15 C
T16 C
T17 C
Appendix 5
Tree Impact Plan
Drawing Title:
Site Address:
269 Sackup Lane
Darton
Client:
Mr F Collumbine
Date:
11/06/2024
Job Ref:
TCC-1934-1
Scale:
1:250 at A3
Revision:
1
Tree Care Consultancy
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