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Tyrer Ecological Consultants Ltd, Roselands, Suite 1, 3, Cross Green, Formby, L37 4BH

Arboricultural Impact Assessment

March 2026

Project Reference: PR-26-0054

Knolton Farmhouse Cheese
Overton Road
Wrexham
LL13 0LG

National Grid Reference: SJ 3655 4082



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Author	Carl Riva, Dip Arb L6
Surveyor	Carl Riva, Dip Arb L6
Reviewed by	Mr. B. Richards ACIEEM
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Approved by	Mrs. K. Wilding CEnv MISEP ACIEEM
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Executive Summary

I have been instructed to provide an assessment of the arboricultural impacts arising from the proposed development at Knolton Farmhouse Cheese Office, Overton Road, Wrexham (LL13 0LG). A BS5837:2012 tree survey has been completed, and this report evaluates the quality of the existing tree stock, identifies arboricultural constraints, and assesses the impact of the proposals on retained trees.

A total of 22 items were surveyed, comprising 18 individual trees and 4 tree groups.

Tree quality summary

- 2 items are of moderate quality (Category B) with a remaining useful contribution of at least 20 years.
- 18 items are of low quality (Category C) with at least 10 years remaining contribution.
- 2 items are poor quality (Category U) with less than 10 years remaining contribution.
- No Category A trees, ancient trees, or veteran trees are present on the site.

However, one off site woodland group is mapped as Ancient Woodland according to the Ancient Woodland Inventory 2021 (DataMapWales). Although this does not alter the BS5837 category of the group, it is recognised as an irreplaceable habitat under PPW12, and therefore carries significant policy weight.

Tree removals

The development proposal requires the removal of several trees and one group due to condition issues or direct conflict with the proposed works. These include:

- T010, T011, T012, G013, T014, T015

Removals predominantly affect Category C trees and groups. The two Category U trees (T005 and T019) are unsuitable for long-term retention but are not currently specified for removal as part of this scheme.

Impact on retained trees

The retained trees will be protected throughout the development using measures set out in the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), including:

- Tree protection fencing to establish Construction Exclusion Zones (CEZs)
- Temporary ground protection where access is required within RPAs
- Arboricultural supervision during:
    - Demolition of hard surfacing
    - Excavation and foundation work near T009 and T017
    - Service installation, drainage and soakaways, in accordance with NJUG Volume 4 (2007)
    - Any manual excavation within RPAs

Where works are required within the Root Protection Areas of retained trees, manual excavation and supervised working methods will be used. Any service routing within RPAs will follow NJUG Volume 4 (2007) to minimise root damage.

Policy Compliance – Wales

Planning Policy Wales (Edition 12)

The proposals have been assessed against PPW12, which requires development to:

- Protect and enhance green infrastructure
- Maintain and enhance biodiversity under the Section 6 Duty of the Environment (Wales) Act 2016
- Avoid harm to irreplaceable habitats, including ancient woodland and ancient/veteran trees

Irreplaceable Habitat Consideration

- No ancient or veteran trees are present on the Site
- One off-site group is mapped as Ancient Woodland
- The proposals do not encroach into this area and do not result in loss or deterioration of the Ancient Woodland habitat

Compliance Summary

The development is considered compliant with Welsh planning policy because:

- No irreplaceable habitats are directly affected
- Impacts on retained trees are low and manageable
- Appropriate protection measures are in place
- Replacement planting will enhance biodiversity and ecosystem resilience

All arboricultural works will be undertaken by suitably qualified and experienced arborists in accordance with BS3998:2010 – Tree Work Recommendations.

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Appendix I: BS 5837 (2012) Cascade chart for tree quality assessment

External Appendices:

- *PR-26-0054 Knolton Farmhouse Cheese – Tree Schedule* (Tyrer Ecological Consultants Ltd, March 2026)
- *PR-26-0054 Knolton Farmhouse Cheese – Tree Constraints Plan* (Tyrer Ecological Consultants Ltd, March 2026)
- *PR-26-0054 Knolton Farmhouse Cheese – Tree Protection Plan* (Tyrer Ecological Consultants Ltd, March 2026)
- *PR-26-0054 Knolton Farmhouse Cheese – Preliminary Arboricultural Method Statement* (Tyrer Ecological Consultants Ltd, March 2026)

1.0 INTRODUCTION

Written instruction was received from Ms Ruby Fawcett – Office Administrator at Tyrer Ecological Consultants Ltd, 3rd March 2026, to undertake a tree survey to assist in the design and impact of proposed development on the site.

Scope

The scope of the instruction was to:

- Complete a BS5837:2012 tree survey of all trees and tree groups located within, and immediately adjacent to, the proposed works area associated with the construction of a new building at the Knolton Farmhouse Cheese complex. The survey was undertaken in accordance with the recommendations of *BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations*.
- Prepare a full tree survey schedule and Tree Constraints Plan (TCP) to assist the design team in understanding the arboricultural constraints relevant to the proposed works, including root protection areas, shading arcs, crown spreads and category gradings.
- Provide arboricultural advice to the design team throughout the design process, including guidance on avoidance, mitigation and compensation measures, and identification of opportunities to retain higher-value trees where practicable within the engineering constraints of the scheme.
- Prepare an Arboricultural Impact Assessment (AIA) to accompany the planning submission. This includes an assessment of the direct and indirect impacts of the proposed works on the existing tree stock, a review of statutory constraints, and an appraisal of relevant national and local planning policy relating to trees.

Purpose of this report

This report is an Arboricultural Impact Assessment and is intended to provide an assessment impact that a proposed development scheme will have on the existing tree stock at the site.

This document has been prepared for submission as part of a planning application to assist in the determination of the application.

The report is intended to be read by those who do not necessarily have specialist knowledge of trees and is therefore written in non-technical language. Where the use of technical terms is unavoidable, these will be highlighted in bold when first used and a definition provided in a glossary of terms at the end of this report.

Site Description

The site is located at latitude 52.966900 and longitude –2.935300, at Knolton Farmhouse Cheese, Overton Road, Wrexham (LL13 0LG). It forms part of a long-established rural farm complex positioned within open countryside close to the Wales–England border.

The immediate setting comprises a mixture of traditional farm buildings, modern agricultural structures, silos, hardstanding, access tracks, and small garden areas associated with nearby cottages. The wider landscape is characterised by open fields, hedgerows, scattered trees, and several mixed tree groups that contribute to the rural character of the site.

The working area is defined by existing buildings, operational farm infrastructure, and established vegetation. Localised level changes, historic hard surfaces, and the proximity of tree groups create natural constraints that influence construction access and the placement of

protective measures. The overall environment is functional, agricultural, and shaped by long term land management practices.

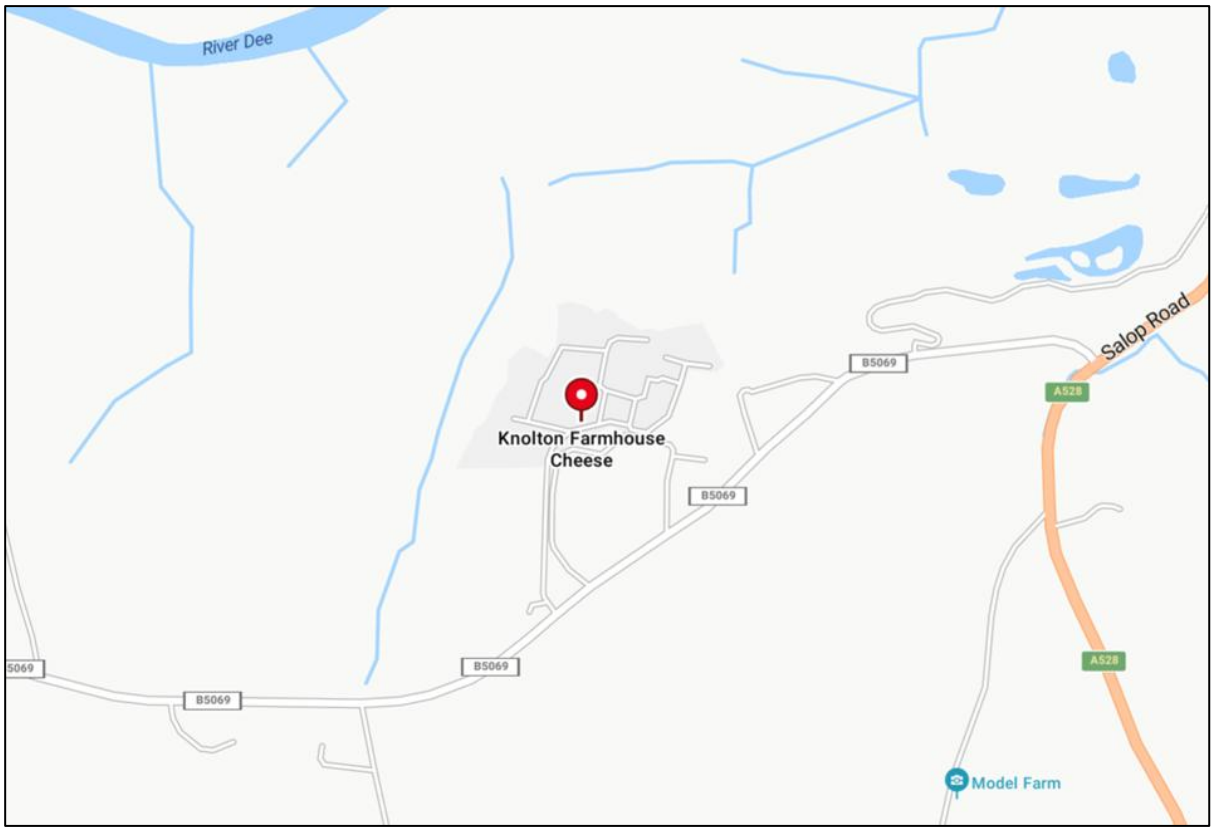


Figure 1.1 – *OS Map (Bing Maps) This content is for educational and informative purposes; so, parts of it are reproduced from BSI Global*

About the author

The tree survey and this report have been completed by Carl Riva, principal arboricultural consultant to the company - Tyrer Ecological Consultants Ltd.

Carl has 16 years' experience in the arboricultural sector and has a Royal Forestry Society Certificate in Arboriculture, ABC Level 6 Diploma in Arboriculture, Professional Member Arboricultural Association, LANTRA Professional Tree Inspection. Qualified and experienced to produce reports for trees in relation to design, demolition, and construction.

Caveats and Limitations

This survey has been undertaken in accordance with industry best practice recommendations and guidance. The recorded information for each tree is a snapshot of the tree at the time of the survey. The assessments have been made to assist the client in the detailed design of works and does not consist of a condition survey for health and safety purposes. Where obvious defects have been observed these are recorded and recommendations may be made for mitigation, but this does not equate to a detailed risk assessment survey.

The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

Unless stated differently in captions, all photographs used in this report have been taken by the author at the time of the site visit.

The location of all trees and groups detailed in this report have been plotted using a handheld GPS Trimble. This is not as accurate as professional grade surveying equipment, and the locations are indicative only. Any such features have been marked on the plans and schedule.

This survey has been limited to identifying arboricultural features within the site. It therefore does not include any ecological, archaeological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837: 2012 Trees in relation to design, demolition and construction ('BS5837').

Although I am occasionally involved in landscape, ecological and planning issues, I have no formal qualifications in these areas and any comments made in this report to such matters are limited to the general context in view of my familiarity through my day-to-day work, and professional advice should be obtained on these matters where required.

2.0 THE DEVELOPMENT PROPOSAL

The proposal is for the construction of a new office building within the existing Knolton Farmhouse Cheese complex on Overton Road, Wrexham. The development sits within the established farmstead and utilises existing hardstanding and operational areas, avoiding encroachment into open countryside.

The scheme includes a purpose-built office structure to support administrative functions, the conversion of existing office rooms into storage space, reconfiguration of the existing car park, and the introduction of new hardstanding to improve access and circulation.

Native tree planting and landscape enhancements are incorporated to integrate the new building into the rural setting and strengthen the site's boundary vegetation. The layout has been designed to work with the existing farm infrastructure, maintaining established access routes and ensuring the new office remains visually and functionally compatible with the agricultural character of the site.

3.0 TREE SURVEY AND CONSTRAINTS

I completed a tree survey on 16th March 2026.

The survey has been carried out in accordance with the recommendations laid down by BS5837 and was a ground level survey only.

This report includes:

- A schedule of the relevant trees to include baseline data and quality assessment; and
- A plan showing the extent of constraints presented by the existing tree stock (herein after referred to as a Tree Constraints Plan (TCP)) that provides illustrative information on the constraints, for consideration during the design of the site.

The purpose of the tree survey has been to provide an assessment as to the quality and non-fiscal value of the trees on Site. This then allows guidance to be given to the design team to inform the site design and layout.

General Data Capture

For reference, individual trees are identified with the letter T and associated number on the Tree Schedules and on a plan showing the extent of tree constraints. Where the specific data on trees has been recorded:

- The stem diameter of the trees has been recorded using a rounded down diameter tape at 1.5m above ground level and have been rounded up to the nearest 10mm.
- The height of the subject trees has been estimated in metres.
- Maximum crown spread of the subject tree was measured from the edge of the trunk to the tips of the live lateral branches taken at four compass points (N-E-S-W) using a Leica Disto digital laser measure. Crown spread measurements were taken in metres.

Tree age was estimated from visual indicators (such as tree size and appearance of bark) which is provided as a provisional guide.

Groups of trees were identified with the letter G and number on the associated schedules and plans. Crown spread was assessed using topographical data to position the extents. Stem diameter of groups of trees was set as an average stem diameter of the trees within these individual groups and a maximum height of the tallest tree within the group.

Hedges are identified with the letter H and number on the associated schedule and plans. Each hedgerow was surveyed recording the species, the maximum height and the average width of the hedge. Any individual trees present within the hedgerow were recorded as an individual tree.

Woodlands and woodland groups were identified with the letter W and number on the associated schedules and plans.

If direct access to a tree was not possible, estimations from appropriate vantage points were taken. Any limitations or estimations are presented within the survey limitations section and noted in the associated schedules.

Categorisation

In compliance with Table A of BS5837 the trees surveyed have been categorised according to their arboricultural quality and value which is summarised in **Table 3.1**.

Table 3.1 – Summary of BS5837 categorisation colours

Category	Colour	Description
A	Green	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	Blue	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
C	Grey	Trees of low quality with an estimated remaining life expectancy of at least 20 years
U	Red	Those 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

Quality Assessment

A summary of the assessment on the quality of the trees can be seen in **Table 3.2**.

Table 3.2 – Summary of tree quality on site

	Category A	Category B	Category C	Category U	Total
Trees	None	1	16	2	19
Groups	None	1	2	None	3
Hedges	None	None	None	None	0
Total	0	2	18	2	22

Above Ground Tree Constraints

The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, with the extent of the canopy spread hatched in the corresponding BS5837 retention category colour.

Root Protection Area

The Root Protection Area (RPA) is 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 is treated as a priority. This does not account for the actual depth of the soil within the area, nor does it account for any requirement for working space during development. The RPA of each tree has been calculated in accordance with Section 4.6.1 in BS5837. This is determined through multiplying the stem diameter of each tree, measured at 1.5m above ground level, by a factor of 12. The below ground constraints posed by the RPA have been plotted on the TCP as a magenta line with the text RPA inscribed. The size of the RPA is capped at 15m radius from the tree

The RPA of the veteran trees has been increased in line with guidance provided by the Forestry Commission and is calculated at 15x the stem diameter or 5m beyond the canopy line (whichever is greater).

4.0 OTHER CONSTRAINTS

Soils

I have not been supplied with any detailed site soil analysis or been engaged to undertake such investigations by my client. A site-specific soil assessment may inform decisions relating to the root protection area (RPA), tree protection, new planting design and foundation design to take account of retained, removed and new trees. As and when such information becomes available results should be forwarded to the project Arboricutural consultant and other relevant professionals involved in site layout, planning, and design (e.g., structural engineer, landscape architect).

Statutory Considerations

The Site lies within the administrative boundary of Wrexham County Borough Council, the Local Planning Authority (LPA). A review of available planning information confirms that no Tree Preservation Orders (TPOs) apply to any trees within or immediately adjacent to the Site. The Site does not fall within a Conservation Area, and there are no designated or individually protected trees recorded within the development footprint.

No interactive online mapping system was available for this location; however, based on the information provided by the LPA and the absence of any recorded statutory designations, there are no tree related constraints of a statutory nature affecting the proposed development.

Forestry Act

The Forestry Act (1967) requires that permission is obtained from the Forestry Commission for the felling of any trees in England or Wales. There are certain exceptions from this requirement including the felling of trees required to allow a planning permission to be carried out.

- *An exception applies where the felling of trees is immediately required for the purpose of carrying out development that is authorised by the approval of full planning permission (granted, or deemed to be granted, under the Town and Country Planning*
- *Act 1990, including any planning conditions or s.106 agreements attached to a full planning consent). The approved planning permission will detail the extent of the approved development and may also define the trees that are allowed to be felled or those that must be retained. Any tree felling outside that boundary will require a licence.*

Tree Felling - Getting Permission (Forestry Commission)

The development exception can relate to individual or groups of trees or woodland, and for trees to be exempt from the need for a felling licence at least one of the following conditions must be met:

- *Trees must be explicitly identified in the planning consent as being permitted for removal; - the trees must stand within the footprint of the proposed development; or*
- *The removal of the trees must be necessary in order to carry out the proposed development (e.g. they block an access route to which there is no alternative, or lie in such close proximity to the proposed development that they prevent the carrying out of that development).*
- The exception does not simply extend to all trees within the boundary of the fully approved proposed development.

Any requirement to fell trees at the site will either require a felling licence from the Forestry Commission or planning consent.

Non-statutory considerations

Ancient Woodland Mapping (Wales)

A review of the Ancient Woodland Inventory 2021 layer on DataMapWales[1] (see **Figure 4.1** below) confirms that the off-site woodland identified to the north of the Site is formally mapped as Ancient Woodland (ASNW). In Wales, ancient woodland is recognised as an irreplaceable habitat and, although not subject to standalone statutory protection, it is afforded strong policy safeguards through Planning Policy Wales (PPW, Edition 12) and associated guidance.

These policies require that development proposals avoid direct loss, indirect loss, and deterioration of ancient woodland, including impacts arising from changes to hydrology, shading, soil compaction, pollution, or root disturbance. The presence of mapped ancient woodland off-site therefore represents a material non-statutory constraint, and the design must ensure that no adverse effects occur to its ecological integrity or long-term resilience.

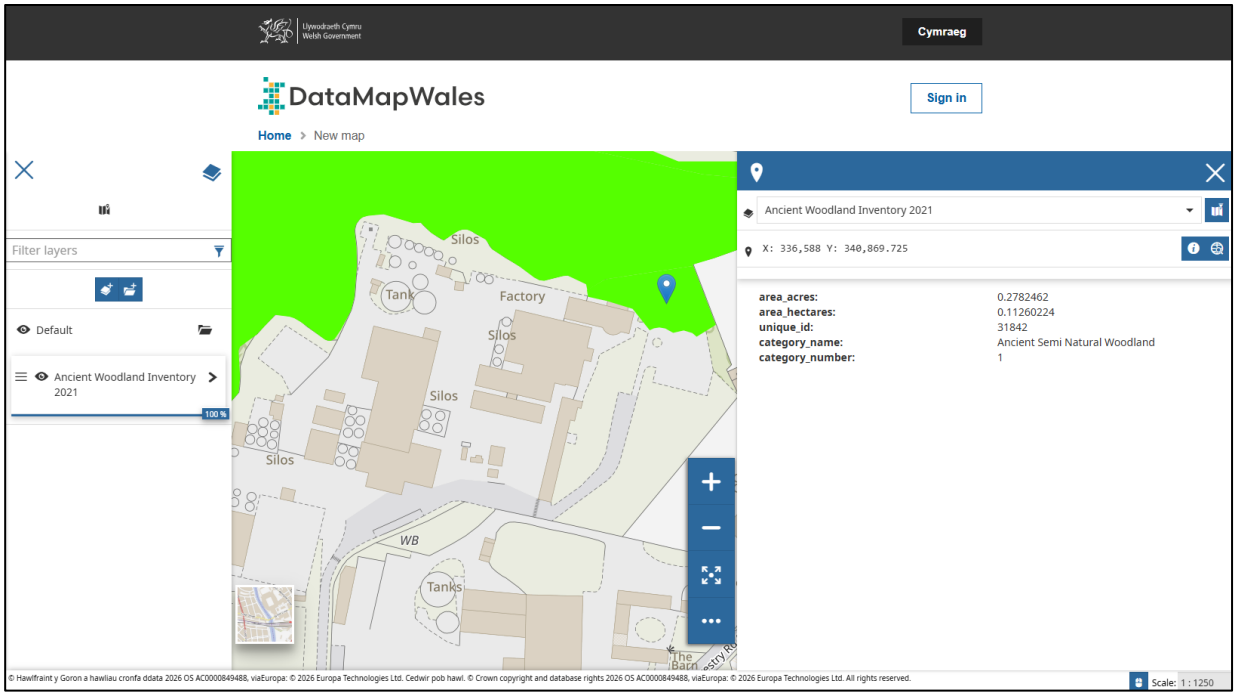


Figure 4.1 – *Location of site adjacent ASNW © DataMapWales*

[1] See: https://datamap.gov.wales/maps/new?layer=inspirenrw:NRW_ANCIENT_WOODLAND_INVENTORY_2021#/

5.0 NATIONAL AND LOCAL PLANNING POLICIES

Planning Policy Wales (Edition 12) – Relevant Arboricultural & Ecological Policy

The Welsh planning system places a strong emphasis on the protection, enhancement and long term resilience of trees, woodland and green infrastructure. The following extracts summarise the relevant PPW policy context:

Placemaking and Green Infrastructure

PPW12 identifies green infrastructure, including trees and woodland, as a fundamental component of sustainable placemaking. Local planning authorities must ensure that development proposals:

- Protect, enhance and integrate existing trees and woodland wherever possible.
- Deliver biodiversity enhancements and contribute to ecosystem resilience.
- Incorporate nature based solutions that support climate adaptation and long term environmental quality.

Biodiversity, Ecosystems and Resilience

PPW12 requires planning decisions to:

- Promote the conservation and enhancement of biodiversity, recognising the role of trees and woodland in delivering ecosystem services.
- Apply the Section 6 Duty under the Environment (Wales) Act 2016, requiring public bodies to “seek to maintain and enhance biodiversity” and promote ecosystem resilience.
- Avoid adverse impacts on irreplaceable habitats, including ancient woodland and ancient or veteran trees.

Irreplaceable Habitats

PPW12 and supporting guidance state that:

- Ancient woodland and ancient/veteran trees should be protected from development that would result in loss or deterioration, unless there are wholly exceptional circumstances and appropriate compensation measures are secured.
- Where development may affect such features, applicants must provide robust evidence, demonstrate avoidance, and justify any residual impacts.

Summary for This Site (Knolton Farmhouse Cheese Office, Overton Road, Wrexham, LL13 0LG)

- A parcel of ancient woodland is recorded adjacent to the north of the Site according to DataMapWales – Ancient Woodland Inventory 2021.
- The proposals should continue to follow PPW12 principles by:
    - Retaining existing trees where feasible;
    - Minimising impacts on root protection areas;
    - Integrating retained trees into the site layout; and
    - Delivering biodiversity enhancements consistent with Welsh policy.

Local Planning Policy

The Site lies within the administrative boundary of Wrexham County Borough Council, the Local Planning Authority (LPA). The LPA has a statutory duty under Section 197 of the Town and Country Planning Act 1990 to ensure that adequate provision is made for the protection and planting of trees when granting planning permission.

Wrexham's approach to trees, landscape and green infrastructure is set out within the Wrexham Local Development Plan (LDP) and associated supplementary guidance. The policies relevant to arboricultural considerations are summarised in **Table 5.1** below.

Table 5.1 – Local Planning Policies in Relation to Trees

Policy	Name	Relevant Extracts (Trees Only)
SP13	Natural Environment	Development should protect, conserve and enhance the natural environment, including trees, woodland, and landscape features. Proposals must avoid the loss of features that contribute to local character, biodiversity or ecosystem resilience unless appropriate mitigation or replacement is secured.
EC4	Trees, Woodland and Hedgerows	The Council will safeguard trees, woodland and hedgerows that contribute to amenity, landscape character or biodiversity. Loss will only be permitted where there is overriding justification and where suitable replacement planting or compensation is provided.
EC5	Biodiversity and Geodiversity	Development must avoid unacceptable harm to habitats and species of local importance. Proposals should deliver biodiversity enhancements, including new tree planting and habitat creation where appropriate.
BE1	Design Principles	Development should respond positively to local character, including existing landscape features. Trees that contribute to the setting of a site should be retained and integrated into the design wherever possible.
T1	Sustainable Transport	Transport-related development should incorporate environmental enhancements, including the retention of existing vegetation and the introduction of new planting where compatible with operational requirements.

6.0 ARBORICULTURAL IMPACT ASSESSMENT

Assessing Impacts

An Arboricultural Impact Assessment is written to inform planning decision makers as to the actual and potential impact to the existing tree stock from the proposed development scheme. Impacts can be defined as being direct or indirect, and can occur over short-, medium- and long-term time periods.

- ***Direct impacts*** may arise from activities that result in tree removal, or as a result of root severance, soil compaction or soil contamination, all of which may cause the tree to decline and be lost. Other direct impacts include loss of vitality and exposure to pests and disease as a result of excessive canopy pruning.

- ***Indirect impacts*** may arise from future pressures from trees such as future growth, daylight, shading and sunlight, tree domination and/or soil movement.

The impact of any tree loss is assessed against a criterion in relation to the arboricultural significance of the loss, the detail of which is provided in **Table 6.1**. This table is not related to the quality categories provided in BS5837 but has a closer relationship to the sub-categories through assessing the impact that tree loss may have at the Site and its setting in the wider locality. This assessment is also useful in considering the impact of any potential loss against planning policy.

Table 6.1 – Impact Assessment definitions

Scale of Impact	Definition
Major	Total loss or major/substantial alteration to key trees/features of the baseline (pre-development) conditions such that the post development character or composition will be fundamentally changed. This would generally apply to tree(s) that are of exceptional or high quality and condition, and their loss would be irreplaceable. This would also include trees that have been categorised as being Ancient or Veteran, trees are rare examples of their species and or trees that offer significant amenity value to the character and setting of the area.
Moderate	Loss or alteration to one or more key trees/features of the baseline conditions such that post development character or composition of the baseline will be materially changed. This would generally apply to tree(s) that are of good quality and condition and make a notable contribution to the setting or character of the locality (visual amenity). This may include trees that would be hard to replace but for which there could be some mitigation over a medium timeframe (20-40 years).
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character or composition of the baseline condition will be similar to the pre-development circumstances/situation. This would generally apply to tree(s) that are of low quality and condition and/or their loss would have low impact on the locality. These trees would be relatively easy to replace within a short timeframe (10-20 years).
Negligible	Very little change from baseline conditions with any change barely distinguishable. This would generally apply to tree(s) that are of low quality and condition, and/or their loss would barely be noticeable. Any replacement planting would offer an improvement to the setting of the site in a very short time frame (1-10 years)

Scale of Impact	Definition
No Change	There is no change to the baseline conditions to trees from the development proposal.

While development is generally considered in terms of the potential harm that may result to trees from construction processes or post-development pressures, there are also positive impacts that can accrue through development, and these will also be considered as part of the impact assessment.

The duration of the impact is also considered and is assessed as being long-term (20 years+), medium term (10 years+) and short-term (<10 years). This will help guide any compensation or mitigation that is required for losses or other impacts.

General Considerations

Development can have an adverse impact on trees and other woody vegetation within a site, which can result in:

I. Immediate tree removal to facilitate the footprint of a new development.

II. Potential future tree loss through the early decline of trees due to soil compaction or damage.

III. Root disturbance and damage within a tree's rooting area; and

IV. Canopy removal or damage due to plant movement.

Best practice guidance proposed by the arboricultural sector seeks to ensure that there is a harmonious relationship between trees and development that will ensure that both trees and structures can be retained in the long term.

Where practical, development should seek to work with the natural environment, and development schemes that might result in harm should follow a mitigation hierarchy to ensure harm is minimised.

To assist the planning decision makers, this scheme should use the following mitigation hierarchy to consider the influence that trees might have on site design while also continuing to make a positive contribution to the site and local character of the area, both during and post development (see **Figure 6.1**).

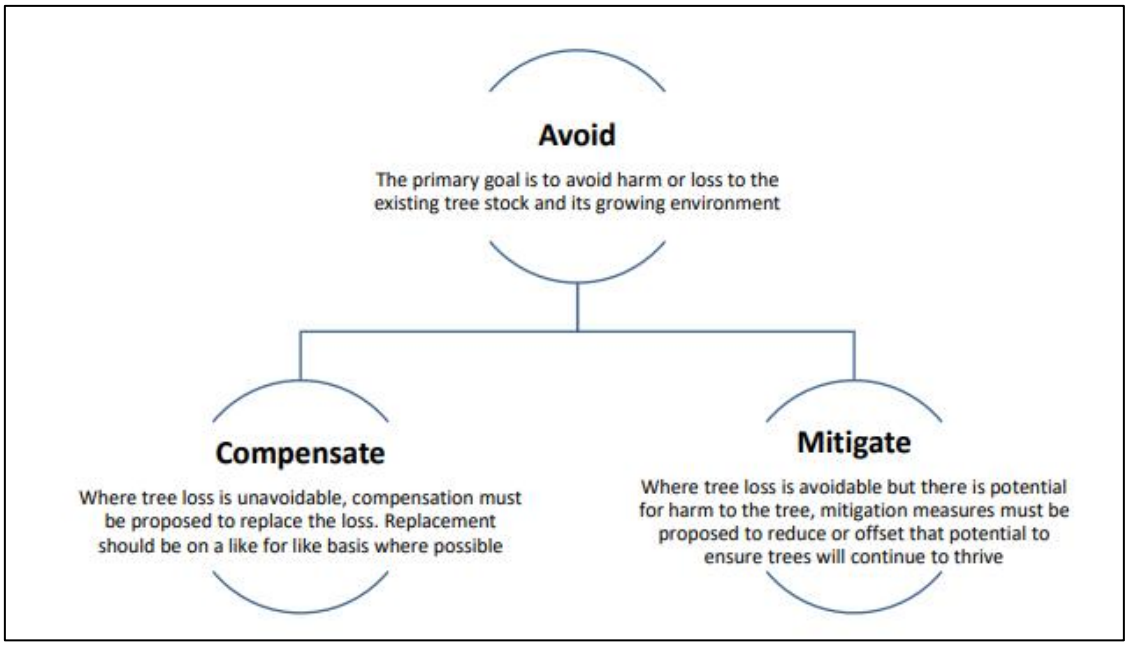


Figure 6.1 – *Mitigation Hierarchy summary*

Direct Arboricultural Impact

Tree Loss

The proposed development will require the removal of 6 trees that fall directly within the footprint the footprint of the new office building, associated hardstanding, and reconfigured parking and access areas. Only trees explicitly identified for removal in the survey schedule have been included.

All trees proposed for removal are highlighted in the tree schedule and shown on the Tree Removal and Retention Plan with a red shaded crown.

Table 6.2 – Summary of trees recommended for removal

	A	B	C	U	Grand Total
Partial Removal					
Group	0	0	0	0	0
Hedge	0	0	0	0	0
Woodland	0	0	0	0	0
Remove					
Group	0	0	1	0	1
Hedge	0	0	0	0	0
Tree	0	0	5	0	5
Grand Total	0	0	6	0	6

All of the tree removals are from low quality (Category C). A review of the age profile of the loss is presented in **Table 6.3**.

Table 6.3 – Summary of tree losses by age

	A	B	C	U	Grand Total
Partial Removal					
Mature	0	0	0	0	0
Early Mature	0	0	0	0	0
Semi Mature	0	0	0	0	0
Young	0	0	0	0	0
Remove					
Young	0	0	3	0	3
Semi mature	0	0	0	0	0
Early mature	0	0	0	0	0
Mature	0	0	3	0	3
Over mature	0	0	0	0	0
Grand Total	0	0	6	0	6

Summary of Tree Loss

- The majority of removals are Category C trees with limited arboricultural merit.
- The following trees and groups are proposed for removal due to direct conflict with the development footprint: T010, T011, T012, T014, T015 and G013.
- No Category B trees are proposed for removal.
- No Category U trees require removal as part of this development.
- No Category A trees are present on the site.
- All other trees and groups can be retained and protected in accordance with the Tree Protection Plan (TPP).

Compensation for tree loss

A key component of the project is to restore and enhance the landscape character of the farmstead following the removal of trees required to facilitate the new office building, hardstanding and associated access improvements. A landscape plan has been prepared that sets out the proposed new planting and wider soft landscape enhancements across the site.

The landscape proposals have been developed to:

- Reinstate green infrastructure lost as a result of the development.
- Strengthen the vegetated framework around the farm complex.
- Support biodiversity objectives through the introduction of native planting.
- Integrate the new office building into the surrounding rural landscape.

The key elements of the landscape mitigation include:

- Mixed native species planting, selected to reflect local soil conditions and the characteristic hedgerow and small woodland structure of the surrounding countryside.
- Use of locally appropriate native species to maximise ecological value, providing food, shelter and habitat connectivity for birds, invertebrates and small mammals.
- Planting design aligned with biodiversity principles, ensuring species diversity, structural variety and long term resilience.
- Strengthening of boundary vegetation, helping to soften the new building and maintain the rural character of the site.

These measures ensure that the limited tree loss associated with the development is appropriately compensated, delivering a net improvement to the site's landscape structure and ecological function.

Impact Assessment

The proposed scheme requires the removal of five Category C trees and one Category C tree group, all of which fall directly within the footprint of the new office building, associated hardstanding, and reconfigured access and parking areas. These trees have limited arboricultural merit and modest remaining contribution, and their removal is directly linked to the spatial requirements of the development. No Category A, B or U trees are affected by the proposals, and no protected trees or designated groups are present within or adjacent to the working area.

The arboricultural impact of these removals is therefore localised and limited in scale, with change occurring primarily within the immediate development envelope of the existing farm complex. The wider treescape, including boundary vegetation and retained tree groups, remains unaffected and continues to provide landscape structure, screening and ecological value.

Given the low quality of the trees to be removed, the contained nature of the works, and the proposed landscape mitigation, the overall level of change arising from the loss or alteration of trees is considered to be discernible but not material. The scheme represents a proportionate and balanced response to the arboricultural constraints of the site, with clear opportunities for long-term landscape and ecological enhancement through native planting and boundary strengthening.

Damage to the Rooting Environment

Development activities have the potential to damage the rooting environment of retained trees through soil compaction, root severance, changes in soil levels, or contamination. To prevent such harm, each retained tree or group is assigned a Root Protection Area (RPA), which forms a Construction Exclusion Zone (CEZ). No unauthorised works, storage, or vehicle movements may occur within these areas.

Within this scheme, several retained trees have RPAs that lie close to the proposed new office building, areas of new hardstanding, and the reconfigured parking layout. Where works must occur within or immediately adjacent to RPAs, specific protection measures will be implemented to ensure that retained trees are not adversely affected.

An overview of the protection measures is provided below and expanded upon in the Arboricultural Method Statement (AMS).

Tree Protection Fencing

Tree Protection Fencing will be installed exactly as shown on the TPP, enclosing the RPAs of:

- T006, T008, T009, T016, T017, T018, T020, T021

- G001 and G022

These fenced areas form the Construction Exclusion Zone (CEZ). Within the CEZ:

- No access
- No excavation
- No storage of materials
- No plant movement
- No ground level changes

Fencing must be erected prior to any works and remain in place until all construction activity is complete.

Ground Protection Requirements

Ground protection is required in all hatched areas shown on the TPP. These locations correspond to areas where construction access, material movement or hardstanding installation occur close to RPAs.

1. Access corridor between existing structure and the new office footprint

Adjacent to:

- T017 (C)
- T018 (C)

Ground protection is required to prevent compaction from foot traffic and plant movement.

Existing hard surfaces may be retained as temporary protection. If removed, they must be replaced immediately with:

- Scaffold boards over a compressible layer, or
- A proprietary cellular confinement system

Works Within or Adjacent to RPAs

General Principles

- Avoid RPAs wherever practicable.
- Where unavoidable, works will be undertaken using low-impact methods under arboricultural supervision.
- No mechanical excavation is permitted within RPAs unless specifically agreed and supervised.

Excavation Protocols

- All excavation within or adjacent to RPAs will be carried out using hand tools or air spade.
- Roots >2.5 cm retained where possible.
- Roots >10 cm not cut unless unavoidable and only with arboricultural approval.
- Exposed roots covered immediately with damp hessian.

Root Pruning

- Clean, sharp tools only.
- Cuts made 10–20 cm behind the excavation face.

- No pruning during frost, drought or extreme heat.
- All pruning supervised by the project arboriculturist.

Topography and Soil Levels

The site contains gentle level changes typical of a working farmstead. These influence how RPAs interact with the proposed works:

- RPAs often sit slightly higher than new hardstanding areas.
- Excavation from the lower side reduces likelihood of encountering major roots.
- No raising or lowering of soil levels is permitted within RPAs.
- New surfacing must tie into existing levels without creating steps or soil build-up against stems.

Arboricultural Supervision Requirements

Supervision is required at the following stages:

1. Pre-commencement meeting
2. Installation of protective fencing
3. Supervised excavation within RPAs, including:
    - Foundations near T009 and T017
    - Service runs and drainage investigations
    - Removal of existing hard surfaces within RPAs
4. Installation of ground protection
5. Final inspection and sign-off

All works must comply with BS5837:2012 and the approved TPP.

Site-Specific Tree Considerations

- T009 (Category C) is located immediately adjacent to the area of new hardstanding, with its RPA overlapping the working corridor. Excavation in this zone must be supervised, and ground protection is required along the access route to prevent compaction.
- T017 (Category C) sits close to the proposed office footprint, with its RPA intersecting the foundation zone; no mechanical excavation may occur on the tree-facing side, and all works must be undertaken under arboricultural supervision.
- T020 (Category B) is a higher-value retained tree with an RPA lying close to proposed service runs; no root pruning is permitted without arboricultural approval, and ground protection will be required wherever plant or machinery passes within 5 m of the canopy.
- T018 (Category C) is positioned near the reconfigured parking area, and works must avoid cutting into the RPA from the tree-facing side; any roots encountered must be assessed by the supervising arboriculturist.
- G001 (Category C), forming a boundary group, is affected only at the outer edge of its RPA; no excavation is permitted within the group interior, and ground protection is required where access passes nearby.
- T021 & G022 (Category C), forming the woodland edge, is fully retained, with fencing enclosing the entire RPA and no works permitted within the CEZ.
- To further protect retained trees during foundation installation, the trench for the new building will be lined with a non-permeable membrane, ensuring that wet concrete, cement washings, grout, or any other hazardous construction residues cannot leach into the surrounding soil or migrate into the root zone. This measure provides an additional safeguard where foundations are positioned close to RPAs, preventing chemical contamination and maintaining suitable soil conditions for long-term tree health.

Hazardous Materials

- Any mixing of cement-based materials is to take place outside the RPAs of all trees. Provision shall be made to ensure that the mixing area is contained so that no water runoff enters the RPA of any trees. All mixers and barrows shall be cleaned within this dedicated mixing area.
- All other chemicals hazardous to tree health, including petrol and diesel, are to be stored in suitable containers as specified by the Control of Substances Hazardous to Health (COSHH) Regulations (HMSO, 2002: The Control of Substances Hazardous to Health Regulations 2002), and kept away from the RPAs.

Details of the generic methodology to be employed are given in the Arboricultural Method Statement (AMS) found in the External Appendices of this report.

Installation of services & drainage

Where new services and drainage runs are required, they shall be located outside the RPAs of retained trees where possible. It will be necessary to locate new service, and drainage runs within the RPAs of retained trees, it is necessary that these works be undertaken with Arboricultural supervision.

Should this not be possible then the methods of work will follow the recommendations in the National Joint Utilities Group (NJUG) guidance, in order to reduce the adverse impact to trees resulting from root damage and severance during installations; BS5837 (2012) recommends the NJUG guidance as a normative reference to be used in these circumstances.

Damage to retained tree canopy

The canopy of all the retained trees is close to the development envelope and there is not requirement for any facilitation pruning as part of this project, however, if trees require any pruning of low crowns or branches, or tying back to create space during demolition and construction, contact the supervising arboriculturist and/ or permission from LPA will be required.

Cabins and Site Facilities

The location of any site welfare facilities shall need to be considered in terms of potential impact on trees, and should all be placed outside of the protection areas of retained trees. There is ample room for the siting of cabins and storage of materials / spoil during the demolition and construction phase within the wider site.

Where this is not possible further advice should be sought from the appointed arboriculturist and in some circumstances, it may be possible to construct temporary ground protection and adjust fencing, but this is only to be considered as a last resort.

Principles of Tree Protection

All construction activities have the potential to cause harm to the retained trees on site. It is therefore necessary that measures are employed across the site to limit the potential for such harm and prevent any long-term negative impacts on the trees.

Arboricultural Method Statement is included within this report which provides generic details on what protective measures are required, how they will be implemented and what supervision is required to ensure that the measures remain in place and fit for purpose. It has been prepared to inform the planning and the construction/ development process.

The following principles for the protection of retained trees will be adopted across the site for the duration of the project:

- All retained trees will be protected by fencing that will form the CEZ.
- Where fencing cannot provide the necessary protection measures, alternative systems will be installed that will ensure retained trees are protected. This may include the use of either temporary or permanent ground protection.
- There will be no storage of materials, or access for construction workers or machinery within any CEZ. There will be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes.
- Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage.
- There will be no fires within a CEZ.
- There will be no use of herbicides within a CEZ.

7.0 CONCLUSION

A detailed tree survey has been undertaken to assess the extent, age, condition and quality of the tree stock across the site. The proposed development—comprising a new office building, associated hardstanding, reconfigured parking and minor access adjustments—has been designed to retain the majority of trees, with only low-quality Category C specimens requiring removal to facilitate the scheme. No Category A, B or U trees are affected by the proposals.

The construction processes associated with the development are highly unlikely to have a detrimental effect on the health or stability of retained trees, provided that the recommendations set out in this report, the Tree Protection Plan (TPP) and the Arboricultural Method Statement (AMS) are fully implemented. Where works occur close to RPAs, appropriate measures such as hand excavation, controlled root pruning, ground protection, non-permeable membrane lining of foundation trenches, and arboricultural supervision will ensure that retained trees remain viable in the long term.

The final layout achieves a balanced and proportionate response to the arboricultural constraints of the site. All retained trees are expected to remain in place following completion of the works, and the scheme incorporates a landscape enhancement strategy that introduces new native planting to strengthen the site's ecological and visual character.

The Arboricultural Method Statement and Tree Protection Plan address the following key issues:

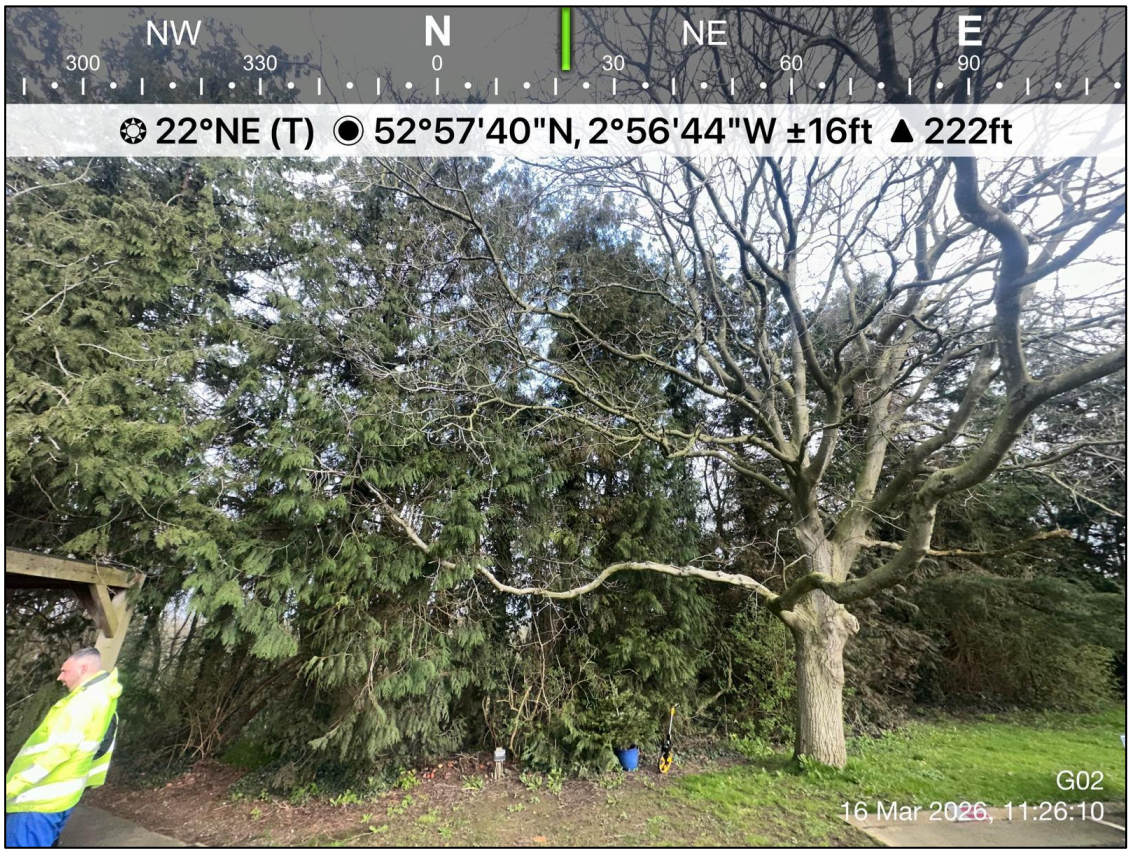
- Communication procedures between the contractor and the appointed arboriculturist
- Specification of required tree works
- Methods of working in proximity to retained trees
- Installation and maintenance of tree protection barriers
- Installation of temporary ground protection to prevent compaction
- Location of site cabins, welfare units and material storage
- Arboricultural supervision schedule covering all critical stages of construction

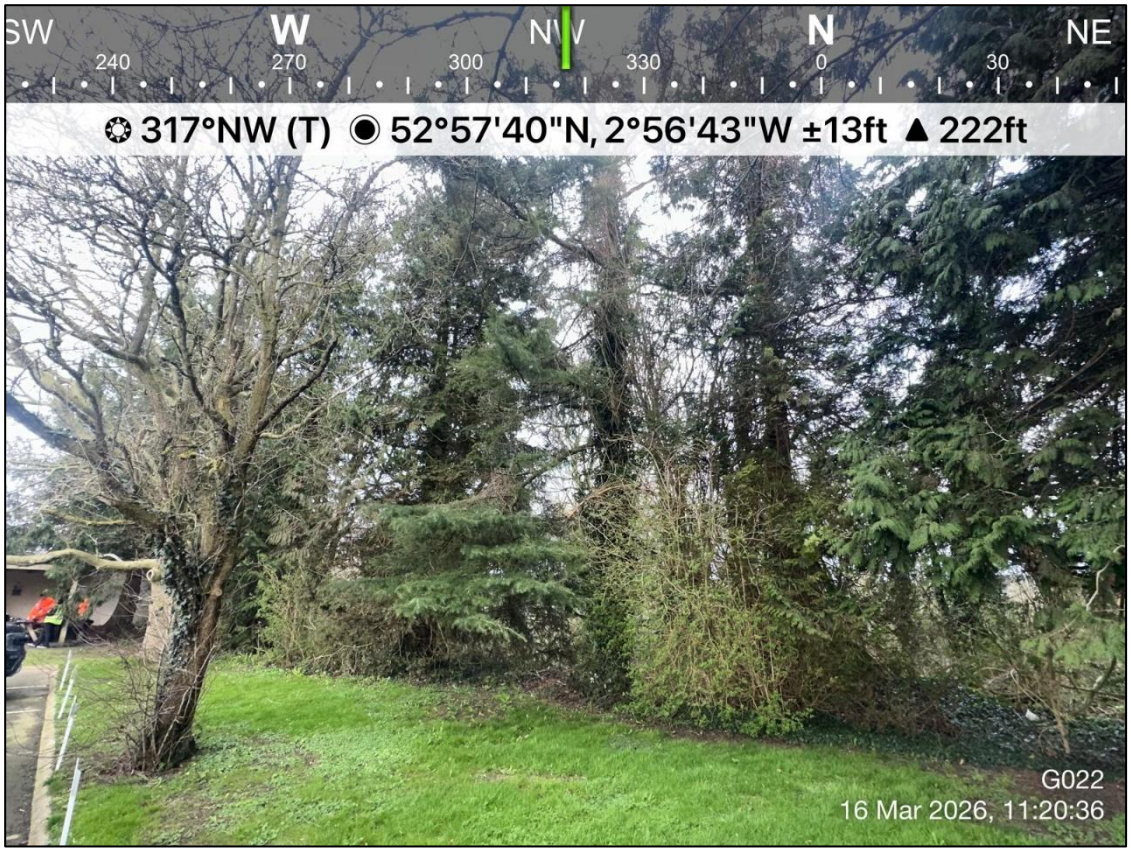
With these measures in place, the development can proceed without causing unacceptable harm to retained trees, and the completed scheme will deliver a net improvement to the site's landscape structure and ecological value.

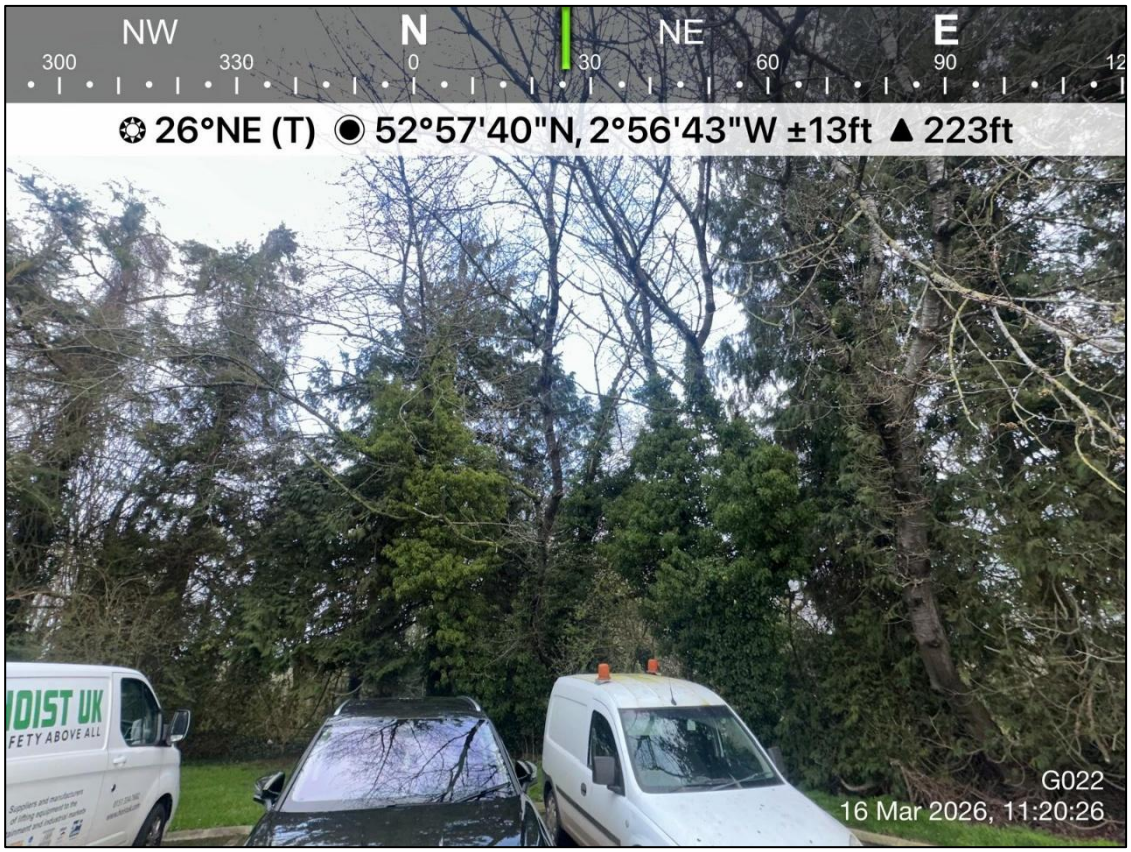
8.0 REFERENCES

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- Gov.wales (2024) Planning Policy Wales 12th edition https://www.gov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdf
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- Trees in the Townscape: A Guide for Decision Makers, published by the Trees & Design Action Group http://www.tdag.org.uk/
- National Joint Utilities Group (2007) Volume 4, Issue 2: Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees www.njug.org.uk/publications/

9.0 SITE PHOTOGRAPHY






NW
N
NE
E
300
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0
30
60
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26°NE (T) 52°57'40"N, 2°56'43"W ±13ft ▲223ft
G022
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S
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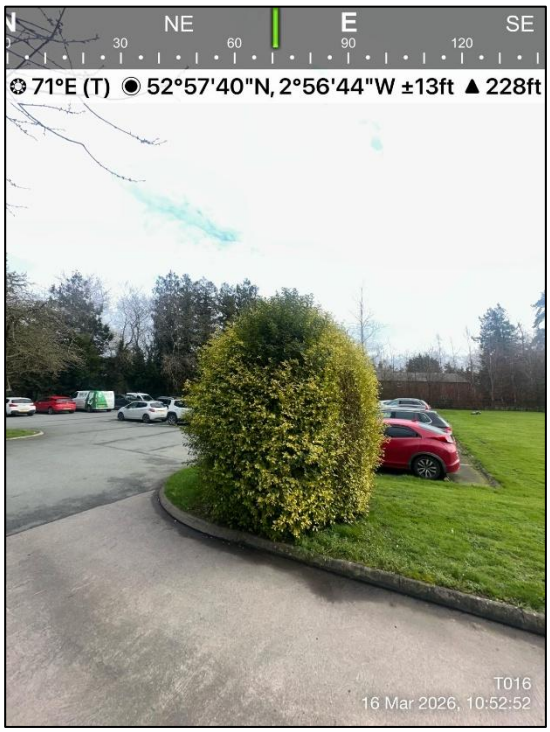

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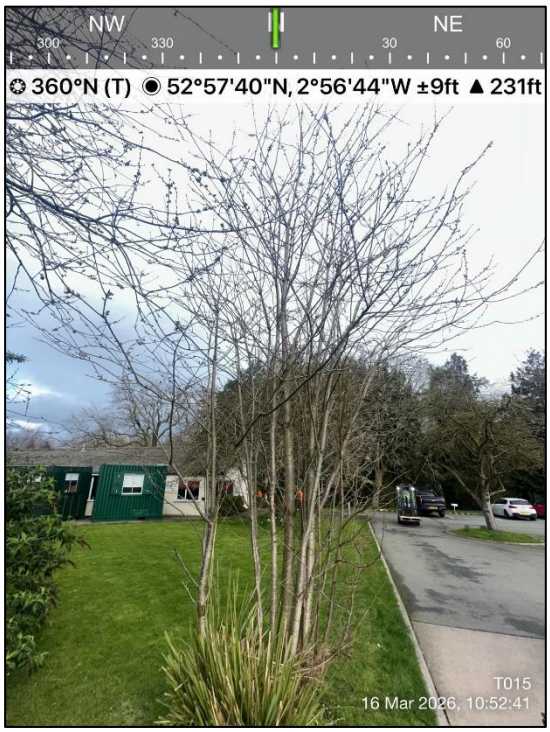

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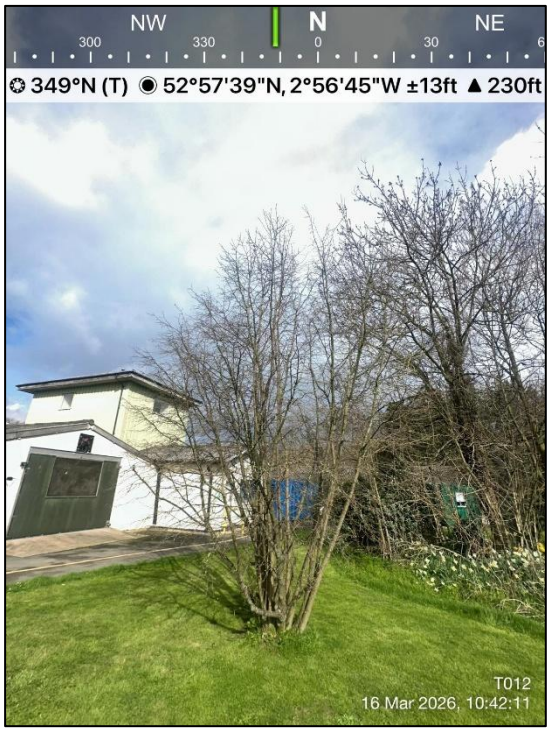

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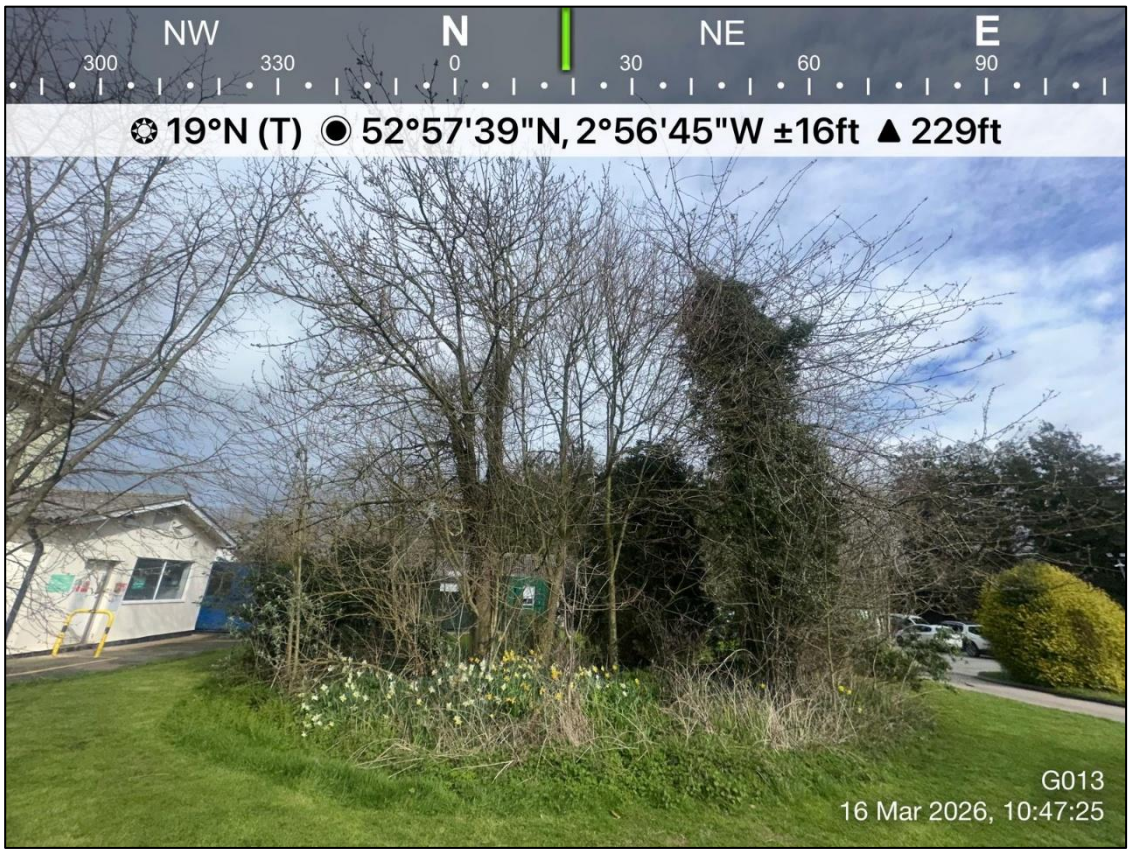

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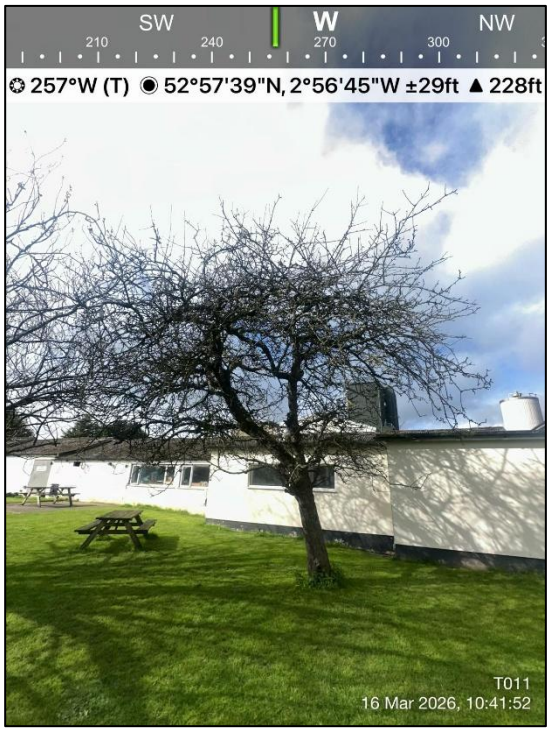

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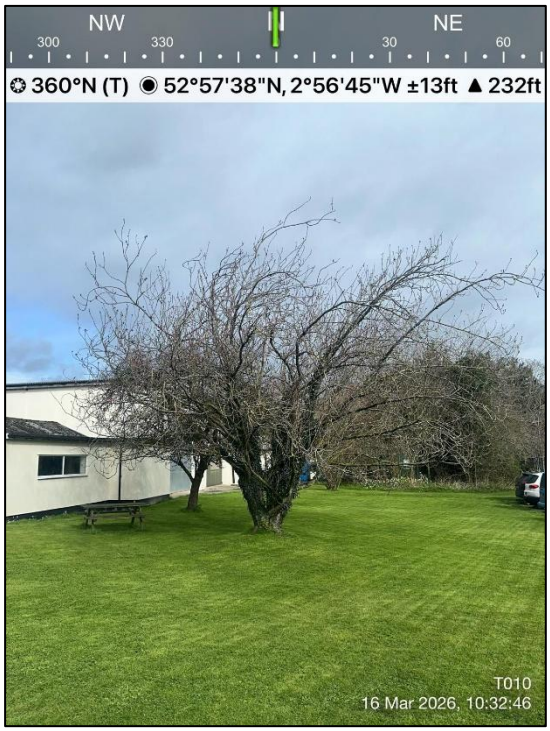

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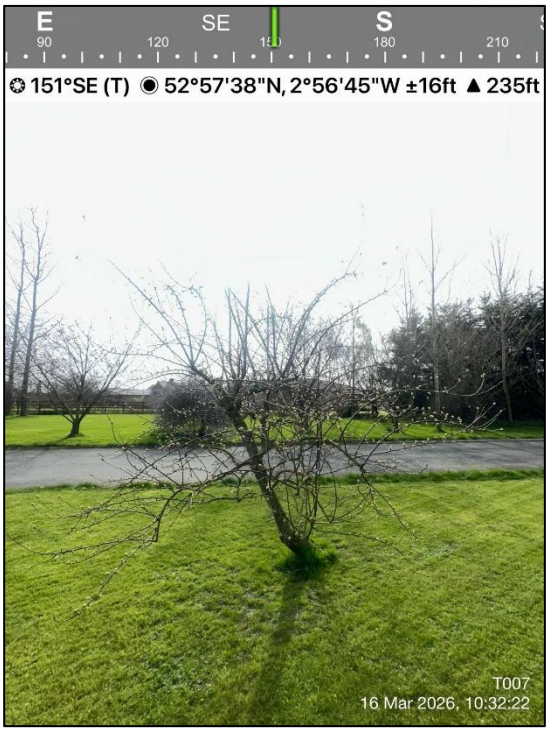

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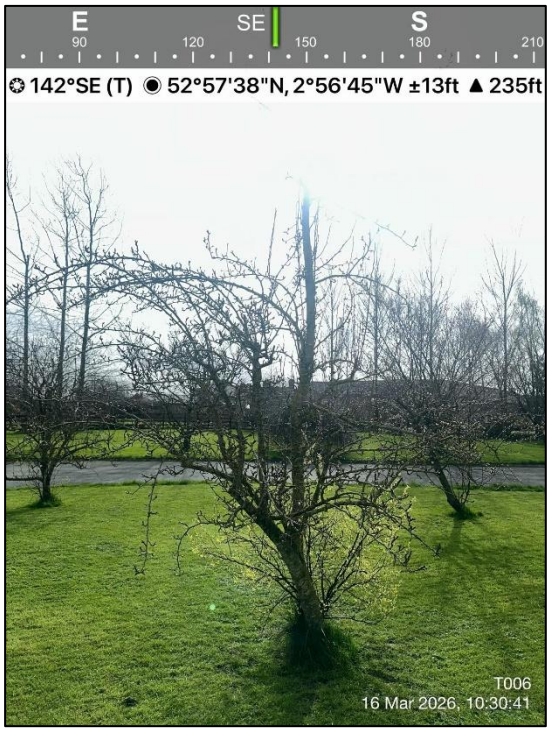

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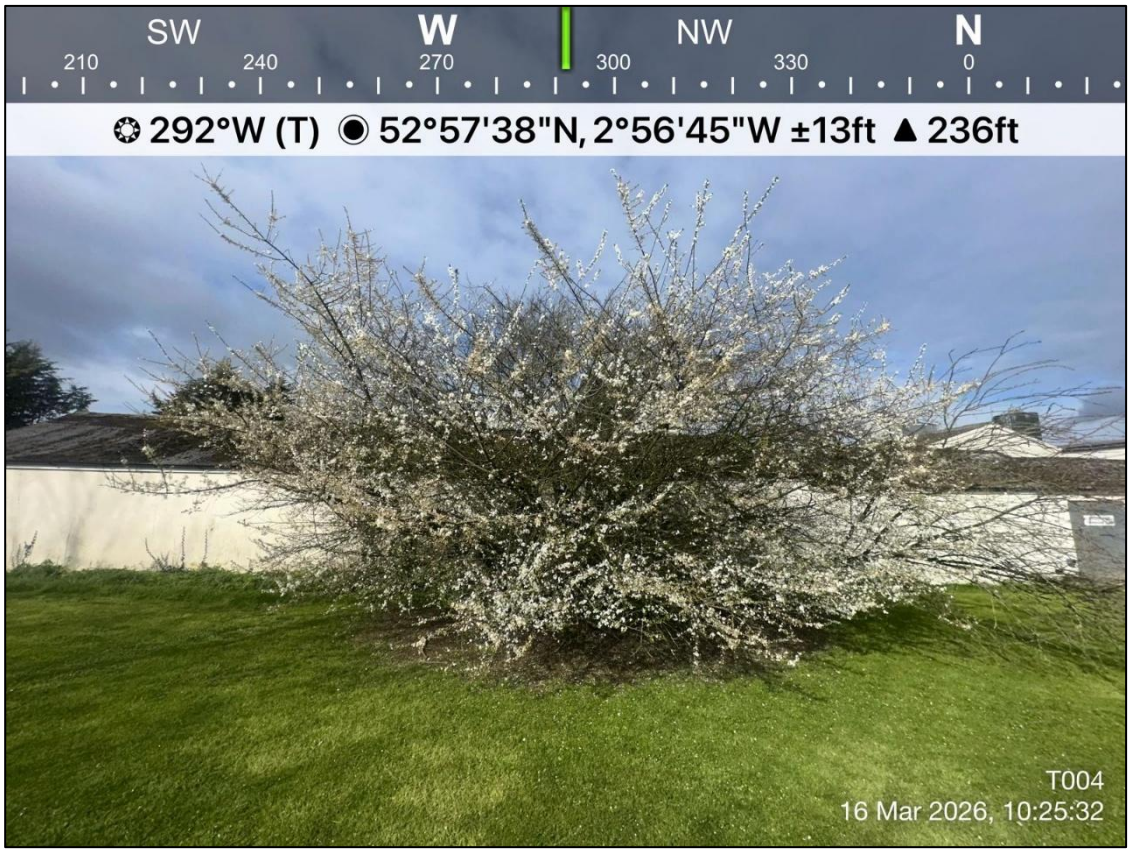

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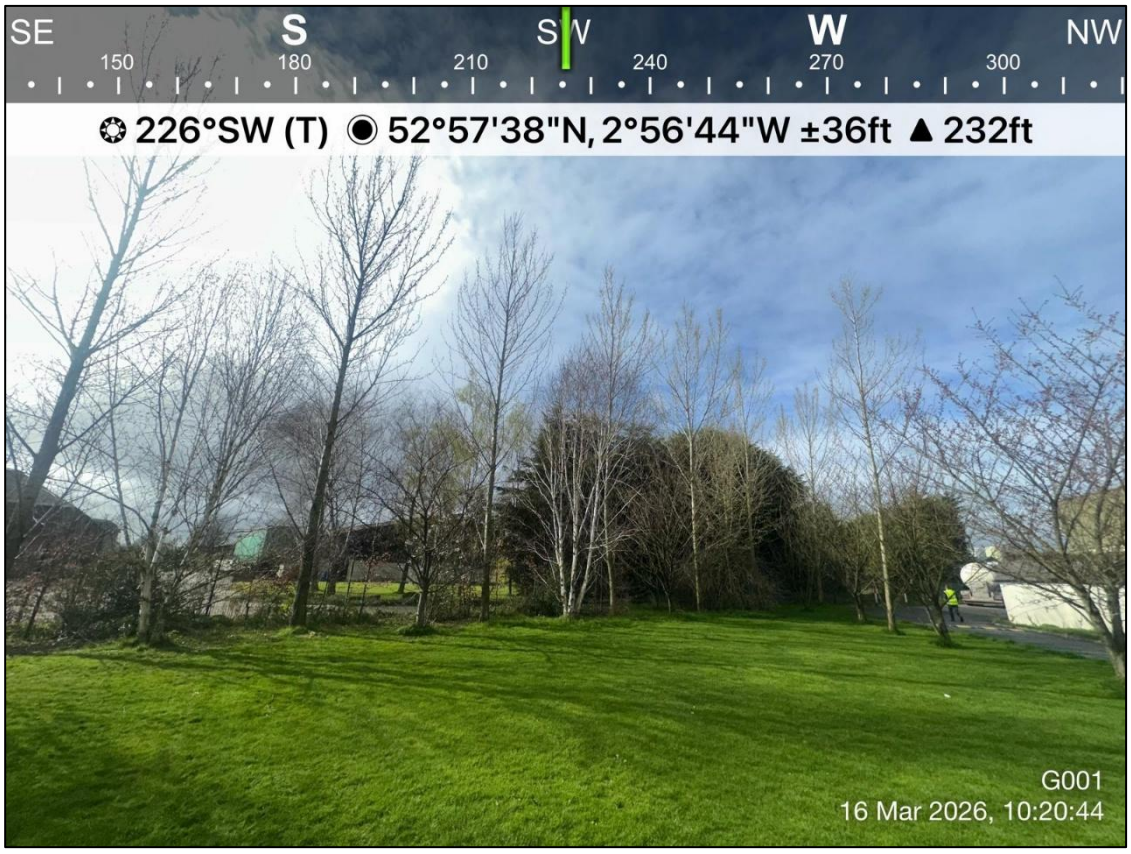

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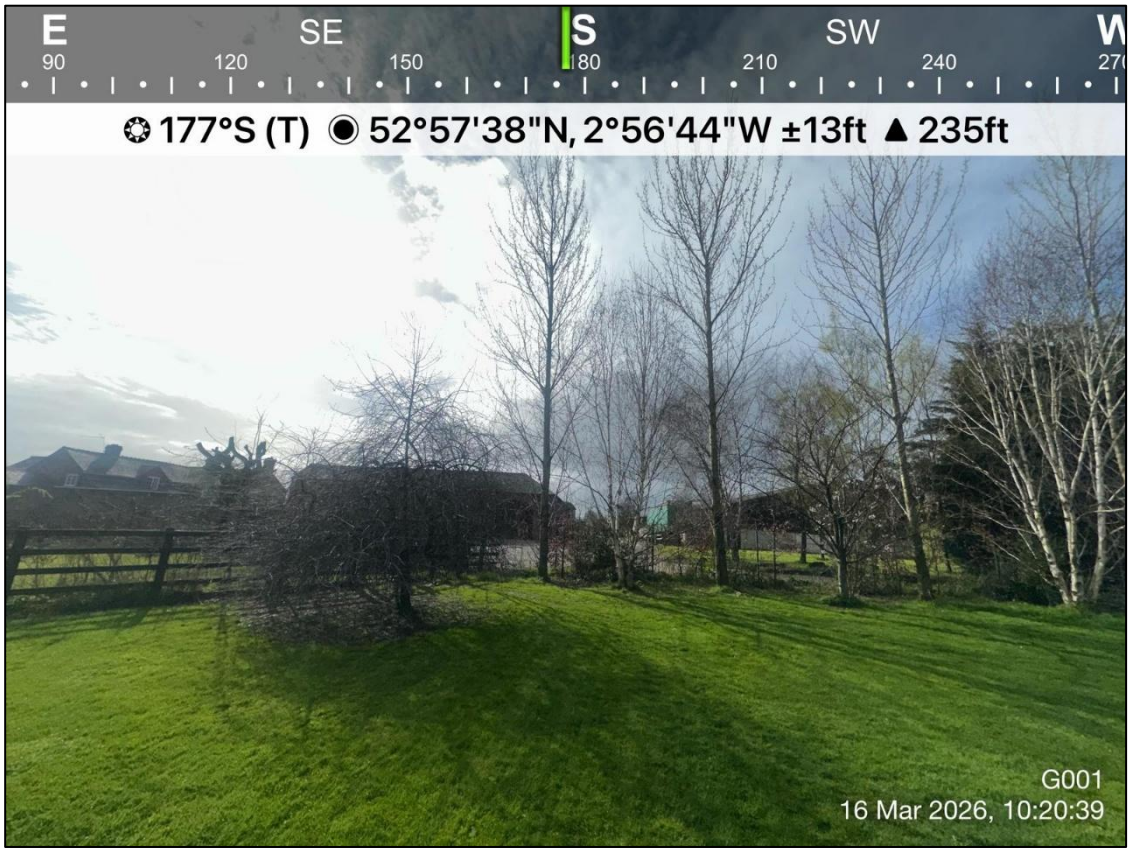

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NE
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30
60
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APPENDIX I – BS 5837 (2012) Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	**Criteria (including subcategories where appropriate**			**Identification on plan**
Category U 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 another category U trees. • (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated • by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**			**Red**
Trees to be considered for retention				
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Category A Trees of 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 those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)	**Green**
Category B Trees of moderate quality with an 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 growing 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	**Blue**
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	Unremarkable trees of 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 collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	**Grey**

ROOT PROTECTION AREA (RPA):	**VETERAN OR ANCIENT TREE BUFFER (VTB/ATB)**	**ANCIENT WOODLAND BUFFER (FOR ASNW, PAWS OR ARW)**
These are normally represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level, but the shape of the RPA may be altered where site conditions dictate that there are sound reasons to do so.	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.	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.

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.

An 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 BS5837:2012; summary definitions as follows (see BS5837 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:

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.

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 stem diameter measured at 1.5m above ground level, but 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.