BS5837 Arboricultural Impact Assessment & Method Statement

29 Sweetcroft Lane, Uxbridge, UB10 9LE

Client:	Mrs M Grover
Job Reference:	05490Rv2
Planning Ref:	TBC
Consultant:	Keiron Hart (BSc Hons, C.Env, F.Arbor.A, FICFor, MEWI, AARC, APAEWE, VETcert)

March 2026

Tamla Trees
consulting arborists

Contents

1. Executive Summary

1.1 Tamla Trees ltd has been appointed by Mrs Grover to provide advice and a report on the arboricultural issues relating to the advised development: *"Alterations and extension to property".* We surveyed the site in January 2026.

1.2 No trees are proposed for pruning or removal. The revised and extended building footprint places all excavation works outside the Root Protection Area (RPA) of the retained trees.

1.3 The existing driveway is block paved. This is retained and provides space for site storage. The main constraint trees are to the front garden, and the 2 mature Oak trees are included within Tree Preservation Order 32A. The smaller trees below (x2) may be replacement planting but the TPO is not annotated to that effect. In addition, the tree referenced as T6 (Eucalyptus) is close to the position of TPO tree ref 101 (Silver Birch). Again, the TPO is not annotated. On that basis only the 2 Oak trees (referenced as T2 & T3) within the site appear the subject of the TPO.

1.4 To be effective the tree protection measures detailed within this report must be implemented prior to any site activity. They must then be retained for the duration of works. The location and specification of protective fencing is detailed at Appendix 6.

1.5 The tree issues can be summarised as: **Effective Tree Protection (Physical/ ground)> Demolition & Construction> Site operative knowledge of tree protection issues> Soft landscaping to make good.**

1.6 The site is within the Hillingdon Council administrative area. The property and trees detailed within this report are not within a Conservation Area. T2 & T3 appear subject to Tree Preservation Order 32A. The property is also within the Areas of Special Local Character referenced as Hillingdon Court Park.

1.7 This report is based on the client plans ref: 2025/154 -01. Subject to the implementation of the protection measures detailed within this report there should be no discernible impact on retained trees.

2. Statutory Protection

2.1 At the time of writing, we are advised as follows:

Conservation Area Status	
Is the site located within a Conservation Area?	No
Notes: (i)All trees larger than 7.5cm diameter at 1.5m above ground level are subject to regulations within a Conservation Area. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. A notification is required in many circumstances.	

Tree Preservation Order Status	
Are inspected trees subject to a TPO?	Yes
Type of TPO	~~**Area**~~
	~~**Individual**~~
	Group
	~~**Woodland**~~
TPO Reference	TPO32A
Date TPO Made	02/03/1973
Notes: (i) The type and details of any TPO determine which trees are 'protected'. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. An application may be required before undertaking works. (ii) TPO detail provided by client. Reference to Hillingdon Council constraint plan confirms the TPO and lack of Conservation Area.	

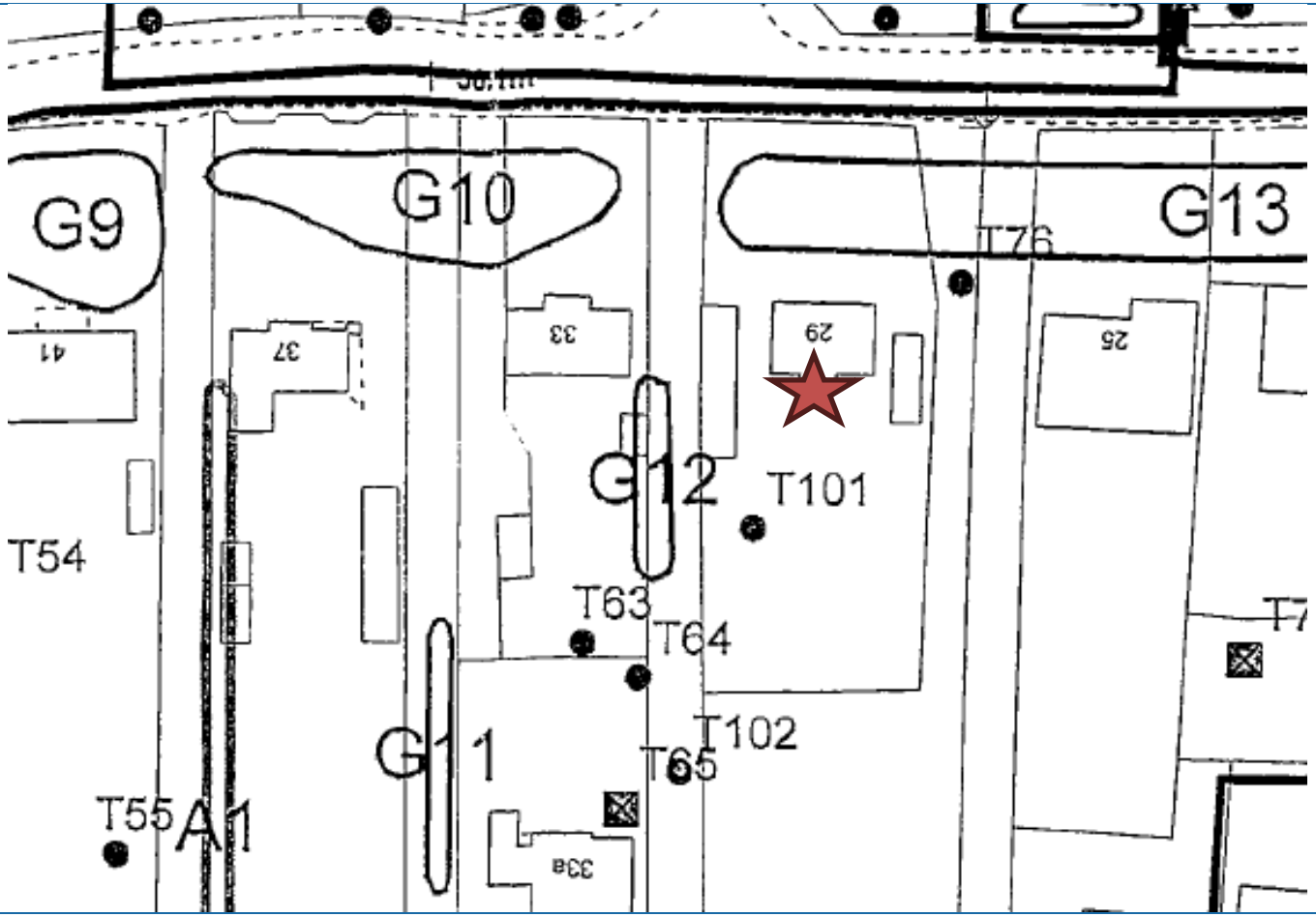


Fig 1 – TPO plan extract with the property indicated. T2 & T3 (Oak) appear part of G13 to the front of the property. T76 (off site) and T101 (rear garden) have been removed.

3. Terms of Reference

3.1 BS5837:2012 'Trees in relation to design, demolition and construction – recommendations'

3.2 BS3998:2010 'Tree work – recommendations'

3.3 Arboricultural Associations Approved Tree Work Contractors List

3.4 https://www.trees.org.uk/Help-Advice/Help-for-Tree-Owners/Guide-to-Tree-Pruning

3.5 NJUG 4 – National Joint Utilities Group "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007" To include Operatives Hand-out Guidance

3.6 Foundation design, tree species water use - NHBC Chapter 4.2 Building near trees

3.7 TDAG Trees Planning & Development – A guide for delivery

3.8 TDAG Trees in Hard Landscapes – a guide for delivery

3.9 TDAG Tree Species Selection for Green Infrastructure – a guide for specifiers

3.10 BGS Open-Source Soil Data http://www.bgs.ac.uk/nercsoilportal/maps.html

3.11 HSE (2014) Avoiding danger from underground services: https://www.hse.gov.uk/pubns/books/hsg47.htm

3.12 Eissenstat & Yanai (1997) The ecology of root lifespan. *Advances in Ecological Research*, 27, 1-60.

3.13 Hendricks & Pregitzer (1992) The demography of fine roots in a northern hardwood forest. *Ecology*, 73, 1094-1104.

3.14 BRE Digest 412: Desiccation in clay soils.

3.15 Matheny & Clark (1998) Trees and Development: A Technical Guide to Preservation of Trees During Land Development.

3.16 https://www.hillingdon.gov.uk/article/6578/Protected-trees

4. The Trees

4.1 The trees can be summarised as follows:

BS 5837 Cat	A	B	C	U
Specific Trees	-	T2, T3 & T4	T1, T5, T6, T7 H1	-
Total Number	None	3 trees	4 trees & 1 hedge	None*

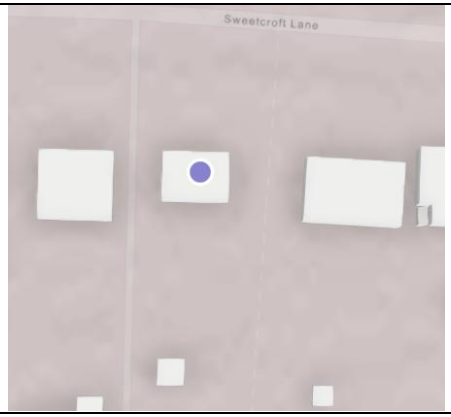
**Based on available access.*

4.2 There were no hedgerows that qualify for consideration under the 1997 Hedgerow Regulations.

5.1 Site Specific Soils

5.1.1 Soil is an important factor in tree growth, and the type of underlying soil can impact on successful integration of new developments.

5.1.2 A free draining sandy soil containing sand/gravel is likely to lead to water being accessible in the upper horizons during the growing season and available at greater depths and trees will generally be forced to explore a larger volume/ depth on such soils. The structure of such soil also makes compression more difficult (by heavy construction plant), and root penetration is easier for the trees. By comparison, a clay soil is more easily compressed, particularly when wet and compression can have a greater impact on tree health. British Geology Survey (BGS) data indicates the following:



Soil Description
Bedrock Deposits: London Clay Formation-Clay and silt. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.[1] **Superficial Deposit:** None recorded.

Underlying Soil Material contains Clay	**Yes**
Soil Type increased rooting depth profile?	**No**
Increased risk of soil compaction due to soil type	**Yes**

[1] https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=LC

5.1.3 All comments regarding soils should be verified with onsite geotechnical investigations and laboratory testing with foundation depth and design undertaken by a structural engineer comment regarding soils should be verified with onsite geotechnical investigations and laboratory testing with foundation depth and design undertaken by a structural engineer in accordance with the requirements of NHBC Chapter 4.2.

5.1.4 BS5837 indicates: 4.6.2 "*The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution*." It advises at Section 4.6.3 That any deviation in the RPA from the original circular plot should take account of a number of site-specific factors.

5.1.5 BS5837 recognises that the root morphology of trees may be affected by a number of factors and in certain situations the plotting of RPA's will deviate from the circle to reflect site specific considerations. It is our experience that to consider structures such as driveways, houses and garages as areas trees cannot utilise for rooting (and to then modify RPA plotting where they exist within an identified RPA) is too simplistic and not aligned with how trees actually utilise soil.

5.1.6 Within around 3 to 4m of the base of mature trees there will generally be a structural root system providing both support and the main structure/ root architecture for smaller roots to originate. These larger roots have the very real capacity to be influence by any significant structures (footings, roads to adoptable standard construction etc) where there may be a physical obstruction close to them and this can affect root morphology in such locations. In addition to this there will generally be a noticeable increase in structural rooting to the southwest of mature trees in the UK to reflect the prevailing wind direction, particularly where a tree may be isolated/ open grown increasing its wind exposure. Root growth and location will also be influenced by the presence of other trees, structures sheltering trees etc all of which can combine to affect the shape and location of a structural root system.

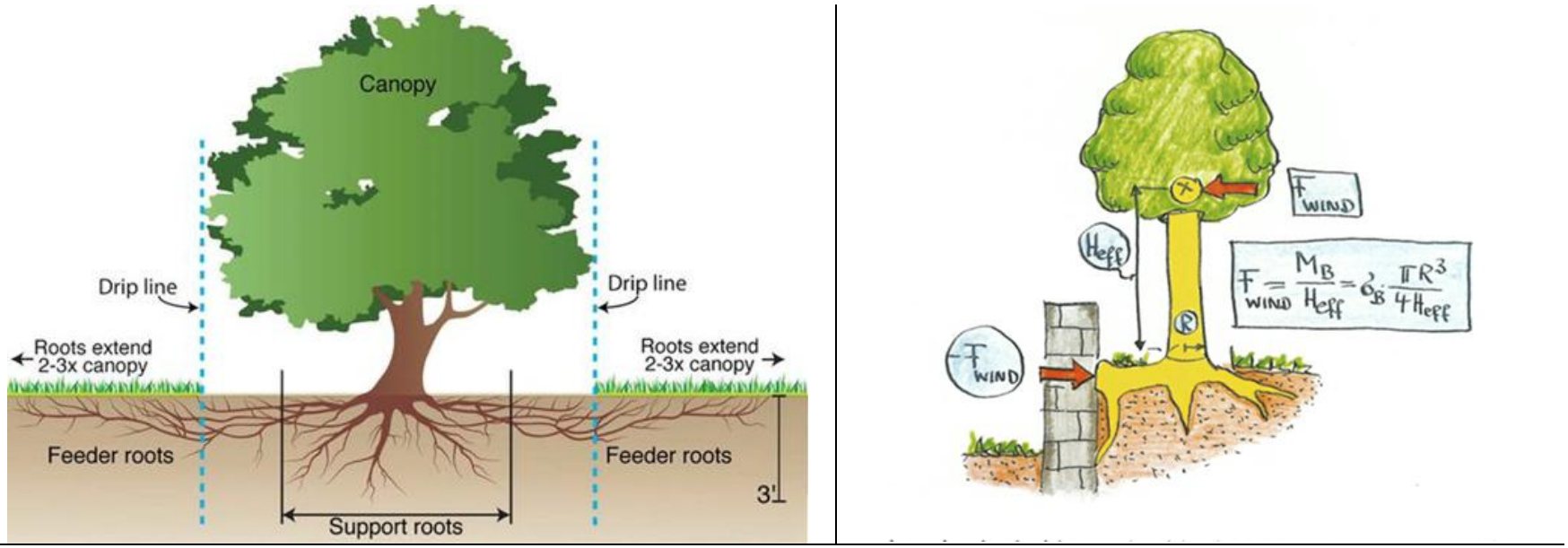


Fig 2 – Open grown trees or those with minimal obstructions close to their stems will have a network of structural roots supporting feeder/ fine root growth beyond (above left). In certain situations, root morphology can be affected by structures close to the main stem (above right: Mattheck).

5.1.7 Beyond the structural (and generally permanent) root system will be a network of smaller roots which in turn subdivide to fine roots. Fine roots will also be found throughout the root system (i.e. both close to and distant from a tree) to maximise soil resource uptake and reflect underlying soil conditions. Some larger roots (>25mm and sometimes much larger) can extend away from this area and remain permanent particularly where there may be a constant supply of water (such as a broken downpipe on a building some distance away) which encourages a roots development. Generally, the smaller roots (<10mm and particularly fibrous roots) outside of the immediate structural root plate can be considered to be in a state of constant change. They will grow seasonally, and tree roots generally grow at night. Small fibrous roots are also mostly short lived (ranging from anything between 10 days to over a year[2]). The cyclical death and decay of roots releases both nitrogen and carbon into the soil and is an important part of

[2] Eissenstat & Yanai (1997) The ecology of root lifespan. *Advances in Ecological Research,* 27, 1-60.

soil nutrient cycling process. The extent and location of the trees fine root system reflects a trees resource requirement (as resources are removed from certain areas of the soil and exploited in others) as well as the resource capacity required to form such a fibrous root system. Fine roots produced near the soil surface tend to live longer than those deeper in the soil[3]. The fine root system shows species variation and will also vary in depth (depending on species dynamics and underlying soil conditions). Adopted highways generally have a footing that extends < 0.5m and most UK residential properties have footings in the range of 0.5-1.5m depth.

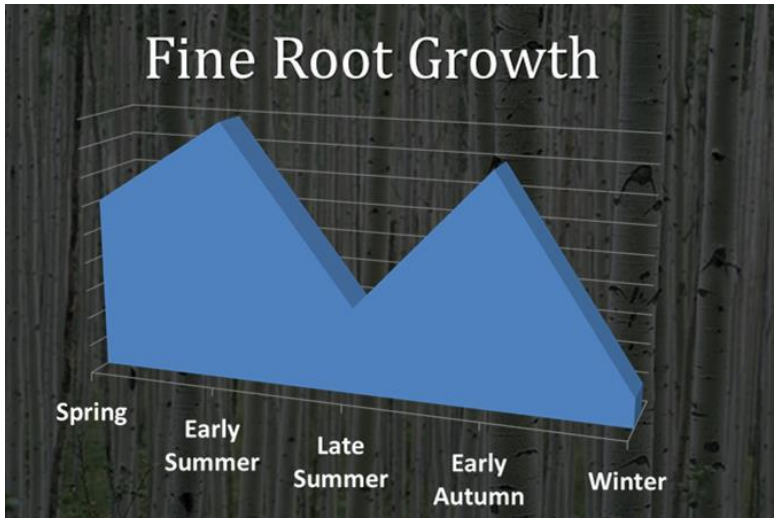


Fig 3 – Fine root growth is (generally) seasonal peaking in late spring and again in early autumn but dying back in winter dormant periods when photosynthetic production ceases. This is an important part of the soil nutrient cycle and demonstrates that a static RPA as calculated by BS5837 is a 'simplistic' view of the tree rooting dynamic. (Image Source: Tamla Trees**)**

5.1.8 The fine root system shows species variation and will also vary in depth (depending on species dynamics and underlying soil conditions). Adopted highways generally have a footing that extends < 0.5m and most UK residential properties have footings in the range of 0.5-1.5m depth. Trees will easily root below these depths, and this is evidenced by the fact that every year in the UK there are thousands of tree related subsidence cases.

[3] Hendricks & Pregitzer (1992) The demography of fine roots in a northern hardwood forest. *Ecology*, 73, 1094-1104.

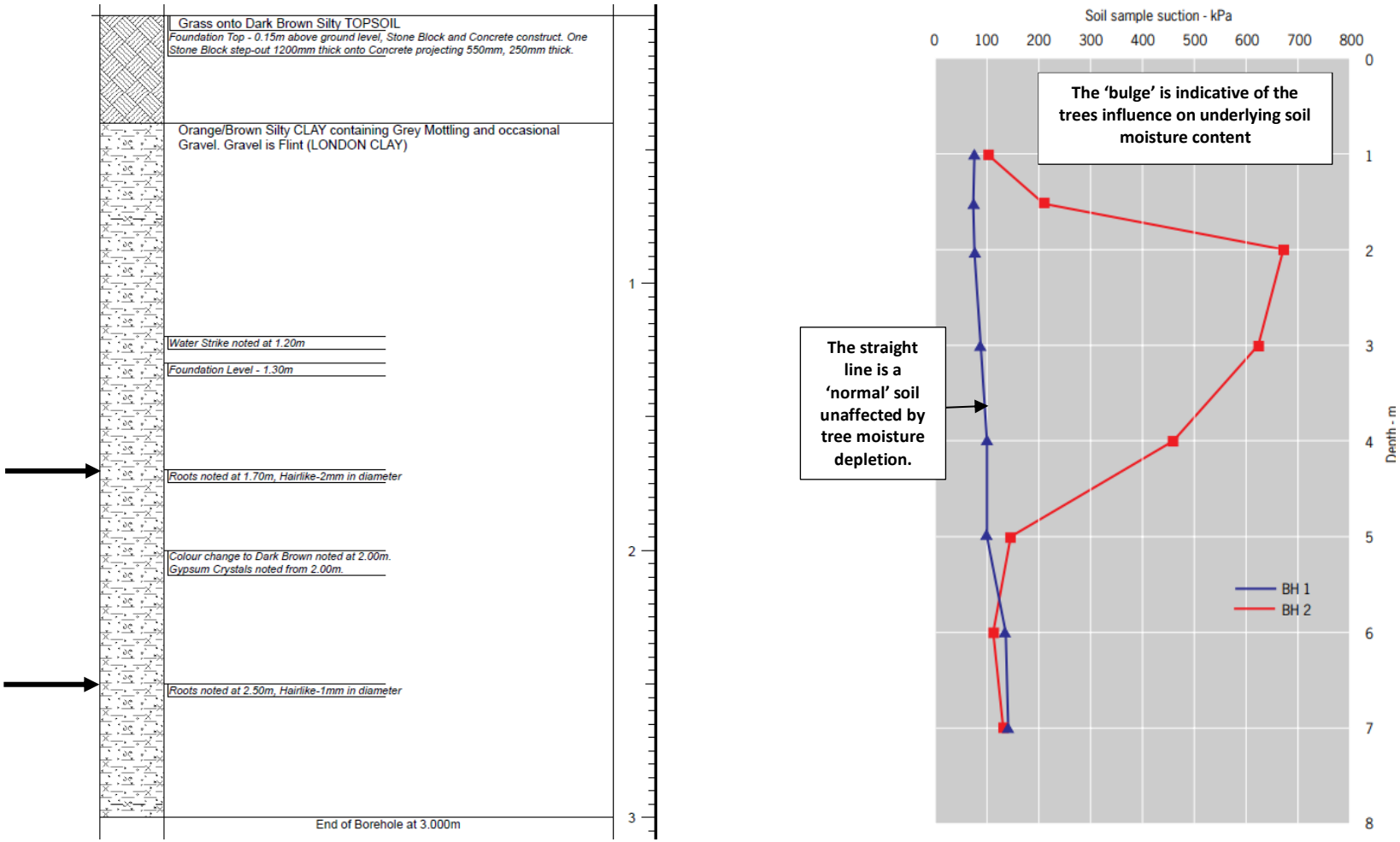


Fig 4 – Borehole log 10m from mature Oak tree on clay soil detailing fine roots to depths of 2.5m indicated with arrows (Source: Tamla Trees project) and annotated soil moisture depletion by trees showing a peak influence at 2m and extending to 5m (above right).

5.1.9 Against this backdrop rooting information seeking to manipulate RPA shapes to account for the presence of houses, garages etc outside of the immediate zone of structural rooting (3-4m) is not considered appropriate. Unless ground obstructions are present within the immediate structural rooting area or to such a depth as to nullify potential fine root growth (below basements or retaining wall step changes in levels for example) Tamla Trees ltd will show RPA's in a circular fashion but seek to maximise the quality and positioning of specified tree protection measures and encourage ground treatments (such as mulching – see Section 5.7). **Clients and developers must implement these measures for them to be effective. A failure to protect trees during the development process adversely affects soil and roots. Symptoms may not present themselves for a number of years following the development as the tree(s) enter a spiral of potentially irreversible decline.**

Fig 5 - Manion's spiral of tree decline for Norway Spruce (modified by Mrkva 1993)

5.1.10 BS5837 Section 4.6.3 Site Specific Assessment:

Section	Consideration	Site Specific Comments
4.6.3 (a)	*the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures, and underground apparatus);*	• The trees to the front of the site will have slight levels of surface/ upper soil root deflection. This is on the basis of the public highway to the north and existing block paved driveway to the south. In reality both the road and driveway will be shallow footed and roots from these trees will extend below. • To the rear T6 and H1 are in open garden settings and no root deflections by structures are likely as a result.
4.6.3.(b)	*topography and drainage;*	• The site is generally level. There was no evidence of standing water pooling in areas near trees, but standing water was noted to the eastern side of the rear garden.
4.6.4.(c)	*the soil type and structure;*	• Soil is indicated by the BGS to be a clay. This increases the issues associated with compaction as such soils are more susceptible to compaction, particularly when wet. • Detailed foundation design and further comment on soil is deferred to the project structural engineer, advice within this report is to limit the risk of an adverse impact to the trees. All foundation depths should accord with NHBC 4.2. • **Tree protection and ground protection measures detailed in this report will only be effective if these are instated immediately prior to all site works and maintained for the duration of the works.** • **These must be briefed to all contractors, so they understand their purpose.**
4.6.4.(d)	*the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.*	• The proposal places all new excavation (and demolition of the small shed outbuildings) outside the RPA of retained trees. There is an established hard standing access driveway to the front of the property with scope to protectively fence these trees whilst retaining access to the driveway for site access and material storage. • On this basis there should be no discernible impact on retained trees as long as the protective measures detailed in this report and visualised at Appendix 6 are implemented **prior to any site work and maintained for the duration of the project.**

Root Protection Area (RPA) Incursions

5.2.1 The following incursions into the RPA's of trees to be retained have been identified:

BS 5837 Cat	A	B	C	Summary
RPA Incursion	All	All	All	**Pedestrian/ Machinery Access (Demolition/ Construction) –** Protective fencing and temporary ground protection is installed prior to any on site demolition/ enabling works and are maintained for the duration of construction. They will only be removed when minimal soft landscaping works remain to be completed. Protection measures indicated at Appendix 6.
	All	All	All	**Site Storage -** Welfare/ material storage to be to the front of the property or in areas to the rear outside of retained tree RPAs (T6 and H1).
	All	All	All	**Services** – The extended property will tie into the existing site services. In the event of any unforeseen service provision requirements all excavation will be completed by way of hand digging if within tree RPA's. To be kept under review.
	All	All	All	**Landscaping (Soft) –** All making good must be with BS3882 compliant topsoil raked out by hand. See Section 5.7 for further details. Further comments on soft landscaping works are outside the scope of this report. Mulching below T2 and T3 is recommended.

5.2.2 There are no demolition or construction works within the RPA of retained site and 3rd party trees.

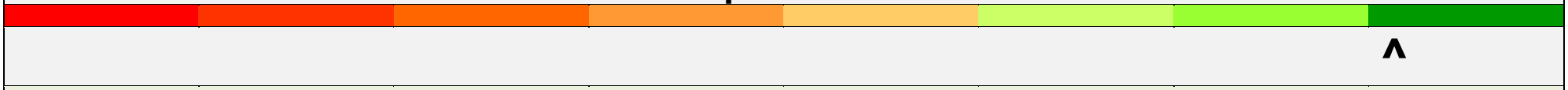
Tree Number	RPA Total (Sqm)	Existing Incursion (Sqm)*	As % of trees RPA	Proposed Incursion (Sqm)	As % of trees RPA	Difference +/-
Increase in RPA covered		**Decrease in RPA covered**				

Note: *All incusrions are to form the pedestrian pathways.*

5.2.3 It is recognised that BS5837 recommends all structures be placed outside the RPA of retained trees: *5.3.1 The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should: a) demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA; b) propose a series of mitigation measure.*

5.2.4 It is considered in this instance that there is 'overriding justification' on the basis there are no demolition or construction works within the RPA of retained site and 3rd party trees.

Tree & Development Risk Indicator



- **Note:** This level of risk if a visual guide only and is only relevant **if all advised tree protective measures are put in place prior to any on site activity and maintained for the duration of the works.**
- **LOW risk on the basis all demolition and construction works are located outside the RPA of retained trees.**
- **Note:** Only on-site testing can confirm the local soil conditions below foundation level, but available information suggests the presence of a CLAY.

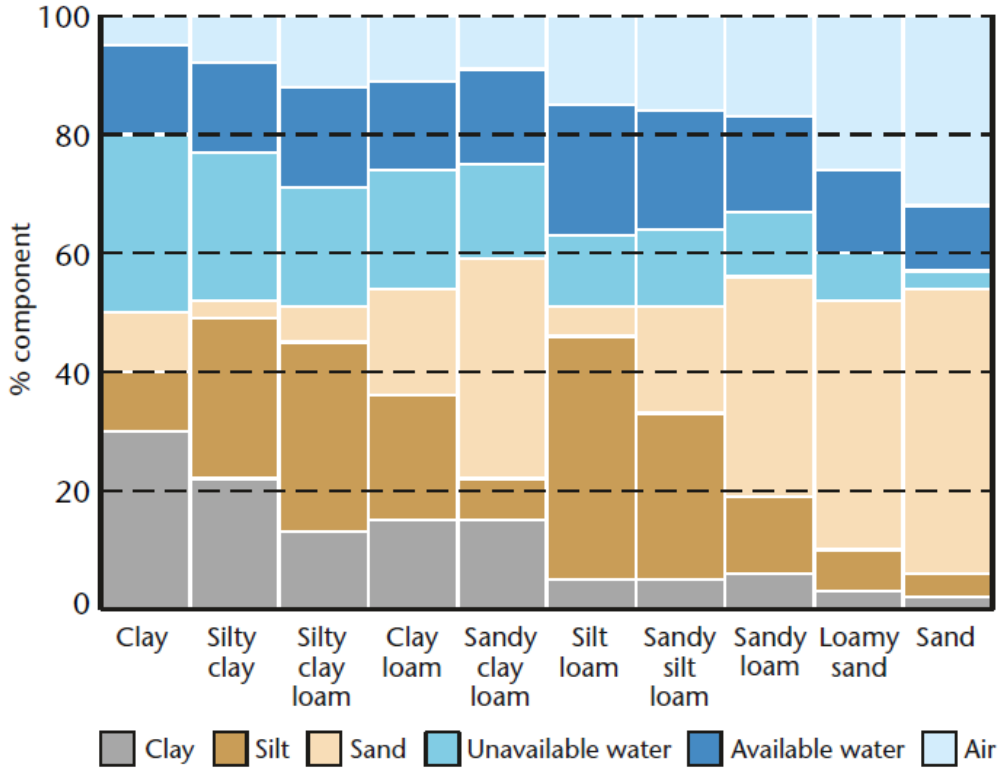


Fig 6 – Diagram showing the typical particulate composition and air/ water content at field capacity for mineral soil types[4] The variation in soil type has a direct bearing on the potential impact of adverse construction techniques (such as soil compaction) as well as overall root system morphology & development. Clay soils tend to have shallower rooting as moisture remains readily available while soils containing free draining gravel and sand can encourage deeper rooting based on reduce soil bulk density and greater seasonal variations in moisture availability.

[4] Forestry Commission (2005) The Influence of Soils and Species on Tree Root Depth

5.3 Tree Pruning & Removal

5.3.1 No pruning or tree removal works are required.

Tree Surgery

Tree No.	Species	Proposed Tree Works	BS Cat

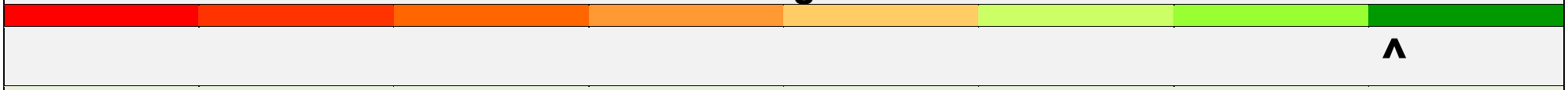
Proposed Removal

Tree No.	Species	Proposed Tree Works	BS Cat

5.3.2 **Birds -** In the event future tree works are required to be completed between 1st March & the 31st of July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. This check should be recorded in the Site-Specific Risk Assessment. If active nests are found work should not take place until the young have fledged.

5.3.3 **Bats** – It should be noted that in England and Wales, the relevant legislation is the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).

Tree Pruning Indicator



- The spatial arrangement between trees and the extended property does not suggest direct tree pruning requirements will arise.
- **Note:** This is an indicative assessment. All and any future works should be undertaken in accordance with BS3998 (Tree Works), and we recommend the use of Arboricultural Association approved contractors.[5]

5.3.4 Please note that this is not a health and safety assessment report. During our survey it was evident the Oak trees referenced as T2 and T3 are showing signs of stress and progressive decline. This was evidenced by the below average density canopy branch structure and visible small twig dieback. Given the proximity of the trees to people and property we would recommend periodic inspections and raised vigilance for the development of any decay fungi on or close to the trees (usually between July – October). We can provide further advice as required. The mulching of the existing lawn below these trees would assist their general health by improving the underlying soil biome health.

[5] https://www.trees.org.uk/ARB-Approved-Contractor-Directory

5.4 Demolition & Foundations

5.4.1 The existing outbuildings/ shed will be removed as indicated below. The works are away from retained trees but will not be completed until the tree protection measures are in place.

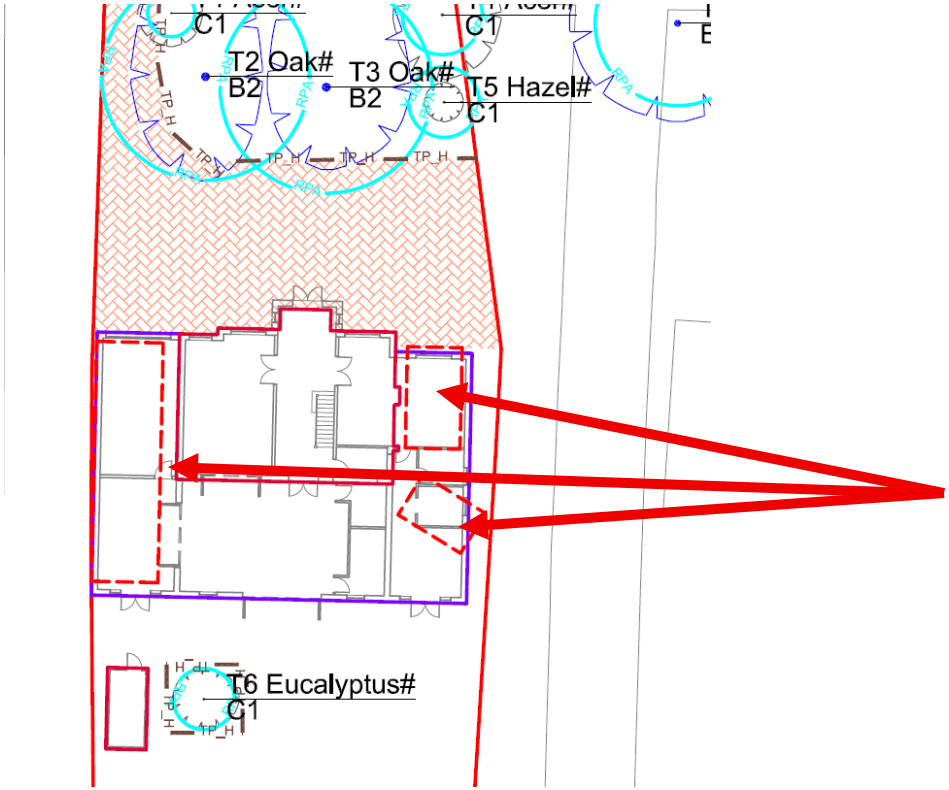


Fig 7 – The existing outbuildings will be demolished following the implementation of all tree protection measures.

5.4.2 All tree protection will be installed prior to any on site activity. The proposed tree protection procedure can be summarised as follows:

Stage 1

- Install BS5837 Tree Protective Fencing (See Appendix 6).
- Brief all contractors on purpose of tree protection.

Stage 2

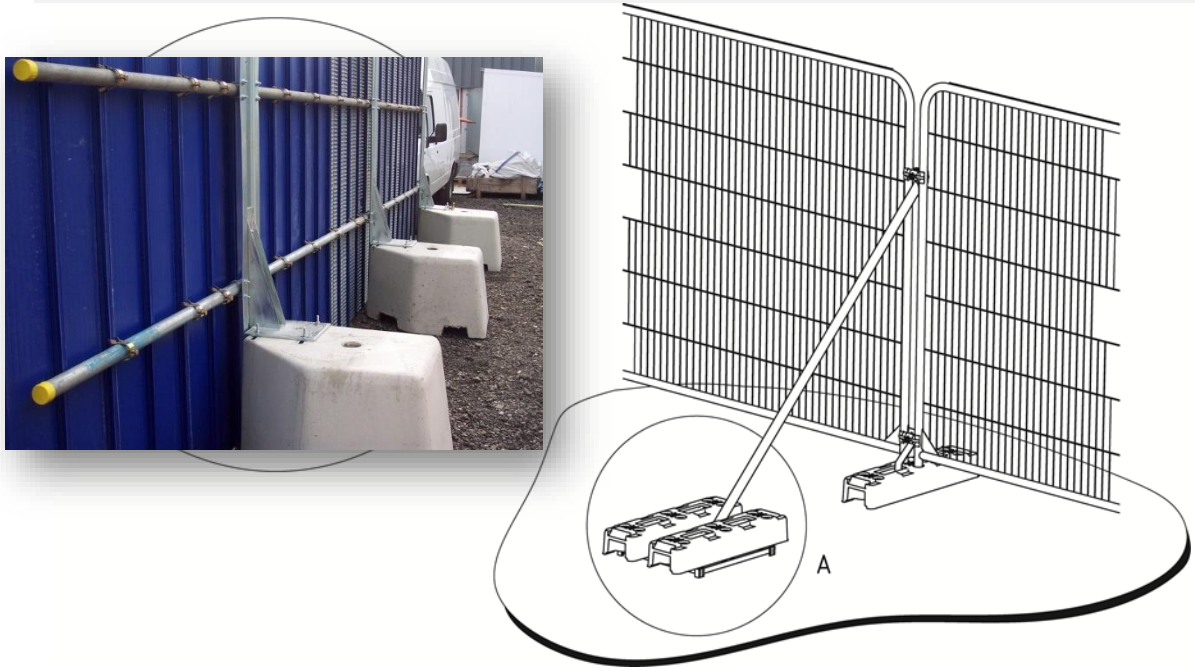
- Demolish existing outbuildings.
- Construct new extension.

Stage 3

- Protection remains in place for complete development cycle.
- BS3882 compliant topsoil imported and raked out where required to 'make good'.
- Mulch below retained mature trees (T2 & T3) where possible.

5.4.3 The trees will be protected **prior to any on-site development activity.**

Tree Protection



Overview

- ***Fencing spec (left) .***
- ***Feet fence spec fencing given (low) site pressures (located as per Appendix 6).***
- ***Note: To be marked with signs (inset) and purpose to be briefed to all ground workers.***
- ***Maintained for duration of the build.***
- ***Note: Any site hoarding to pass through the RPA of retained trees will be counterweighted (inset).***

Threat Level to Retained Trees	LOW

5.4.4 All internal tree protection must be appropriately signed to ensure that all site operatives know its purpose.

Fig 8 – Professional grade weatherproof tree protection signs no smaller than 297 x 420 mm (A3) should be placed on protective fencing.

5.4.5 Temporary ground protection is not specified on this project as there appears no requirement for access or material storage within the RPA of retained trees (unless this is already a driveway area). This will be kept under review and should a requirements arise the specification of ground protection should reflect the movements across it. An overview of this is provided below:

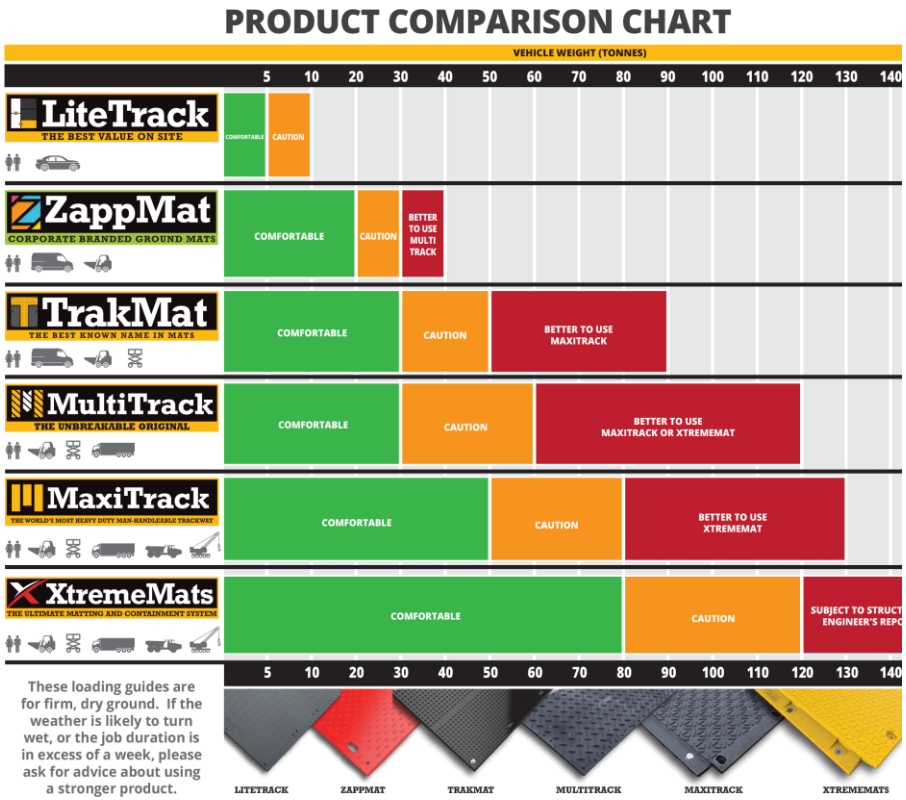


Fig 9 – Overview of ground protection. This is for information only as there does not appear a current project requirement.

Fig 10 – Temporary ground protection is an effective way of allowing access through the RPA of retained trees. It must be installed prior to any on site activity and maintained for the duration of all works to be effective. Above left Tamla Trees project ground protection in place and above right being removed following the completion of site works. (**Note:** *depending on the length of time it is in place it will adversely affect underlying grass ground cover which will need reseeded/ turfed accordingly*)

5.4.6 **Site Manager/ Consultant Sign Off:** At this point a site inspection is required to confirm the appropriate tree protection measures have been completed.

Date of Inspection	Compliance with Tree Protection Plan?			
	Yes		No	
Rectification Actions (insert notes)				
Site Manager Signature:				
Print Name:				
Arboricultural Consultant Signature:				
Print Name:				

SITE TREES ARE NOW ADEQUATELY PROTECTED AND DEMOLITION/ CONSTRUCTION ACTIVITY CAN COMMENCE

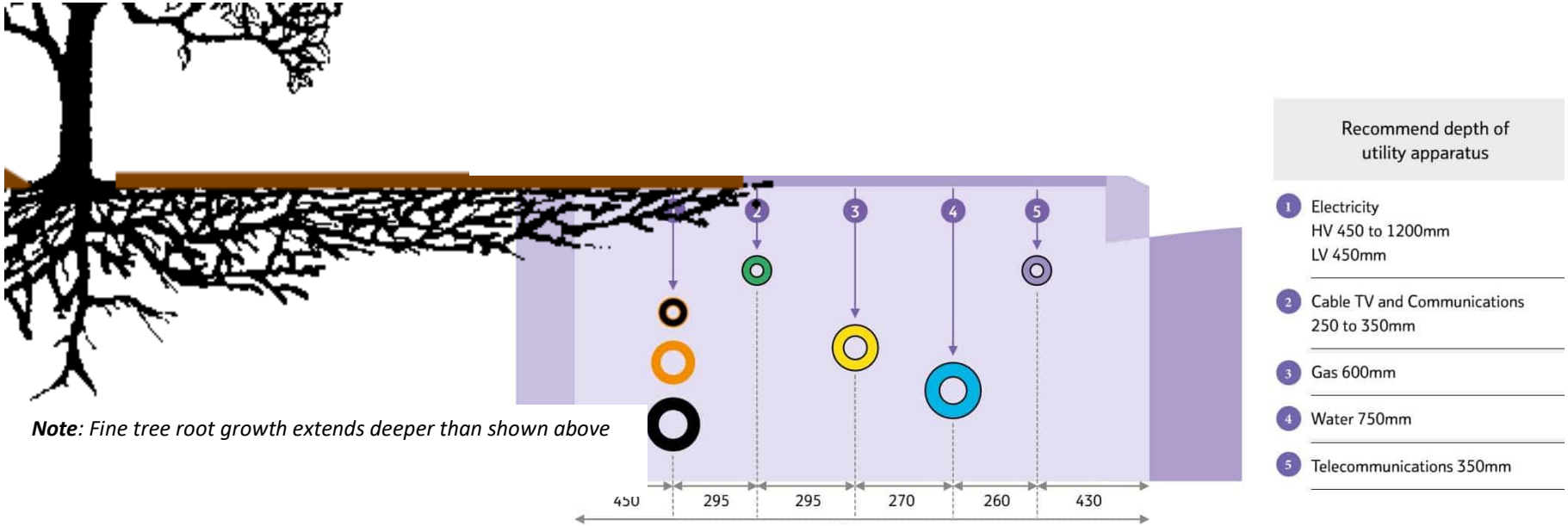
5.5 Surfaces near Trees

5.5.1 There are no new surfaces proposed within the RPA of retained trees. The existing driveway to the front of the site is retained.

Fig 11 – The existing driveway is retained. T1 and T2 are highlighted.

5.6 Site Service Provision

5.6.1 The extended property ties into existing site service connections. The following information is provided in the event of unforeseen service excavation requirements, all of which will be by hand digging (if located within tree RPA's).



***Note**: Fine tree root growth extends deeper than shown above*

Fig 12 – Annotated service installation depth drawing (source: Thorne & Derrick**). Service installations occupy the same soil volume/ depth where the greatest level of tree roots will likely be found. No new service connection excavations within tree RPA's are proposed on this project.**

5.6.2 **Planning the excavation:** A 'toolbox talk' will spot mark and agree the locations and working practices. All excavation by hand retaining roots larger than 10mm. This will only be required where excavation works are within retained tree RPA's.

				
Narrow Face Spade & Hand Trowel	**Stiff Hand Brush**	**Hi Vis Paint (for spot marking roots)**	**Hessian (to wrap exposed roots)**	**Duct Tape (to secure hessian)**

Fig 13 – Advised tools/ materials which should be available for all excavation works within RPA.

5.6.3 Digging around tree roots is a skill and operatives must proceed with caution. Once a root is located it is often necessary to use a combination of hand tools and a stiff hand brush to track and 'trace' the roots location. Spot marking roots >25mm with spray paint is advised. **All roots >10mm in diameter will be retained. Please also note that retention of all roots where possible (including fibrous ones) is advised. If multiple roots in even one excavation are uncovered works will stop.**

5.6.4 **How deep?** – The excavation need only be as deep as the proposed ground level reduction (500m). **WARNING:** Breaking the ground has the potential to uncover services/ destabilise adjacent structures etc. Some general advice from the HSE can be found here.

5.6.5 **Root Wrapping/ Protection:** In the event the works expose any roots >25mm in diameter these must be wrapped or protected with a covering of soil if left exposed overnight or for longer than any single 4-hour period before a site inspection.

Root Wrapping

Overview

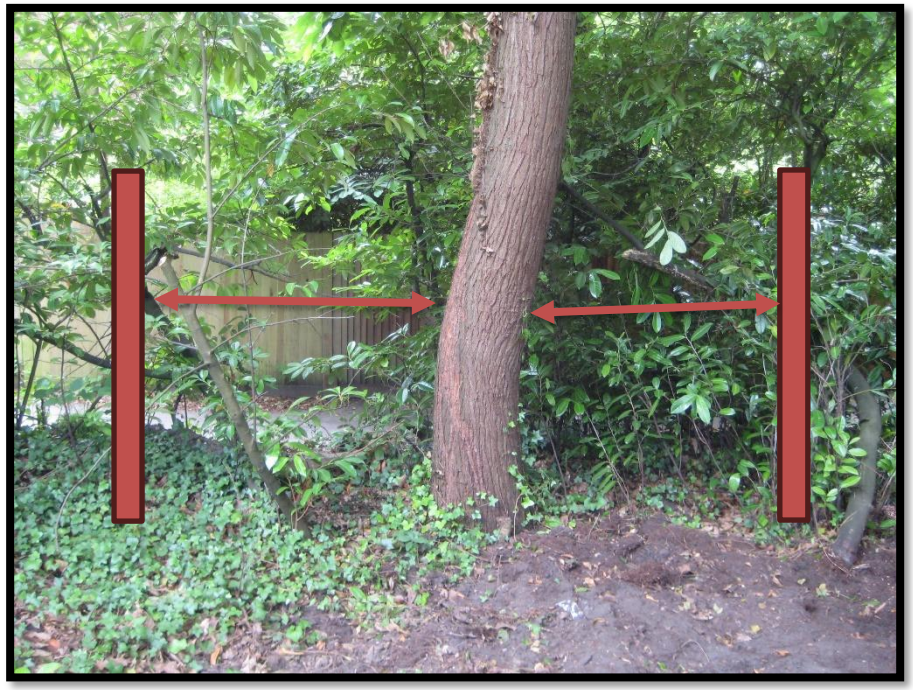
- ***Any exposed roots >25mm should be wrapped in hessian (example left) if exposed overnight or for any 4-hour period.***
- ***Spot marking with spray paint to highlight locations also advised.***
- ***Alternatively, roots can be covered over with topsoil to maintain moisture retention.***
- ***Example Tamla Trees project on London Plane (left).***

Threat Level to Retained Trees	HIGH

5.7 Ground Level Changes, Landscaping & Soil Remediation

5.7.1 Any new boundary fencing (if relevant) which passes through the RPA of a retained tree will be installed in the following way:

Post Positioning



Overview

- ***Post positions set out prior to works to maximise positioning from tree stems.***
- ***This approach reduces the risk of large roots being encountered.***
- ***Visual representation of approach left.***
- ***This MUST be conveyed to contractors prior to works.***
- ***May result in bespoke, extra length panel sections being required.***
- ***Gravel boards must sit at existing ground level with NO EXCAVATION to incorporate. Localised soil feathering in can achieve levels.***

Threat Level to Retained Trees	LOW

5.5.1 Post excavation will be by hand.

Post Hole Excavation

Overview

- ***Post holes excavated by hand.***
- ***Repositioned in the event any roots >25mm encountered.***

Threat Level to Retained Trees	LOW

5.5.2 All fibrous roots to be cleanly cut by secateurs or similar.

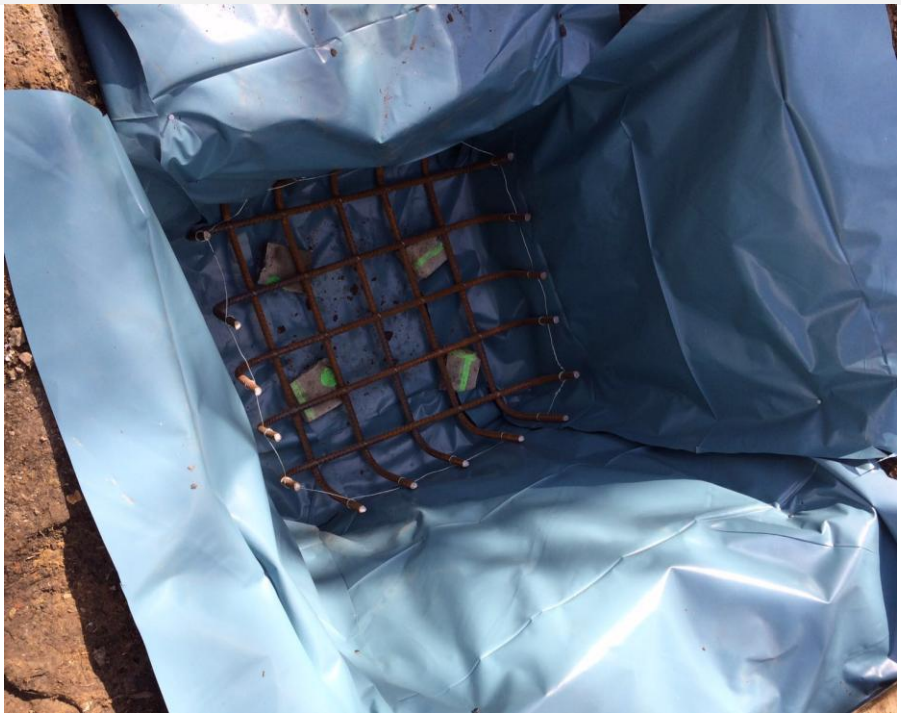
Root Pruning

Overview

- ***All roots >25mm retained (see left for example).***
- ***Fin fibrous roots <25mm cleanly cut with secateurs or similar (inset).***

Threat Level to Retained Trees	LOW

5.5.3 Any excavation is then lined to prevent concrete to root contact.

Excavation Lined	
	**Overview** • ***All excavations are lined prior to postcrete or similar being used.*** • ***This approach prevents root to concrete contact (as concrete is poisonous to tree roots).***
Threat Level to Retained Trees	**LOW**

5.7.2 All ‘making good’ will be with BS3882 compliant topsoil raked out by hand (to no more than 100mm depth within any tree RPA) and then seeded/ planted as appropriate. No remediation proposed on this project. Further comments on full landscaping details are beyond the scope of this report.

Fig 14 – All ‘making good’ topsoil will be BS3882 compliant and raked out by hand to no greater depth than 100mm.

5.7.3 We encourage the use of composted bark mulch below tree canopies where possible to aid water retention and increase soil microbial activity. This is particularly relevant to mature retained trees. Mulch is recommended below the canopy of trees T2 & T3 (Oak) on the basis of their current condition.

Mulching	
	**Overview** • ***Circular area edged to 50-100mm depth to stop mulch from 'creeping' on to surround lawn.*** • ***Composted mulch then spread around below tree by hand – no need to lift or remove underlying grass.*** • ***Mulch topped up annually/ as required.*** • ***Positive benefits for mulched trees.*** • ***Scope exists to mulch below T2 within the front garden area.***
Threat Level to Retained Trees	**LOW**

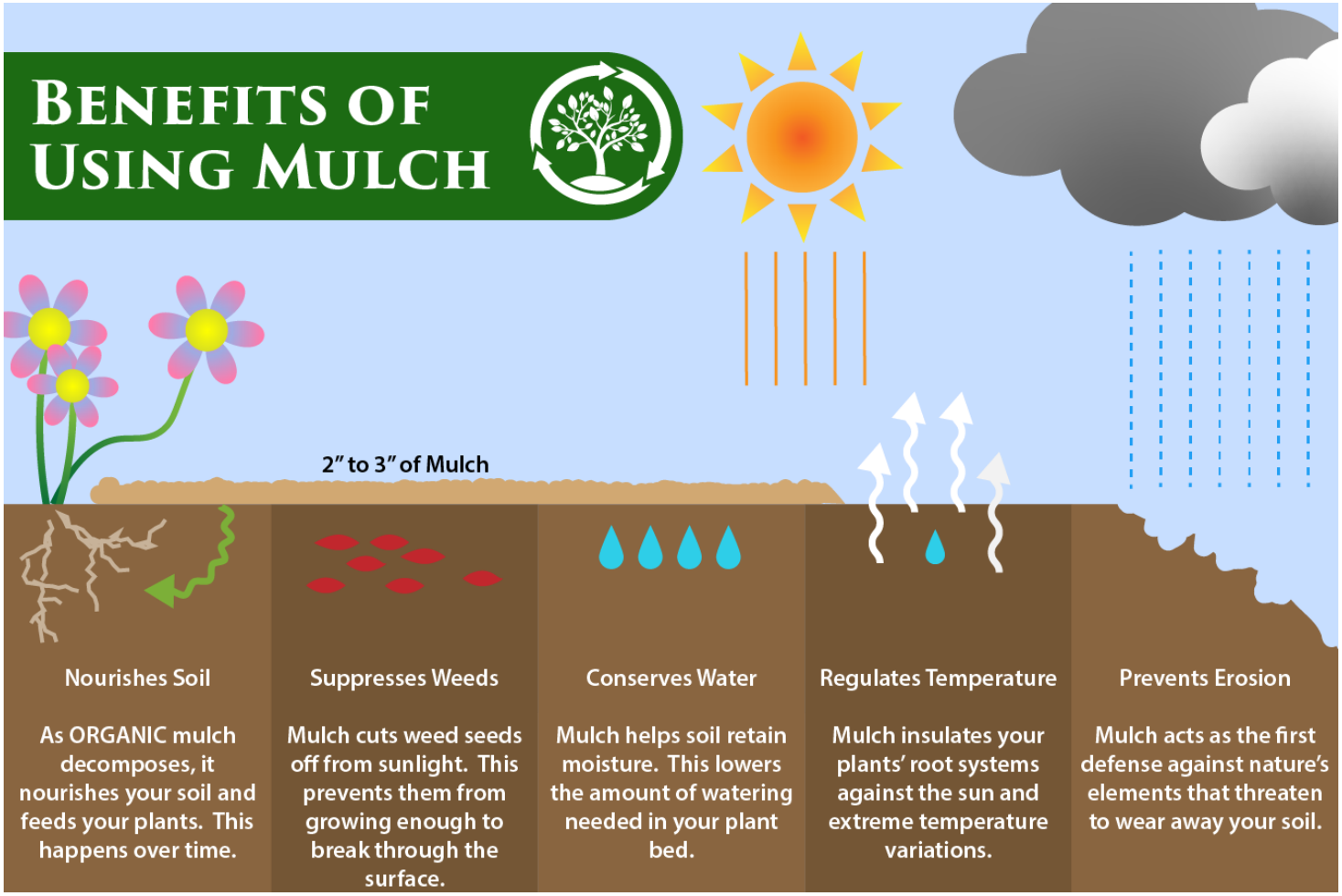


Fig 15 – Benefits of Mulch (Image Source 1st Stop Landscape Supply (US)

5.7.4 Where soft landscape planting occurs within the RPA of retained trees, we advise the use of small pot sizes and plug planting where possible to minimize the risk of root disturbance.

Plug and Pot Planting	
	**Overview** • ***Within 1.5m of retained trees planting should be with plug stock (left)*** • ***Small plant pot sizes <3l utilised for new planting in further areas.*** • ***Hand dug planting holes.*** • ***Top dressed in compacted bark mulch/ soil as appropriate.*** • ***Watered weekly May – September during season 1 & 2.***
Threat Level to Retained Trees	**LOW**

5.8 Tree Shading of Proposal

5.8.1 No shading issues are identified on the basis the properties is extended to the south which has an open (southerly) aspect with no shade trees present.

5.9 Arboricultural Project Supervision

5.9.1 Most damage to trees on developments sites is caused inadvertently and to ensure continued protection during development a system of site monitoring is normal.

5.9.2 Basic checks will be undertaken as the construction phase progresses to ensure that protective fencing remains intact and ensure the proposed works close to trees are completed in accordance with this report. Any unforeseen issues can be identified and discussed with the consulting arboriculturalist before any damage to trees occurs.

5.9.3 This approach allows a strong working relationship with the site manager/ construction staff to identify issues that may affect retained trees and ensure they are addressed before they escalate.

5.9.4 After each site inspection is completed, a formal record will be sent to the local authority. On this basis we would advise the following inspection regime:

Visit Detail	Date	Status
1st Site Inspection Attend site once tree protection is in place. Inspect/ Toolbox talk with site operatives regarding tree protection measures but prior to any on site works. Comment on findings. Update local authority on findings.	**TBC**	**Incomplete**
Final Site Inspection Final site visit to confirm that no damage has been done to retained trees/ identify any remedial actions in the event damage has occurred. Assess any required tree surgery following construction. Update local authority and project team on findings.	**TBC**	**Incomplete**

Note: Actual visit dates subject to change/ confirmation depending on project program.
Note: On smaller projects of this type inspections can usually be completed by way of image exchange to confirm protective fencing is in place prior to/ for duration of all the works.

Appendix 1 – BS5837 Survey Key

BS 5837 Cat	Description
A	Those of high quality and value: in such a condition as to be able to make a substantial contribution (> 40 years)
B	Those trees of moderate quality and value: those in such a condition as to make a significant contribution (> 20 years)
C	Those trees of low quality and value: currently in an adequate condition to remain until new planting could be established (> 10 years)
U	Those in such a condition that any existing value would be lost within 10 years, and which should, in the current context, be removed regardless of development (< 10 years)

Note: Subcategories are denoted in the tree survey data (A1, B1, C2 etc.). You are referred to BS5837 for further detail if required.

Tree No.	T (tree), G (group), H (hedge), W (woodland) + Ref No.
Species	Common Name
Ht (m)	Measured height in metres
DBH (m)	Diameter at 1.5m above ground level
No of stems	An indication of the trees form @1.5m (1 = single stem, m/s = multi-stemmed)
Branch Spread	In m to cardinal points
Cr Ht Clearance (m)	Overall height of lowest branches from the ground level on side of proposed development
Life Stage	Young, Semi-Mature, Early Mature, Mature, Over-Mature
General Observations	Observations on the condition of the tree(s)
Tree Work Specification	Proposed tree works in accordance with BS3998
BS Cat	See above
Life Exp	Estimated remaining contribution in years.
RPA Radius(m)	Radius of the trees Root Protection Area measured from the trunk to the edge of the RPA circle in metres

Appendix 2 – BS5837 Tree Classification

The classification of trees is undertaken during the survey to inform decisions as they relate to designs and retention/ removal. The 'value' of a tree in terms of its visual amenity is subjective, and the full condition of a tree may not be apparent given access and other site-specific factors. If a tree is proposed for retention in many respects its BS category is irrelevant. We encourage the retention of all trees where the design realistically allows this with the exception of U cat trees (as these are usually 'defect' trees). There should not be a presumption that all C category trees can or should be removed. Generally, A & B Category trees are those of greatest value to a development and designs should be manipulated to retain these where possible. Further detail on classification of trees is contained at Section 4.5 of BS5837. Some selective extracts are detailed below:

4.5.2 *The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*

4.5.5 *When determining the appropriate category for any given tree, group, or woodland (see* ***4.4****), the arboriculturist should start by considering whether the tree falls within the scope of category U. Assuming that it does not, the arboriculturist should then proceed on the presumption that all trees are considered according to the criteria for inclusion in category A. Trees that do not meet these criteria should then be considered in light of the criteria for inclusion in category B. This process should be repeated, as required, until the appropriate quality or value assessment is reached.*

4.5.6 *Trees of generally high quality and/or value which have a defect or defects that do not reduce their retention span below the suggested 40-year threshold, should be placed in category A, i.e. they should not be downgraded as a result of minor imperfections.* **Tamla Trees Note:** We do not apply a simple >40 = Cat A approach as many trees will have retention values in excess of 40 years but not be considered Cat A.

4.5.11 *The tree survey might identify the presence of veteran trees on the site. The implications of their presence on the use of the surrounding land should be assessed at the earliest possible stage of the design process. Where such trees are to be retained, particular care should be taken in the design to accommodate them in a setting that aids their long-term retention.*

Please note assessments are made based on available access and factors can affect full inspections (3rd party tree location, extensive basal undergrowth, Ivy etc). This survey is not a full health and safety inspection although obvious defects (where noted) will be identified.

BS5837 Table 1 is shown on the following page and provides detail on the relevant categorisation. Elements of this remain subjective and if a tree is shown for retention its category is somewhat irrelevant as we consider all trees should be afforded the same value/ protection if to be retained.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix 3 – BS5837 Survey Data

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T1	Field Maple	0.1	1	3	1.8	1.6	1.7	1.7	C1	Young	20 to 40	1.8	Establishing suppressed tree. Stake and tie to be removed.	Remove tie and stake.	1.2
T2	Oak	0.44	1	16	7	2.9	5.3	3.8	B2	Mature	20 to 40	1.7	Some signs of canopy stress. Monitor closely given size and proximity to public highway and property. Would benefit from mulch below.	No works	5.3
T3	Oak	0.45	1	16	7	4.3	4.2	3	B2	Mature	20 to 40	1.7	Some signs of canopy stress. Monitor closely given size and proximity to public highway and property. Would benefit from mulch below.	No works	5.4
T4	Acer	0.17	1	4.5	3	3	3.3	2.5	C1	Young	20 to 40	1.8	Establishing suppressed tree.	No works	2

Tree No.	Species	DBH (m)	No of Stems	Ht (m)	Crown Spread				BS Cat	Age Class	Life Expect	Cr Ht (m)	Observation	Recommendations	RPR (m)
					N	E	S	W							
T5	Hazel	0.15	M/S	3.2	1	1	1	1	C1	Mature	20 to 40	0.5	Small coppice stool. Minimal significance given small size and location.	No works	1.8
T6	Eucalyptus	0.13	1	4.5	1.6	1.8	1.5	1.6	C1	Semi-mature	20 to 40	1.2	Establishing tree. High growth potential. Close to position of TPO tree 101 but not same species and no TPO annotation to indicate it is a replacement tree/ protected.	No works	1.6
T7	Oak	0.35	1	14	6	5	5	5.5	B1	Mature	> 40	3	3rd party tree beyond neighbours access driveway.	No works	4.2
H1	Cypress & Laurel	0.1	1	4	1.5	1.5	1.5	1.5	C1	Early mature	20 to 40	1	3rd party screen of Cypress & Laurel.	No works	1.2

Appendix 4 – Tree Works Schedule

Tree Surgery

Tree No.	Species	Proposed Tree Works	BS Cat

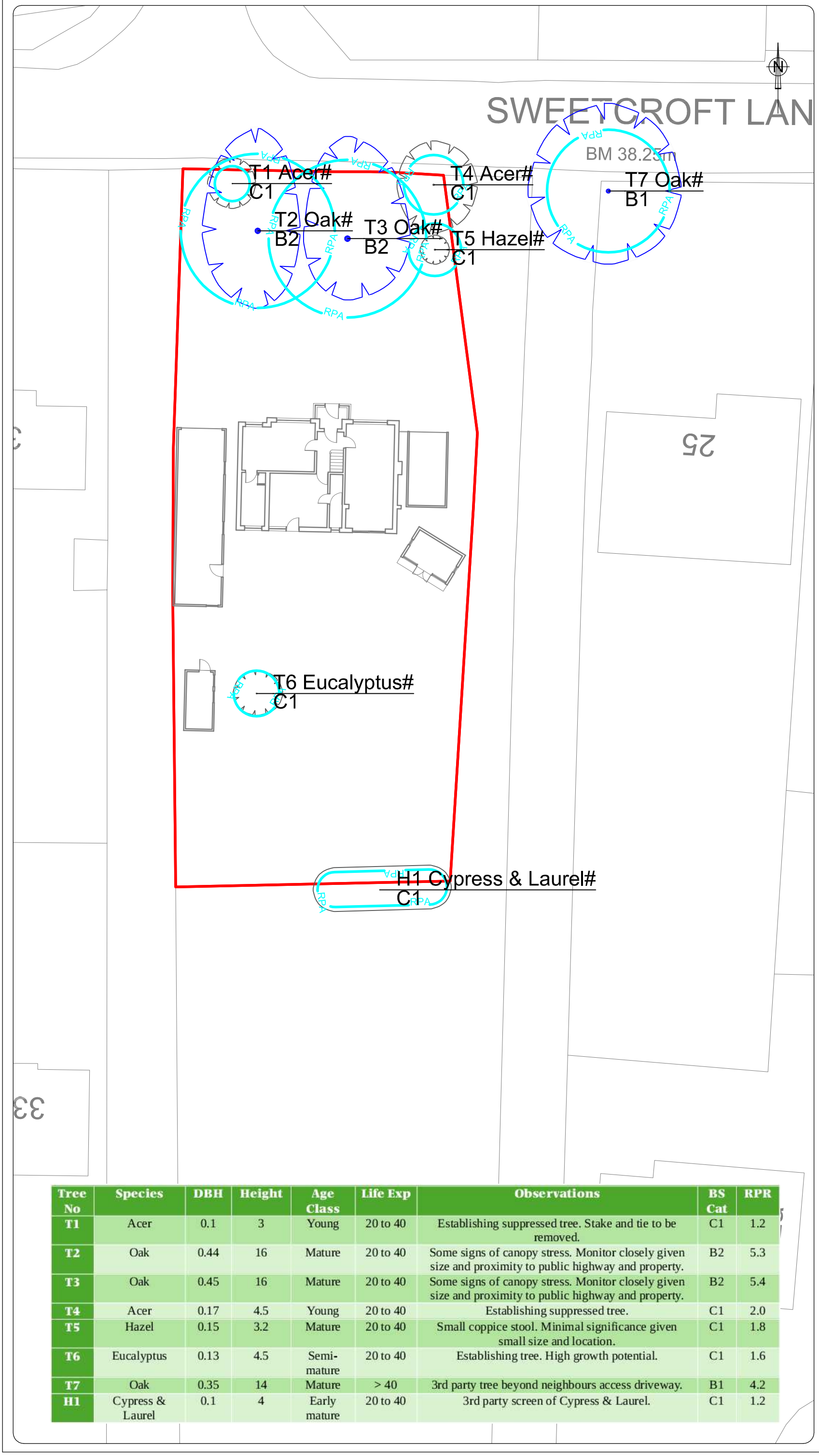
Proposed Removal

Tree No.	Species	Proposed Tree Works	BS Cat

NOTE: All tree works to be undertaken in accordance with BS 3998:2010 'Tree work - Recommendations'.

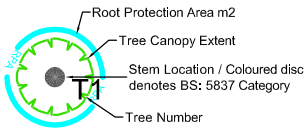
NOTE: We recommend using Arboricultural Association approved contractors who can be sourced here

Appendix 5 - Tree Constraints Plan



Tree No	Species	DBH	Height	Age Class	Life Exp	Observations	BS Cat	RPR
T1	Acer	0.1	3	Young	20 to 40	Establishing suppressed tree. Stake and tie to be removed.	C1	1.2
T2	Oak	0.44	16	Mature	20 to 40	Some signs of canopy stress. Monitor closely given size and proximity to public highway and property.	B2	5.3
T3	Oak	0.45	16	Mature	20 to 40	Some signs of canopy stress. Monitor closely given size and proximity to public highway and property.	B2	5.4
T4	Acer	0.17	4.5	Young	20 to 40	Establishing suppressed tree.	C1	2.0
T5	Hazel	0.15	3.2	Mature	20 to 40	Small coppice stool. Minimal significance given small size and location.	C1	1.8
T6	Eucalyptus	0.13	4.5	Semi-mature	20 to 40	Establishing tree. High growth potential.	C1	1.6
T7	Oak	0.35	14	Mature	> 40	3rd party tree beyond neighbours access driveway.	B1	4.2
H1	Cypress & Laurel	0.1	4	Early mature	20 to 40	3rd party screen of Cypress & Laurel.	C1	1.2

Tree Survey Drawing Key



See Tamla Trees, Tree Survey for Individual Tree Details

KEY

Please refer to Tamla Trees report for details

- Category A - Trees of high quality
- Category B - moderate quality
- Category C - low quality
- Category U - Dead, Dying or Defect trees with <10 years retention value

RPA - root protection area as defined by Table 2 BS 5837:2012

NOTE # Tree positions indicatively mapped due to lack of detailed topographical plan

REV AMENDMENTS DRAWN DATE AUTH'D

PROJECT
29 Sweetcroft Lane,
Uxbridge,
UB10 9LE

CLIENT
Mrs M Grover

TITLE
Tree Constraint Plan (TCP)

Job	Scale	DRG NO	Revision
05490R	1:250 @ A3	05490P_TCP_01	-
Date 22/01/2026	Type a		

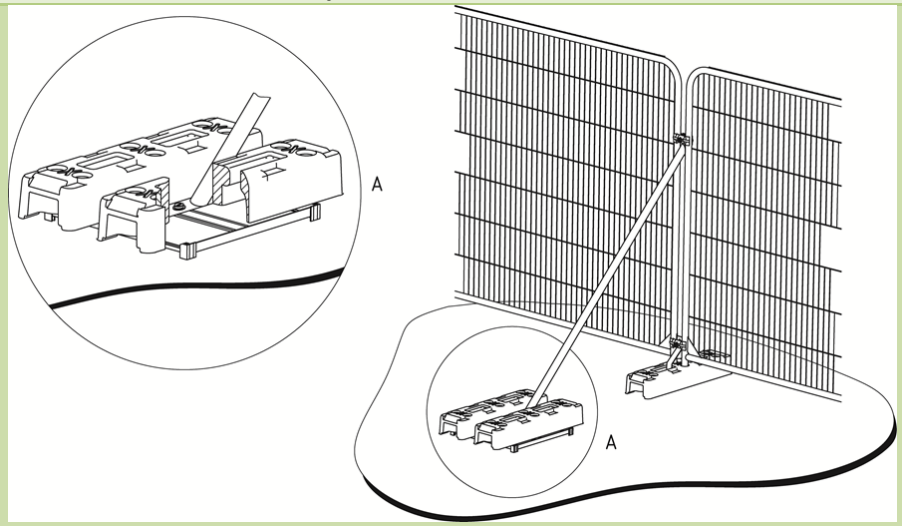
Tel: 01252 811 233
Email: info@tamlatrees.com
Web: www.tamlatrees.com
Tamla Trees consulting arborists

Appendix 6 - Tree Protection Plans

Tree protection is essential to successfully integrate the proposal into the surrounding trees. It is designed to manage the impact on the underlying soil and rooting environment. It must therefore be installed prior to any further site activity. Even apparently minimal tracking of the soil near trees has the capacity to irretrievably modify the soil environment to the detriment of tree health and stability.

All our fencing specifications accord with advice and guidance within BS 5837. Modifications to fence types are possible but should be discussed prior to implementation. In all other instances the form detailed below should be shown. This offers the best protection to retained trees.

- **All tree protection must be in place prior to any site activities. It is recommended that this fencing is installed prior to any site works (including demolition).**
- **To be effective Tree Protection must remain in place for the duration of the development and form part of the site induction process.**
- **Fencing spec (right) to be installed prior to any on site activity.**




At Start
TPP Fencing
For Duration
TPP Signage in Place?
For Duration
TPP Remains
For Duration
Tree Protection Part of Induction Process
For Duration
Evidence of regular review?
TREE PROTECTION AREA
If you require access contact Site Manager
Keep out
THESE TREES ARE PROTECTED BY PLANNING CONDITIONS AND/OR IS THE SUBJECT OF A TREE PRESERVATION ORDER
GROUND COMPACTION KILLS TREE ROOTS - BREACHING A TPO IS A CRIMINAL OFFENCE - HELP RETAIN HEALTHY TREES BY RESPECTING THIS FENCING

SWEETCROFT LAN

BM 38.25m

T1 Acer#
C1

T2 Oak#
B2

T3 Oak#
B2

T4 Acer#
C1

T5 Hazel#
C1

T7 Oak#
B1

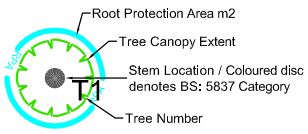
T6 Eucalyptus#
C1

H1 Cypress & Laurel#
C1

25

33

Tree Survey Drawing Key



See Tamla Trees, Tree Survey for Individual Tree Details

KEY

Please refer to Tamla Trees report for details

- Category A - Trees of high quality
- Category B - moderate quality
- Category C - low quality
- Category U - Dead, Dying or Defect trees with <10 years retention value

RPA - root protection area as defined by Table 2 BS 5837:2012

Location of protective fencing - BS 5837 Herras Fence (or similar)

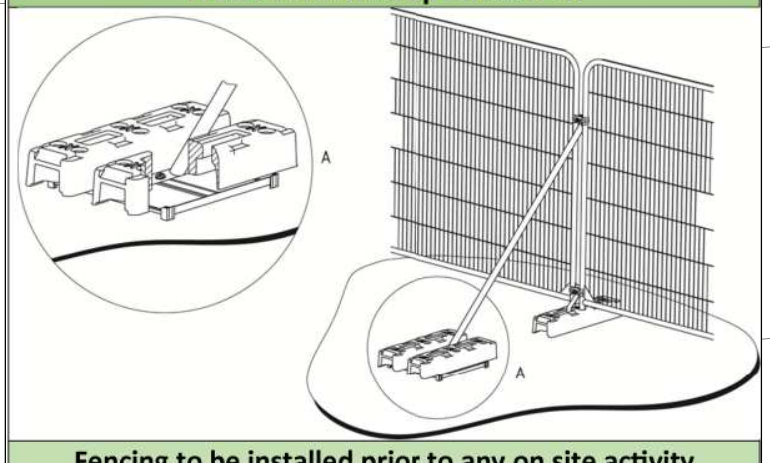
Existing Block Paved Driveway

Existing building

Existing building to be demolished

Proposed extension

Tree Protection Specification



Fencing to be installed prior to any on site activity (demolition or construction)

- *Warning signs to be located every 5m and to be minimum A3 in size (i.e. 42cm x 29.7cm)*
- *To be checked and replaced as necessary.*

Deviations from the advised tree protection compromises tree roots and should be avoided. The purpose of tree protection measures should be briefed to all on site staff.

Item	Indicative Area (m2) / Length (m)
Temporary ground protection	0m²
Tree Protective (Herras) fencing	38m

NOTE # Tree positions indicatively mapped due to lack of detailed topographical plan

REV AMENDMENTS DRAWN DATE AUTH'D

PROJECT
29 Sweetcroft Lane,
Uxbridge,
UB10 9LE

CLIENT
Mrs M Grover

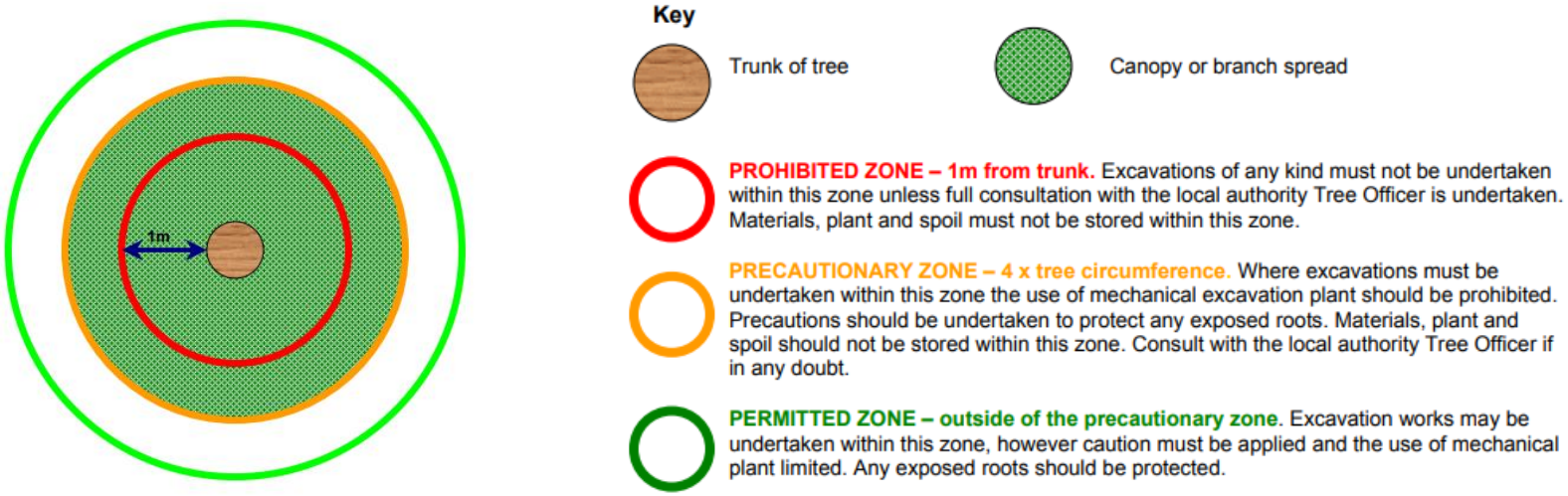
TITLE
Tree Protection Plan (TPP)

Job	Scale	DRG NO	Revision
05490R	1:250 @ A3	05490P_TPP_01	A
Date 30/03/2026	Type a		

Tel: 01252 811 233
Email: info@tamlatrees.com
Web: www.tamlatrees.com
Tamla Trees consulting arborists

Appendix 7 - Tree & Services Plan

- No services information currently available.
- To be kept under review as part of site inspection process.
- **Note:** All service companies should be provided with a copy of the Tree Protection Plan as early in the design process as possible to ensure that service routes are located outside RPA's where possible.
- NJUG 4 – National Joint Utilities Group "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007" to be adhered to at all times. A copy is available here.



Extract from National Joint Utilities Group "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007"

To be finalised/ kept under review.

Appendix 8 – Site Photographs

Image 1 – Looking toward T1 – T5

Image 2 – T6 (Eucalyptus)

Image 3 – Some standing water was evident within the rear garden.

Appendix 9 – Limitations

Full Legal Disclaimer

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Specific - Trees

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to risk/ target areas and in accordance with relevant HSE guidance. Tamla Trees ltd can provide further information on this matter if required. Where full access to trees (Ivy, materials at base, location on 3rd party land) was not possible Tamla Trees ltd accept no liability for issues that arise.

Please note no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application without up-to-date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

Any comment/ measurements relating to 3rd party trees have been made without full access to the tree(s). Should these trees have any impact on the proposed development we would advise you to instruct us to contact the 3rd party and undertake further detailed inspection work.

A legal Duty of Care requires that any tree works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally, all works should be carried out according to British Standard 3998 (2010) Recommendations for Tree Work.