



Arboricultural Constraints Report

Busy Bees Nursery, Heatherton,
Hollybrook Way, Littleover,
Derby,
DE23 3TZ

June 2026

Commissioned by
Busy Bees Nursery

Prepared by
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DRAWING

Tree Constraints & Locations Plan,
Busy Bees Nursery, Heatherton

Scale: 1:300 @A3

1 INTRODUCTION

1.1 Brief

- 1.1.1 Hamps Valley Ltd was commissioned to undertake a preliminary tree survey in accordance with the recommendations of British Standard BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations* at Busy Bees Nursery, Heatherton, Hollybrook Way, Littleover, Derby, DE23 3TZ.
- 1.1.2 The purpose of the survey was to identify the existing arboricultural constraints associated with trees within and immediately adjacent to the site and to provide baseline information to inform any future development proposals. The survey considered the condition, quality and estimated retention potential of the surveyed trees and tree groups in the context of the site.
- 1.1.3 This Arboricultural Constraints Report and accompanying Tree Locations & Constraints Plan have been prepared to assist the design process by identifying the Root Protection Areas (RPAs), canopy constraints and statutory tree constraints associated with the surveyed trees in accordance with BS5837:2012.

1.2 Site Context

- 1.2.1 The site comprises an operational children's day nursery with associated parking, access roads and outdoor play areas located on Hollybrook Way, Littleover, Derby. Existing tree cover is predominantly confined to the site boundaries and immediately adjoining land, comprising individual trees and boundary tree groups which contribute to the landscape setting of the nursery and provide visual screening from surrounding roads and neighbouring land.
- 1.2.2 The surrounding area comprises healthcare, residential and commercial uses, including Nuffield Health Derby Hospital to the east, with areas of established landscaping and amenity planting surrounding the site.



Figure 1: Aerial of site.

- 1.2.3 Table B.1 from British Standard 5837:2012 gives guidance on the information required by LPAs to make an informed decision regarding the impact of development on trees.
- 1.2.4 This Arboricultural Constraints Report and accompanying Tree Location & Constraints Plan fulfils the requirement to present the existing arboricultural constraints for the site.

Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Arboricultural impact assessment	
	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
	Dimensioned tree protection plan	Tree and landscape management plan
	Arboricultural method statement – detailed	Post-construction remedial works
	Schedule of works to retained trees, e.g. access facilitation pruning	Landscape maintenance schedule
	Detailed hard and soft landscape design	

Figure 3: BS 5837:2012 Table B.1.

1.3 Statutory Legal Protection

- 1.3.1 The two main sources of protection granted to trees are Conservation Area (CA) inclusion and Tree Preservation Orders (TPO).
- 1.3.2 Trees within Conservation Areas are protected under the Town & Country Planning Act 1990 (as amended), which gives blanket protection to trees with a stem diameter of 75 mm and above when measured at 1.5 m from ground level.
- 1.3.3 Trees may also be protected by a TPO under the Town & Country Planning Act 1990 (as amended) and The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- 1.3.4 Non-compliance with a TPO or CA can lead to unlimited penalties in County or Magistrates Courts.
- 1.3.5 A review of Derby City Council's interactive mapping confirms that Tree Group G1, located immediately adjacent to the north-east of the site, is protected by a Tree Preservation Order. Although the protected tree group lies outside the application boundary, its canopy extends over the site and should therefore be considered an arboricultural constraint during the design process.

- 1.3.6 None of the surveyed trees located within the application site are understood to be protected by a Tree Preservation Order or situated within a Conservation Area.
- 1.3.7 Felling of trees prior to receiving full planning permission may also require a felling licence under the Forestry Act 1967.
- 1.3.8 Other legislation offering a lower or indirect level of protection to trees includes the following:
- The Wildlife & Countryside Act 1981 (as amended);
 - Conservation of Habitats and Species (amendment) Regulations 2017; and
 - Hedgerow Regulations (1997).

1.4 Protected Species

- 1.4.1 Although this is not an assessment of the impacts of development upon ecology, it should be noted that trees can contain features such as cavities, cracks, splits and loose bark that may support fauna species such as bats and birds.
- 1.4.2 Bats and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats & Species Regulations 2017 (as amended) and are also listed under Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006.
- 1.4.3 Trees also provide potential nesting habitat for birds. All UK birds and their active nests are protected under the Wildlife & Countryside Act 1981 (as amended).
- 1.4.4 The boundary tree groups provide habitat connectivity and screening and should therefore be retained wherever practicable as part of any future development proposals.

2 THE SURVEY

2.1 General observations

- 2.1.1 The survey was undertaken on 18th June 2026 by Jenna Young of Hamps Valley Ltd in accordance with BS5837:2012.
- 2.1.2 Trees were inspected visually from ground level only without intrusive investigation or climbing inspection. Measurements and observations were recorded to assess the condition, quality and estimated retention potential of the surveyed trees.

- 2.1.3 Root Protection Areas (RPAs) were calculated in accordance with BS5837:2012 and represent the minimum area around retained trees that should remain protected during any construction works.

2.2 Desk Survey – Legal Constraints

- 2.2.1 The site lies within the administrative area of Derby City Council.
- 2.2.2 A review of Derby City Council's online mapping system was undertaken to establish whether any surveyed trees were subject to statutory protection through a Tree Preservation Order (TPO) or Conservation Area designation.
- 2.2.3 The review identified that Tree Group G1, located immediately adjacent to the north-east of the application site, is protected by a Tree Preservation Order. Although the protected tree group lies outside the application boundary, its canopy extends over the site and should therefore be regarded as an arboricultural constraint.
- 2.2.4 The surveyed trees located within the application site are not understood to be protected by a Tree Preservation Order and the site is not situated within a Conservation Area.
- 2.2.5 It should be noted that statutory designations and planning constraints may change over time. Confirmation of all statutory protection should therefore be obtained from the Local Planning Authority prior to the commencement of any works.

2.3 Field Survey

- 2.3.1 Each surveyed tree (T) and tree group (G) was assigned a reference number and assessed in accordance with BS5837:2012.
- 2.3.2 The inspection included only visual assessment from ground level without specialised equipment. Tree height, crown spread, and canopy height were measured using a laser when possible; a tape measure or estimates were used when access was limited. Data collection followed BS 5837:2012 recommendations for trees in relation to construction.
- 2.3.3 The survey recorded:
- Species;
 - Height and crown spread;
 - Stem diameter;
 - Age class;

- Physiological and structural condition;
- Estimated retention span; and
- BS5837 quality category.

2.3.4 The survey identified four individual trees (T1–T4) and three tree groups (G1–G3) within or immediately adjacent to the site. Survey data are presented in full within the Tree Survey Schedule in Appendix 1.

3 SURVEY RESULTS AND EVALUATION

3.1 The Trees

- 3.1.1 Trees within and immediately adjacent to the site were surveyed, comprising four individual trees (T1–T4) and three tree groups (G1–G3). The surveyed tree stock was assessed as being of mixed quality, with two individual trees and one tree group categorised as BS5837 Category B, and two individual trees together with two tree groups categorised as Category C.
- 3.1.2 Tree Groups G1, G2 and G3 provide the principal arboricultural and landscape features associated with the site. These groups contribute to visual amenity, provide screening between the nursery and neighbouring land uses, and offer habitat connectivity within the surrounding landscape.
- 3.1.3 Tree Group G1 is located outside the application boundary but has canopy overhanging the site and is protected by a Tree Preservation Order. Consequently, both the canopy spread, and Root Protection Area associated with this group should be treated as constraints during the design process.
- 3.1.4 No trees were assessed as Category A or Category U. The majority of surveyed trees are considered suitable for retention where reasonably practicable, subject to appropriate protection during any future construction works.
- 3.1.5 The only management recommendation arising from the survey relates to Tree Group G3, where the removal of dead branches and stems is recommended within six months in the interests of good arboricultural management.
- 3.1.6 Full details of all surveyed trees and tree groups, together with management recommendations and BS5837 quality categories, are provided within the Tree Survey Schedule in Appendix 1.

4 CONCLUSION AND RECOMMENDATIONS

- 4.1.1 The BS5837:2012 tree survey was undertaken on 18th June 2026 by Jenna Young, Arboriculturist with Hamps Valley Ltd. The findings have informed this Arboricultural Constraints Report and the accompanying Tree Locations & Constraints Plan.
- 4.1.2 The survey identified four individual trees and three tree groups within and immediately adjacent to the site. Collectively, the trees provide moderate landscape and amenity value, contributing to the visual character of the site, boundary screening and local biodiversity.
- 4.1.3 Tree Group G1, located immediately adjacent to the north-east of the site, is protected by a Tree Preservation Order. Although situated outside the application boundary, the canopy extends over the site and should therefore be regarded as a significant arboricultural constraint throughout the design process.
- 4.1.4 The Root Protection Areas (RPAs) of all retained trees and tree groups have been calculated in accordance with BS5837:2012 and are illustrated on the Tree Locations & Constraints Plan. These areas represent the minimum extent of protection required to safeguard the rooting environment of retained trees and should be treated as a primary design constraint.
- 4.1.5 The majority of surveyed trees were assessed as being in good physiological and structural condition and are considered suitable for retention. No trees were categorised as either Category A or Category U.
- 4.1.6 Tree Group G3 was identified as requiring the removal of dead branches and stems within six months as part of routine arboricultural management.
- 4.1.7 If development proposals progress, all retained trees should be protected in accordance with BS5837:2012 through the installation of suitable tree protection fencing prior to the commencement of any demolition, site clearance or construction works. Protective fencing should remain in position for the duration of the construction period.
- 4.1.8 Where temporary construction access, storage of materials or plant movement is required within close proximity to retained trees, appropriate ground protection measures should be installed to minimise soil compaction and damage to tree roots.
- 4.1.9 The findings of this Arboricultural Constraints Report should be used to inform the site layout and design process, ensuring that retained trees are integrated into the proposed development wherever practicable and that unnecessary impacts on retained trees are avoided.

- 4.1.10 If development proposals encroach into the Root Protection Areas of retained trees, further arboricultural assessment will be required through the preparation of an Arboricultural Impact Assessment (AIA) and, where necessary, an Arboricultural Method Statement (AMS) to demonstrate how retained trees can be adequately protected during construction.

5 REFERENCES & BIBLIOGRAPHY

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Appendix 1 Tree Survey Schedule

Location: Busy Bees Nursery Heatherton, Hollybrook Way, Littleover, Derby, DE23 3TZ

Survey Date: 18/06/26

Surveyor: Jenna Young

Weather: Dry & Sunny



EST 2003

Item type: T (tree), G (group), H (hedge), W (woodland)	Tree/ Group Ref. No.	Common Name	Height(m)	Height and direction of first significant branch (m)	Crown Spread (m)				Stem Diameter @ 1.5m (mm)					Number of stems	Maturity: Young, Semi-Mature, Early-Mature, Mature, Post-mature, Veteran	Condition:		Estimated Remaining Contribution: (<10, 10+, 20+, 40+)	BS5837 Category	Sub Category	Comments	Management recommendations	Bat potential: L (Likely) U (Unlikely)	BS 5837 Root Protection Radius (m)
				North	East	South	West	Physiological Condition: Good, Fair, Poor, Dead								Structural: Good ,Fair, Poor								
T	1	Hawthorn	7.5	0	3	1.5	3	3.5	100	120	120			3	Early mature	Fair	Good	<10 yrs	C	1, 2	Multi-stemmed tree, ivy covers stems, reduced vitality and sparse foliage cover.	None required	U	2.4
T	2	Lawson Cypress/Cha	9	0	1	2	2	2	240					1	Early mature	Good	Good	10+ yrs	C	1, 2	Asymmetric growth caused by suppression from neighbouring trees. Ivy covers stem.	None required	U	2.9
T	3	Sycamore	14	3W	2	4	3.5	3	200					1	Early mature	Good	Good	20+ yrs	B	1, 2	Self seeded tree	None required	U	2.4
T	4	Sycamore	15.5	3E	4	4	4	4.5	310	100	220	300	340	5	Early mature	Good	Good	10+ yrs	B	1, 2	Self seeded tree, ivy covers stems	None required	U	7.2
G	1	Maple, cherry	15	Plotted with GPs and Topographical mapping					400					1	Early mature	Good	Good	40+ yrs	B	1, 2	Off site tree group, canopy partial overhangs boundary.	None required	U	To edge of canopy

G	2	Cherry, horse chestnut	5	Plotted with GPs and Topographical mapping	75					1	Early mature	Good	Good	40+ yrs	C	1, 2	Group creates screening from road, retaining wall caonstrains rooting to southeast. Some dead branches and stems towards northern end of group.	None required	U	To edge of canopy
G	3	Hawthorn	5	Plotted with GPs and Topographical mapping	150					1	Semi-mature	Good	Good	<10 yrs	B	1, 2	Group along western boundary, creates screening from road outside site. Hawthorn,elder, wild privet, horse chestnut	Remove dead branches and stems within 6 months.	U	To edge of canopy

Appendix 2

Survey Methodology

Appendix 2: Survey Methodology

The following features of each tree, group of trees or woodland have been recorded in the Survey Schedule:

- Species by common names.
- Height measured in metres from the stem base. Where the ground has a significant slope, the higher ground is selected.
- Crown height is measured in metres and is an indication of the average height at which the main crown begins.
- Stem diameter is measured in millimetres at 1.5m above the adjacent ground level (upslope on sloping ground).
- Crown spread is measured in metres and taken at the four cardinal points to derive an accurate representation of the crown.
- Age class of the tree is described as young, semi-mature, early mature, late-mature, mature or veteran.
- Stem condition is classed as good, fair or poor. This is an indication of the structural integrity of the tree and considers significant wounds, decay and quality of stem junctions.
- Crown condition is classed as good, fair or poor. This is an indication of the structural integrity of the tree and considers significant wounds, decay and quality of branch unions.
- Physiological condition is classed as good, fair, poor, or dead. This is an indication of the health of the tree and considers vitality, presence of disease and dieback.
- Life expectancy is classed as: less than 10 years (<10), at least 10 years (>10). This is an indication of the number of years before the removal of the tree is likely to be required.
- Comments include a brief description of the tree with comments on the form, vitality, health and any significant defects that may be present.

Appendix 3

Tree Categorisation Method

Appendix 3: Tree Categorisation Method

Table 1 Cascade chart for tree quality assessment

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 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) - 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 <i>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	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 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 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
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	See Table 2
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	See Table 2

A single tree, group or woodland can come under one or more sub-headings. This does not award it a higher value than a tree with a single value, for the purposes of this report.

Appendix 4

General Tree Constraints

Appendix 4: General Tree Constraints

- Trees present various constraints to development, notably through their rooting areas (Root Protection Areas or RPAs), existing and potential crown spread, and species-specific characteristics including branch or fruit shedding, excretion of 'honey dew', and foliage density. Additionally, trees situated on shrinkable clay soils may exacerbate subsidence issues affecting nearby structures.
- The RPA is determined by measuring the tree's diameter at 1.5 meters above ground level and defines the minimum area that must be protected and left undisturbed to ensure the tree's continued survival post-development.
- During the design phase, it is essential to address any potential conflicts between project specifications and tree retention, such as impacts on amenity value, wildlife habitats, construction workspace requirements, infrastructure and service installations, highway visibility, and foundational designs to mitigate subsidence risks. This consideration extends beyond these examples.
- Tree root morphology can be significantly affected by factors like drainage, soil conditions, historical land use, existing roadways, built structures, and underground utilities. These influences may result in irregular root growth, necessitating an RPA shape tailored to effectively safeguard each tree's root system.
- Typically, most tree roots reside within the top 600mm of soil, subject to soil type and composition. Disturbances or abrupt environmental changes in this zone may damage roots and hinder their ability to absorb water, nutrients, and facilitate gas exchange.
- Changes to the rooting environment often manifest as reduced canopy vitality, increased deadwood, and progressive tree decline; in severe cases, structural integrity and stability may be compromised, presenting hazards due to site activities.
- Construction should not occur within the RPAs of retained trees. Where there are overriding needs for both development and tree preservation, specialized construction techniques and materials can facilitate coexistence. For hard surfacing, approaches such as no-dig construction, three-dimensional geogrids, and permeable wearing surfaces are advisable. For buildings within RPAs, pile foundations, above-ground beams, or cantilevered solutions may be appropriate. Consultation with a project arboriculturist is imperative to assess suitability, as these methods are not universally applicable.
- RPAs must be protected using tree protection fencing installed before any works commence, preventing activities detrimental to tree health, such as soil stripping, excavation, contamination, material storage, or fires. In certain cases, temporary ground protection may be required for access without long-term damage to trees.

- Where tree crowns extend beyond the RPA, protective measures for aerial parts should be implemented, considering necessary working space during construction. Pruning may be warranted to accommodate building works and future nuisance prevention; all such actions must be evaluated by the project arboriculturist and Local Planning Authority (LPA). Should development plans necessitate operations within RPAs or crown spreads, and it can be demonstrated that trees will remain viable, the arboriculturist should prepare an Arboricultural Method Statement (AMS) and outline appropriate supervision stages.

Appendix 5

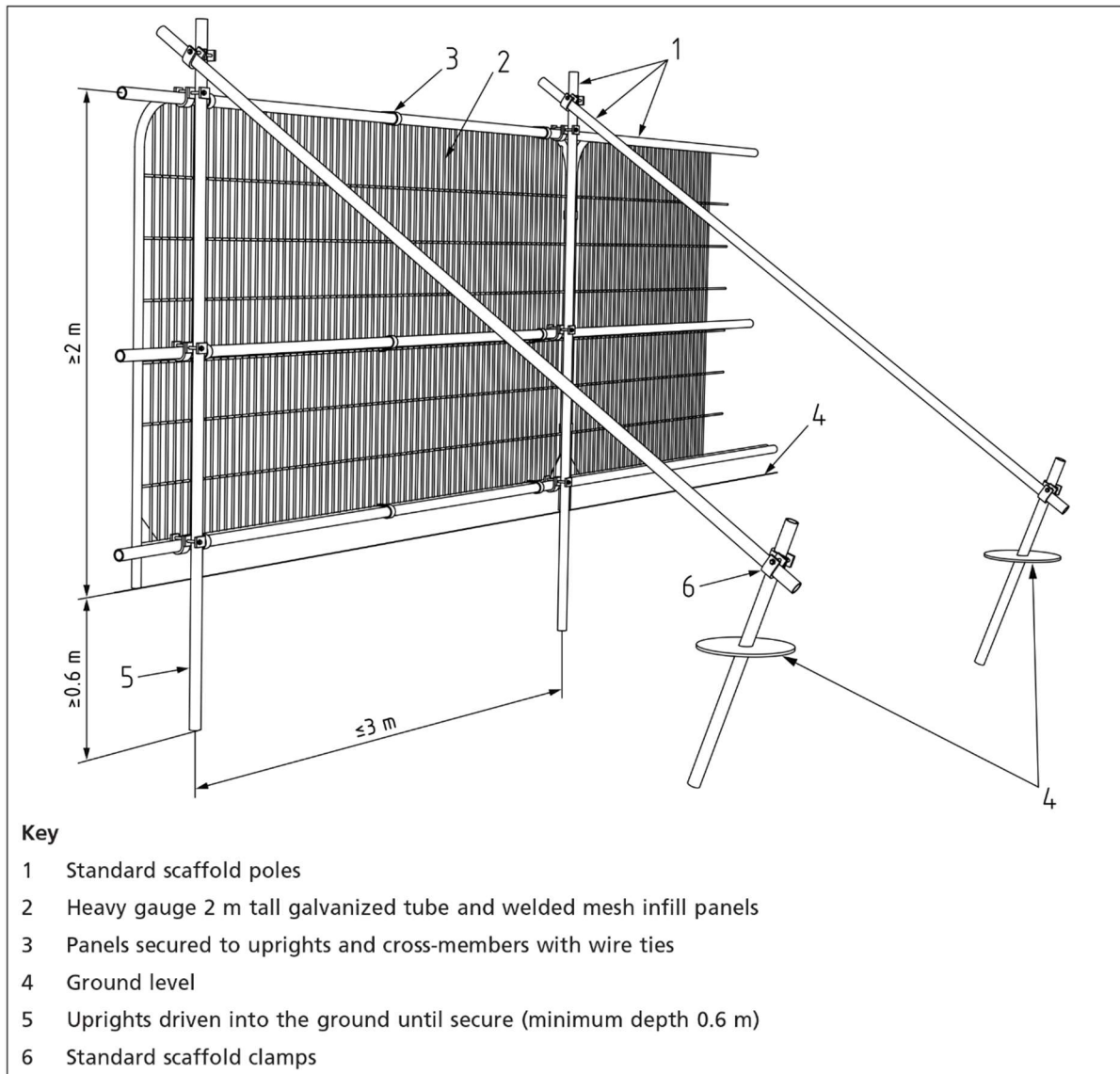
Report Limitations

Appendix 5: Report Limitations

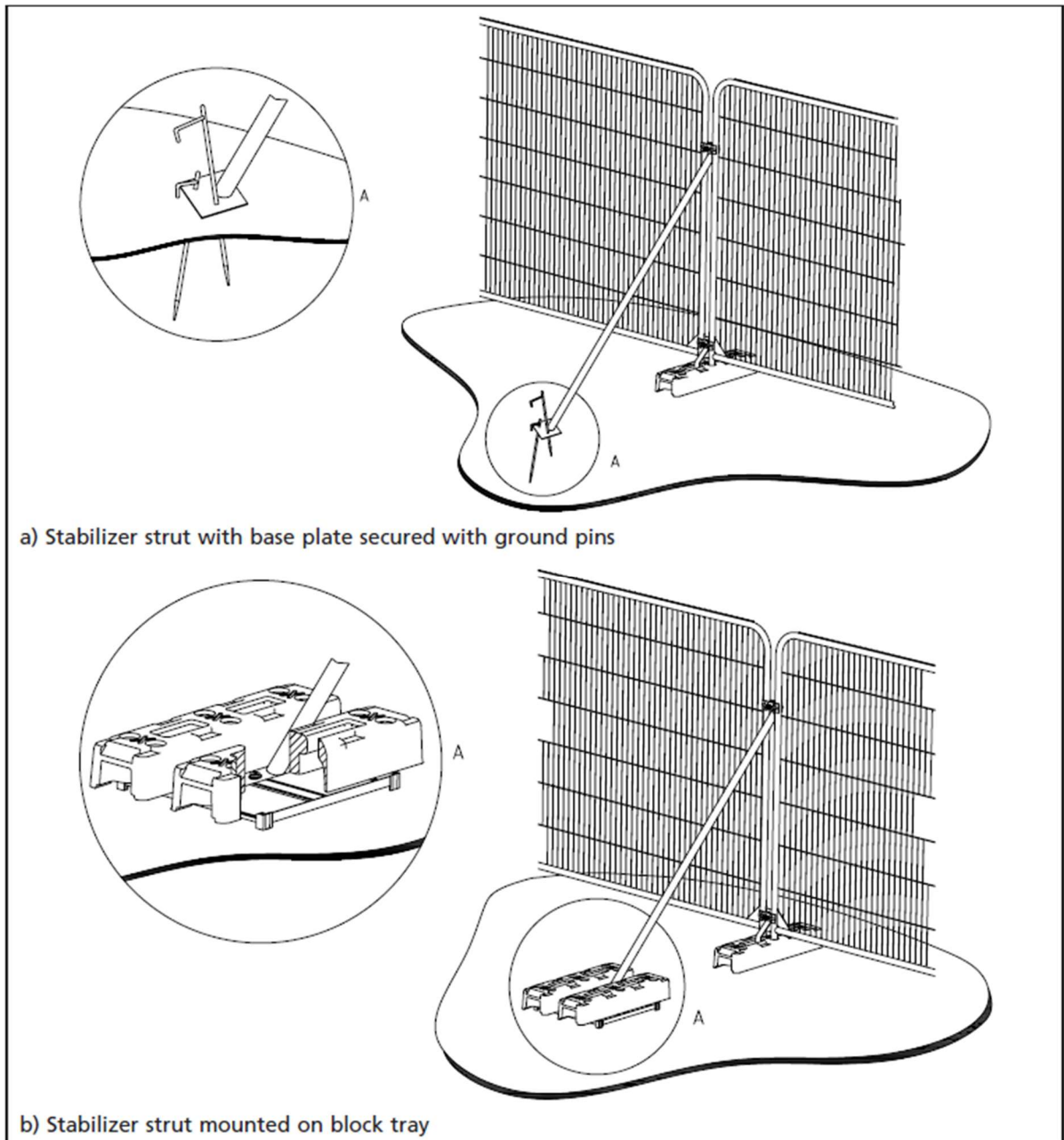
- Trees are influenced by a variety of environmental variables, which can affect the health of trees causing biomechanical and physiological changes. All comments made on tree health reflects their physical condition at the time of the survey. Due to the changeable nature of trees and other site/environmental conditions, which may influence trees, the preliminary management recommendations/ further works for the surveyed trees undertaken, which can be found in Appendix 1 of this report, are only valid for a period of 12 months from the date of the site survey. Retained trees should be inspected on a regular basis by a qualified arboriculturist. Trees are living organisms whose health and condition can change rapidly.
- This report and the associated TCLP is based on a topographical survey plan supplied by the client. Where tree stem locations are not shown on the topographical survey, these are plotted using GPS or the utilisation of site features to manually plot the tree stem locations and canopy spreads for tree groups. Aerial photography is also used to plot tree group canopy spreads, where the use GPS is not feasible. These methods provide a good representation of the surveyed trees; however, please note that the GPS used is not sub-metre accurate. Hamps Valley cannot be held responsible for inaccurate tree locations, where trees are not shown on the topographical survey plan supplied to us by the client.
- Although comments and recommendations on the safety of trees may have been made, this survey is not a Tree Risk Management Survey and therefore should not be treated as such. All trees were surveyed visually from ground level only.
- Any management recommendations have been made in accordance with BS3998: 2010 Tree Works – Recommendations; and/or industry best practice. Works have been recommended in accordance with any statutory obligations on the landowners or occupiers.
- No samples were obtained from site for analysis or any other reason.
- No soil samples were taken. Such analysis should be carried out by a specialist to ensure building foundations are adequate in accordance with current National House Building Council Guidelines (NHBC).
- This survey did not include an ecological survey of vegetation or habitat areas. Any ecological issues incidentally observed during the survey are reported on in the tree schedule.

Appendix 6 Tree Protection Fencing

Appendix 6: Tree Protection Fencing



Specifications for protective barriers



Alternative panel support

Appendix 7

Tree Protection Signage

Appendix 7: Tree Protection Signage



DRAWING

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BS5837 Tree Locations & Constraints Plan

SCALE :
1 : 300 @ A3

DATE :
25/06/2026



MAP FILENAME :
Busy Bees Nursery, Heatherton

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