



Trees and new houses

Information for developers and buyers

Plots or new houses for sale should have been designed around retained trees in a way that will have no adverse impact on future residents.

However we know issues can arise so we thought it would be helpful to look at some of the most common questions and concerns from buyers and owners.

I like the house but can I get rid of the big tree?

Unlikely. May be TPOd or within a conservation area. And/or jointly owned. It is a valuable ecosystem. Will offer shade in summer and help prevent flooding. Consider another plot?

I'm worried that the house will be dark with that tree so close.

The tree can be managed – crown lifted, for example, to increase light levels in the house.

Can you build a garage for me near the tree line?

Possible but care required. Retained trees have root protection areas and these must be observed for any built structure.

Should I worry about tree roots near the house?

No. Again, the houses should have been planned around the retained trees. Tree roots follow the line of least resistance and subsidence is only really an issue on shrinkable clay soil.

I can't get digital reception because of the trees near my house. What can I do?

If the development has adhered to the amenity constraints plan, this should not be an issue. If houses have been built too close to trees, there is not much that can be done. If digital reception is vital for you, choose another plot.