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Arboricultural Report

Including a tree survey, impact assessment and method
statement

for development at

2 Lancaster Close, Reading, Berkshire, RG1 5HB

Reference: MW.2601.LCR.AIA

Client: Mr Abbas Raza Ali

Date: 30 January 2025

Revision: B issued 18 September 2026

Executive Summary

Trees are a consideration in this planning application for extensions to the existing dwelling. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon it by Section 197 of the Town and Country Planning Act 1990 (as amended).

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

One tree is removed on this project and it is not removed to facilitate the proposal. Tree 05 is a cherry of category U carrying a large stem wound at 1.5 m, assessed at survey as having no remaining contribution. Its removal is good husbandry and would be appropriate whether or not this proposal proceeds. Tree 07, a holm oak at the frontage which the previous revision of this report identified for removal, is retained: the parking arrangement it stood in the way of no longer forms part of the scheme.

Trees 01 and 02 in the rear garden are protected by Tree Preservation Order 154/001, as is tree 03 in the rear garden of 1 Lancaster Close, whose Root Protection Area extends into the application site. Consent is required before any works are carried out to those trees, and that requirement is unaffected by the grant of planning permission. The site does not lie within a Conservation Area and, as garden land, is exempt from the licensing requirements of the Forestry Act 1967.

Part of the proposed rear extension falls within the Root Protection Area of tree 01, a mature black pine. No other retained tree is affected. The extension is carried on a suspended floor above existing ground level, on steel beams supported by screw piles and over a ventilated void, so no general excavation, no change of ground level and no ground bearing arises within the Root Protection Area. Ground disturbance is confined to the hand excavation of twelve pile positions of not more than 200 mm diameter, together under 0.4 m², which is less than 0.1 per cent of the Root Protection Area.

Tree protection commitments include the erection of TPB 2 barriers and ground protection in accordance with the appended Tree Protection Plan, a pre-start meeting and tree protection audit, and arboricultural supervision of all pile installation and all other works within the Root Protection Area of tree 01.

Arboricultural attendance is required at the installation of tree protection, at the pre-start audit and throughout the hand excavation and installation of every pile position falling within a Root Protection Area.

It is further recommended that any permission granted be conditioned to withdraw permitted development rights for hard surfacing, decking, outbuildings and any change of ground level within the rear garden.

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 On 30 January 2025, I was instructed by Mr Abbas Raza Ali to undertake a tree survey and to prepare this Arboricultural Impact Assessment (AIA) in support of a planning application for a single-storey rear extension, a first-floor side extension and a garage conversion at 2 Lancaster Close, Reading, Berkshire, RG1 5HB.
- 1.2 This revision (B) has been drafted in September 2026 to address the latest tranche of comments from the local planning authority.
- 1.3 This report has been prepared in accordance with British Standard BS 5837:2012 Trees in relation to design, demolition and construction — Recommendations, 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 1990 (as amended).
- 1.4 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 completed development. Such indirect impacts often include future pressure to prune or remove trees due to shading, debris, or perceived inconvenience arising from poor juxtaposition.
- 1.5 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.
- 1.6 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 BS 5837:2012.
- 1.7 The tree survey was undertaken on 20 January 2025. The findings are presented on the appended Tree Protection Plan, reference MW.2501.LCR.TPP Rev B.

1.8 Documents Supplied

- Proposed drawings: P1595-01, P1595-02, JP7750-SP-1-S-0011 and JP7750-SP-0012 by SK Design Consultants, dated 1 September 2026
- Existing drawings: P1595-02 by SK Design Consultants, dated 1 September 2026
- Base plan / site survey reference: P 1595-01 Location block Plan.pdf

2. Statutory & Other Relevant Constraints

- 2.1 A preliminary desk study was carried out on 18 September 2026 to identify the statutory and environmental constraints affecting the site. The findings are summarised below. The statutory position is stated as at the date of the desk study and must be verified with the local planning authority before any tree work is carried out.

Constraint	Status
Local Planning Authority	Reading Borough Council
Tree Preservation Orders	Yes — TPO 154/001. Applies to trees 01 and 02 on site, and to tree 03 at 1 Lancaster Close
Conservation Areas	None
Forestry Act 1967	Garden land — exempt
Felling Licence Applications	None on site or within 30 m
Ancient Semi-Natural Woodland (ASNW)	None recorded on or within 50 m of the site
Ancient Tree Inventory	None recorded on or within 30 m of the site
Obvious veteran trees	None
Sites of Special Scientific Interest (SSSI)	None
Legal covenants and outstanding planning conditions	Not known
Priority Habitat Inventory	None
Bedrock (British Geological Survey)	London Clay Formation: clay, silt and sand (Palaeogene)
Superficial deposits	Boyn Hill Gravel Member: sand and gravel (Quaternary)
Soil (Landis SoilScape)	Freely draining slightly acid loamy soils
Grid reference	SU 72399 72275

2.2 Tree Preservation Orders

- 2.3 A Tree Preservation Order (TPO) is issued by a local planning authority to protect specific trees, groups of trees, or woodlands for the sake of public amenity. A TPO prohibits actions such as cutting down, topping, lopping, uprooting, or causing intentional damage or destruction to the trees without obtaining written consent from the local planning authority. If consent is granted, it may come with conditions that must be adhered to. This process is regulated by the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- 2.4 The site is affected by Tree Preservation Order 154/001, which protects several trees at Lancaster Close. Two of them stand in the garden of the application site: T5, a black pine, and T4, an English yew. A third, T3, is a black pine standing in the rear garden of 1 Lancaster Close, whose Root Protection Area extends into the application site. The Order references and the survey references are cross-referred in the table below. Consent from the local planning authority is required before any works are carried out to a tree

protected by the Order, and that requirement is unaffected by the grant of planning permission for this proposal.

2.5 The Forestry Act

2.6 The Forestry Act 1967 governs tree felling in England and Wales; Scotland and Northern Ireland are governed separately. Section 9(1) requires a felling licence from the Forestry Commission for the felling of growing trees, subject to the exceptions the Act then sets out. Under Section 9(2), no licence is required for trees standing or growing in a garden, orchard, churchyard or public open space, nor for stems below 8 cm in diameter or coppice and underwood below 15 cm. Under Section 9(3)(b), felling by an occupier on their own land is excepted where the aggregate volume felled without a licence does not exceed five cubic metres in any calendar quarter, of which no more than two cubic metres may be sold. Under Section 9(4)(d), felling immediately required in order to carry out development authorised by planning permission is excepted.

2.7 The site is garden land and is therefore exempt. No felling licence is required.

2.8 Ecology

2.9 The Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to the conservation of biodiversity when carrying out their functions. The Environment Act 2021 strengthened that duty, which is now to conserve and enhance biodiversity. 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 any structure or place used for shelter or protection by a protected species.

2.10 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.

2.11 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.

2.12 Other Statutory Constraints

2.13 The tree reference numbers used in the Order and those used in this report differ. For the avoidance of doubt: T5 of TPO 154/001 is tree 01 in this report and on the appended Tree Protection Plan; T4 is tree 02; and T3, in the rear garden of 1 Lancaster Close, is tree 03.

2.14 Planning Policy Context

- 2.15** The National Planning Policy Framework (NPPF), published 17 August 2026, 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 among the wider benefits of natural capital and ecosystem services, and directs that development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, should be refused unless there are wholly exceptional reasons. The Framework expects the effects of development on existing trees to be considered, and appropriate retention and new planting to be incorporated as part of well-designed development.
- 2.16** The development plan for the site comprises the adopted documents of Reading Borough Council. No made neighbourhood plan covers the site. The following adopted policies bear directly on trees as a constraint upon the proposed development.
- 2.17** Policy EN14 Trees, Hedges and Woodlands. Protects individual trees, groups of trees, hedges and woodlands of importance from damage or removal, and requires new development to make provision for tree retention and planting within the application site, particularly on the street frontage.
- 2.18** The policies identified above are set out in full in the following adopted documents.
- Policy EN14 Trees, Hedges and Woodlands. Reading Borough Local Plan, adopted November 2019.
- 2.19** Trees are a material consideration in the determination of this application. The assessment of the proposal against national and local policy is set out under Planning Policy in the Arboricultural Impact Assessment section of this report.

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 BS 5837:2012 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 appended Tree Protection Plan, reference MW.2501.LCR.TPP Rev B, which is based on the supplied survey drawing. Reference numbers follow the survey drawing and are not necessarily sequential. Stem locations within groups may be estimated, and the outline drawn for a group is indicative of canopy extent 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 trees within this assessment have been assigned a category in accordance with this system, whether they are retained or removed. Groups, hedges and similar boundary features are categorised as a group rather than tree by tree.
- 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 irremediable 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** Within categories A, B and C the standard adds a subcategory numeral, which records the basis of the tree's value rather than its quality: 1 denotes mainly arboricultural qualities, 2 mainly landscape qualities, and 3 mainly cultural or conservation values. A tree may fall into more than one subcategory, in which case the numerals are shown together. Category U carries no subcategory.
- 3.10** 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., 1994).
- 3.11** Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.
- 3.12** Where stems or branches were obscured by ivy or other growth, a full assessment of those parts was not possible.
- 3.13** Tree heights were measured with a clinometer or estimated in relation to those measured.
- 3.14** Trunk diameters are measured at 1.5 m above ground level; where this is not possible, the measurement positions given in Annex C of BS 5837:2012 (Figure C.1) are followed.
- 3.15** Where tree canopies are markedly asymmetrical, they are measured in four directions using a laser measure, or estimated by pacing where a measurement is not possible. 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).
- 3.16** All estimated dimensions are noted in the data.

4. Arboricultural Impact Assessment

4.1 Proposal

- 4.2** The proposal is for a front extension, a single-storey rear extension, a first-floor side extension above the existing garage and the conversion of that garage. The rear extension provides a utility room and a conservatory, and extends approximately 8.5 m across the rear elevation at a depth of approximately 2.0 m, with a return element alongside the existing dwelling.
- 4.3** The finished floor level of the new accommodation is 112 mm above the existing internal floor level and 337 mm above existing external ground level. The whole of that floor is suspended. It is carried on steel beams which are themselves carried on sixteen steel screw piles, with a clear ventilated void of 150 mm between the underside of the structure and the existing ground surface. No slab is cast, no strip or trench foundation is used, and existing ground levels are neither raised nor lowered.
- 4.4** Access from the new accommodation to the rear garden is by a single step from the double doors to the conservatory. The step is formed as a cantilevered extension of the floor structure; it has no footing, no separate support and no contact with the ground. No patio, terrace, decking or other area of hard surfacing is proposed in the rear garden.
- 4.5** The front extension has no impact on retained trees. The parking arrangement and the loss of front garden which formed part of the previously refused scheme have been omitted, and tree 07 is now retained.
- 4.6** This report supports a further application following the refusal of applications PL/25/0233 and PL/26/0804 and the pre-application advice given under PL/25/0938. The scheme differs from those previously considered in three respects which bear on the trees: the foundation and floor design no longer requires excavation within a Root Protection Area, the raised patio has been omitted, and the drive works have been omitted.

4.7 Tree Removals

- 4.8** Tree 05 is a cherry of category U standing in the rear garden within the Root Protection Area of tree 01. It carries a large stem wound at 1.5 m and was assessed at survey as having no remaining contribution. It is removed as good husbandry. Its removal is not required to facilitate the proposal and would be appropriate in any event.
- 4.9** Because it stands within the Root Protection Area of tree 01, the manner of its removal matters more than the loss of the tree itself. It is to be taken down by hand, with arisings carried out of the Root Protection Area rather than dragged across it. The stump is to be left in place, or ground out only to the minimum depth necessary and only with the prior agreement of the arboriculturist. It is not to be winched or grubbed out.
- 4.10** No other tree is removed. Tree 07, a holm oak of category C1 at the frontage, was identified for removal in the previous revision of this report to accommodate a parking arrangement which no longer forms part of the proposal. It is retained and is protected by barriers shown on the appended Tree Protection Plan.

4.11 Tree Surgery

- 4.12** No tree surgery is proposed and none is required to facilitate the proposal.
- 4.13** The crown of tree 01 is markedly asymmetric and extends principally to the south-west. The crown spread shown on the appended Tree Protection Plan has been revised to reflect that bias. On the revised spread

the crown does not significantly overhang the proposed structure, and no facilitation pruning arises from the proposal.

- 4.14** Scattered deadwood is recorded in the crown of tree 01. The proposal does not alter the management position in that respect. Deadwood above the existing dwelling and above the garden is a condition which exists today, is a normal feature of a mature pine, and is a matter for periodic inspection rather than for works arising from this development. Any future pruning should be carried out in accordance with BS 3998:2010 Tree work: Recommendations, and would require the consent of the local planning authority first.

4.15 Construction Impact

- 4.16** Tree 01 is a mature black pine of category B1 with a stem diameter of 950 mm, giving a Root Protection Area radius of 11.4 m and an area of 408 m². The proposed rear extension falls within that Root Protection Area to the extent of 26.6 m², which is 6.5 per cent of it. No part of the proposal falls within the Root Protection Area of tree 02, tree 03 or any other retained tree.
- 4.17** The Root Protection Area is the minimum area of rooting environment which should be protected in order to maintain a tree's health and stability. It is calculated initially as a circle, but the British Standard is clear that its shape may be adjusted to reflect the rooting environment actually available on the site, having regard to existing buildings and hard surfaces. The notional circle around tree 01 already extends beneath the existing dwelling and into the adjoining gardens. Therefore, the area shown on the appended tree protection plan has been offset to account for the constraints posed by the existing dwelling. The area affected by this proposal lies in the sector nearest the dwelling, where the rooting environment available to the tree is already the most constrained. An incursion of this scale, in this position, would not in my opinion reduce the rooting resource available to tree 01 to a degree capable of affecting its health or its stability.
- 4.18** Tree 01 was recorded at survey as being in fair overall physiological and structural condition with reasonable foliage cover, and was assigned category B1 with an estimated remaining contribution of twenty years. The observation that a feature of the tree is suboptimal refers to a single historic wound on the lowest southerly limb, and to that limb alone. It is not an assessment of the tree's overall condition and it does not indicate any reduced physiological tolerance of disturbance within the rooting environment. A tree in fair condition showing no indication of dysfunction would be expected to tolerate an incursion of the scale described without measurable effect.
- 4.19** The construction method has been selected to minimise disturbance to that rooting environment. Sixteen steel screw piles are proposed, of which twelve fall within the Root Protection Area of tree 01. Each pile is a steel shaft of 73 mm or 89 mm outside diameter, installed by controlled rotation rather than by driving, by boring or by excavation, and no piling rig is used.
- 4.20** Each of the twelve positions within the Root Protection Area is hand excavated in advance under arboricultural supervision, in an opening of not more than 200 mm diameter, to establish the presence or absence of roots of 25 mm diameter and over. Where such a root is encountered the pile position is adjusted locally, by agreement between the arboriculturist and the pile designer, so that the root is neither severed nor penetrated. No root of 25 mm diameter or over will be cut. The remaining four pile positions lie outside the Root Protection Area and are installed in the same manner.
- 4.21** The aggregate ground disturbance within the Root Protection Area of tree 01 is therefore twelve openings of not more than 200 mm diameter: under 0.4 m² in total, or less than 0.1 per cent of the 408 m² Root Protection Area. That figure is a maximum rather than an expectation, since the pile shafts are appreciably smaller in diameter than the openings made to inspect their positions.

- 4.22** Beyond the pile positions there is no excavation within a Root Protection Area. The floor is held clear of the ground on steel beams with a ventilated void of 150 mm maintained beneath it. No slab is cast, no concrete is placed within a Root Protection Area, no part of the structure bears on the ground within one, and existing ground levels beneath the new structure are neither lowered nor raised. The lowering of levels by up to 200 mm across the footprint, which formed part of the scheme considered in the previous revision of this report, no longer forms any part of the proposal.
- 4.23** The single step from the conservatory to the rear garden is a cantilevered extension of the floor structure and involves no ground disturbance of any kind.
- 4.24** Construction access within the Root Protection Area of tree 01 is over ground protection installed before any plant, material or piling equipment enters it, and retained in place until the floor structure is complete. Direct impact on tree 01 is therefore limited to the twelve inspected pile positions, and no direct impact arises to any other retained tree.

4.25 Supervision & Monitoring

- 4.26** 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.
- 4.27** A distinction should be drawn between supervision and monitoring, because the two are not interchangeable, and only one is appropriate here. Supervision is arboricultural attendance at a specified operation in order to oversee the works. Monitoring is a cyclical obligation to revisit a site at intervals, regardless of what is happening on it, and it suits large development sites over extended periods. This is a small project of short duration in which the operations bearing on the trees are few, identifiable in advance and each individually supervised. Supervision is the appropriate mechanism on this site; monitoring would add nothing to it and is not proposed.
- 4.28** Attendance is required at three stages. The first is the installation of the tree protection barriers and ground protection, which are to be inspected in position before any plant, material or spoil is brought into the rear garden.
- 4.29** The second is the pre-start meeting and tree protection audit, at which the protection is confirmed as correctly installed and the pile positions are confirmed as set out. Written confirmation of that audit should be forwarded to the local planning authority before any further work begins.
- 4.30** The third, and the stage which matters most to tree 01, is the hand excavation and installation of every pile position falling within its Root Protection Area. No such position is to be opened other than in the arboriculturist's presence, and no pile is to be installed at a position where a root of 25 mm diameter or over has been exposed until a revised position has been agreed.
- 4.31** Beyond those stages oversight can reasonably be remote. Where any further works are proposed within a Root Protection Area, attendance is required and the works should not begin until the arboriculturist has confirmed readiness to proceed.

4.32 Barrier Type

- 4.33** As the proposed construction work is comparatively 'low impact', the default BS 5837:2012 tree protection specification seems somewhat onerous. Therefore, it is my opinion that an adequate level of protection can be provided with a lesser specification.

4.34 Three alternative specifications are described in the Tree Protection Measures section of this report. TPB 2 is proposed for this project, in combination with ground protection where construction access within an RPA is required.

4.35 Barriers are required in two places only: across the rear garden on the alignment shown on the Tree Protection Plan, enclosing the Root Protection Areas of trees 01, 02 and 03 beyond the working area, and around tree 07 at the frontage. No barrier is required elsewhere. Where access to the working area within the Root Protection Area of tree 01 is required, the barrier line is supplemented by ground protection rather than moved.

4.36 Service & Utility Provisions

4.37 All foul drainage, rainwater and water services serving the new accommodation are run at existing ground level within the ventilated void beneath the suspended floor, clipped to the underside of the floor structure and concealed from view. They fall to existing connection points close to the existing rear door, where inspection chambers are already in place. Rodding and inspection access is retained.

4.38 No new connection into open ground is proposed within a Root Protection Area, and no trenching is proposed within one. The electrical supply to the new accommodation is taken from the existing dwelling and requires no new external service run.

4.39 Where, on opening up, any connection is found to require ground disturbance within a Root Protection Area, it is to be carried out by hand under arboricultural supervision in accordance with the Service & Utility Provisions method statement below, and is not to proceed until the arboriculturist has confirmed readiness.

4.40 Future Pressure

4.41 The local planning authority's principal concern, maintained through both previous decisions, is not the direct impact of construction but the pressure which may follow it: that placing domestic accommodation closer to a large protected tree will in time generate pressure to prune or to remove that tree. The concern is a legitimate one and it is addressed here on its own terms.

4.42 The rear garden at 2 Lancaster Close is already dominated by tree cover. Tree 01 stands within it and the canopies of trees 02, 03 and 06 extend across the remainder of it. That relationship is not created by this proposal. It is the condition in which the property was bought and has been occupied, and the proposal does not introduce domestic space beneath a tree canopy for the first time. It brings the rear elevation approximately 2 m further into a garden which is already, in its entirety, beneath canopy.

4.43 The design has been arranged so that the completed development gives no practical reason to seek tree works. The rear extension is single-storey. On the revised crown spread, tree 01 does not significantly overhang it. No rooflight or glazed roof faces the canopy, a debris-tolerant roof covering and leaf-guarded gutters are proposed, and no seating terrace, patio or area of hard surfacing is proposed beneath the canopy. The nuisances which most often give rise to applications to prune a large conifer standing over a dwelling (needle fall into gutters, shading of a terrace, debris on hard surfacing) are either designed out or are not created by this proposal.

4.44 Tree 01 is, and would remain, protected by Tree Preservation Order 154/001. The grant of planning permission for this proposal would not authorise any work to it and would not weaken the Order. Any future proposal to prune or to fell it would fall to be determined by the local planning authority on its own merits at that time, whether made by the present owner or by a successor in title, and the authority would retain the power to refuse it. A person acquiring a property with a large protected tree in its rear garden acquires it

subject to that protection, and cannot reasonably expect to be permitted to remove or substantially reduce the tree by reason of its size alone.

4.45 Hard surfacing, decking and outbuildings within a rear garden may in some circumstances be carried out under permitted development rights, and the authority has properly observed that those rights do not override the Order. Where the authority considers that the possibility of a patio being formed at some future date weighs against this proposal, that possibility can be removed rather than assessed. A condition withdrawing permitted development rights for hard surfacing, decking, outbuildings and any change of ground level within the rear garden would place the matter beyond doubt, and I would recommend one.

4.46 Accordingly, I do not consider that the proposals will give rise to material future pressure for the pruning or removal of retained trees.

4.47 Planning Policy

4.48 Policy EN14 provides that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and that new development shall make provision for tree retention and planting within the application site, particularly on the street frontage. The trees of importance on and adjoining this site are trees 01 and 02, both protected by Tree Preservation Order 154/001, and tree 03 in the rear garden of 1 Lancaster Close. All three are retained, and no tree is removed to facilitate the development.

4.49 The protection the policy requires is protection from damage rather than protection from proximity. The measures specified in this report are directed to that end. The working area within the Root Protection Area of tree 01 is covered by ground protection before any plant or material enters it; every pile position within that area is hand excavated and inspected under supervision before a pile is installed; no root of 25 mm diameter or over is severed; no concrete is placed and no part of the structure bears on the ground within a Root Protection Area; and existing ground levels are unaltered. On the assessment set out above, the proposal would not cause damage to any protected tree.

4.50 Tree 07, a holm oak on the street frontage identified for removal under the scheme previously refused, is retained under this proposal, and the frontage is otherwise unaltered. The policy looks in particular for tree provision on the street frontage, and the retention of tree 07 is consistent with that.

4.51 Policy EN14 also requires that measures be in place to ensure that retained trees are adequately maintained. The three protected trees remain subject to Tree Preservation Order 154/001, which is the mechanism by which the local planning authority retains control of their future management, and this report recommends in addition that permitted development rights for hard surfacing, decking, outbuildings and changes of ground level within the rear garden be withdrawn by condition.

4.52 Summary

4.53 The proposal can be built without severing any root of 25 mm diameter or over, without excavation other than at twelve hand-dug and individually inspected pile positions, and without any change to ground levels within a Root Protection Area. The incursion into the Root Protection Area of tree 01 amounts to 6.5 per cent of its area, and the ground actually disturbed to less than 0.1 per cent of it. One tree is removed, and it is removed as good husbandry rather than to facilitate the development.

4.54 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 5837:2012 Trees in relation to design, demolition and construction — Recommendations, and associated guidance.
- 5.2 The document defines the Construction Exclusion Zone (CEZ) for each retained tree requiring protection, 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 In this AMS, "the arboriculturist" means Mark Welby Consulting Arborists, or such other suitably qualified arboriculturist as the client may retain for the duration of the works and notify to the LPA.
- 5.5 The arboriculturist is responsible for providing pre-commencement guidance, attending site at the stages 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.
- 5.6 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)
- Natural Environment and Rural Communities Act 2006 (as amended by the Environment Act 2021)
- Health and Safety at Work etc. Act 1974 and associated regulations
- Forestry Act 1967 (as amended)
- The Hedgerows Regulations 1997

6.3 Standards and Guidance

- BS 5837:2012 Trees in relation to design, demolition and construction — Recommendations

- BS 3998:2010 Tree work — Recommendations
- BS 3882:2015 Specification for topsoil
- 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

7.2 A pre-start meeting shall be held following the completion of any tree surgery and tree removals specified in this AMS 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.

7.3 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.

7.4 The purpose of the pre-start meeting is to:

- confirm that any tree surgery and tree removals specified in this AMS 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.

7.5 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.

7.6 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.

7.7 Site induction

7.8 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.

7.9 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 every retained tree identified on the TPP as requiring protection, prior to the commencement of any construction works on site, and immediately following completion of the tree works specified in the Tree Surgery and Removals section of this AMS. 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

9.2 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 construction works on site, and immediately following completion of the specified tree works. 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.

- 9.3** The specification proposed for this project is TPB 2, as stated in the Arboricultural Impact Assessment section of this report and shown on the TPP.
- 9.4** 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

- 9.5** 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 3 m centres to a minimum height of 2.0 m. 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.
 - 2.0 m 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

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

- 2.0 m 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

9.7 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 1.0 m.
- Barriers shall be supported on timber or metal stakes at maximum 2 m centres, driven into the ground outside the RPA.



TPB 3 — High-visibility barrier netting or chestnut paling

- 9.8** Where site hoarding forms part or all of the CEZ boundary, post holes may be excavated by hand 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.

9.9 Ground protection

- 9.10** 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 75 mm of clean sharp sand or 100 mm 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.
- 9.11** 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.
- 9.12** 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.
- 9.13** Ground protection is required across the whole of the working area within the Root Protection Area of tree 01, and shall be installed before any plant, material or pile equipment is brought into it. It shall remain in place until the floor structure is complete. Piling equipment shall operate from the ground protection, and shall be the smallest plant suitable for the work.



Ground protection example — wood chip and trackmats

9.14 Stem protection

9.15 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 height of 2.4 m, or to the lowest branch where this is lower.
- All stem protection structures shall be signed with clearly visible 'Tree Protection Zone — Keep Out' notices.

9.16 An off-the-shelf solution: Trunk Protecta® can be found at GreenGridSystems.com.





Trunk Protecta® (GreenGridSystems.com) and timber stem protection boxing

- 9.17** 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.

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 tree works identified 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.

- 10.5** This authorisation applies only to the tree works expressly identified on the TPP. 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.

- 10.6** No facilitation pruning is specified on this project, and none is required. The crowns of the retained trees do not conflict with the proposed structure.

- 10.7** Tree 05, identified for removal on the Tree Protection Plan, is removed as good husbandry rather than to facilitate the proposal. It stands within the Root Protection Area of tree 01. The stump shall be left in place and treated, or ground out only to the minimum depth necessary and only with the prior agreement of the arboriculturist; it shall not be winched or grubbed out.

10.8 Wildlife

- 10.9** 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

- 11.3** 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.
- 11.4** 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, calculated as four times the stem circumference. This approximates closely to the BS 5837 RPA radius of twelve times stem diameter, and for the purposes of this document the RPA shall be the operative boundary in all cases.
- 11.5** Street Works UK Volume 4 additionally defines a Prohibited Zone within 1 m 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.
- 11.6** 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.
- 11.7** Where open excavation is unavoidable within the RPA, the following procedure shall apply:
- No mechanical excavation shall be used within the Prohibited Zone (1 m 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, mechanical excavation 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 25 mm in diameter shall be retained. Where roots must be severed, cuts shall be made cleanly using sharp, sterilised secateurs or a pruning saw, producing the smallest practicable wound surface. Roots shall not be torn or broken. Where a root of 25 mm 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.

11.8 All excavation within an RPA shall be carried out under the oversight of the arboriculturist or an arboricultural clerk of works.

11.9 Sensitive excavation within Root Protection Area

11.10 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.

11.11 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 required for the proposed works, and no deeper. The arboriculturist shall be notified at commencement and shall confirm in writing upon completion of all works within the RPA.

11.12 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.

11.13 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. Save where mechanical excavation has been approved by the arboriculturist under the preceding paragraph, no plant or machinery shall be sited within the RPA. Any mechanical plant required to assist with the works shall operate from existing hard surfacing or from beyond the RPA boundary only.

- 11.14** 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.
- 11.15** 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 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 sharp, sterilised secateurs or a pruning saw, 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.
- 11.16** 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.
- 11.17** 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.
- 11.18** Concrete or cement shall not be mixed, poured, or handled within the RPA. All wet concrete operations associated with the works 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.
- 11.19** 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.

12. Schedule of Works and Supervision

12.1 General

- 12.2** Arboricultural supervision shall be provided by the arboriculturist at the stages set out in 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.

12.3 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 requirements are set out under Schedule of works and supervision below. Additional supervision visits shall be arranged as necessary at the discretion of the arboriculturist or at the request of the site manager where unforeseen circumstances arise.

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

12.5 Records of supervision visits

12.6 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 and shall be forwarded to the LPA on request or as required by any planning condition.

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

12.8 Deviations from the AMS

12.9 Any proposed deviation from the measures specified in this AMS shall be agreed with the arboriculturist before implementation, in accordance with the Method Statement: 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 record for the relevant stage.

12.10 Schedule of works and supervision

12.11 The proposed sequence of works and associated supervision requirements are set out in the table below. So far as it relates to works following the pre-start meeting, this table shall be reviewed and agreed with the principal contractor at that meeting and updated as necessary to reflect the agreed programme.

12.12 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 Method Statement: Scope and Purpose section of this AMS, regardless of whether attendance is indicated.

Seq.	Activity	Responsibility	Supervision
1	Removal of tree 05 (cherry), by hand, with arisings carried out of the Root Protection Area rather than dragged across it. To be completed before any other site activity commences.	Arboricultural contractor.	Arboriculturist remote oversight.

Seq.	Activity	Responsibility	Supervision
2	Installation of tree protection barriers and ground protection in accordance with the Tree Protection Plan.	Principal contractor.	Arboriculturist remote oversight.
3	Pre-start meeting and tree protection audit. Confirmation that barriers and ground protection have been correctly installed, and that the pile positions have been set out. Site induction arrangements agreed.	Site manager and arboriculturist.	Arboriculturist attendance required. Written confirmation to be forwarded to the local planning authority before any further work begins.
4	Hand excavation of the twelve pile positions falling within the Root Protection Area of tree 01, to establish the presence or absence of roots of 25 mm diameter and over.	Principal contractor.	Arboriculturist attendance required throughout. No position shall be opened other than in the arboriculturist's presence.
5	Installation of screw piles at the approved positions.	Piling contractor.	Arboriculturist attendance required for the positions within the Root Protection Area.
6	Installation of pile caps, steel beams and the suspended floor structure above existing ground level.	Principal contractor.	Arboriculturist remote oversight.
7	Construction of the superstructure off the completed floor structure.	Principal contractor.	Arboriculturist remote oversight.
8	Installation of drainage, water and electrical services within the ventilated void, clipped to the underside of the floor structure.	Principal contractor.	Arboriculturist remote oversight; attendance required for any connection requiring ground disturbance within a Root Protection Area.
9	Any works within a Root Protection Area not covered by the operational method statements above.	Principal contractor.	Arboriculturist attendance required. Works shall not commence until the arboriculturist has confirmed readiness to proceed.
10	Removal of ground protection and tree protection barriers on completion of all construction works.	Principal contractor.	Protection shall not be removed without written confirmation from the arboriculturist.

13. General Prohibitions

13.1 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 10 m 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 10 m 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.

14. Limitations of Use and Copyright

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Appendix A — Tree Protection Plan

See following page.

BS5837 Tree Survey: Trees & Groups to be Retained

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.
01	Pinus nigra	Black pine	18m	950mm	7m	Mature	Fair overall physiological and structural condition. There is reasonable covering of foliage, although it is becoming slightly sparse in places. Scattered deadwood. The lowest southerly limb has markings close to the stem consistent with historic rope damage (It doesn't appear to be fibre buckling). This is suboptimal, structurally.		20 Years	20/1/2025	B1		408m²	1
02	Taxus baccata	English yew	10m	750mm	1m	Mature	Fair overall physiological and structural condition.		40 Years	20/1/2025	B1	9m	255m²	1
03	Pinus nigra	Black pine	18m	850#mm	8m	Mature	Off site and inaccessible. Fair overall physiological and structural condition.		20 Years	20/1/2025	B1		327m²	1
04	Ilex aquifolium	Common holly	6m	170mm	1m	Early-Mature	Small and inconsequential.		10 Years	20/1/2025	C1	2.1m	14m²	1
06	Cupressus macrocarpa	Monterey cypress	15m	500#mm	2.5m	Mature	Offsite group of stems. Some partially dead. In neighbouring garden.		10 Years	20/1/2025	C1		133.45m²	1
07	Quercus ilex	Holm oak	4m	140mm	1m	Semi-Mature	Small and inconsequential.		40 Years	20/1/2025	C1		10m²	1
Total :6														

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).

Trees & Groups for Removal

Removed Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	Date Surveyed	BS Cat	No.
05	Prunus sp. 'Cherry'	Cherry	6m	200mm	1m	Early-Mature	Large stem wound at 1.5 m.	0 Years	20/1/2025	U	1
Total :1											

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).

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.

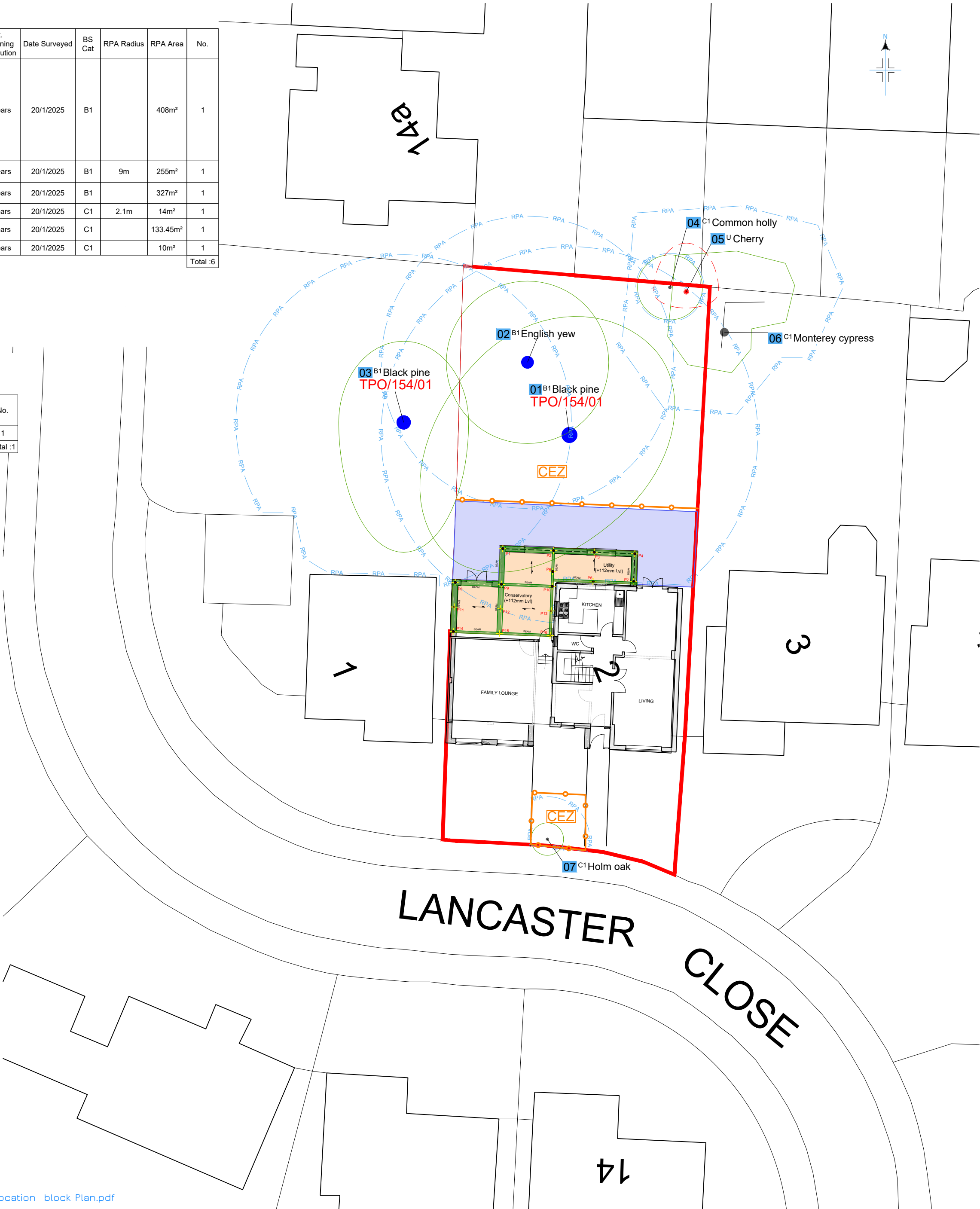
In addition to the above, further precautions are necessary adjacent to trees:

- 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



Base plan/site survey reference: P 1595-01 Location block Plan.pdf



B	18.09.2025	Re-design	MW
A	13.05.2025	Foundation re-design	MW
REV:	DATE:	UPDATES:	DRAWN:
1:200	2.0	4.0	6.0
	8.0	10.0	12.0m

- CEZ** Construction Exclusion Zone (CEZ)
- CEZ extent. To be protected with temporary protective barriers or ground protection to allow construction access. See insets and method statement for details.
- Tree to be removed
- Ground protection within RPAs. See inset and method statement
- No-dig floor. Built above ground on Screw piles. See method statement
- P15 Pile locations See method statement

- 01 Oak TPO ref Tree ref/category/species & TPO ref
- RPA Root protection area
- Crown spread

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/BS5837FAQ> Or scan this QR code:



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

Tree Protection

2 Lancaster Close,
READING, Berkshire, RG1
5HB

Date: 23/01/2025

Scale: 1:200 @A2

DWG Ref: MW.2501.LCR.TPP.RevB

