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Tree Survey & Arboricultural Constraints Report

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Appendix A - Tree Plan

Section 1. Introduction

1.1 On the instructions of the applicant the following tree report has been prepared. The instructions were to survey the trees in accordance with *BS5837:2012 Trees in Relation to Design, Demolition and Construction* and provide a report on the impact of the development on the trees. As shown on the attached site and tree location plan a total of twenty three individual trees and four informal hedges were the only trees that were inspected for this report.

1.2 The details of the trees are listed in the tree schedule and the terms used in the schedule with their definitions are listed in Appendix 1. Further information is available via the Tree Terms website which can be accessed via the [www](#) address listed in the references section.

1.3 Only the features apparent at the time of the inspection could be considered and no liability can be accepted regarding trees or their parts that were inaccessible or obscured in part or in whole. It has to be emphasised that although the health and safety of the trees is part of the assessment methodology used, this report is only intended for planning purposes, therefore it should not be construed as an assessment of tree safety. As part of this study faults may be identified and recorded but it remains the land owners / clients responsibility to take the appropriate action. The assessor /surveyor can accept no liability for damage or injury sustained as a result of the failure of any tree or its parts.

Section 2. Inspection and General Observations.

2.1 The tree survey was completed on the 9th August 2025 and was undertaken from ground level with no climbing inspections involved.

The weather conditions during the survey were calm and sunny.

2.2 The plot is accessed by the existing drive.

2.3 Root expansion and morphology is influenced by the public highway, existing driveway, car parking areas and buildings.

2.4 The land owner has confirmed that there is no statutory protection such as tree preservation orders on any of the trees within the site.

2.5 A total of 4 individual trees and 1 group were inspected.

2.6 The quality rating for the trees on or affecting this site is summarised as follows.

TABLE A

BS5837 Quality category	Total number of individual trees surveyed	Total number of tree groups surveyed	Total number of tree groups surveyed	Total number of woodlands surveyed	Total number of hedges surveyed
A					
B					
C	3	1			
U	1				
Total A, B, C,U	4	1			

2.7 Soil assessment. The site's soil was assessed by desktop analysis using the Soil scapes website, www.landis.org.uk/soilscapes/, which identified a slowly permeable seasonally wet, acid, loamy and clayey soil. This soil assessment should only be used as a general guide and the project engineer should undertake a detailed on site soil analysis for the foundation calculations and specifications.

Section 3. Tree and root protection area schedules.

TABLE B

Tree No	Species	Height	Stem Dia	Crown Spread	Branch Height	Cat	Notes
T1	Oak	10m	460mm	10m	4m	C	
T2	Oak	5m	200mm	3m	4m	C	
T3	Oak	11m	450mm	10m	3m	C	
T4	Grey Willow	10m	350mm	10m	2m	U	Multi stemmed
G1	Gery willow Hazel Sycamore Siverbirch	6-12m			2m-4m		

Section 4. Arboricultural Impact Assessment (AIA)

4.1 This section will assess the implications, if any, that the proposed development will have on the trees listed in the tree schedule and provide advice on arboricultural actions that will mitigate any impact resulting from the proposed development.

4.2 This information can then be used to evaluate the impact of the development on the tree(s) and if any remedial measures are required. development phases and on the site

layout that has been provided at the time that this report was drafted.

Any design changes after this time may require an amendment of the AIA.

Issues Observations Impact

- There are no trees within the application site.
- Other than a shallow trench required by the Council Drainage section to the east of T1 there are no work proposed within the RPA as the application is for a change of use of land.

4.4 Where there is any RPA infringement by the proposed development the trees in Table C have been marked with an asterisk (*) . To prevent any soil compaction and root damage to the retained trees the ground protection guidance in Appendix 3 must be followed. It should be noted that any offsetting of the RPA should only be undertaken if there are no alternatives and any offsetting must be limited to one side of the RPA and not exceed 20% of the total RPA radius. Where offsetting is proposed if possible the square metres shown in the column RPA 1 in Table C should be increased.

In addition to the required working practices in Appendix 3 any new hard surfacing or excessive infringement into a RPA will need to be constructed on a cellular confinement system as specified in the Arboricultural Associations *Guidance Note 12 - The use of cellular confinement systems near trees*.

Further information on the installation of cellular confinement systems is available in Appendix 3 of this report.

Section 5. Recommendations.

5.41 All tree work must be completed by suitably qualified and competent arborists in accordance with the guidelines in *BS3998:2010 Tree Work – Recommendations* and current good practice.

5.2 No burning of waste products must be undertaken in the vicinity of retained trees.

No fires should be lit where the heat could damage any part of the tree above or below ground level. If a fire is necessary wind direction and the size of the fire should be considered. The fire must not be left unattended at any time and must be fully extinguished prior to leaving the site.

5.3 No items such as site notices or service cables should be attached to any retained tree.

5.4 To minimise any ground disturbance the removal of all stumps within the RPA's of retained trees must be undertaken by a stump grinder. Adequate ground protection with the use of bog mats to prevent soil compaction is usually required.

5.5 Soil contamination from cement mixing and washing should be avoided across the entire site. The RPA must be adequately protected from any material such as cement washings and fuels that could contaminate the soil. If due to the topography of the land there is a risk of any contamination entering the RPA's and vicinity of retained trees adequate precautions to contain all pollution e.g. heavy duty plastic sheeting and sand bags, must be implemented. To prevent any harmful materials seeping towards the RPA the topography of the land should be evaluated and taken into consideration.

5.6 Prior to any tree work the structure of the individual trees and surrounding area should be checked by a suitably competent and qualified person for protected species such as nesting birds and bats. If possible all tree work operations should be undertaken when the minimum disturbance is caused to the local wildlife.

5.7 The construction of new footpaths, parking and/or turning areas within root protection zones should be avoided. If this is unavoidable any works within these zones will require the installation of a cellular confinement system. It would be advisable to obtain the advice of a suitably qualified arborist prior to this type of work.

5.8 During the installation of utilities the National Joint Utilities Group (NJUG) Volume 4 guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees must be followed at all times.

5.9 On completion of the development and as part of the soft landscaping it would be beneficial to the site and surrounding area if an appropriate mixture of tree species are planted. This new planting will provide a natural screen, visual diversity, habitat for

wildlife and a broader age class.

Section 6. Arboricultural method statement

The following section provides the sequence for the required actions.

Phase 1: Preconstruction

None

Phase 2: Construction

None - Works complete

Phase 3: Post construction

None

TABLE E - KEY CONTACTS

POSITION NAME CONTACT DETAILS

LPA Tree / Arboricultural Officer XXXXXXXX 01639 686868

Planning Consultant Robert Bowen 01792 775643 info@rbplanning.co.uk

Main Contractor TBC TBC

Section 7. Conclusion

7.1 If the recommendations and guidance in BS5837:2012 and this report are followed due to the site's topography, the existing infrastructure and the location of the trees the proposed use works/use will not have a detrimental or significant impact on the retained trees.

Section 8. References.

British Standard 5837 : 2012 Trees in relation to design, demolition and construction.

British Standard 3998 : 2010 Tree Work – Recommendations. Tree surveys – A guide to good practice (2005). N. Fay, D. Dowson & R. Helliwell.

Principles of tree hazard assessment and management (1999). D. Lonsdale.

National Joint Utilities Group Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4: Issue 2 - www.njug.org.uk

Arboricultural Guidance Note 12 - The use of cellular confinement systems near trees: A guide to good practice. (2020) B. Rose

Tree Terms website - <https://treeterms.co.uk>

Cranfield Soil and Agrifood Institute Soilscales website - www.landis.org.uk/soilscales/

Photo T1-4



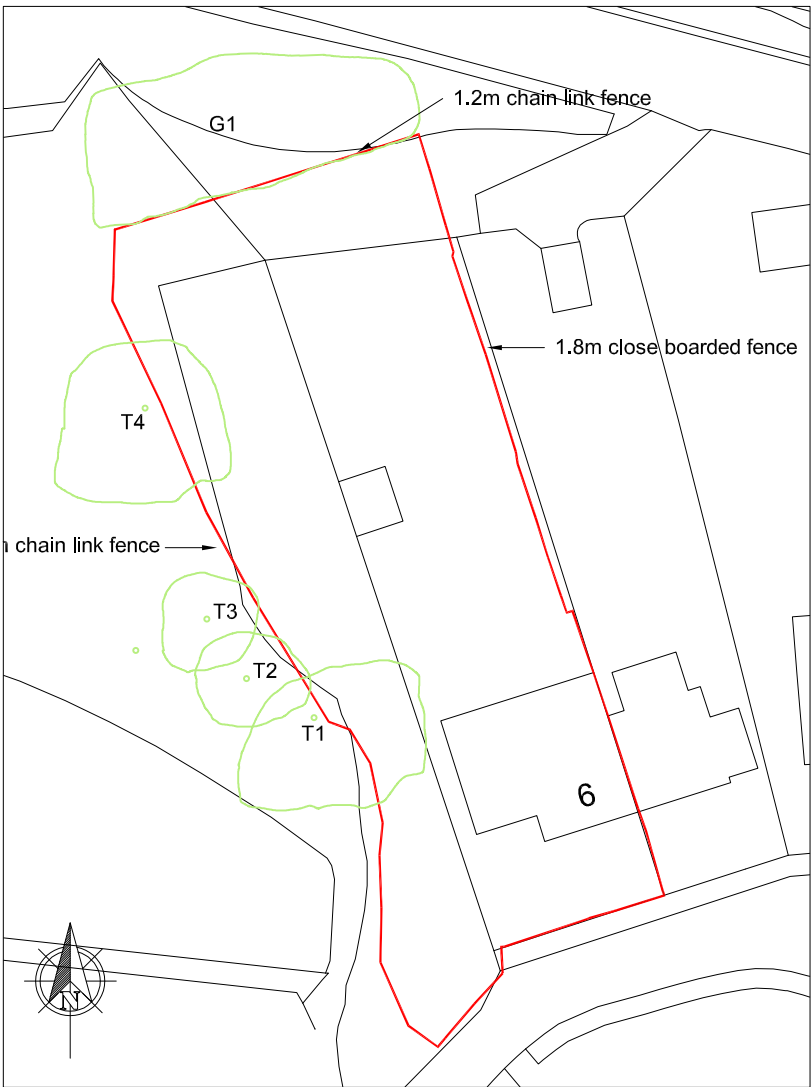
Photo G1



Appendix A - Tree Plan



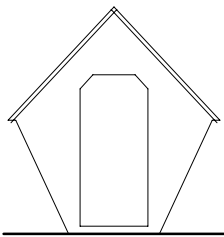
LOCATION PLAN
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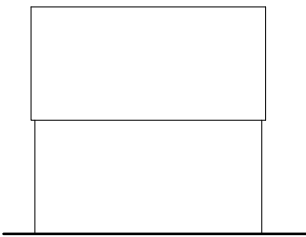
ORIGINAL BLOCK PLAN
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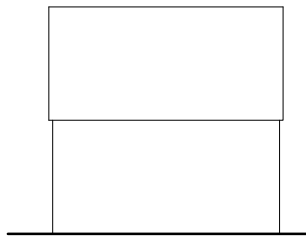
PROPOSED BLOCK PLAN
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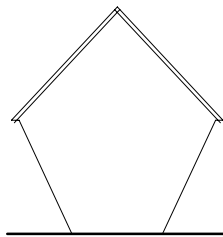
SOUTH EAST



SOUTH WEST



NORTH EAST



NORTH WEST

TIMBER SHED ELEVATIONS 1 : 100