

Leconfield Industrial Estate – iSH Hub

784-B076698

Arboricultural Impact Assessment

Morgan Sindall Construction

March 2026 (revised April 2026)

Document prepared on behalf of Tetra Tech Limited. Registered in England number: 01959704



TETRA TECH

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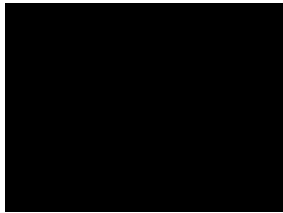
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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The 'Leconfield iSH Hub' (the site) is located in Cleator Moor, Cumbria and is centred at Ordnance Survey National Grid Reference NY 01748 15539. The site is approximately 1.31 hectares and is located south of Leconfield Street. The iSH Hub site is immediately east of the Leconfield Main Site Plots 9 and 12 boundary.
Proposals	Full planning approval is sought for the erection of a mixed-use Hub building with associated car parking.
Scope of this Report	BS5837:2012 Arboricultural Impact Assessment report.
Results	One Category U tree can be removed as part of general arboricultural management, irrespective of the development. The proposed development requires an overall loss of two Category C groups of shrubs. These provide limited visual amenity value or arboricultural merit. There is good scope within the site for new tree, shrub and hedge planting to mitigate any impact associated with the proposed shrub removals. The details for new landscaping are set out on the Landscape Plan. Following removal of T04, G02 and G03, there will be no trees left within the development boundary, therefore it is unlikely that an Arboricultural Method Statement and Tree Protection Plan will be required. No pruning is required to accommodate the development.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech was commissioned by Morgan Sindall Construction to undertake an Arboricultural Impact Assessment (AIA), in accordance with BS 5837:2012ⁱ, of Leconfield Industrial Estate – iSH Hub, hereafter referred to as “the site”.

This impact assessment follows the Tetra Tech Tree Survey Report (ref: 784-B076698 Leconfield Industrial Estate The Hub V01) dated 17/03/2026.

This report has been prepared by Senior Arboriculturist Tom Baron BSc. (Hons) TechArborA, and the conditions pertinent to it are detailed at Section 2.4.

1.2 SITE DESCRIPTION

The ‘Leconfield iSH Hub’ is located in Cleator Moor, Cumbria and is centred at Ordnance Survey National Grid Reference NY 01748 15539.

The site comprises buildings, hardstanding and grass road verges. The land surrounding the applicant’s wider ownership is a mixture of built-up areas and agricultural fields. Cleator Moor town centre is located approx. 300 m south of the site.

1.3 DEVELOPMENT PROPOSALS

The development proposals consist of the erection of a mixed-use Hub building with associated car parking.

1.4 PURPOSE OF THE REPORT

The purpose of this report is to:

- Produce an AIA to evaluate the arboricultural impact the proposed development will have on the trees, groups, woodlands and hedges within and adjacent to the site.
- Provide a Tree Retention and Removal Plan (TRRP) in accordance with the BS 5837:2012.

The details of this report will remain valid for a period of 24 months, after which the validity of this assessment should be reviewed to determine whether further updates are necessary as tree health and condition may change. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

2.0 METHODOLOGY

2.1 DESK STUDY

A desk study has been conducted to identify if any statutory or non-statutory designations are present at or adjacent to the site, and is detailed within the Tetra Tech Tree Survey Report (ref: 784-B076698 Leconfield Industrial Estate The Hub V01) dated 17/03/2026.

2.2 SURVEY SCOPE

The Tetra Tech tree survey of individuals, groups of trees, woodlands and hedgerows in accordance with BS 5837:2012 guidance, and is detailed within the Tetra Tech Tree Survey Report (ref: 784-B076698 Leconfield Industrial Estate The Hub V01) dated 17/03/2026.

2.3 ROOT PROTECTION AREA

The protection of the roots and soil structure within the RPA should be treated as a priority. To avoid damage to the roots or rooting environment of retained trees, the RPA has been calculated in accordance with section 4.6 of BS5837:2012.

This methodology is recommended as the minimum area around a tree that contains sufficient roots and rooting volume to maintain viable tree vigour and structure. Where groups of trees, woodlands and hedgerows have been assessed, the RPA has been shown based on the maximum sized tree stem in each arboricultural feature, and so may exceed the RPA required for some of the individual specimens within the feature.

2.4 LIMITATIONS

The survey was undertaken from ground level only.

If trees have been recorded beyond the extent of the site (up to 15m), all dimensions have been estimated and the condition assessed from within the site unless otherwise stated.

The details within this report provide no information on the health and safety of the trees on or adjacent to the site. This report cannot be used as a tree health and safety or a tree risk-benefit management assessment. If there are concerns pertaining to tree health and safety, a separate survey and assessment should be conducted.

Trees are dynamic structures which are constantly growing and changing. Whilst reasonable effort has been made to identify defects which may compromise the trees longevity, no guarantee can be given as to the safety or otherwise of any individual or collective trees.

The desk study confirming statutory and non-statutory constraints uses publicly accessible third-party information, meaning the results of this exercise are only as accurate as the information available at the time of the assessment.

Provisional Tree Preservation Orders (TPOs) may be made whenever a local planning authority deems it appropriate, with only those persons interested in the land served with a copy of the Order.

A further search for the presence of TPOs should be carried out prior to commencement of any tree works or removals specified within this report.

It may be necessary to undertake further assessment to assist with foundation design calculations to comply with current building regulations and NHBC Chapter 4.2 Building near Treesⁱⁱ.

Where possible, the location of the trees identified at the site have been plotted using a topographical survey, which has been supplied by the client. If no topographical survey data has been provided, tree locations have been plotted using GPS, aerial photography and OS maps, which have a reduced accuracy. Exact locations of trees will require cross referencing with topographic survey data should it become available.

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The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

3.0 LEGISLATION AND POLICY

3.1 TOWN AND COUNTRY PLANNING ACT 1990ⁱⁱⁱ

Section 197 states planning permission should include appropriate provision for preservation and planting of trees. Section 198 states local planning authorities have the powers to impose TPOs where it is expedient in the interests of amenity.

Section 211 of the Act protects trees which are situated within a Conservation Area but are not protected by a TPO. Works required to a tree situated within a Conservation Area must be notified to the local planning authority, using a 'section 211 notice', six weeks before carrying out the work, unless an exception applies. The work may go ahead before the end of the six-week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.

3.2 THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012^{iv}

This Act governs TPOs across England. A TPO is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:

- Cutting down
- Topping
- Lopping
- Uprooting
- Wilful damage
- Wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. Cutting roots is also a prohibited activity and requires the authority's consent.

Exemptions for the need to obtain formal consent include, but are not limited to:

- Dead trees.
- The removal of dead branches.
- Works necessary to remove a risk of serious harm.

Works necessary to implement a planning permission (excluding outline planning permission) or where permission is granted under the Town and Country Planning (General permitted Development Order 1995) (as amended).

3.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) DECEMBER 2024^v

In relation to this report, there are three paragraphs of the NPPF which should be considered. Paragraph 136 states: ‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.’

Paragraph 187 (b) states: ‘Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;’

And most importantly, paragraph 193 (a, c & d) states: ‘When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.’

4.0 RESULTS

4.1 DESK STUDY

The results from the Tree Survey Report can be seen in Table 1: below.

Table 1: Summary of Statutory and Non-Statutory Constraints that Affect the Site

Constraint	Present?	Source	Details
TPO	No	Copeland Borough Council ^{vi}	N/A
Conservation Area	No	Copeland Borough Council ^{vii}	N/A
Ancient Woodland	No	Multi Agency Geographical Information for the Countryside (MAGIC) ^{viii}	N/A
Ancient/Veteran/Notable Tree	No	Ancient Tree Inventory ^{ix}	N/A

4.2 TREE SURVEY

4.2.1 SUMMARY

The tree survey was conducted on the 23rd February by Tetra Tech Senior Arboriculturist Tom Baron.

An overall assessment of seven individual trees and three groups of trees was made during the survey.

Tree T04 and groups G02 and G03 are located within the site boundary. Trees T01, T02, T03, T05, T06, T07 and group G01 are located outside of the development boundary, but within the applicant's wider ownership boundary.

No ancient, veteran or notable trees were found on site.

A summary of the tree survey results by BS 5837:2012 Tree Category is shown below. The full survey results can be viewed in the TS in Appendix B and on the TCP in Appendix C.

4.2.2 HIGH VALUE FEATURES (CATEGORY A)

No trees of high quality and value, Category A, were recorded

4.2.3 MODERATE VALUE FEATURES (CATEGORY B)

Three individual trees (T01 to T03) of moderate quality and value, Category B, were recorded.

4.2.4 LOW VALUE FEATURES (CATEGORY C)

Three individual trees (T05 to T07) and three groups of trees (G01 to G03) of low quality and value, Category C, were recorded.

4.2.5 FEATURES UNSUITABLE FOR RETENTION (CATEGORY U)

One individual tree (T04) has been identified as Category U, unsuitable for retention. These trees are in such a condition that they cannot be realistically retained under the current land use context for more than 10 years. These trees (subject to statutory controls) can be removed as part of appropriate arboricultural management, or retained if deemed safe by an arboriculturist under both existing and proposed land-use.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

5.1 REFERENCE DOCUMENTS

To assess the impacts of the proposed development on the trees, groups and hedges at the site, the proposed site plan was overlaid onto the TCP to create a Tree Retention and Removal Plan (TRRP). As well as identifying trees required to be retained and removed to facilitate the proposed development, the TRRP assessed potential conflicts between the arboricultural constraints (such as the RPA and tree crowns) and the proposed site plan. The TRRP can be found below at Appendix D of this report.

The following documents have been referenced to create these plans:

- Topographical Survey – ISH-NOR-19-ZZ-D-A-90000-SITE LOCATION PLAN- (1)
- Proposed Site Plan (Landscape Plan) – ISH-ONE-ZZ-ZZ-D-L-0003-P05_SoftLandscapeGA

5.2 TREES TO BE REMOVED

The trees and groups requiring removal to facilitate the construction of the proposed development are summarised below in Table 2.

Table 2: Trees and groups to be removed or partially removed to facilitate the construction of the proposed development

Reason for Removal	Full or Partial Removal	BS5837:2012 Tree Category				Total number of features
		A	B	C	U	
Proposed Development	Full	-	-	G02 & G03	-	2 groups
Poor condition	Full	-	-	-	T04	1 tree

T04 is in poor condition and could be removed as part of general arboricultural management, irrespective of the development.

To implement the Proposed Development, there will be an overall loss of two small Category C groups of trees (G02 & G03).

The groups proposed for removal mostly comprise small shrubs and provide limited visual amenity value or arboricultural merit. The loss of these groups will not materially impact overall quality of tree cover on the site and there is good scope within the site for new tree, shrub and hedge planting, the details of which are set out on the Landscaping Plan.

5.3 RPA IMPACTS

As the protection of soil and roots within the RPA must be treated as a priority, the primary position for any construction activities should be situated outside of these protected areas.

There are no significant RPA incursions identified in the proposal in regard to retained trees.

5.4 TREE CROWN IMPACTS

The above ground conflicts between the arboricultural features and the proposed development should be considered in relation to the following:

- Crown spread and relationship to proposed structures. The primary consideration should be whether there will be enough space to prevent branches from damaging structures and whether the proximity of the crown will become oppressive, resulting in future removal pressure.
- Open space under the crown. If this will cause access issues for construction traffic (both vehicular or pedestrian) and future access requirements by the end users.
- Seasonal nuisance (e.g., leaf fall, fruit fall and honey dew drippings).

TREE PRUNING REQUIREMENTS

No pruning works are required to enable the development.

6.0 CONCLUSIONS

One Category U tree can be removed as part of general arboricultural management, irrespective of the development.

The proposed development requires an overall loss of two Category C groups of shrubs. These provide limited visual amenity value or arboricultural merit.

There is good scope within the site for new tree, shrub and hedge planting to mitigate any impact associated with the proposed shrub removals. The details for new landscaping are set out on the Landscape Plan.

Following removal of T04, G02 and G03, there will be no trees left within the development boundary, therefore it is unlikely that an Arboricultural Method Statement and Tree Protection Plan will be required.

No pruning is required to accommodate the development.

APPENDIX A: TREE SURVEY NOTES & BS5837 CASCADE CHART

Attribute	Description
Tree Number/Group Number:	Numerical reference given in sequential order starting at number '1', corresponding with the numbers as set out in Appendix B; trees are given the prefix 'T', groups 'G', woodlands 'W' and hedgerows 'H'.
Species (Common Name and Scientific Name):	The common names are based upon on site identification and expressed according to <i>Tree Guide</i> (Johnson & More, 2004).
Tree height (minimum and maximum for groups, woodlands and hedgerows):	Measured approximately from ground level with the aid of a clinometer and shown in metres (m).
Stem Diameter (measured at 1.5m above ground level):	Diameter measured at approximately 1.5m above ground level. In the case of multi-stemmed trees, measurement is taken of each stem at 1.5m, where there are two to five stems; or a mean stem diameter at 1.5m, where there are more than five stems. Given in millimetres (mm).
Crown spread (4 cardinal points for individual trees, an average for groups, woodlands and hedgerows):	Maximum branch spread measured in metres from the centre of the trunk in the direction of the four cardinal points of the compass (or an average can be given if branches demonstrate an even spread).
Minimum crown clearance:	Height above ground level of the first significant branch and direction of growth, and the height above ground level of the overall canopy.
Age class:	• Young – recently planted (or self-sown) tree, not yet established, typically less than 150mm stem diameter. (Less than 10% life stage). • Semi-mature – fully established tree in the early stages. (10-20% life stage). • Early-mature – approaching full height and crown development. (20-50% life stage). • Mature – fully grown, at full height and crown spread. (50-90% life stage). • Over-mature – fully grown and entering next stage of life e.g. crown dieback and having reduced ability to withstand change. (90-100% life stage).

	• Veteran – surviving beyond the typical age range for the species with a high conservation features. (100+% life stage).
Physiological condition:	Overall health, condition and function of the tree in comparison to a ‘normal’ example of the species of a similar age; e.g. ‘good’, ‘fair’, ‘poor’ or ‘dead’.
Structural condition:	The overall structural condition of the tree including the roots, butt, trunk, limbs and their unions, and the presence of any structural defects, decay or pathological defects. • Good - no significant visible structural defects with a form typical for the species; • Fair - a specimen with only minor defects that are easily remedied or of no long term significance; • Poor - significant and irremediable physiological or structural defects that may lead to early or premature decline; Hazardous - significant structural defects of such a degree that there is a risk of imminent collapse or failure. If deemed necessary, these gradings may be elaborated upon in the ‘Comments’ section.
Comments:	Comments have been made, where appropriate, relating to location, health and condition, structure and form and amenity value within the local landscape.
Estimated remaining contribution:	The estimated time, in years, that the tree will provide a safe contribution to the site (i.e. <10, 10+, 20+ and 40+).
Tree Category:	As assessed and set out within BS5837 Cascade Chart (below).
Root Protection Area (RPA):	Root Protection Area (RPA): As determined through BS 5837. RPA Radius in metres (m) and RPA area shown in metres squared (m²) for individual trees, just RPA Radius for groups, woodlands and hedgerows.

BS5837 Table 1 – Cascade chart

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have serious, irremediable, structural defects, 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) - 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 might be desirable to preserve			DARK RED
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
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 of formal or semi-formal arboricultural features (e.g. the dominant and/or principle 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 other value (e.g. veteran trees or wood-pasture)	LIGHT 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	MID 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 150mm	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 landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

APPENDIX B: TREE SURVEY SCHEDULE

BS5837 Tree Survey Schedule

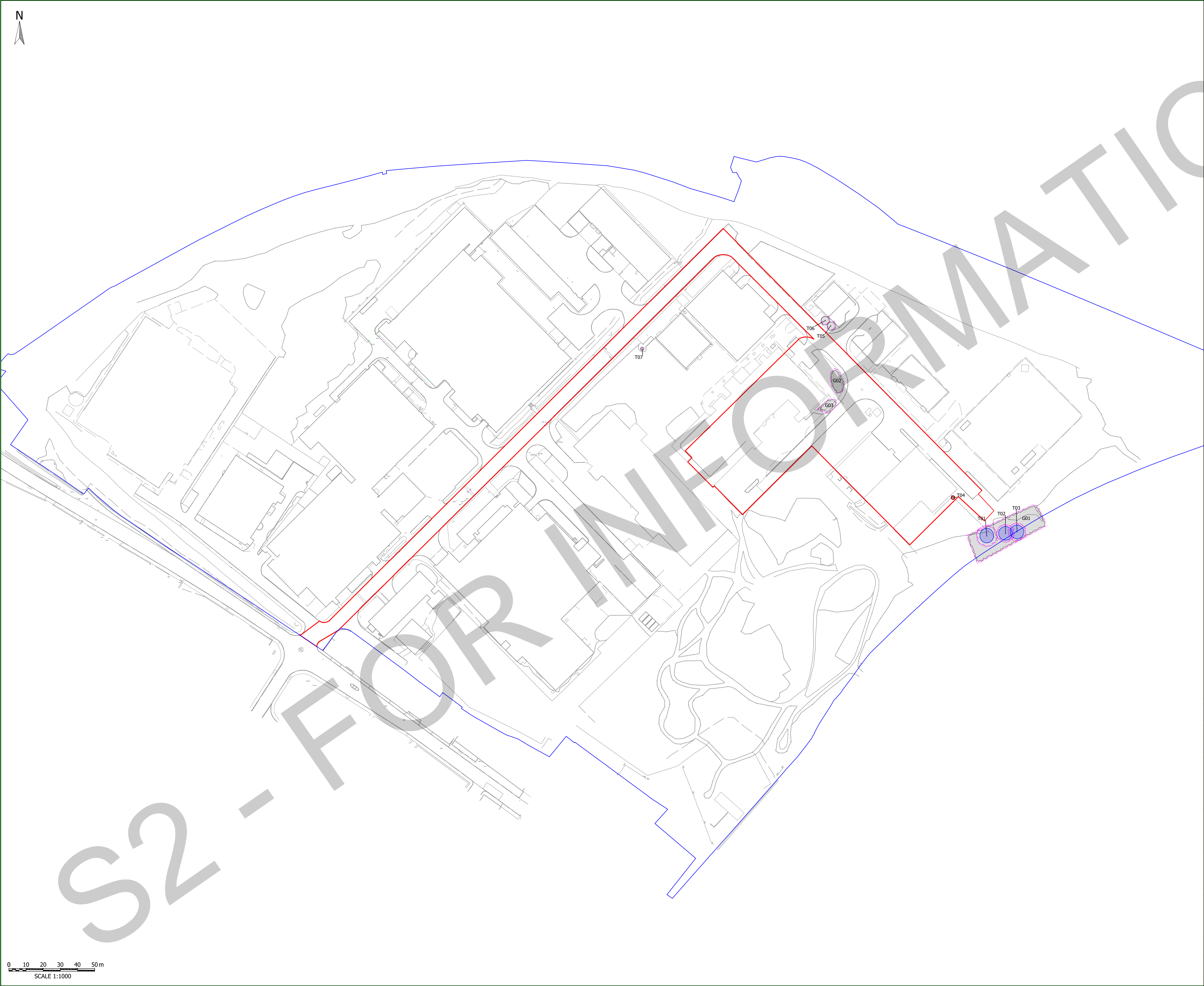
Client: Morgan Sindall Construction
 Site: Leconfield Industrial Estate - iSH Hub
 Survey date: 23/02/2026
 Surveyor: Tom Baron



Tree/Group No.	Species	Full Structure	Measurements	Physiological Condition	Structural Condition	Survey Notes	Retention Category	RPA	Recommendations
T01	Common alder (<i>Alnus glutinosa</i>)	Tree	Height (m): 14 Stem Diam(mm): 500 Spread (m): 4.5N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 1.5(E) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Good	Good	Part of a larger group adjacent to public footpath.	B1	Radius: 6.0m. Area: 113 sq m.	None required.
T02	Common alder (<i>Alnus glutinosa</i>)	Tree	Height (m): 14 Stem Diam(mm): 430 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 1.5(E) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Good	Good	Part of a larger group adjacent to public footpath.	B1	Radius: 5.2m. Area: 85 sq m.	None required.
T03	Common alder (<i>Alnus glutinosa</i>)	Tree	Height (m): 14 Stem Diam(mm): 430 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 1.5(E) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Good	Good	Part of a larger group adjacent to public footpath.	B1	Radius: 5.2m. Area: 85 sq m.	None required.
T04	Goat willow (<i>Salix caprea</i>)	Tree 2 stems	Height (m): 3 2 stems (mm): 100, 60 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0.5 Lowest Branch (m): 0.5(M) Life Stage: Semi Mature Rem. Contrib.: <10 years	Fair	Poor	Topped stump with regrowth. Growing against fence.	U	Radius: 1.4m. Area: 6 sq m.	None required.
T05	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 6 Stem Diam(mm): 210 Spread (m): 2N, 3E, 3S, 2W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Good	Good	Planted within grass landscaping.	C1	Radius: 2.5m. Area: 20 sq m.	None required.

Tree/Group No.	Species	Full Structure	Measurements	Physiological Condition	Structural Condition	Survey Notes	Retention Category	RPA	Recommendations
T06	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 5.5 Stem Diam(mm): 190 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 3 Lowest Branch (m): 2(M) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Good	Good	Planted within grass landscaping.	C1	Radius: 2.3m. Area: 17 sq m.	None required.
T07	Common alder (<i>Alnus glutinosa</i>)	Tree 2 stems	Height (m): 5 2 stems (mm): 40, 40 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(M) Life Stage: Young Rem. Contrib.: 10+ Years	Good	Good	Planted tree to centre of shrubs. Twin-stemmed at base.	C1	Radius: 0.7m. Area: 2 sq m.	None required.
G01	Common ash (<i>Fraxinus excelsior</i>) Common hawthorn (<i>Crataegus monogyna</i>) Common alder (<i>Alnus glutinosa</i>)	Group	Height (m): 13 Stem Diam(mm): 300 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 2 Lowest Branch (m): 1(M) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Good	Good	Closely spaced, linear group along public footpath. Predominantly semi-mature alder.	C2	Area: 721 sq m.	None required.
G02	Mixed shrubs (<i>Mixed shrubs</i>)	Group	Height (m): 3 Stem Diam(mm): 50 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Lowest Branch (m): 0(M) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Good	Good	Woody shrub within grass landscaping.	C2	Area: 88 sq m.	None required.
G03	Mixed shrubs (<i>Mixed shrubs</i>)	Group	Height (m): 3 Stem Diam(mm): 50 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Lowest Branch (m): 0(M) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Good	Good	Woody shrub within grass landscaping. Overhang to footpath.	C2	Area: 88 sq m.	None required.

APPENDIX C: TREE CONSTRAINTS PLAN



KEY

- T01

TREE REFERENCE
- G01

GROUP REFERENCE
- CATEGORY A (GREEN) TREES

Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
- CATEGORY B (BLUE) TREES

Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
- CATEGORY C (GREY) TREES

Trees 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 (RED) TREES

Trees in such a condition that they cannot be realistically be retained as living trees in the context of the current land use for longer than 10 years
- ROOT PROTECTION AREA (RPA)

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
- CATEGORY A TREE OR GROUP
- CATEGORY B TREE OR GROUP
- CATEGORY C TREE OR GROUP
- CATEGORY U TREE OR GROUP
- SITE BOUNDARY
- WIDER APPLICANT OWNERSHIP BOUNDARY

- Notes:
- Tree Constraints Plan based on topographical survey ISH-NOR-19-ZZ-D-A-90000-SITE LOCATION PLAN- (1).
 - Tree positions have been plotted using topographical survey data and GPS survey data with aerial imagery when topographical survey data not available. Tree positions should be verified on site before works are undertaken.

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MORGAN SINDALL CONSTRUCTION

Project Name
LECONFIELD INDUSTRIAL ESTATE - ISH HUB

Sheet Title
TREE CONSTRAINTS PLAN

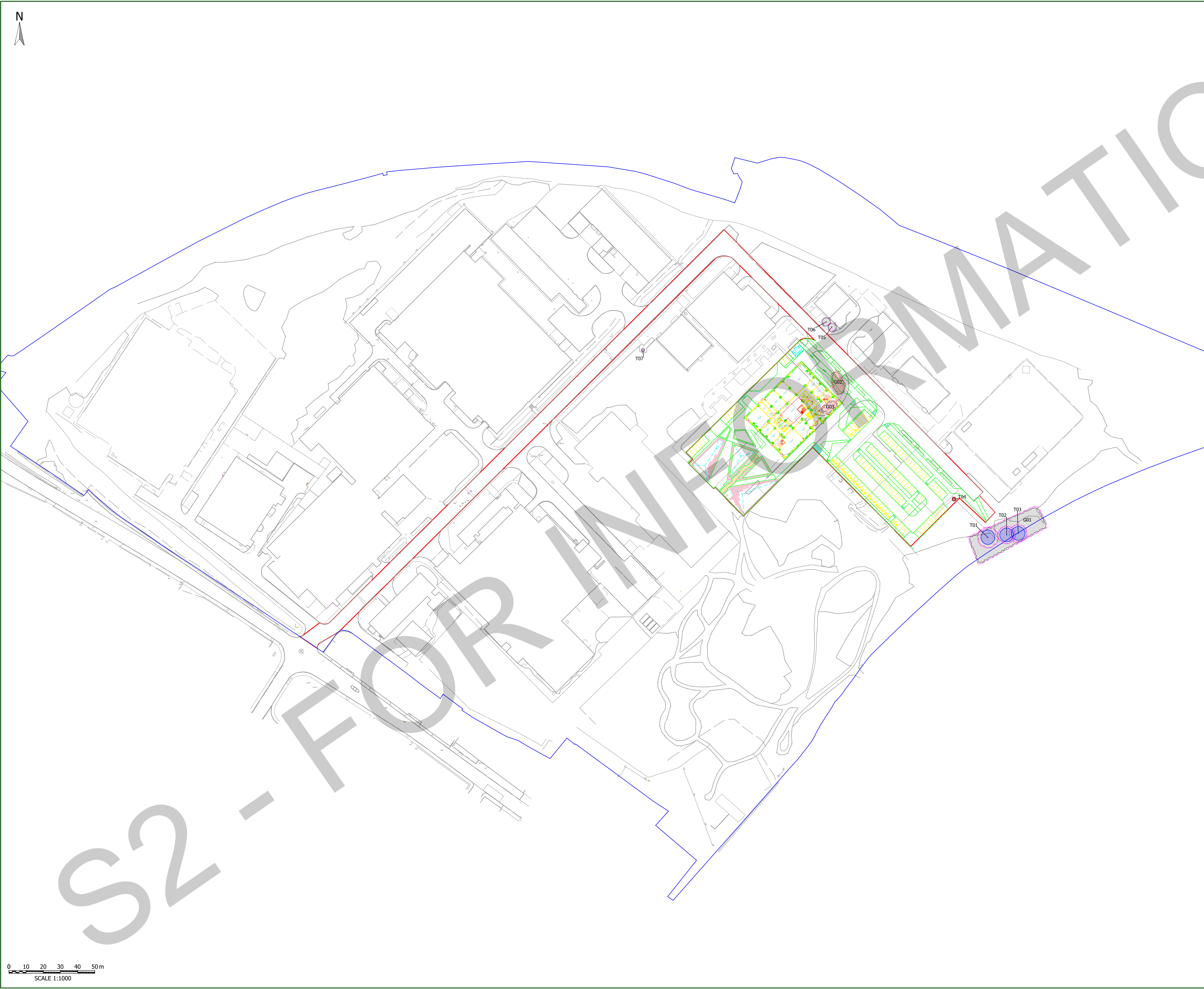
TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A1	Suitability
784-B076698	TB	Mar'26	DM	Mar'26	AP	Mar'26	1:1000	S3
Client Project Number	Originator	Volume	System Level	Location	Type/Code	Role	Number	Revision
B076698	TTE	- 00	- XX	- DR	-ARB-	0001		P01

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S2 - FOR INFORMATION

APPENDIX D: TREE RETENTION AND REMOVAL PLAN



KEY

- T01

TREE REFERENCE
- G01

GROUP REFERENCE
- CATEGORY A (GREEN) TREES
Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
- CATEGORY B (BLUE) TREES
Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
- CATEGORY C (GREY) TREES
Trees 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 (RED) TREES
Trees in such a condition that they cannot be realistically be retained as living trees in the context of the current land use for longer than 10 years
- ROOT PROTECTION AREA (RPA)
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
- CATEGORY A TREE OR GROUP
- CATEGORY B TREE OR GROUP
- CATEGORY C TREE OR GROUP
- CATEGORY U TREE OR GROUP
- SITE BOUNDARY
- WIDER APPLICANT OWNERSHIP BOUNDARY
- PROPOSED DEVELOPMENT
- TREE OR GROUP TO BE FELLED FOR DEVELOPMENT

- Notes:
- Tree Constraints Plan based on topographical survey dwg ref. ISH-NOR-19-ZZ-D-A-90000-SITE LOCATION PLAN- (1).
 - Tree Removal and Retention Plan based on Landscape Plan dwg ref. ISH-ONE-ZZ-ZZ-D-L-0003
 - Tree positions have been plotted using topographical survey data and GPS survey data with aerial imagery when topographical survey data not available. Tree positions should be verified on site before works are undertaken.

PRELIMINARY ISSUE

P02	LAYOUT CHANGE					07.04.2026	TB	DM	AP
P01	PRELIMINARY FIRST ISSUE					17.03.2026	TB	DM	AP
Rev	Description					Date		Dm / Csk / App	

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B076698	- TTE	- 00	- XX	- DR	-ARB-	0003		P02

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