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Arboricultural Report

Including a tree survey, impact assessment and method statement
for creation of a drive, drop kerb and extensions at

15 Coley Avenue, Reading RG1 6LJ

Reference: MW.2604.CAR.AIA

Client: Chaitanya Appana

Date: 30 April 2026

Revision: —

Executive Summary

Trees are a consideration in this planning application for the creation of a front driveway with an associated drop kerb and the extension of the dwelling. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS 5837:2012 compliant tree survey, an arboricultural impact assessment, and a tree protection strategy comprising a method statement and tree protection plan.

No trees are to be removed to facilitate this proposal.

The proposed driveway surface and drop kerb fall within the root protection area of the single tree within the front garden. The extensions to the dwelling fall well clear of this tree and are not discussed further. A no-dig geocell cellular confinement system is proposed for the driveway surface to spread loads across the root protection area and minimise impact on underlying roots. Sensitive excavation methods will be employed for the installation of the drop kerb, where the risk to roots is considered low due to pre-existing service trenching within the footpath.

Tree protection commitments include the installation of appropriate tree protection barriers, a pre-start meeting and tree protection audit prior to works commencing, and arboricultural supervision during excavation for the drop kerb and installation of the no-dig surface.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.



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1. Instructions and Terms of Reference

- 1.1 In April 2026, I was instructed by Chaitanya Appana to undertake a tree survey and prepare this Arboricultural Impact Assessment (AIA) in support of a planning application for drive construction and extensions at 15 Coley Avenue, Reading RG1 6LJ.
- 1.2 This report has been prepared in accordance with British Standard BS5837:2012 – Trees in relation to design, demolition and construction and provides the information required to enable the Local Planning Authority to meet its duty under Section 197 of the Town and Country Planning Act (as amended).
- 1.3 The purpose of this AIA is to assess the direct and indirect impacts of the proposed development on trees both within the site and on adjacent land. Direct impacts may arise from demolition and construction activities, while indirect impacts can result from the post-development relationship between retained trees and the proposed buildings. Such indirect impacts often include future pressure to prune or remove trees due to shading, debris, or perceived inconvenience arising from poor juxtaposition.
- 1.4 Accordingly, the report demonstrates how tree-related constraints have informed the proposal and identifies where mitigation, compensation, and tree protection measures are required. Where trees are to be retained, the successful implementation of the specified Tree Protection Strategy is critical to ensuring their protection throughout the construction process.
- 1.5 As part of the assessment, consideration is given to the Root Protection Areas (RPAs) of retained trees. RPAs define the minimum area of rooting environment required for tree stability and health and are initially calculated as a circular area. Where appropriate, RPAs are reviewed and adjusted to reflect existing site constraints, such as buildings and hard surfaces, in accordance with BS5837 guidance.
- 1.6 Documents Supplied
 - Proposed drawings: P1724-01 Location Plan.pdf

2. Statutory & Other Relevant Constraints

Local Planning Authority	Reading
Tree Preservation Orders	None
Conservation Areas	Russell Street And Castle Hill
Forestry Act (1967)	Gardens are exempt
Felling Licence Applications	None
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	None recorded on or within 50 m of the site
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?v=	None recorded on or within 30 m of the site
Obvious veteran trees	None
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	No
Legal covenants and outstanding planning conditions	Not known
Bedrock: British Geological Survey: https://geologyviewer.bgs.ac.uk/	Lambeth Group-Clay, silt and sand
Soil: Landis SoilScape https://www.landis.org.uk/soilscapes/	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
Checked online at the time of writing (information must be verified before any tree work is carried out).	

2.1 Conservation Areas

- 2.1.1** Trees located in conservation areas that are not already protected by a Tree Preservation Order (TPO) still have protection. Anyone intending to cut down or perform work on a tree in a conservation area must notify the local planning authority at least six weeks in advance. This notice period allows the authority to determine whether a TPO should be served to protect the tree. This regulation is also governed by the Town and Country Planning Act 1990.

2.2 Ecology

- 2.2.1** The Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to conserving biodiversity when carrying out their functions. This includes protecting trees that provide habitats for wildlife. The Wildlife and Countryside Act 1981 also provides protection for certain species of plants and animals, making it an offence to intentionally damage or destroy their habitats.
- 2.2.2** All UK bat species are European Protected Species under the Conservation of Habitats and Species Regulations 2017, making it a criminal offence to deliberately harm bats, disturb them whilst roosting, or

damage, destroy or obstruct access to a roost — whether or not bats are present at the time. This is particularly relevant to tree works, as trees with cavities, loose or fissured bark, split limbs, or dense ivy may provide roost habitat. Where a roost is confirmed or cannot be ruled out, a European Protected Species licence from Natural England may be required before works proceed, and a qualified bat surveyor should be consulted.

- 2.2.3** Wild birds, their active nests, and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981, making it an offence to intentionally damage or destroy a nest in use or being built. Most birds breed between March and August, though this can vary by species. Tree works and vegetation clearance during this period carry a real risk of committing an offence if nests are present. Clients should be aware that responsibility for avoiding disturbance to nesting birds does not rest solely with the contractor, and a pre-works check by a suitably qualified person is strongly advisable where works are proposed during the nesting season.

2.3 Planning Policy Context and Consideration

- 2.3.1** The National Planning Policy Framework (NPPF) provides the national planning context within which local planning policy is prepared and applied. It places emphasis on protecting and enhancing the natural environment, recognising trees and woodland as important natural assets that contribute to biodiversity, landscape character, climate change mitigation and adaptation, and the quality of place. The Framework expects development to minimise impacts on existing trees and to incorporate appropriate tree retention and new planting as part of well-designed development.
- 2.3.2** The local planning authority for Reading is Reading Borough Council. The development plan for the borough comprises the Reading Borough Local Plan, adopted on 4 November 2019, which sets out planning policies for the period to 2036. This document replaced all previous development plan documents, including the Core Strategy, the Reading Central Area Action Plan, and the Sites and Detailed Policies Document.
- 2.3.3** The primary policy with direct bearing on trees and development is Policy EN14: Trees, Hedges and Woodland. This policy addresses the protection of trees, hedges, and woodland across the borough, including ancient woodland, and sets out requirements in relation to development proposals that affect such features. The Proposals Map identifies ancient woodland as a designation falling under Policy EN14, confirming that irreplaceable habitats of this type carry particular weight in decision-making. Where development proposals affect trees or hedgerows, the council's Natural Environment Team administers assessments in accordance with the policy framework.
- 2.3.4** The borough contains areas of ancient woodland, substantial tree belts, and hedgerows that contribute to local character and ecological value. Policy EN14 provides the policy basis for requiring that such features are protected and, where harm cannot be avoided, that development proposals are assessed against the extent and permanence of that harm. Applications affecting protected trees must comply with the requirements of the Town and Country Planning Act 1990 in respect of Tree Preservation Orders, and trees within conservation areas attract equivalent statutory protection.

- 2.3.5 The Local Plan Partial Update, submitted to the Secretary of State in May 2025 and currently undergoing public examination, carries Policy EN14 forward and proposes updated provisions. As an emerging document that has not yet been adopted, the Partial Update carries limited material weight at this stage and is not relied upon for the purposes of this assessment.

3. Survey Scope & Methodology

- 3.1 Tree survey data can be found on the appended plan.
- 3.2 The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 3.3 The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.4 BS 5837:2012 provides a cascade system for assessing and categorising trees according to their quality and estimated remaining life expectancy. All retained trees within this assessment have been assigned a category in accordance with this system.
- 3.5 **Category A trees** are of high quality with a life expectancy of at least 40 years. They are particularly good examples of their species, of special arboricultural or landscape importance, or of significant cultural, historical, or conservation value.
- 3.6 **Category B trees** are of moderate quality with a life expectancy of at least 20 years. They may be downgraded from Category A due to remediable defects or impaired condition, or may simply lack the qualities necessary to merit that designation. Trees present as groups or woodlands, where collective value exceeds individual merit, are also typically assigned to this category.
- 3.7 **Category C trees** are of low quality with a life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. They are generally unremarkable, of limited merit, or of such impaired condition that they do not qualify in a higher category.
- 3.8 **Category U trees** are unsuitable for retention. This designation is applied to trees with serious and irreparable structural defects, those that are dead or in immediate and irreversible decline, or trees infected with pathogens of significance to adjacent trees. A life expectancy of less than 10 years is anticipated, or early loss through structural failure is expected. Category U trees are not a material consideration in the design of the proposed development.
- 3.9 The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method (Mattheck, C. & Breloer, H., 1998).

- 3.10 Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.
- 3.11 Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.12 Tree heights were measured with a clinometer or estimated in relation to those measured.
- 3.13 Trunk diameters are measured at 1.5m above ground level; where this is not possible, Figure C.1 of the British Standard is followed.
- 3.14 Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.15 All estimated dimensions are noted in the data.

4. Arboricultural Impact Assessment

4.1 Proposal

- 4.1.1 It is proposed to create a drive to the front of the house with an associated drop kerb and to extend the dwelling, the layout of which can be seen on the appended plan.
- 4.1.2 The extensions to the dwelling fall well away from the only tree on the plot and thus are not discussed any further.

4.2 Tree Removals

- 4.2.1 No trees need to be removed to facilitate this proposal.

4.3 Tree Surgery

- 4.3.1 There are no plans for any tree surgery work at this stage.

4.4 Construction Impact

- 4.4.1 It can be seen on the appended plan that the new kerb and the drive surface are within the circular root protection area of the single tree within the front garden.
- 4.4.2 As the existing front garden drops in level slightly from the footpath and the garden path, installation of a no-dig geocell comprising a cellular confinement system to spread loads over the root protection area is appropriate. This is detailed in the method statement and will minimise any impact upon underlying roots.
- 4.4.3 The installation of the drop kerb will require some excavation, albeit the impact on roots is likely to be minimal due to the existing service trenching that is clearly visible in the footpath. Nonetheless, a method statement for sensitive excavation is included in the method statement.

4.4.4 There was a very minor encroachment on the boundary, group G2. This group is considered low quality and value and is currently causing direct damage to my client's fence. I have been informed that the neighbour is anticipating removal of them, and as a result, they are deemed inconsequential in this assessment.

4.5 Supervision & Monitoring

4.5.1 Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.

4.5.2 For this project, a pre-start meeting/tree protection audit before demolition starts is proposed. Supervision will also be required during excavation for the drop kerb and installation of the no-dig surface.

4.5.3 It is my opinion that regular monitoring visits would not be necessary for this project.

4.6 Planning Policy

4.6.1 This assessment has been prepared in accordance with Policy EN14: Trees, Hedges and Woodland of the Reading Borough Local Plan (adopted November 2019) and with reference to the principles of the NPPF. The arboricultural assessment demonstrates the measures proposed to protect retained trees during construction and to minimise harm to trees and hedgerows of amenity and ecological value within or adjacent to the site.

4.6.2 Policy References

- Policy EN14: Trees, Hedges and Woodland — Reading Borough Local Plan, adopted 4 November 2019

4.7 Summary

4.7.1 Provided the tree protection strategy is implemented as outlined in the following method statement, this application has a low arboricultural impact and is thus acceptable.

Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.

5. Method Statement: Scope and Purpose

- 5.1** This Arboricultural Method Statement (AMS) has been prepared by Mark Welby Consulting Arborists in accordance with the recommendations of BS 5837 Trees in relation to design, demolition and construction and associated guidance. It has been prepared to the current edition of the standard (BS 5837:2012).
- 5.2** The document defines the Construction Exclusion Zone (CEZ) for each retained tree, specifies the tree protection measures to be installed prior to and maintained throughout construction, and identifies the operational methods to be applied where construction activity must take place in proximity to retained trees or their Root Protection Areas (RPAs).
- 5.3** This AMS is binding on all parties engaged in the development, including the principal contractor, all sub-contractors, and any other persons undertaking works on site. It must be read in conjunction with the Tree Protection Plan (TPP) contained in Appendix A. In the event of any conflict between this document and other contract documents, the provisions of this AMS shall take precedence in all matters relating to tree protection.
- 5.4** The arboriculturist is responsible for providing pre-commencement guidance, attending supervision visits as set out in the Schedule of Works and Supervision section of this AMS, and advising on any arboricultural matters that arise during construction. Any proposed deviation from the measures specified in this AMS must be agreed with the arboriculturist and, where required, with the LPA Tree Officer before implementation.
- 5.5** All works within Root Protection Areas shall be subject to arboricultural oversight, the extent and form of which shall be agreed with the arboriculturist prior to works commencing. Written records shall be kept of all works carried out within Root Protection Areas and shall be made available to the LPA or for internal audit purposes as and when required.

6. Statutory and Regulatory Framework

- 6.1** This AMS has been prepared with reference to the following legislation, standards, and guidance:
- 6.2** Legislation
- Town and Country Planning Act 1990 (as amended)
 - The Town and Country Planning (Tree Preservation) (England) Regulations 2012
 - Wildlife and Countryside Act 1981 (as amended)
 - Conservation of Habitats and Species Regulations 2017 (as amended)



- Health and Safety at Work etc. Act 1974 and associated regulations

6.3 Standards and Guidance

- BS 5837:2012 Trees in relation to design, demolition and construction — Recommendations
- BS 3998:2010 Tree work — Recommendations
- Street Works UK (formerly NJUG) Volume 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (Issue 3, 2026)

7. Pre-start Requirements

7.1 Pre-start meeting and audit

- 7.1.1** A pre-start meeting shall be held after the completion of any specified tree surgery and tree removals and following the installation of all tree protection measures, but before any other construction works commence. The format of the meeting — whether conducted on site or remotely via discussion with the site manager supported by photographs or video — is at the discretion of the arboriculturist, having regard to the complexity of the scheme and the nature of the works proposed.
- 7.1.2** Where an on-site meeting is held, it shall be attended by the arboriculturist, the principal contractor's site manager, and any other parties with direct responsibility for works in proximity to retained trees.
- 7.1.3** The purpose of the pre-start meeting is to:
- confirm that all specified tree surgery and tree removals have been completed;
 - confirm the location and extent of all tree protection measures required by this AMS and the TPP, and that they have been correctly installed;
 - agree the sequence of subsequent construction works;
 - identify any site-specific constraints or conditions not anticipated at the time of preparation of this AMS; and
 - brief the site manager on the arboricultural induction requirements set out under Site Induction in this section.
- 7.1.4** In all cases, the arboriculturist must be satisfied that tree protection measures have been correctly installed in accordance with this AMS and the TPP before any further works proceed. A written record of the pre-start meeting shall be retained by the arboriculturist.
- 7.1.5** Where a planning condition requires the LPA Tree Officer to be notified of or involved in the pre-start meeting, this shall be arranged accordingly. In practice, the LPA Tree Officer does not routinely attend pre-start meetings in person; written details of the meeting, including confirmation that tree protection



measures are in place, shall be forwarded to the LPA Tree Officer by the arboriculturist promptly following the meeting where required by condition or requested by the authority.

7.2 Site induction

7.2.1 All persons working on site must receive an arboricultural induction before undertaking any works in proximity to retained trees or their RPAs. The induction shall be delivered by the site manager and must cover:

- the location of all retained trees and their RPAs;
- the location, extent, and purpose of all tree protection measures;
- the prohibition on any activity within the CEZ without the prior agreement of the arboriculturist; and
- the reporting procedure for any accidental damage to trees, roots, or protection measures.

7.2.2 The site manager is responsible for ensuring that all new personnel, including sub-contractors arriving on site after the initial induction, receive equivalent briefing before commencing works.

8. Construction Exclusion Zone

8.1 A Construction Exclusion Zone (CEZ) shall be established around all retained trees prior to the commencement of any works on site. The CEZ is defined by the tree protection measures specified in the Tree Protection Measures section of this AMS and shown on the TPP at Appendix A. Protection may take the form of tree protection barriers, ground protection, or a combination of both, depending on the nature of the works and the degree of encroachment into the RPA. The outer boundary of the CEZ shall be positioned at or beyond the edge of the Root Protection Area (RPA) of each retained tree, calculated in accordance with BS 5837:2012, except where this is not achievable due to site constraints, in which case the boundary shall be agreed with the arboriculturist prior to installation.

8.2 The CEZ shall be treated as a sterile zone for the duration of all construction activity. The following are strictly prohibited within the CEZ at all times unless expressly authorised in writing by the arboriculturist:

- entry by personnel, except on foot where specifically agreed;
- operation of vehicles, plant, or machinery;
- storage of materials, soil, spoil, or waste;
- lighting of fires or operation of equipment generating sustained heat;
- mixing, storage, or discharge of cement, concrete, or other chemicals;
- refuelling of vehicles or machinery;



- alteration of existing ground levels, whether by excavation or importation of material; and
- routing of temporary services or drainage.

8.3 The CEZ measures shall not be repositioned, removed, or modified without the prior agreement of the arboriculturist. Any damage to protection measures must be reported to the arboriculturist immediately and rectified before works in the vicinity resume.

8.4 Where site constraints make full RPA exclusion unachievable, the arboriculturist shall specify any additional mitigation measures required, which may include ground protection, supervised hand excavation, or other measures as set out in the Tree Protection Measures and Operational Method Statements sections of this AMS.

9. Tree Protection Measures

9.1 Protection barriers

9.1.1 Tree protection barriers shall be erected at the boundary of the CEZ in the locations shown on the TPP prior to the commencement of any works on site. Three barrier specifications are defined below. The specification or combination of specifications to be used on this project is identified on the TPP and indicated against each tree or group of trees to which it applies. Where different specifications are used in different locations on the same site, the boundaries between them are shown on the TPP. The selection of specification has been made by the arboriculturist having regard to the nature and intensity of the works, the proximity of construction activity to retained trees, and the likely duration of the protection requirement.

9.1.2 All barrier systems shall be signed with clearly visible 'Tree Protection Zone — Keep Out' notices at regular intervals, regardless of the specification used. Barriers shall be inspected regularly throughout the construction period and any damage or displacement rectified immediately. Barriers shall remain in place for the full duration of construction works and shall only be removed or repositioned with the agreement of the arboriculturist.

TPB 1 — Heavy duty: scaffold framework with weld mesh panels

9.1.3 This specification is appropriate for sites with intensive construction activity, significant plant operation in proximity to retained trees, or where barriers are likely to be subjected to incidental impact from machinery. It is the specification most closely aligned with the BS 5837:2012 recommendation for tree protective barriers.

- Vertical scaffold poles shall be erected at maximum 3m centres to a minimum height of 2.0m. Poles may be driven into the ground or secured using rubber-footed proprietary bases ballasted with road pins or similar fixings.



- Back-stays shall be fixed at 45° to provide rigidity. Back-stay poles may be driven into the ground within the RPA at an angle, as specifically provided for in BS 5837:2012. This is considered acceptable due to the small cross-sectional area of the pole and the resulting limited root disruption. Where preferred, back-stays may instead be secured using rubber blocks or boots with road pins or similar fixings placed outside the RPA.
- Horizontal ledger rails shall be fixed at mid-height and at the top of the vertical poles to form a continuous scaffold framework.
- 2.0m high weld mesh panels shall be fixed to the scaffold framework using a minimum of two fixings per panel.



TPB 1 — Scaffold framework with weld mesh panels and back-stays

TPB 2 — Standard: weld mesh panels on back-stayed supports

9.1.4 This specification is appropriate for the majority of residential and small to medium commercial projects and is the standard specification used on most projects prepared by Mark Welby Consulting Arborists. It provides robust protection without the complexity of a full scaffold framework.

- 2.0m high weld mesh panels shall be erected continuously around the CEZ boundary.
- Panels shall be supported either on rubber-footed proprietary bases or on vertical scaffold poles driven into the ground, positioned outside the RPA wherever possible.



- Back-stays shall be fixed at 45° to the upper rail of each panel to prevent displacement. Back-stay poles may be driven into the ground within the RPA at an angle where necessary, as this is considered acceptable due to the small cross-sectional area of the pole and the resulting limited root disruption. Where preferred, back-stays may instead be secured using rubber blocks or boots with road pins or similar fixings.
- Panels shall be joined using a minimum of two anti-tamper couplers per junction, positioned so that they can only be released from inside the barrier.



TPB 2 — Weld mesh panels on rubber boots with back-stays

TPB 3 — Low intensity: barrier netting or chestnut paling

- 9.1.5 This specification is appropriate only for low-intensity works where incidental contact from plant or machinery is not anticipated — for example, light landscaping works or minor works at distance from retained trees where the barrier serves primarily as a visual reminder to pedestrian and manual workers. It shall only be used where expressly agreed with the arboriculturist and shall not be used where vehicular plant will be operating in the vicinity of retained trees.
- High-visibility barrier netting or chestnut paling shall be erected continuously around the CEZ boundary at a minimum height of 1.0m.
 - Barriers shall be supported on timber or metal stakes at maximum 2m centres, driven into the ground outside the RPA.



TPB 3 — High-visibility barrier netting or chestnut paling

- 9.1.6** Where site hoarding forms part or all of the CEZ boundary, supporting posts may be excavated at the edge of the RPA where this is necessary for secure installation. Hoarding shall otherwise be installed using kentledge blocks or equivalent above-ground ballasting positioned outside the RPA wherever site conditions permit.

9.2 Ground protection

- 9.2.1** Where access within the CEZ is unavoidable, ground protection shall be installed across the full extent of the area to be accessed before any works commence. Subject to the agreement of the arboriculturist, ground protection may be used in place of or in combination with tree protection barriers where it provides an equivalent or greater level of protection to the root system. Ground protection shall be installed as follows:

- A geotextile membrane shall be laid directly onto the existing soil surface with no prior excavation.
- A minimum depth of 75mm of clean sharp sand or 100mm of wood chip shall be laid over the membrane.
- Scaffold boards, load-spreading panels, or proprietary protective trackway systems shall be laid over the sand or wood chip layer.

- 9.2.2** Ground protection shall not be driven over by vehicles or plant unless a proprietary vehicular-rated system has been agreed with the arboriculturist. Ground protection shall remain in place for the



duration of any works within the CEZ and shall be removed carefully on completion, with the underlying soil surface inspected by the arboriculturist before reinstatement.

- 9.2.3** Products such as Terram or equivalent geotextile membranes, and proprietary trackway systems such as Groundguard, Trackway, or equivalent, are acceptable subject to the arboriculturist's agreement. Product references are given as examples only; equivalent products may be substituted with the arboriculturist's approval.



Ground protection example — woodchip and trackmats

9.3 Stem protection

- 9.3.1** Where construction activity must take place in close proximity to tree stems and the risk of direct physical contact cannot be excluded, stem protection boxing shall be installed before works commence. Stem protection boxing shall conform to the following specification:

- The structure shall be free-standing and shall not be fixed to, nailed to, or in direct contact with the tree at any point.
- Boxing shall be constructed from timber boarding or plywood of sufficient rigidity to resist incidental contact from plant, machinery, or materials.
- The structure shall extend to a minimum height of 2.4m or to the lowest scaffold limb, whichever is the lower.
- All stem protection structures shall be signed with clearly visible 'Tree Protection — Keep Out' notices.



- 9.3.2** An off-the-shelf solution: Trunk Protecta® can be found at GreenGridSystems.com (see image below).
- 9.3.3** Stem protection boxing shall remain in place for the duration of any works in the immediate vicinity of the stem and shall only be removed with the agreement of the arboriculturist.



Trunk Protecta® (GreenGridSystems.com) & Timber stem protection boxing

10. Tree Surgery and Removals

- 10.1** Where tree surgery or tree removal is required to facilitate the development, all such works shall be completed before any other construction activity commences on site. This sequencing is essential to prevent accidental damage to retained trees during the establishment of site operations and to ensure that adequate crown clearance is achieved before plant and machinery are brought onto site.
- 10.2** All tree works shall be carried out in accordance with BS 3998:2010 Tree work — Recommendations by a competent contractor. Contractors on the Arboricultural Association's Approved Contractor scheme are preferred.
- 10.3** Statutory consents and the approved tree surgery schedule
- 10.4** Where trees are protected by a Tree Preservation Order or are located within a Conservation Area, works to those trees ordinarily require the prior written consent of the LPA or, in the case of Conservation Area trees, the submission of a Section 211 notice. However, where this AMS has been approved by the LPA as part of a planning permission or in discharge of a planning condition, the works specifically identified in the tree surgery schedule — as shown on the TPP — are considered

to be authorised by that approval. No separate TPO consent application or Conservation Area notice is required for those specified works.

10.4.1 This authorisation applies only to the works expressly identified in the approved tree surgery schedule. Any works beyond those specified — whether additional pruning, further removal, or any other operation to a protected tree — are not covered by this approval. Before any additional works are instructed, the arboriculturist must be consulted. It may be necessary to obtain separate LPA consent or submit a Section 211 notice before such works can proceed, and no additional works to protected trees shall be carried out without confirmation from the arboriculturist that the appropriate authorisation is in place.

10.4.2 Facilitation pruning required to enable the implementation of the development is specified in the Tree Protection Plan and/or the accompanying tree schedule. All pruning shall be carried out to BS 3998:2010 and shall be limited to the minimum necessary to achieve the required clearances. No pruning beyond that specified shall be carried out without the prior agreement of the arboriculturist.

10.4.3 Trees identified for removal on the TPP shall be felled prior to the commencement of construction works. Stumps within or adjacent to the RPA of retained trees shall be ground out to minimise disturbance to surrounding root systems. Stump grinding shall not take place within the RPA of any retained tree without the prior agreement of the arboriculturist.

10.5 Wildlife

10.5.1 Before any tree works are carried out, trees shall be checked for signs of active bird nesting or bat roosting. The nesting season runs from approximately March to August inclusive, although nesting activity can occur outside these months. Works to trees with features suitable for nesting birds or roosting bats — including cavities, cracks, splits, loose bark, or dense ivy cover — shall not be carried out without prior inspection by a suitably qualified ecologist or bat surveyor where there is any reasonable likelihood of occupancy. Disturbing an active nest or a roosting or breeding bat is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

11. Operational Method Statements

11.1 Where an operational activity is not covered by the sections below but has the potential to affect retained trees or their RPAs, the arboriculturist must be consulted before works commence.

11.2 Installation of underground services

11.2.1 Where the installation of underground services — including drainage, water, gas, electricity, telecommunications, or any other buried infrastructure — is required within or in proximity to the RPA of a retained tree, the following measures shall apply. All works shall additionally be carried out in accordance with Street Works UK Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026), which is the governing document for utility installation methodology in proximity to trees. Where any conflict exists between this AMS and Street Works UK Volume 4, the more protective requirement shall take precedence.

11.2.2 This AMS is prepared in accordance with BS 5837:2012 and uses the Root Protection Area (RPA) as the primary zone of protection around retained trees. Street Works UK Volume 4 defines an equivalent zone known as the Precautionary Zone; for the purposes of this document these terms are interchangeable and the RPA shall be the operative boundary in all cases.

11.2.3 Street Works UK Volume 4 additionally defines a Prohibited Zone within 1m of the trunk of any tree, within which no excavation of any kind shall take place. This prohibition applies regardless of whether the Prohibited Zone falls within or outside the calculated RPA.

11.2.4 The preferred method of installation is trenchless technology, including directional drilling or moling, which shall be used wherever feasible. Where trenchless installation is not achievable, open excavation may only be carried out with the prior agreement of the arboriculturist.

11.2.5 Where open excavation is unavoidable within the RPA, the following procedure shall apply:

- No mechanical excavation shall be used within the Prohibited Zone (1m from the trunk) under any circumstances. Within the RPA, excavation shall be carried out by hand or using compressed air excavation (CAE) / vacuum excavation equipment. Where mechanical excavation is used within the RPA, it shall only be carried out under the explicit guidance of the arboriculturist, and only where it is clear from prior investigation that significant roots are absent. A smooth or grading bucket shall be used in preference to a toothed bucket, which risks snagging and tearing roots. Where roots are encountered during mechanical excavation, the machine shall cease immediately and CAE / vacuum excavation or hand excavation shall be employed for all further work in that area.
- Excavation shall proceed carefully to expose roots without causing unnecessary damage. All roots encountered shall be assessed by the arboriculturist before any are severed.



- Wherever possible, roots greater than 25mm in diameter shall be retained. Where roots must be severed, cuts shall be made cleanly using a sharp hand saw or secateurs, producing the smallest practicable wound. Roots shall not be torn or broken. Where a root of 25mm diameter or greater is severed, the arboriculturist shall be notified immediately.
- Service runs within the RPA shall be installed as close to the surface as permitted by the relevant utility specification, to minimise the depth of excavation and the extent of root disturbance.
- Where multiple services are required, they shall be routed above one another within a single shared trench to minimise the width of excavation within the RPA. The cumulative effect of successive excavations on the root system shall be considered at the planning stage and the arboriculturist consulted before works commence.
- On completion, excavations shall be backfilled with suitable material and compacted by hand only. No mechanical compaction shall take place within the RPA.

11.2.6 All excavation within an RPA shall be supervised by the arboriculturist or an arboricultural clerk of works.

11.3 Posts and other small-footprint installations in RPA

11.3.1 This section applies to the installation of any discrete vertical element with a comparatively small individual footprint within the RPA of a retained tree. This includes, but is not limited to, boundary fenceposts, gate posts, hoarding supports, play equipment fixings, pergola posts, handrail supports, cycle rack footings, planter supports, and other elements that require individual point excavations or fixings rather than continuous trenching or large-area foundation works. The principles in this section also apply to the installation of small pad foundations for lightweight structures where the piled or traditional foundation sections of this AMS would be disproportionate to the scale of the works.

11.3.2 Where the total number of post positions or fixings within the RPA is significant, the cumulative impact on the root system shall be considered at the planning stage. The positions of all elements within the RPA shall be agreed with the arboriculturist before any installation commences.

11.3.3 The preferred installation method for all post and fixing positions within the RPA is a surface-mounted post base, shoe, or proprietary above-ground fixing system, which avoids any excavation into the root zone. This option shall be used wherever the structural requirements of the element permit and shall be agreed with the arboriculturist prior to installation.

11.3.4 Where below-ground installation is required, the following procedure shall apply:

Post and fixing positions shall be agreed with the arboriculturist prior to installation and shall be located to avoid significant roots wherever possible.



Excavation shall be carried out by hand only. Mechanical driving, hydraulic pressing, mechanical augering, or any other method involving percussion or significant soil displacement shall not be used within the RPA.

Where roots greater than 25mm in diameter are encountered during excavation, the post or fixing position shall be adjusted to avoid them. The arboriculturist shall be consulted before any such root is severed.

The diameter of excavated holes shall be kept to the minimum necessary to accommodate the post or fixing.

Where posts are to be set in concrete, a non-permeable root barrier membrane shall be placed within the excavated hole before concrete is introduced, to prevent direct contact between wet concrete and any exposed roots. A heavy-duty black polythene bag or equivalent is suitable for this purpose. Concrete shall be poured carefully to avoid spillage within the RPA.

On completion, any voids around posts not filled with concrete shall be backfilled with suitable material and compacted by hand only.

- 11.3.5** All installation within an RPA shall be subject to arboricultural oversight, the extent and form of which shall be agreed with the arboriculturist prior to works commencing.

11.4 Sensitive Excavation within Root Protection Area

- 11.4.1** Where construction requires excavation within the Root Protection Area (RPA) of a retained tree, all works shall be carried out under the continuous attendance of the arboriculturist, whose directions shall be followed at all times. No excavation within the RPA shall commence until the arboriculturist is present on site and has confirmed readiness to proceed.
- 11.4.2** The extent and depth of all excavation within the RPA shall be agreed with the arboriculturist before works begin. Excavation shall be taken only to the depth necessary to accommodate the formation level for the kerb foundations and access construction, and no deeper. The arboriculturist shall be notified at commencement and shall confirm in writing upon completion of all works within the RPA.
- 11.4.3** The preferred method of excavation within the RPA is compressed air excavation (CAE) or vacuum excavation, which allows roots to be progressively exposed and assessed without mechanical severance. Where CAE or vacuum excavation is not available or practicable, hand excavation using spades and forks shall be used. A fork shall be used to loosen soil and help locate substantial roots; once roots are identified, finer hand tools shall be used to clear soil away from root surfaces without damaging the bark or cambium. Where unavoidable, mechanical excavation shall only take place within the RPA under approval from the arboriculturist.



- 11.4.4** Where operatives must access the RPA during these works, ground protection shall be laid in advance and maintained throughout in accordance with the Tree Protection Measures section of this AMS. No plant or machinery shall be sited within the RPA. Any mechanical plant required to assist with kerb or edging laying shall operate from existing hard surfacing or from beyond the RPA boundary only.
- 11.4.5** All soil removal shall be carried out with care to minimise disturbance to the adjacent rooting environment beyond the immediate zone of excavation. Spoil arising from excavation within the RPA shall be removed progressively and shall not be stockpiled within the RPA at any time. Where large volumes of spoil require temporary storage in the vicinity, it shall be placed on heavy-duty plywood boards or equivalent load-spreading material positioned outside the RPA.
- 11.4.6** Where roots are encountered during excavation, works shall proceed carefully around them. Flexible clumps of smaller fibrous roots shall be retained and displaced clear of the excavation where this can be achieved without damage. Where root severance is unavoidable, the following protocol shall apply. Roots less than 25 mm in diameter may be severed cleanly using sharp, sterilised secateurs without prior consultation with the arboriculturist. Roots 25 mm in diameter or greater shall be retained wherever practicable. Where severance of a root of 25 mm diameter or greater is unavoidable, this shall only proceed with the express agreement of the arboriculturist. All cuts shall be made cleanly using a sharp hand saw or secateurs, producing the smallest practicable wound surface. Roots shall not be torn, broken, or ripped. Cuts shall be made 100–200 mm behind the final face of the excavation to ensure that the cut end is contained within undisturbed ground rather than left exposed within the finished construction.
- 11.4.7** The arboriculturist shall assess and document all roots encountered during excavation. A written record shall be maintained of the location, diameter, and condition of any root assessed or severed, together with the decision made and the method of severance applied. This record shall form part of the site arboricultural record and shall be available to the Local Planning Authority on request.
- 11.4.8** Where exposed roots are to be retained rather than severed, they shall be protected against desiccation immediately following exposure. In warm or dry conditions, damage to exposed roots can occur within thirty minutes of exposure, and temporary coverings shall be applied without delay. Dampened hessian sacking or washed sharp sand shall be used for this purpose. Builder's sand shall not be used, as its salt content can cause root damage. Where works are paused at the end of a working day and roots remain exposed, coverings shall be dampened before leaving site and inspected and re-dampened at the start of the following working day.
- 11.4.9** Concrete or cement shall not be mixed, poured, or handled within the RPA. All wet concrete operations associated with kerb bedding and haunching shall be managed carefully at the RPA



boundary, with precautions taken to prevent spillage or seepage of concrete or cement-contaminated water into the root zone. Shuttering and any other temporary formwork required within the RPA shall be installed and removed by hand only.

11.4.10 On completion of all excavation and construction works within the RPA, the arboriculturist shall inspect the works before any reinstatement proceeds. Any voids or areas of ground disturbance within the RPA not occupied by permanent construction shall be reinstated with good quality topsoil free of contaminants and conforming to BS 3882:2015, firmed by hand. No mechanical compaction shall take place within the RPA. Tree protection measures shall remain in place until all works within and immediately adjacent to the RPA are complete and the arboriculturist has confirmed in writing that they may be removed.

11.5 No-dig geocell surfacing

11.5.1 Where new permeable surfacing is required within the RPA of a retained tree, a three-dimensional cellular confinement system (geocell) shall be used in preference to any construction method requiring excavation or the introduction of a compacted sub-base. Geocell surfacing spreads imposed loads across a wide area, minimising point loading and soil compaction whilst maintaining soil permeability and gas exchange beneath the surface. This section has been prepared with reference to Arboricultural Association Guidance Note 12: The Use of Cellular Confinement Systems Near Trees — A Guide to Good Practice (2020), which shall be read alongside this AMS where geocell surfacing is specified.

11.5.2 The installation of geocell surfacing within the RPA shall be subject to the following requirements.

Design and engineering

11.5.3 The overall specification for the geocell system shall be produced or approved by a civil engineer, either the project engineer or an engineer from a geocell supplier, having regard to the soil bearing capacity of the site. Where the soil has a California Bearing Ratio (CBR) of less than 3, an engineer shall be consulted to determine whether an additional sub-base is required beneath the cellular confinement system. The system shall be designed to accommodate the anticipated loading during both the construction phase and its intended use, as construction traffic is frequently heavier than long-term operational traffic.

11.5.4 Underground services shall not be routed beneath the geocell system. Service routes must be established before the geocell specification is finalised, and any required service installations within the RPA must be completed before the geocell is laid.



Ground preparation

- 11.5.5** Ground preparation is the stage at which trees are at the greatest risk of damage and shall be carried out under the supervision of the arboriculturist throughout.
- 11.5.6** No excavation shall be carried out within the RPA in preparation for geocell installation. Where removal of turf or surface vegetation is required, up to 50mm may be removed by hand or using a tracked excavator of no more than 5 tonnes fitted with a smooth grading bucket, under arboricultural supervision. Where obvious surface roots are present or the soil layer is shallow, no surface material shall be removed at all. Surface skimming shall cease immediately if the upper surface of any significant root is exposed.
- 11.5.7** Where protruding roots create an uneven surface, sharp sand ramps may be used to bridge over them. Deep layers of sand beneath geocells shall be avoided as erosion by water movement risks surface failure; angular stone aggregate of the same specification as the cell infill is preferred for ramping where possible.
- 11.5.8** No vehicle use shall take place within the RPA on exposed soft ground at any time. The geocell panels shall be laid by hand. Once panels are in place and being progressively filled, plant may run on the filled geocell surface to introduce infill material, advancing progressively as filling proceeds. No vehicle shall operate on unfilled cells or on unprotected ground within the RPA.
- 11.5.9** No vehicle use shall take place within the RPA when the ground is saturated.

Geocell specification

- 11.5.10** Geocells shall be manufactured from high-density polyethylene (HDPE) with textured cell walls and shall conform to ISO 13426-1:2003 in respect of seam strength. Geocells made from flexible geotextile materials are not suitable for use near trees.

Geotextile membranes

- 11.5.11** A needle-punched non-woven geotextile of minimum 300 g/m² with a CBR puncture resistance of 4000 N shall be laid directly onto the prepared soil surface prior to installation of the geocell mat. The membrane shall be permeable to air and water and shall cover the entire area to be surfaced. Where several sheets are required they shall overlap by at least 300mm.
- 11.5.12** A second geotextile shall be laid above the geocell mat where a sand or fine stone bedding layer is required beneath the wearing course, to prevent migration of the bedding material into the cell infill. The upper geotextile may be of the same specification or slightly thinner (100–300 g/m²). The use of porous asphalt as a wearing course does not require a second geotextile.



Stone infill

11.5.13 Cells shall be filled with clean crushed angular stone aggregate containing no fine material. The preferred infill is crushed 20/40mm stone. Where this is unavailable, 4/20mm stone may be used. Crushed granite, basalt, or limestone are suitable materials. Rounded materials including marine-dredged shingle and river gravel are not suitable as infill. MOT Type 1, Type 2, and Type 3 are not suitable as they contain fines. Geocells shall be overfilled by a minimum of 25mm of the same infill material before the wearing course is laid.

Installation

11.5.14 Geocell panels shall be laid and pinned into position by hand before infill is introduced. No vehicle or plant shall be driven over unfilled cells or on unprotected ground within the RPA.

11.5.15 Infill shall be introduced progressively, with plant advancing on the filled geocell surface only. Vibrating plate compactors shall not be used to compact infill within the RPA as this risks compacting the soil beneath. Settlement of infill shall be achieved by a minimum of four passes of a smooth roller at a maximum weight of 1000 kg/m width without vibration, or by several passes of a tracked excavator running on the filled surface. Checks shall be made to confirm the infill is fully consolidated before the wearing course is laid.

11.5.16 Edge restraints shall not require excavation within the RPA. Suitable above-ground options include treated timber peg-and-board edging, railway sleepers, metal or plastic pinned edging strips, or kerbstones set on top of concrete-filled edge cells. Kerbstones set in concrete haunching dug into the ground shall not be used within the RPA.

Wearing course

11.5.17 The wearing course shall be permeable to air and water. Suitable options include porous asphalt, resin-bound gravel, loose gravel stabilised with small plastic grids, or permeable block paving. Standard impermeable tarmac shall not be used within the RPA unless the arboriculturist has assessed the overall impact and is satisfied that the system nevertheless maintains sufficient gas and water exchange with the soil beneath.

Maintenance

11.5.18 The permeable surface shall be cleaned at least annually to remove silt, debris, and biological growth that may reduce permeability. Brush and suction road sweepers or hand-held pressure washers are suitable for this purpose. De-icing salts shall not be applied to permeable surfaces within the RPA as these can cause root damage. Where geocells are uncapped, the surface shall be inspected annually and topped up with suitable stone if any cells are visibly exposed.

12. Schedule of Works and Supervision

12.1 General

12.1.1 Arboricultural supervision shall be provided by the arboriculturist throughout the construction period in accordance with this section. Supervision involves attendance at specific key stages to oversee particular construction activities in proximity to retained trees. The purpose of supervision is to ensure that the tree protection measures and operational methods specified in this AMS are implemented correctly, to identify and resolve any arboricultural issues arising during construction, and to provide a written record of compliance for the client and, where required, the LPA.

12.1.2 The extent and frequency of supervision visits shall be proportionate to the complexity of the scheme and the nature and proximity of construction works to retained trees. The minimum supervision requirements are set out in the table below. Additional visits shall be arranged as necessary at the discretion of the arboriculturist or at the request of the site manager where unforeseen circumstances arise.

12.1.3 Where site monitoring is required by planning condition or agreed with the client, the monitoring provisions of this section shall apply. Monitoring involves periodic site visits to verify that tree protection measures remain correctly installed and in good order throughout the construction period and is distinct from event-based supervision. Where a monitoring visit coincides with a supervision event, both functions may be discharged during the same site attendance, provided this is noted in the written record.

12.1.4 The arboriculturist shall be given a minimum of five working days' notice before each supervision event unless otherwise agreed.

12.2 Supervision Records

12.2.1 Following each supervision visit, the arboriculturist shall produce a written record. The record shall note the date and duration of the visit, the works observed, confirmation that tree protection measures are in place and in good order, and details of any deviation from the AMS, damage to trees or protection measures, or remedial action required. The record shall be issued to the client promptly following each visit and shall be forwarded to the LPA on request or as required by any planning condition.

12.2.2 Written records of all works carried out within Root Protection Areas shall be retained by the arboriculturist in accordance with the Scope and Purpose section of this AMS and shall be made available to the LPA or for internal audit purposes as and when required.

12.3 Deviations from the AMS



12.3.1 Any proposed deviation from the measures specified in this AMS shall be agreed with the arboriculturist before implementation, in accordance with the Scope and Purpose section of this AMS. Where a deviation requires the approval of the LPA, written confirmation of that approval shall be obtained before works proceed. Deviations and their resolution shall be recorded in the supervision record for the relevant visit.

12.4 Schedule of Works and Supervision

12.4.1 The proposed sequence of works and associated supervision requirements are set out in the table below. This table shall be reviewed and agreed with the principal contractor at the pre-start meeting and updated as necessary to reflect the agreed programme.

12.4.2 Where the arboriculturist is required to attend in person, this is indicated in the Supervision column. Where works may proceed under the oversight of the site manager with the arboriculturist available by telephone, this is noted accordingly. All works within RPAs are subject to arboricultural oversight in accordance with the Scope and Purpose section of this AMS, regardless of whether a site visit is indicated.

12.4.3 Schedule of Works and Supervision

Seq.	Activity	Responsibility	Supervision
1	Installation of tree protection measures — barriers and ground protection — in accordance with the TPP.	Principal contractor.	Arboriculturist remote oversight.
2	Pre-start meeting. Confirmation that tree protection measures have been correctly installed. Site induction arrangements agreed.	Site manager and arboriculturist.	Arboriculturist attendance required — on site or remote as agreed.
3	Installation of geocell 'no-dig' surface	Principal contractor.	Arboriculturist attendance required. Works shall not commence until arboriculturist has confirmed readiness to proceed.
4	Sensitive excavation for new drop kerb	Principal contractor.	Arboriculturist attendance required. Works shall not commence until arboriculturist



Seq.	Activity	Responsibility	Supervision
			has confirmed readiness to proceed.
5	Removal of tree protection measures on completion of all construction works.	Principal contractor.	Protection shall not be removed without written confirmation from arboriculturist.

13. General Prohibitions

13.1.1 The following prohibitions apply to all persons on site for the full duration of construction works. They apply within and in the vicinity of the RPA of all retained trees unless explicitly stated otherwise in this AMS and confirmed in writing by the arboriculturist.

13.2 Access and plant

- No vehicles, plant, or machinery shall enter the CEZ without the prior written agreement of the arboriculturist.
- No vehicles shall be parked within the RPA of any retained tree at any time.
- No vehicle shall be refuelled within the RPA of any retained tree or within 10m of the trunk of any retained tree.

13.3 Storage and waste

- No materials, soil, spoil, rubble, or waste shall be stored or stockpiled within the RPA of any retained tree at any time.
- No skips or waste containers shall be positioned within the RPA of any retained tree.
- No materials shall be dumped or tipped within the RPA of any retained tree whether in a skip or directly on the ground.

13.4 Soil and levels

- Existing ground levels within the RPA of any retained tree shall not be raised or lowered without the prior agreement of the arboriculturist.
- No turf stripping, topsoil removal, or excavation shall take place within the RPA of any retained tree except as specified in this AMS.
- Surface water runoff shall not be redirected into or out of the RPA of any retained tree without the prior agreement of the arboriculturist.



13.5 Fire and heat

- No fires shall be lit within the RPA of any retained tree or within 10m of the trunk of any retained tree.
- No burning of materials or waste shall take place within falling distance of any retained tree.
- No equipment generating sustained heat — including tar boilers or similar — shall be operated within the RPA of any retained tree.

13.6 Chemicals and contamination

- No cement, concrete, or mortar shall be mixed, stored, or discharged within the RPA of any retained tree.
- Cement mixers and concrete lorries shall not be washed out within or uphill of the RPA of any retained tree.
- No paint, solvents, fuel, oil, or other chemicals shall be stored, mixed, or discharged within the RPA of any retained tree.
- No herbicide shall be applied within or uphill of the RPA of any retained tree without the prior agreement of the arboriculturist.
- De-icing salt shall not be applied within the RPA of any retained tree or in a position where runoff could reach the RPA.

13.7 Tree protection measures

- Tree protection barriers and ground protection shall not be repositioned, removed, or modified without the prior written agreement of the arboriculturist.
- No signage, lighting, services, or fixings shall be attached to any retained tree at any time.
- No pruning, cutting, or other works shall be carried out to any retained tree by construction personnel. All tree works shall be carried out by a competent arboricultural contractor as specified in the Tree Surgery and Removals section of this AMS.

13.8 Damage reporting

- Any damage to retained trees, their root systems, or tree protection measures shall be reported to the site manager and arboriculturist immediately. Works in the affected area shall cease until the arboriculturist has assessed the damage and confirmed in writing that works may resume.

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15. Appendix A — Tree Protection Plan

See following page(s)

BS5837 Tree Survey: Trees & Groups

Retained Trees / Groups

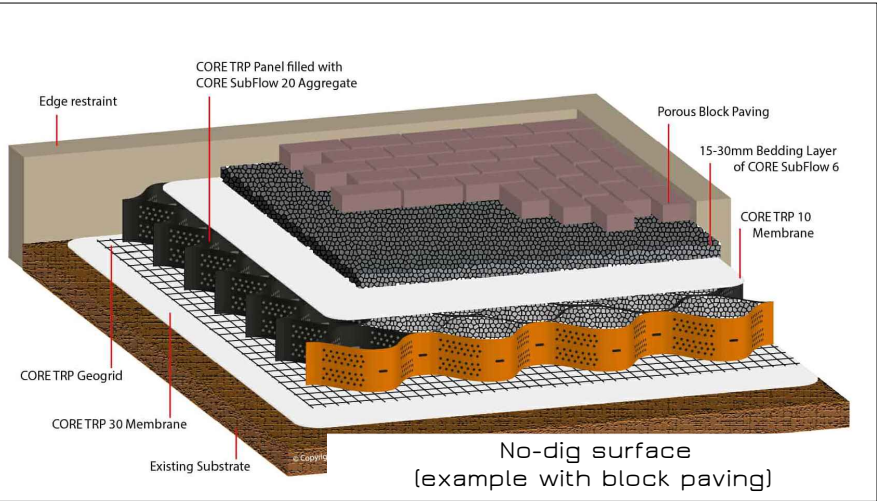
Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
T1	Malus sp.	Apple	8m	370mm	3m	Mature	Fair overall physiological and structural condition. Brick built boundary wall separating tree from footpath; no obvious lifting to footpath from tree roots. Evidence of utility trenching in footpath.		10 Years	29/4/2026	C1	4.5m	64m²	1
T3	Tilia x europaea	European lime	11m	560mm	2m	Mature	Street Pollard		20 Years	29/4/2026	B1	6.6m	137m²	1
Total :2														

Surveyed Groups

Ref	Species	Common Name	Average Height	Average Stem Diameter	Observations	Tree Surgery	Date Surveyed	BS Cat	No.
G2	Mixed species	Mixed species	4m	140mm	Offsite. mix of holly and lilac. stems currently displacing the boundary fence		29/4/2026	C1	1
Total :1									

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
www.mwelby.com

denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).



Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset



COLEY AVENUE

T1 C1 Apple

T3 B1 European lime

G2 C1 Mixed species

11

13

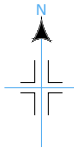
15

17

NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only.
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
- Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).



REV:	DATE:	UPDATES:	DRAWN:
1:200	2.0	4.0 6.0 8.0 10.0 12.0m	

Tree ref/category/species & TPO ref

Root protection area

Crown spread

CEZ

CEZ extent. To be protected with temporary protective barriers (TPB2) or ground protection to allow construction access. See insets and method statement for details.

No-dig surface (above existing ground levels). See inset and method statement

Sensitive excavation for drop kerb. See method statement

BS 5837:2012 Tree Quality Categories

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: <https://bit.ly/5837FAQ> Or scan this QR code:



This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

15 Coley Avenue,
Reading RG1 6LJ

Date:
30/04/2026

Drawn by:
MW

Scale:
1:200 @A2

DWG Ref:

MW.2604.CAR.TPP



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