



ARBORICULTURAL IMPACT ASSESSMENT REPORT

LOCATION: 35 Moor Park Road, Northwood, HA6 2DL

CLIENT: Bhaskar Gupta

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EXECUTIVE SUMMARY

Greenwood Environmental Ltd has been instructed to prepare a BS5837:2012 arboricultural assessment in support of the current planning application at **35 Moor Park Road, Northwood, HA6 2DL**. The assessment relates to the proposed **single-storey rear extension** and **detached rear garden outbuilding** and is intended to consider arboricultural constraints, likely development impacts and appropriate tree protection measures for retained trees. The agreed scope includes a BS5837 tree survey schedule, arboricultural constraints assessment, Arboricultural Impact Assessment and tree protection recommendations.

The architectural information reviewed includes proposed ground floor, elevation, outbuilding and block plan drawings dated **12 March 2026**. The submitted drawings show a proposed rear extension to the dwelling and a detached rear garden outbuilding/gym. The outbuilding is shown as approximately **4.0m x 6.0m**, with proposed elevations indicating a height of approximately **2.65m**.

A total of **eight individual trees** have been considered within the survey and assessment: **T1–T8**. These include trees within the application site and trees located within neighbouring land which have the potential to influence the proposed development. The survey identifies no Category A trees. The principal arboricultural constraints are the retained **Category B** trees, namely **T5 *Fraxinus excelsior*** and **T8 *Cupressocyparis leylandii***, both of which are located off-site within adjacent gardens.

Three trees are proposed for removal:

- **T2 *Prunus laurocerasus*** — Category U; recorded with *Ganoderma* sp. decay to the lower trunk and identified as requiring removal due to poor condition.
- **T3 *Ilex aquifolium*** — Category C2; removal required to facilitate the proposed detached garden room/outbuilding.
- **T7 *Prunus lusitanica*** — Category C2; removal required to facilitate the proposed rear extension.

The removal of **T2** is justified on arboricultural condition grounds. The removals of **T3** and **T7** relate directly to the proposed development layout; however, both are Category C trees of comparatively low arboricultural quality and limited retention priority under BS5837. Their removal is not considered to result in a significant adverse arboricultural impact, subject to suitable replacement planting as part of the final landscape scheme.

The retained trees, including **T1, T4, T5, T6 and T8**, can be protected during demolition and construction by implementing tree protection measures in accordance with BS5837:2012. These measures should include protective fencing, appropriate ground protection where construction access or working space is required near retained root protection areas, and arboricultural supervision for any works within or immediately adjacent to RPAs.

Subject to the implementation of the tree protection measures and replacement planting recommendations set out within this report, the proposed development is considered **arboriculturally acceptable** and capable of being carried out without unacceptable harm to retained trees.

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1. INTRODUCTION

1.1. Instruction

- 1.1.1 Greenwood Environmental Ltd has been instructed by Bhaskar Gupta to undertake an Arboricultural Impact Assessment in relation to a proposed development at 35 Moor Park Road, Northwood, HA6 2DL.
- 1.1.2 The development proposal includes a rear extension and garden room.
- 1.1.3 This report considers the arboricultural implications of the proposal in accordance with BS 5837:2012. The tree survey is not intended to be a detailed risk assessment of trees. Where the structural integrity of trees has been noted and the trees' condition is such that imminent remedial works are recommended, these should be arranged by the landowner or manager responsible for the safety of the site, as soon as is practically possible.
- 1.1.4 Comments relating to non-arboricultural matters may be made throughout this report. Making comments on such matters is within the normal limit of our instructions and the range of the author's experience. Any opinion thus expressed should be deemed as provisional and confirmation sought from an appropriately qualified professional.

1.2. Limitations

- 1.2.1 No other planning issues related to the subject trees were not investigated. Greenwood Environmental Ltd are under no obligation to provide further advice that is subsequently required as part of the planning process or assist with planning appeals unless further instructions are given, and terms agreed.
- 1.2.2 The information contained in this report may be relied upon for a period of up to two years, after which time a further assessment of the site will be required.
- 1.2.3 The content and presentation of this report are copyright of Greenwood Environmental Ltd and may not be copied or distributed to third parties not directly involved in the subject matter without the written consent of the author.
- 1.2.4 Greenwood Environmental Ltd.'s standard terms of business apply, which we provided along with our fee proposal, and further copies of which are available on request.
- 1.2.5 All observations were made from ground level without detailed investigations, and all measurements are estimated unless otherwise indicated.

1.3. Methodology

- 1.3.1 Trees are a material consideration for Local Planning Authorities (LPAs), when determining planning applications, whether they are afforded the statutory protection of a Tree Preservation Order (TPO) or Conservation Area (CA) or not. British Standard BS 5837:2012 Trees in Relation to Design, Demolition and Construction sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and new developments.

- 1.3.2 The Standard recommends a sequence of activities (appendix a), that starts in the initial feasibility and design phase (RIBA Stage 2 'Concept Design'), with a survey to qualify and quantify the trees on site and establish the arboricultural constraints to development (above and below-ground), to inform the design in an iterative process, and continues with an assessment of the arboricultural impacts of the final design and measures to mitigate such impacts should they be negative.
- 1.3.3 Detailed technical specifications for mitigation and protection measures are devised in the design phase that follows (RIBA Stage 3-4 'Developed and Technical design'), and the sequence ends with the Implementation and Aftercare phase (RIBA Stages 5-7) with the implementation of those measures once planning permission is granted, guided by Arboricultural Method Statements (RIBA Stage 4-5, 'Technical Design and Construction) and professional guidance where appropriate.

1.4. Legal protection status of trees

- 1.4.1 A desk-based review of the London Borough of Hillingdon online mapping indicates that there are two Tree Preservation Area Orders (TPOs) recorded, namely TPO 13 and TPO 366, affecting trees within or immediately adjacent to the Site at the time of writing. This information is indicative and should not be relied upon as definitive.
- 1.4.2 The Site is not located within a Conservation Area.
- 1.4.3 This report has been prepared to support a planning application and considers the arboricultural implications of the proposed development in relation to retained trees.

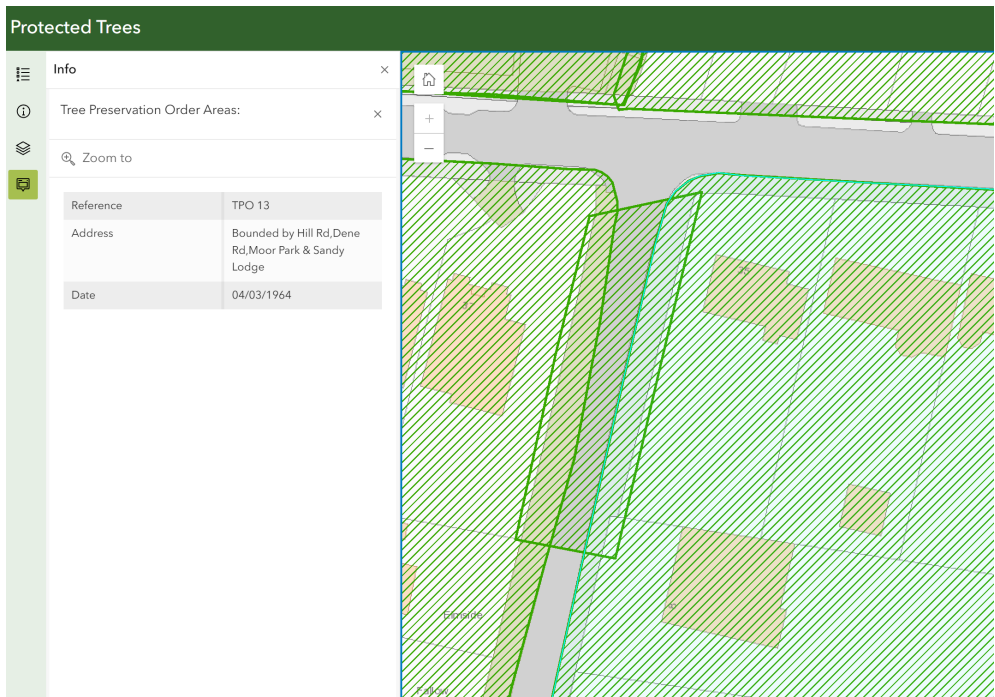


Figure 1: London Borough of Hillingdon online mapping extract showing Tree Preservation Area Order TPO 13 in the vicinity of the Site. (source: Hillingdon Council mapping portal).

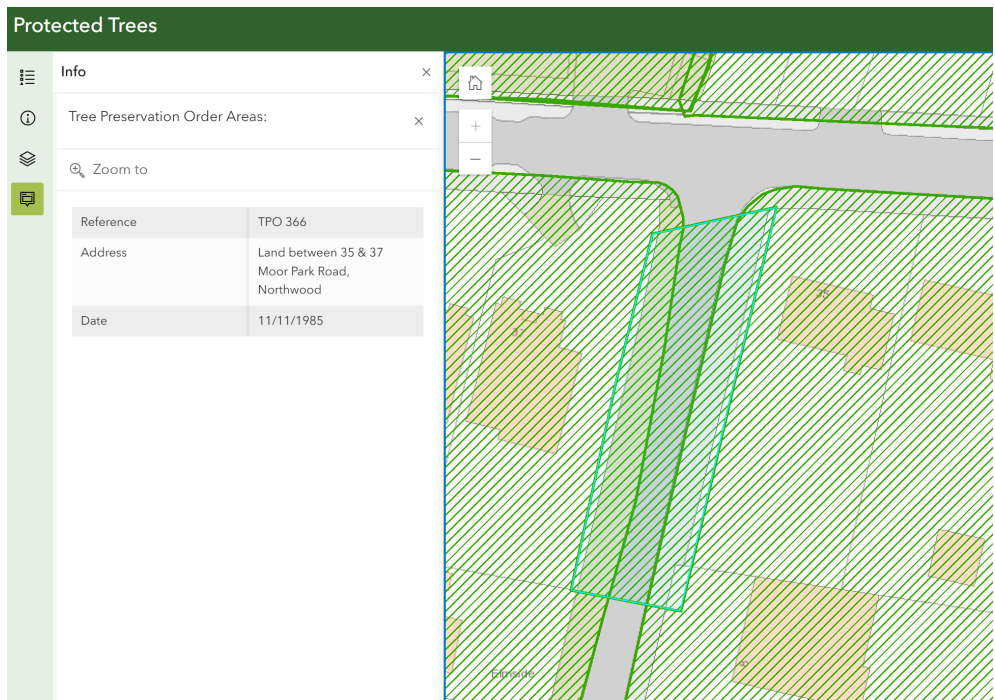


Figure 2: London Borough of Hillingdon online mapping extract showing Tree Preservation Area Order TPO 366 in the vicinity of the Site. (source: Hillingdon Council mapping portal).

1.5. Soils Assessment

- 1.5.1 Soil assessments should be carried out on-site by a competent person, to inform decisions relating to root protection areas (RPA); tree protection; new tree planting; foundation design and construction methods.
- 1.5.2 The assessment should determine if the soil is of a shrinkable type, as trees and vegetation have the potential to cause indirect damage to structures when growing in soils such as London clay, which can be highly shrinkable. In such cases, desiccation assessments should be carried out to determine the level of soil drying. Soil characteristics and index properties (shrink/swell potential) can only be determined precisely by laboratory testing of soil samples.
- 1.5.3 The presence of clay within the soil is significant in terms of tree protection. As clay soils are prone to compaction, particularly when wet, just a single movement of heavy machinery or repeated pedestrian movements over the RPA of a retained tree is enough to cause compaction of the underlying soil, which is detrimental to long-term tree health. It is therefore imperative that all recommended tree protection measures are implemented fully and remain in place throughout the course of the development.
- 1.5.4 Soil structure, composition and pH should be included in the assessment for the purpose of designing new planting and landscape proposals.

2. TREE ASSESSMENT SUMMARY

- 2.1 The condition and quality of the tree (which has the potential to be impacted or impact upon the development), has been assessed in accordance with British Standard 5837:2012 'Trees in Relation to design, demolition, and construction – Recommendations'.
- 2.2 A tree survey of the site was carried by the author on the 19 April 2026, in accordance with British Standard 5837:2012 'Trees in Relation to design, demolition, and construction – Recommendations'.
- 2.3 The survey captured eight individual trees, which have been categorised in accordance with BS 5837:2012 Table 1 Cascade chart for tree quality assessment.
- 2.4 Both above ground and below ground constraints posed by trees on development have been considered as part of this assessment. The included plans provide a graphical representation of trees, indicating their BS 5837:2012 category and Root Protection Areas (RPA) displayed as a magenta-coloured circle centered around the trunk of the trees.
- 2.5 RPAs are the minimum rooting area required to maintain tree health and condition and are therefore to be considered as construction exclusion zones. RPAs may be adjusted where they are justified due to predicted eccentric root morphology. Root morphology will be influenced by the ground conditions; roots will proliferate where soil conditions are favorable and less-so where the ground conditions are poor. Structures and metaled roads with deep foundations may inhibit root growth into the area for example.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 Proposed Development

The proposed development comprises two principal elements:

1. A **single-storey rear extension** to the existing dwelling.
2. A detached **rear garden outbuilding/gym**.

The proposed ground floor plan shows the rear extension projecting from the rear of the existing dwelling, while the proposed block plan shows the detached outbuilding located toward the rear of the garden. The outbuilding drawings indicate a footprint of approximately **4.0m x 6.0m**, with proposed elevations showing a height of approximately **2.65m**.

This Arboricultural Impact Assessment considers the likely direct and indirect effects of the proposed development on the surveyed trees and identifies mitigation measures required to protect retained trees during the construction phase.

3.2 Existing Arboricultural Context

The site contains and is influenced by a modest number of individual trees, primarily located within the rear garden and adjoining neighbouring gardens. The surveyed tree stock comprises a mixture of holly, cherry laurel, Portuguese laurel, ash, Prunus species and Leyland cypress.

The survey identifies:

Tree	Species	BS5837 Category	Proposed Status
T1	<i>Ilex aquifolium</i>	C2	Retain
T2	<i>Prunus laurocerasus</i>	U	Remove
T3	<i>Ilex aquifolium</i>	C2	Remove
T4	<i>Prunus lusitanica</i>	C2	Retain
T5	<i>Fraxinus excelsior</i>	B2	Retain — off-site
T6	<i>Prunus</i> sp.	C2	Retain
T7	<i>Prunus lusitanica</i>	C2	Remove
T8	<i>Cupressocyparis leylandii</i>	B2	Retain — off-site

The most important retained arboricultural features are **T5** and **T8**, both Category B trees located outside the application site. These trees provide the greatest arboricultural constraint by virtue of their size, retention category and root protection areas extending toward or into the application site.

3.3 Tree Removals

The proposed development requires the removal of three trees: **T2, T3 and T7**.

T2 — *Prunus laurocerasus*

T2 is recorded as an over-mature cherry laurel with fair physiological condition and decaying structural condition. The survey notes *Ganoderma* sp. decay to the lower trunk and identifies the tree as requiring removal due to poor condition. It is categorised as **Category U**, indicating that it is unsuitable for long-term retention.

The removal of T2 is therefore justified on arboricultural condition grounds and should not be regarded as a significant adverse impact arising solely from the proposed development.

T3 — *Ilex aquifolium*

T3 is a middle-aged holly categorised as **C2**. The survey records the tree as being in good physiological and structural condition but identifies that its removal is required to facilitate the proposed garden room/outbuilding.

As a Category C tree, T3 is of comparatively low retention value in BS5837 terms. Its removal will result in a localised loss of tree cover but is not considered to represent a significant arboricultural constraint to the scheme. Replacement planting should be provided within the rear garden where practicable.

T7 — *Prunus lusitanica*

T7 is a middle-aged Portuguese laurel categorised as **C2**. The survey records the tree as being in good physiological and structural condition but identifies that its removal is required to facilitate the proposed rear extension.

The removal of T7 is a direct impact of the proposed development. However, given its Category C status, modest size and limited wider public contribution, its loss is considered acceptable subject to appropriate replacement planting.

3.4 Impact on Retained Trees

The retained trees are **T1, T4, T5, T6 and T8**. The key retained constraints are the off-site Category B trees **T5** and **T8**, together with retained Category C trees close to the proposed works.

T1 — *Ilex aquifolium*

T1 is a Category C2 holly recorded as twin-stemmed. It is to be retained. The proposed outbuilding and associated construction activity are located within the same rear garden context, and care will be required to avoid accidental encroachment into its rooting environment.

Protective fencing should be installed before construction works commence. No storage of materials, soil stripping, mixing of cement, plant movement or level changes should occur within the retained RPA unless specifically detailed within an approved Arboricultural Method Statement.

T4 — *Prunus lusitanica*

T4 is a Category C2 Portuguese laurel to be retained. It is located close to the proposed outbuilding area. The tree should be protected during construction by fencing or, where working space is unavoidable, by temporary ground protection designed to prevent soil compaction and root damage.

Any pruning required to provide clearance for construction should be minor, proportionate and undertaken in accordance with BS3998:2010.

T5 — *Fraxinus excelsior*

T5 is an off-site Category B2 ash tree located in an adjacent garden. It is a significant retained arboricultural feature. Although the tree is outside the applicant's control, its RPA extends toward the development site and must be treated as a material constraint.

No excavation, storage, construction access or changes in ground level should occur within the RPA of T5 unless specifically assessed and agreed. Where temporary access or working space is required within the influence of this tree, suitable ground protection should be installed before works commence and maintained until completion.

T6 — *Prunus* sp.

T6 is a Category C2 tree to be retained. It is located near the proposed rear extension area. The tree should be protected from demolition and construction activity by fencing positioned to exclude the RPA as far as practicable.

Where the construction edge or working zone approaches the RPA, works should be undertaken using hand tools or low-impact methods under arboricultural supervision, with roots retained and protected where encountered.

T8 — *Cupressocyparis leylandii*

T8 is an off-site Category B2 Leyland cypress and is one of the principal arboricultural constraints affecting the site. The tree has a large stem diameter and broad RPA, which extends across part of the rear garden context shown on the tree constraints/protection plan.

The proposed development should avoid direct damage to the tree's roots, stem and crown. The RPA of T8 should be protected by fencing and/or ground protection during all relevant phases of the works. Where the proposed rear extension or construction activity falls within or close to the RPA, a detailed construction methodology should be adopted to avoid root severance and soil compaction.

No pruning or works to T8 should be carried out without the consent of the tree owner and, where relevant, confirmation of any statutory tree protection status.

3.5 Root Protection Areas and Construction Controls

The Tree Constraints and Protection Plan identifies RPAs for the retained trees. These areas represent the minimum rooting areas that should be protected during construction.

The following controls should be applied:

- Protective fencing should be installed before demolition, excavation, delivery of materials or construction works commence.
- Fencing should remain in place until construction is complete or until the project arboriculturist confirms that it may be removed.
- No excavation, storage, fires, cement mixing, fuel storage, discharge of contaminants or level changes should occur within retained RPAs.
- Where access or working space is required inside an RPA, suitable ground protection should be installed before use.
- Any unavoidable excavation within an RPA should be undertaken carefully, preferably by hand or using root-sensitive methods.
- Exposed roots should be protected from drying and frost and should not be severed unless agreed by the project arboriculturist.

These measures are necessary to ensure that retained trees are not adversely affected by root severance, soil compaction or construction-related contamination.

3.6 Demolition and Construction Access

Construction access, storage and working areas should be planned to avoid retained RPAs wherever possible. Existing hard surfaces may provide a degree of ground protection where retained, but they should not be assumed to provide adequate protection unless reviewed by the project arboriculturist.

All contractors should be briefed on the location and purpose of the tree protection measures before works commence. The tree protection fencing should be treated as a fixed exclusion barrier, not as a movable site convenience.

3.7 Services and Drainage

The architectural drawings identify rainwater goods and drainage positions associated with the proposed extension and outbuilding. Final service routes should be designed to avoid retained RPAs wherever practicable.

Where installation of underground services within an RPA cannot be avoided, works should be undertaken using trenchless or root-sensitive methods and should be supervised by the project arboriculturist. Open trenching through RPAs should be avoided unless specifically justified and agreed.

3.8 Facilitation Pruning

No significant facilitation pruning is anticipated on the basis of the information reviewed. Minor pruning may be required to provide clearance between retained trees and the proposed works, particularly around retained trees close to the extension and outbuilding.

Any pruning should be limited to the minimum necessary to facilitate construction and should be undertaken in accordance with BS3998:2010 by a competent arborist.

3.9 Post-Development Relationship

The retained trees are not considered likely to give rise to an unacceptable post-development relationship, provided that the approved layout is implemented as shown and protective measures are followed.

The retained off-site trees **T5** and **T8** are already part of the established garden setting. The proposed development does not introduce a new residential dwelling beneath these trees; rather, it comprises an extension and ancillary garden outbuilding within an existing residential plot. On that basis, no unacceptable future pressure for removal or heavy pruning is anticipated.

3.10 Replacement Planting and Mitigation

Replacement planting should be provided to mitigate the loss of **T3** and **T7**, and where practicable to compensate for the removal of **T2**, notwithstanding its Category U condition.

Replacement planting should comprise suitable small to medium-sized trees appropriate to a domestic rear garden setting. Species selection should consider mature size, rooting environment, shade tolerance, biodiversity value and proximity to boundaries and structures.

A final landscape scheme should identify the number, species, size and location of replacement planting.

3.11 Summary of Arboricultural Impact

The proposed development will result in the removal of **three trees**: one Category U tree and two Category C trees. No Category A trees are affected. The Category B trees, which represent the most important arboricultural features, are to be retained and protected.

Subject to implementation of the recommended tree protection measures, including protective fencing, ground protection where required and arboricultural supervision for works near retained RPAs, the proposed development is unlikely to result in unacceptable harm to retained trees.

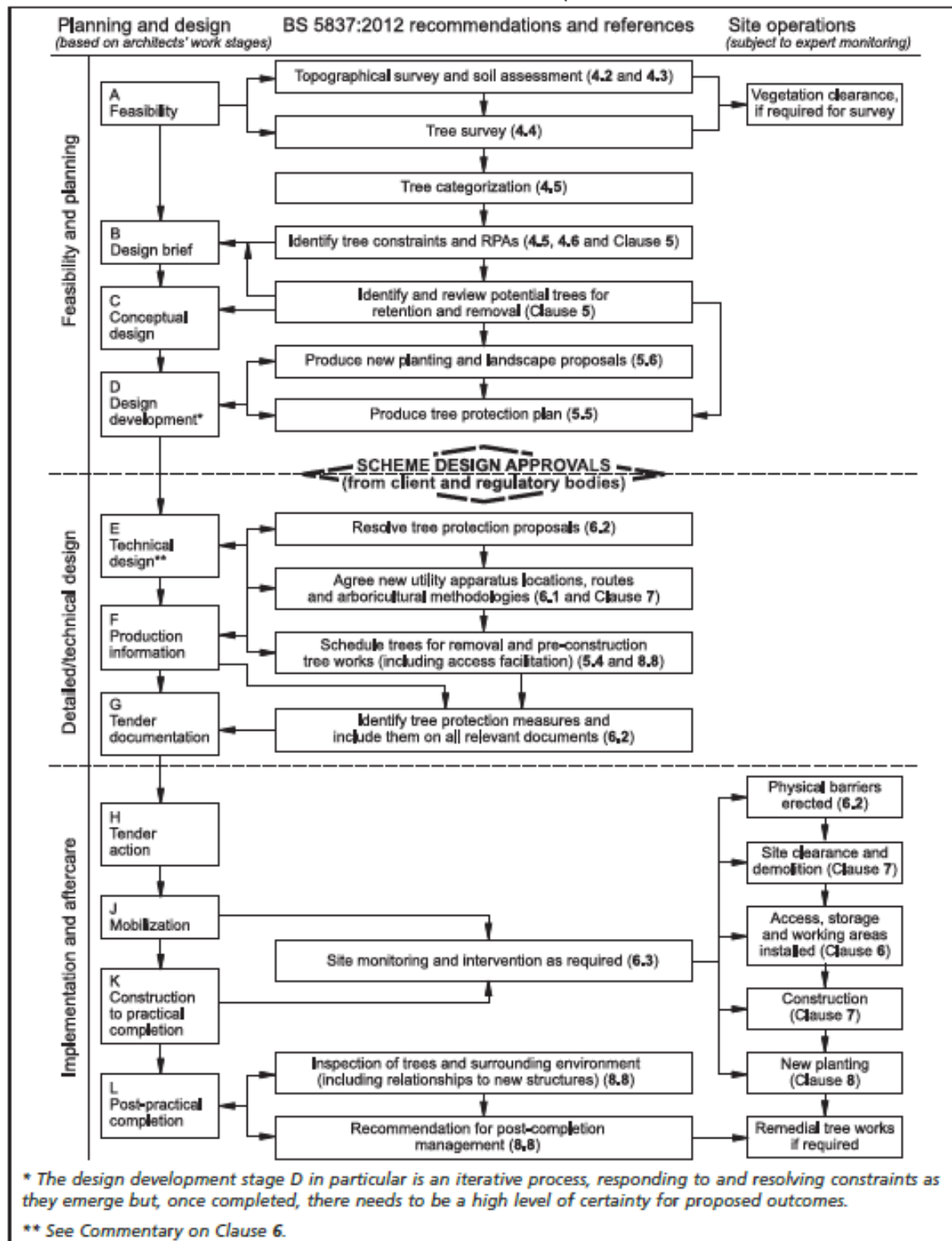
The development is therefore considered acceptable in arboricultural terms.

4. REFERENCES

- BSI. BS 5837:2012: Trees in Relation to design, demolition and construction - Recommendations.
- BSI. BS 3998: 2010: Tree work - Recommendations.
- BSI. BS 8545:2014 - Trees: from nursery to independence in the landscape – Recommendations.
- Department for Communities and Local Government (2014) Tree Preservation Orders and trees in conservation areas.
- Department for Communities and Local Government (2025). National Planning Policy Framework.
- John Roberts, Nick Jackson, Mark Smith, Centre for Ecology and Hydrology (Great Britain). Tree Roots in the Built Environment Issue 8 of Research for amenity trees. The Stationery Office, 2006.
- Handley, P., Walker, H., Ansine, J., Baden, R., Craig, I., Dewhurst-Richman, N., Doick, K.J., Fay, L., Mackie, E., Parratt, M., Perez-Sierra, A., Sparrow, K., Wheeler, P. (2022) Individual Tree Data Standard. Forest Research, Farnham. p:52. ISBN: 978-1-83915-015-9
- The Arboricultural Association (24/11/2015 - Last Modified: 01/07/2019) - A brief guide to legislation for trees.

APPENDIX A: BS 5837:2012 FIGURE 1

Figure 1 The design and construction process and tree care



APPENDIX B: BS 5837:2012 TREE ASSESSMENT SCHEDULE

Tree ID	Species	Tree Height [m]	Stem Diameter [mm]	Canopy NESW [m]	Life Stage	Physiological Condition	Structural Condition	Observations	Estimated Remaining Life Expectancy	Quality Category
T1	<i>Ilex aquifolium</i>	11m	380mm	3 N 3 E 3 S 3 W	Middle-Aged	Good	Fair	Twin stemmed	10-20 Years	C2
T2	<i>Prunus laurocerasus</i>	10m	400mm	5 N 4 E 4 S 4 W	Over-Mature	Fair	Decaying	<i>Ganoderma sp.</i> decay of lower trunk, requires removal due to poor condition	<10 Years	U
T3	<i>Ilex aquifolium</i>	9m	280mm	3 N 3 E 3 S 3 W	Middle-Aged	Good	Good	Requires removal to facilitate proposed garden room	10-20 Years	C2
T4	<i>Prunus lusitanica</i>	6m	250mm	2 N 2 E 2 S 2 W	Middle-Aged	Good	Good	To be retained	10-20 Years	C2
T5	<i>Fraxinus excelsior</i>	17m	600mm	8 N 8 E 8 S 8 W	Mature	Fair	Fair	Off-site tree located in adjacent garden	20-40 Years	B2
T6	<i>Prunus sp.</i>	9m	150mm	3 N 1 E 1 S 2 W	Mature	Good	Good	To be retained	10-20 Years	C2
T7	<i>Prunus lusitanica</i>	9m	220mm	2 N 2 E 2 S 2 W	Middle-Aged	Good	Good	Requires removal to facilitate proposed rear extension	10-20 Years	C2
T8	<i>Cupressocyparis leylandii</i>	19m	900mm	7 N 7 E 7 S 7 W	Mature	Good	Good	Off-site tree located in adjacent garden	20-40 Years	B2

Survey Key

Tree numbers correspond with those shown on the accompanying plans. Prefixes are used as follows: T (individual trees), G (groups) and H (hedges).

Species are identified by common name or botanical name.

Stem diameter ($\emptyset$) is measured in millimetres at 1.5m above ground level in accordance with Figure C1 of BS 5837:2012. Where direct measurement was not possible, values are estimated.

Tree height is measured in metres using a laser clinometer.

Crown clearance refers to the height between ground level and the lowest point of the crown, measured in metres.

Radial crown spread is recorded in metres at the four cardinal points (north, east, south and west). Where access was restricted, measurements are estimated.

Life stage reflects the age class of the tree relative to its typical life expectancy for the species:

- Young: Establishing tree, typically suitable for transplanting without specialist equipment
- Semi-mature: Established tree with significant growth potential remaining
- Early mature: Tree approaching its ultimate height, with slowing height growth but continued radial expansion
- Mature: Tree with limited potential for further size increase but with a reasonable safe useful life expectancy
- Late mature: Tree in decline with reduced safe useful life expectancy and possible structural concerns
- Veteran: Tree exhibiting features associated with advanced age, such as decay, cavities or habitat value
- Ancient: Exceptionally old tree for its species, typically also displaying veteran characteristics

Physiological condition describes the overall health of the tree (Good, Fair, Poor or Dead).

Structural condition reflects the physical integrity of the tree (Good, Fair, Poor or Hazardous).

Estimated remaining life expectancy is based on age, condition, safety considerations, and site context, and is expressed in general categories (e.g. <10 years, 10–20 years, 20+ years, 40+ years).

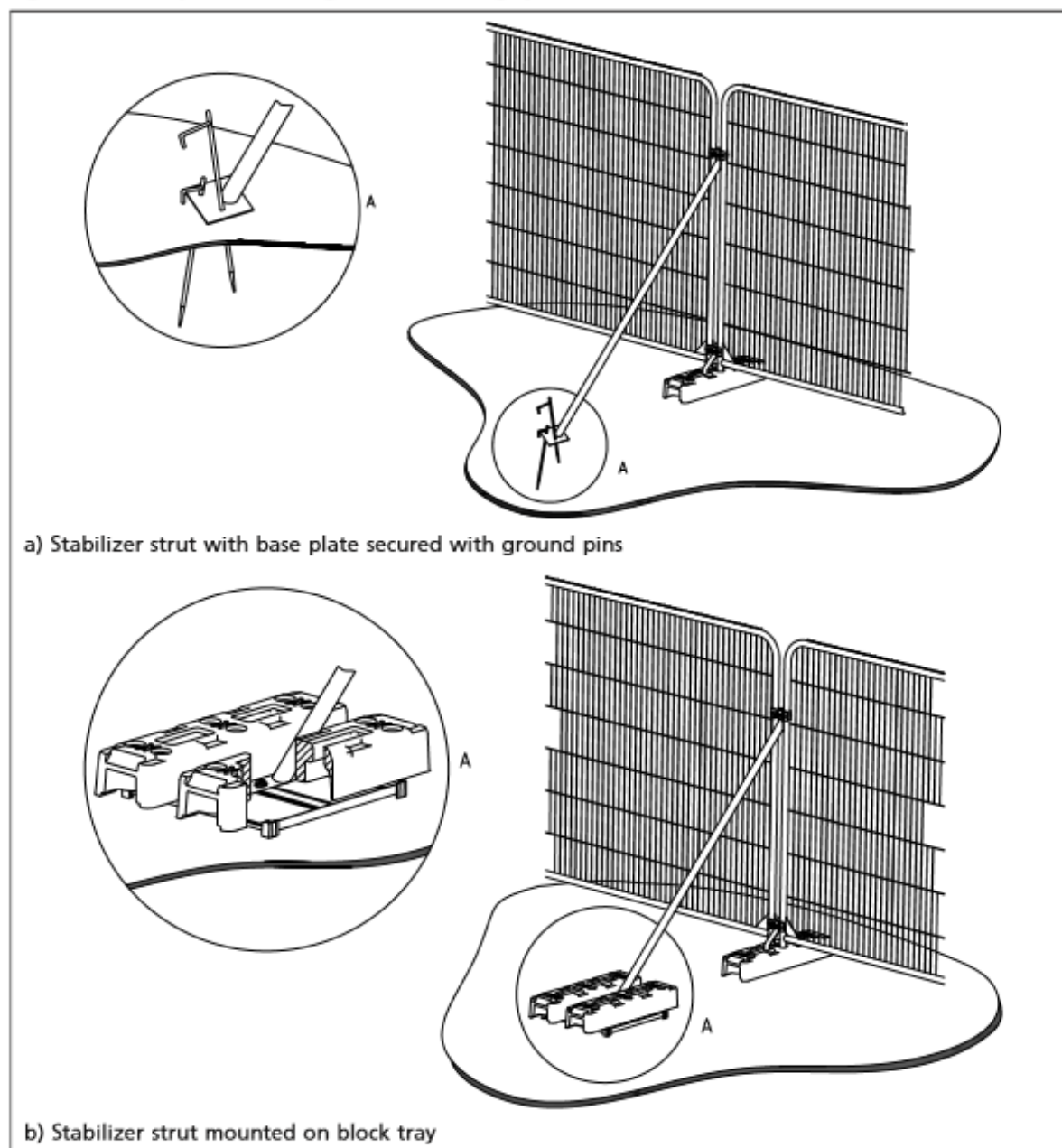
Quality category is assigned in accordance with BS 5837:2012 Table 1 (Cascade chart for tree quality assessment)

APPENDIX C: BS 5837:2012 TABLE

Table 1	Cascade chart for tree quality assessment			Identification on plan
Category and definition	Criteria (including subcategories where appropriate)			
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. <u>where</u>, 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to <u>preserve</u>; see 4.5.7.</i>			
	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)	
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	
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	

APPENDIX D: EXAMPLE TREE PROTECTION SPECIFICATIONS

Figure 3 Examples of above-ground stabilizing systems





Temporary Ground Protection

New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

Ground protection might comprise one of the following:

- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
- b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.
- c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.



APPENDIX E: ARBORICULTURAL METHOD STATEMENT

Sequence of events

Before construction work starts (including bringing of plant and materials onto site):

Tree protection fencing will be constructed in accordance with the recommendations in section 6.2.2 of BS5837:2012 before any construction has commenced. The fencing will be installed as shown on the draft tree protection plan (TPP).

Temporary Ground Protection

Where access is required within a Root Protection Area (RPA), temporary ground protection will be installed in accordance with BS 5837:2012.

Ground protection will be appropriate to the level of use and may comprise scaffold boards or proprietary ground protection panels. It will be installed prior to any access and retained for the duration of works.

No excavation, level changes, or material storage will take place within protected areas unless supervised by the project arboriculturist.

During construction:

Tree protection will not be moved or altered without written consent from the Local Planning Authority's tree officer and the area within (Construction Exclusion Zone (CEZ) will be considered sacrosanct.

Post-construction works and following removal of all plant and materials from site:

Remove tree protection This will only be permitted once all construction work is complete.

Interpretation

A laminated copy of the method statement must be kept on-site in a prominent location for the duration of the development.

Dimensions and positions of the approved tree protection will be drawn onto all plans used by site operatives.

Site Monitoring & Arboricultural Supervision

Results of any site monitoring or arboricultural supervision will be recorded and available for scrutiny by the LPA and developer. Any defects requiring remediation or rectification shall be notified to the site foreman/manager and the client.

Should any tree protection become damaged to impair its function, all works shall cease in the vicinity of the damage until it has been repaired.

Should damage occur to any of the retained trees for whatever reason, the damage should be reported to the site foreman/manager immediately. The site foreman/manager will then report to the arboricultural consultant to enable remediation to be implemented as necessary and agreed with the LPA.

Construction Method Statement

Construction operations in the vicinity of retained trees must be carried out with caution to prevent negative impacts:

Care must be taken when planning site operations involving wide or tall loads or plant with booms, jibs, and counterweights to ensure that they do not encounter retained trees.

Any transit or traverse of plant such as described above will be conducted under the supervision of a banksman, to ensure adequate clearance is maintained.

Many building materials are toxic to trees. Excess cement, cement washings, wastewater, diesel fuel and even clean water in excess can kill or seriously damage trees. Any spillage run off should be controlled so that they do not contaminate the RPAs.

Changes (increases or decreases) in ground levels within the RPA will kill roots and harm the tree. Any changes in soil levels around trees during demolition, construction or landscaping must be approved in advance by the LPA's tree officer.

Fire, either deliberate or accidental is harmful to trees. If fires are proposed, they must not be carried out within 10m of the outer crown (drip line).

Trenches for services (electricity, gas, water etc.) can damage tree roots. Service runs should be routed to avoid the RPA of any retained tree. If services are unavoidable within the RPA, then it will be necessary to prepare method statements for protecting tree roots if no-dig techniques e.g. a mole are not practical.

Where scaffolding is required, it should be erected outside of RPAs. However, where it is essential for scaffolding to be erected within RPAs, pruning should be kept to a minimum. This can be achieved by designing scaffolding to avoid branches or tying back branches where necessary. Where pruning is unavoidable it must be carried out by an arborist in accordance with British Standard 3998: 2010 'Recommendations for tree work' and may first require permission from the local planning authority. Temporary ground protection must also be installed beneath all scaffolding within RPAs, in accordance with the recommendations in section 6.2.3.3 of BS5837:2012 and remain in place until the scaffolding is removed. No ground excavation is to be carried out for the soleplates.

Excavation within root protection areas (RPAs)

Where excavation is required within Root Protection Areas, work shall be undertaken using hand tools only, including spades, forks and trowels, and carried out with due care to avoid damage to retained roots. Soil removal shall be undertaken carefully to minimise disturbance beyond the immediate area of excavation.

Where encountered, flexible clumps of smaller or fibrous roots shall be retained and displaced where possible without damage. A fork shall be used initially to locate any substantial roots, with soil then carefully removed using a trowel to expose roots without damaging the bark.

Any roots that require removal shall be cut cleanly using sharp hand tools, 10–20cm behind the final face of the excavation. Temporarily exposed roots shall be protected from drying out, temperature extremes and direct sunlight using appropriate coverings such as damp hessian. Roots greater than 25mm in diameter shall be retained where possible. Roots between 25mm and 100mm in diameter shall only be cut in exceptional circumstances. Roots greater than 100mm in diameter shall not be cut without prior consultation with the arboricultural consultant.

All excavation work within RPAs shall be carried out under arboricultural supervision.

APPENDIX F: EXAMPLE SITE MONITORING RECORDING TABLE

Date	Purpose	Attendees	Notes

APPENDIX G: GUIDANCE ON PLANNING AND LEGISLATION FOR TREES

The following advice applies to England only and is for guidance purposes only. Some trees are protected by legislation, and it is essential that you establish the legal status of trees prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

Tree Legislation and Guidance (England)

- Certain trees are protected by law, and unauthorized work on them can lead to fines or prosecution. Before carrying out any work, check the legal status of the trees. Protection includes Tree Preservation Orders (TPOs), Conservation Areas, Planning Conditions, Felling Licences, and Restrictive Covenants.

Tree Preservation Orders (TPOs)

- TPOs are issued by Local Planning Authorities (LPA) to protect trees of significant local value. They cover trees, but not hedges, bushes, or shrubs.
- It is generally illegal to cut, top, lop, uproot, or damage a protected tree without LPA permission. Severe violations can result in unlimited fines in Crown Court.
- Applications for tree work can be made through the Planning Portal or directly to the LPA. Refer to the National Planning Policy Framework for guidance on TPOs.

Conservation Areas

- If a tree in a Conservation Area is not protected by a TPO, you must notify the LPA at least six weeks before starting work. This allows the LPA to decide whether to issue a TPO.
- No notice is needed for trees under 7.5 cm in diameter (1.5 meters above ground) or 10 cm if thinning to aid other trees' growth.

Trees and the Planning System

- LPAs must consider tree protection and planting when granting planning permission. Statutorily protected trees require adherence to specific procedures before any work.
- Planning conditions often secure tree retention during development. For long-term protection, a TPO may be more appropriate than planning conditions.

Felling Licences

- Felling Licences, managed by the Forestry Commission, are required for felling trees outside gardens. Some exemptions apply. Visit the Forestry Commission's website for more information.

Restrictive Covenants

- These are agreements that restrict certain actions on a property. They may apply even if TPO, CA, or felling licence regulations do not. Consult a solicitor for advice on restrictive covenants.

National Planning Policy Framework (NPPF) 2023

- The NPPF 2023 emphasizes sustainable development and the protection of irreplaceable habitats, such as ancient and veteran trees. Planning permission should be refused if development harms these habitats unless there are exceptional reasons with a strong compensation strategy.

Biodiversity Net Gain (BNG)

- BNG, introduced by the Environment Act 2021, mandates a 10% biodiversity increase for new developments starting November 2023. Ancient and veteran trees are exempt from BNG as they cannot be replaced. Developments must avoid damage to these trees, and any loss should be minimized, with overall net gain applied to other areas.

Ancient Woodland and Veteran Trees

- These habitats receive special protection under the NPPF. Developments affecting these areas must have a detailed assessment and mitigation strategy. Development should be avoided unless exceptional reasons are provided.

Environmental Impact Assessment (EIA)

- Certain developments require an EIA to assess environmental impacts, including effects on trees. Detailed tree surveys and impact assessments must be included in EIA reports for relevant projects.

Sites of Special Scientific Interest (SSSI)

- SSSIs are protected areas with specific management plans. Unauthorised damage can result in fines up to £20,000 or unlimited fines on an indictment.

The Habitats Directive & Wildlife & Countryside Act

- European protected species, such as bats and dormice, are legally protected. Activities disturbing these species or their habitats require a licence from Natural England.

Wildlife and Countryside Act 1981 & Countryside and Rights of Way Act 2000

- It is illegal to disturb or destroy active nests of wild birds. Check for nesting birds before starting work and stop if any are found.

Planning Obligations (Section 106 Agreements)

- Section 106 agreements may require tree planting or maintenance as part of development approvals, helping to preserve and enhance local biodiversity.

Hedgerow Regulations 1997 and 2024 Update

- Important hedgerows are protected under these regulations. Landowners need permission before removal, and non-compliance leads to enforcement action. The 2024 regulations include buffer zones, cutting restrictions, and stricter compliance measures.

Occupiers Liability Act (1957 & 1984)

- Tree owners must ensure no foreseeable harm comes to people or property due to their trees. Reasonable steps should be taken to prevent risks.

High Hedges (Anti-social Behaviour Act 2003)

- Councils can order action on high hedges if they adversely affect neighbors' enjoyment of their property. The government provides an information leaflet, [Over the Garden Hedge](#).

Forestry Act 1967 (as amended)

- Felling trees outside of gardens often requires a licence. The Forestry Commission enforces penalties for illegal felling, including fines or prosecution.

Common Law

- Allows pruning back to the property boundary, provided it doesn't harm the tree's health or safety. TPO and other restrictions still apply.

Conservation of Habitats and Species Regulations 2010

- This protects species like bats. Any work must stop immediately if bats are found, and further guidance should be sought.

Tree Work Standards

- All tree work should comply with BS3998: 2010 and relevant health and safety legislation.

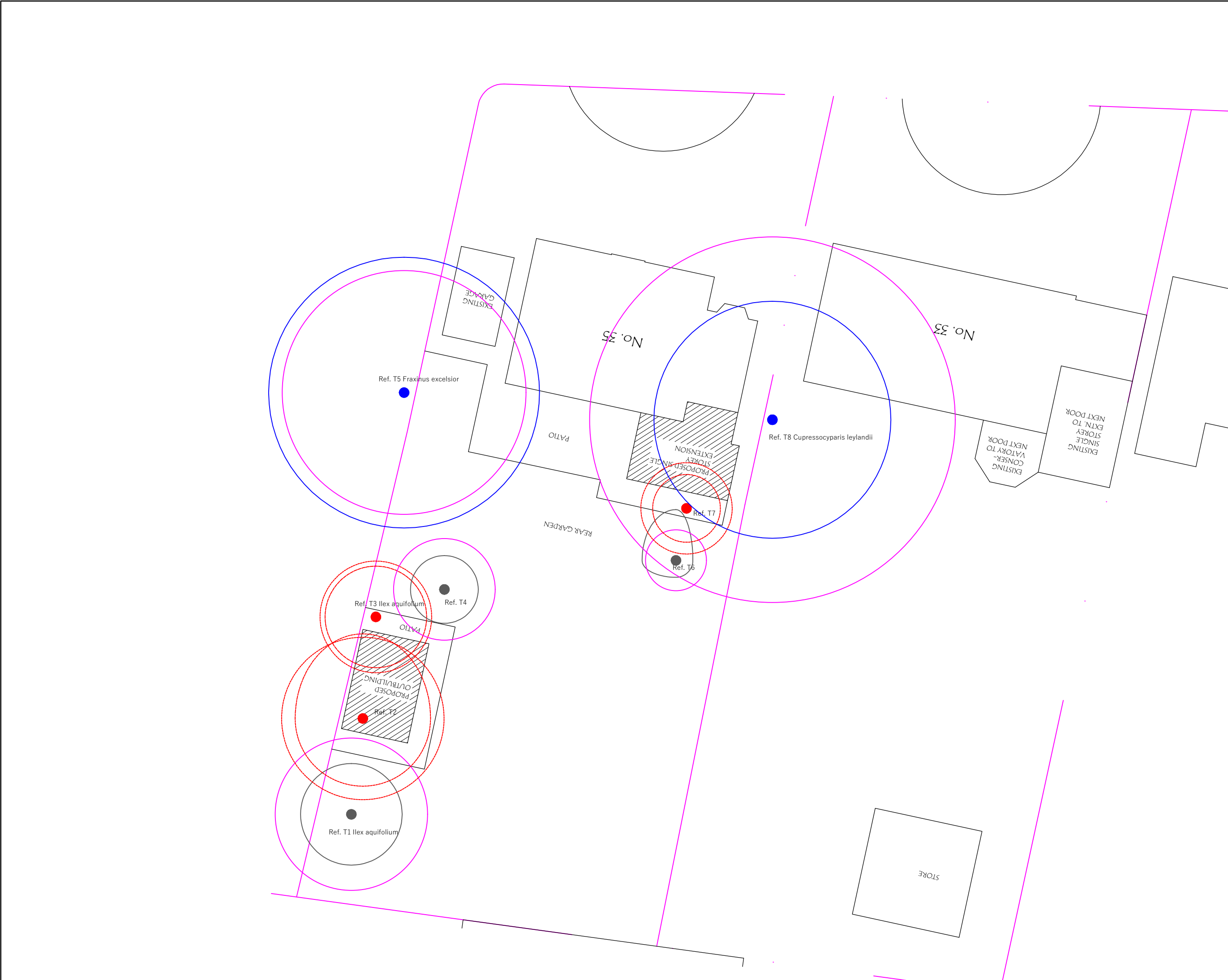
Biosecurity

- To prevent pathogen spread, disinfect tools and clean boots and vehicle tires before leaving the site.

Further Information

- More detailed guidance can be found on the government's website: [TPOs and Conservation Areas](#).

APPENDIX H: TREE CONSTRAINTS AND PROTECTION PLAN



BS 5837: 2012 - Tree Plan Key

	Cat A Tree
	Cat B Tree
	Cat C Tree
	Root Protection Area (RPA)

This drawing has been produced in colour, a monochrome copy should not be relied upon.

Site:
35 Moor Park Road, Northwood, HA6 2DL

Client:
Bhaskar Gupta

Job:
182903988

Drawing Title:
TREE CONSTRAINTS AND PROTECTION PLAN

Tel: 020 8064 0870

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Greenwood Environmental Ltd has been provided with a plan for this site, however as they do not always show the position of all trees and additional features, any missing trees or additional features have been positioned as accurately as possible and should therefore not be taken as exact but as a fair representation of their position on-site.

Date: 28/05/2026	Drawn by: OT
Scale: 1:200@A3	CAD File: TPP.dwg
Drawing Number:	Rev.



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