



ALLARBORICULTURE

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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

BS5837:2012

On behalf of:

SA Design and Management

Site address:

4 Heather Lane,
West Drayton,
UB7 8AW

Prepared by:

KC

Report reference:

AAAIA4HEA

Report date:

4th April 2026

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1.0 Instruction

All Arboriculture has been instructed by SA Design and Management to undertake a tree survey in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and to produce an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. The instruction was received on 24th March 2026. The tree survey was carried out on 26th March 2026.

2.0 Statement of purpose

The purpose of this report is to provide local planning authorities with sufficient arboricultural information to consider the effect of the proposed development on nearby trees, and to demonstrate that trees have been carefully considered throughout the development process. The report includes an arboricultural method statement that describes how work will be undertaken to provide adequate protection of retained trees.

3.0 Associated documents and drawings

This report should be read in conjunction with the following documents and drawings:

1. 4 HEATHER LN BLOCK PLAN 2
2. British Standards Institute - BS5837:2012 Trees in relation to design, demolition and construction – Recommendations
3. Tree Protection Plan – AATPP4HEA

4.0 Site description

The site is located within a residential area in West Drayton and comprises part of a domestic plot fronting Heather Lane. The surrounding area is characterised by residential dwellings and associated private garden spaces. The proposal is for the erection of an end of terrace three bedroom dwelling within the side garden area. Trees are present both within the site and on adjoining land, and these form part of the immediate landscape setting of the plot and neighbouring properties. The proposal has therefore been considered in the context of both on site and off site arboricultural constraints.

5.0 Vegetation description

The site contains several Category C trees and a Category C group. There are also off site trees adjacent to the boundary including higher value Category B trees.

Tree T7 is a small Magnolia located within the footprint of the proposed development. Trees T4 and T5 are located adjacent to the proposed development and have Root Protection Areas that extend into the site. All retained trees are considered suitable for retention subject to the implementation of appropriate protection measures.

6.0 Arboricultural impact assessment

Table 1: Summary of impacts	
Tree removal	T7
Facilitation pruning	T4, T5
Demolition within RPA	None
New surfacing within RPA	None
New structures within RPA	T4, T5

Building construction in relation to tree roots: The proposed development requires the removal of T7 to facilitate construction. This tree is of low quality and its removal is not considered to result in a significant impact. The proposed development results in an incursion into the Root Protection Area of T4 as a result of the siting of the proposed dwelling. This has been minimised through design but cannot be avoided due to the constraints of the site and the layout of the proposed development. Given the proximity of the development to this tree, roots are likely to be present within the affected area. The potential impact therefore relates to root disturbance, soil compaction and changes to the rooting environment. The proposed bike store is located within the Root Protection Areas of T4 and T5 and introduces a further potential for localised impact within these areas. In addition, construction activity associated with access to the rear of the site has the potential to result in soil compaction within the Root Protection Areas if not appropriately controlled.

Building construction in relation to tree crowns: Facilitation pruning is required to allow the proposed development to be implemented. Tree T4 will be crown lifted to 4 metres above ground level to provide clearance for the proposed structure. Tree T5 will be pruned back to the site boundary to provide suitable clearance from the development. These works are minor in nature and will not adversely affect the long term health or amenity value of the trees.

Tree root and canopy protection: The Root Protection Areas of retained trees will be protected during the development phase. Tree protection measures will be installed in accordance with the approved Tree Protection Plan and will remain in place for the duration of construction. This will prevent compaction and damage to the rooting environment.

Materials delivery, storage and handling: Materials should not be handled or stored within the RPAs of retained trees; the load exerted can result in soil compaction and leachate from spills can be toxic to trees.

Surface drains, soakaways and services: It is important that services, surface drains and soakaways avoid the RPAs of retained trees as roots can be damaged during trench excavations. The location of services should therefore be agreed with the local planning authority prior to the development phase commencing.

Conclusion: Subject to appropriate construction techniques and site controls, the impact of the development is considered acceptable.

7.0 Arboricultural method statement

Implementation and phasing of the proposed development: Prior to any building work commencing on site, a meeting will be held with the tree consultant and site manager present. During the meeting details regarding the location of tree protection will be discussed and a time to reconvene in order to assess the tree protection will be agreed.

Tree protection barriers: Protective fencing must be installed prior to the commencement of any development activity and will be retained in the positions shown on the tree protection plan (AATPP4HEA). The fencing will be to the BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (section 6.2) i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the local planning authority.

Ground Protection: Ground protection will be installed within the Root Protection Areas of T3, T4 and T5 and will be capable of supporting pedestrian movements only. This will comprise a single layer of scaffold boards laid either on a driven scaffold frame to form a suspended walkway, or on a compression resistant layer such as 100mm of woodchip over a geotextile membrane.

Foundations within RPA - Proposed dwelling: The proposed dwelling is located within the Root Protection Area of T4. Development within this area will be undertaken using a specialist no-dig foundation solution to minimise impacts on retained trees. It is not possible to reliably determine the extent of root presence within the proposed footprint. A precautionary approach has therefore been adopted, assuming roots are present.

The foundation design will comprise mini piled foundations with suspended beam/slab construction. This approach will ensure that excavation within the Root Protection Area is avoided and that existing soil structure and rooting conditions are maintained. The finished floor level will be supported above existing ground level.

All excavation within the Root Protection Area will be carried out using hand tools or air spade techniques. Roots greater than 25mm in diameter will be retained and protected. Pile locations will be adjusted where necessary to avoid significant roots.

Piling will be undertaken using small tracked rigs with low ground pressure operating from temporary ground protection to prevent soil compaction. Measures will be in place to prevent contamination of the soil. Piling will be carried out in a controlled manner with concrete placed directly into the pile bore and no washout, mixing or storage of materials will take place within the Root Protection Area.

The detailed design of the pile and suspended slab foundation system will be undertaken by a suitably qualified structural engineer in accordance with the arboricultural constraints and methodology set out within this report. All foundation works will be carried out under arboricultural supervision and in accordance with this method statement.

Installation of bike store with RPAs of T4 and T5: The proposed bike store is located within the Root Protection Areas of T4 and T5 and will be constructed using a no dig methodology. No excavation or soil stripping will take place within this area. Where levels require adjustment this will be achieved by grading up using clean imported material laid over a geotextile membrane.

The base will be formed using a load distributing system such as a cellular confinement system, finished with a permeable surface where required. The structure will be lightweight and any fixings will be installed by hand and positioned to avoid significant roots.

Special surfacing: Any new surfacing within the Root Protection Areas of retained trees will be constructed using a no dig permeable system. This will comprise a geotextile membrane laid over the existing ground surface with a load distributing layer above and a permeable wearing course where required. No excavation will take place within the Root Protection Area.

Storage and handling of materials: This site has sufficient space for materials to be stored and handled and must be outside of the RPAs of retained trees.

Contractors parking: There is sufficient space on site for parking.

Welfare facilities: Toilets and hand washing facilities shall be made available within the property and there is space for temporary facilities.

Surface drains, soak aways and services: No details of new service runs have been provided at this stage. However, it is likely the existing services will be utilised for the proposed development. They should be routed to avoid the RPAs of retained trees. If this is not possible, special techniques must be employed to place the services within the RPA of the trees. The British Standard suggests a range of trench less methods suitable for various applications including micro tunneling, surface launched directional drilling, Pipe ramming and Impact Moleing/thrust boring. It is important common ducts should be used where it is not possible to avoid the RPA. Further guidance on installing underground services adjacent to trees can be found in the NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4 Issue 2). This document outlines a number of techniques that may be used for trenching near trees, including trench less techniques, discontinuous trenching and hand digging.

Supervision: Arboricultural supervision will be undertaken by the project arboricultural consultant at key stages of the development. This will include inspection following the installation of tree protection measures to confirm compliance with the approved Tree Protection Plan and supervision during all works within or adjacent to Root Protection Areas including foundation installation.

A watching brief will be maintained during operations within Root Protection Areas to ensure that works are carried out in accordance with this method statement and that no unauthorised incursions or damage to retained trees occurs. The site manager will notify the arboricultural consultant in advance of all relevant stages to allow inspections to be undertaken and recorded

Tree Works Schedule

The following tree works are required to facilitate the proposed development:

T7 – Magnolia × soulangeana

Remove to ground level to facilitate the proposed development.

T4 – Liquidambar styraciflua

Crown lift to 4 metres above ground level to provide clearance for the proposed dwelling.

T5 – Betula pendula ‘Youngii’

Prune back to the site boundary to provide clearance from the proposed bike store and development.

Sequencing of works

1. Tree Works
2. Installation of Tree Protection as shown on the TPP.
3. Arboricultural consultant to check tree protection at this stage.
4. Main construction phase
5. Remove tree protection when all construction activity has ended.
6. Carry out landscaping works (**if required**).
7. Completion

Contacts

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Critical phases of pre-commencement, induction, construction & completion

REFERENCE	ACTIVITY	ONE OFF OR REPEAT	ATTENDEES	ACTION
1	Pre-commencement meeting (to discuss working methods, timescales and tree protection schemes)	One off	Developer, Arboricultural Consultant, Site Manager/Agent, Ground Works Contractor	Arboricultural Consultant to record minutes – copies to be submitted to attendees
2	Inspection of tree protection	Repeat until works completion	Arboricultural Consultant, Site Manager/Agent	Arboricultural Consultant to record minutes – copies to be submitted to Developer and Council Arboricultural
3	Installation of foundations and construction	Repeat until works completion	Arboricultural Consultant, Site Manager/Agent	Officer within 5 days Arboricultural Consultant to record minutes – copies to be submitted to Developer and Council Arboricultural
4	Installation of hard surfaces, landscaping, if required	Repeat until works completion	Arboricultural Consultant, Site Manager/Agent	Officer within 5 days Arboricultural Consultant to record minutes – copies to be submitted to Developer and Council Arboricultural
5	Final assessment – after tree protection removal	One off	Developer, Arboricultural Consultant, Site Manager/Agent, Ground Works Contractor	Officer within 5 days Arboricultural Consultant to record minutes – copies to be submitted to Developer and Council Arboricultural
6	Additional inspections (if necessary) to ensure periods not greater than three months elapse between any of above listed monitoring events	Dependent on progress of the project	Arboricultural Consultant, Site Manager/Agent	Officer within 5 days Arboricultural Consultant to record minutes – copies to be submitted to Developer and Council Arboricultural Officer within 5 days

Variations and Incidents

Any proposed variations to the proposed working method (relating to arboricultural matters) will be referred by the on Site Manager/Agent to the Developer who will seek advice from the Arboricultural Consultant. The Arboricultural Consultant shall advise on minor amendments and will subsequently report these to the Arboricultural Officer by e-mail or minutes. Issues directly relating to tree surgery or tree retention will be forwarded by the Arboricultural Consultant (with recommendations) to the Arboricultural Officer for approval. Except in an emergency situation and when the Arboricultural Officer is unavailable, no such actions will occur without the written approval of the Arboricultural Officer.

APPENDIX 1 - Tree Schedule Schedule



Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground (m)	Life stage	General observations	BS 5837 cat	Root protection area (m)
1	Lawsons Cypress <i>Chamaecyparis lawsoniana</i>	13	45	3	4	2	Mature	Upper crown die back present.	C	5.4
				4	3					
2	Lawsons Cypress <i>Chamaecyparis lawsoniana</i>	12	51	4	4	2	Mature	Co dominant. Previously reduced.	C	6.1
				4	4					
3	Robinia <i>Robinia pseudoacacia</i>	15	41	3	3	3	Mature	Co dominant off site tree. Deadwood present.	B	4.9
				2	2					
4	Sweetgum <i>Liquidambar styraciflua</i>	13	46	3	2	2	Mature	Co dominant off site tree.	B	5.5
				2	3					
5	Birch <i>Betula Pendula 'Youngii'</i>	4	19	2	3	2	Mature	Supressed. Off site tree.	C	2.2
				0	2					
G6	4 x Lawsons Cypress	10	50	3	3	2	Mature	No significant defects.	C	6.0
				3	3					
7	Magnilia <i>Magnolia x soulangeana</i>	4	24	2	2	1	Early Mature	Co dominant. Lean to the North.	C	2.8
				2	2					

APPENDIX 1 - Tree Schedule Schedule

Survey Key

Diameter (mm)

Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS:5837 Annex

C. RPA - Root Protection Area

RPA circle radius is determined from Annex D of BS:5837. R- Radius

A – Area

Branch Spread (m)

Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk. Low branches

N E
W S

Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

Age class

(NP) Newly planted – a tree within 3 years after planting

(Y) Young – a tree within its first one third of life expectancy

(EM) Early Mature – a tree within its second third of life expectancy

(M) Mature – a tree in its final one third of life expectancy

(OM) Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age

(V) Veteran – a tree in the second or mature stage of its life and has important wildlife and habitat features including; hollowing or associated decay fungi, holes, wounds and large dead branches.

(A) Ancient – a tree in the ancient or third and final stage of their life that is of interest biologically, aesthetically or culturally because of its age, size and condition

Physiological Condition

GOOD – a tree in a healthy condition with no significant problems

FAIR – a tree generally in good health with some problems that can be remediated POOR – a tree in poor health with significant problems that can't be remediated DEAD – a tree without sufficient live material to sustain life

Structural Condition

An assessment of the structural/safe condition of the tree categorised into:

GOOD – a tree in a safe condition with no significant defects

FAIR – a tree in a safe condition at present but with defects or with significant defects that can be remediated POOR – a tree with significant defects that can't be remediated.

EC - Estimated remaining contribution in years (based on the species and its current condition)

<10 Up to 10 years

10+ 10 years or more

20+ 20 years or more

40+ 40 years or more

Category (Tree quality assessment)

Category U – Tree in poor condition that cannot realistically be retained for longer than 10

years Category A – Trees of high quality

Category B – Trees of moderate quality

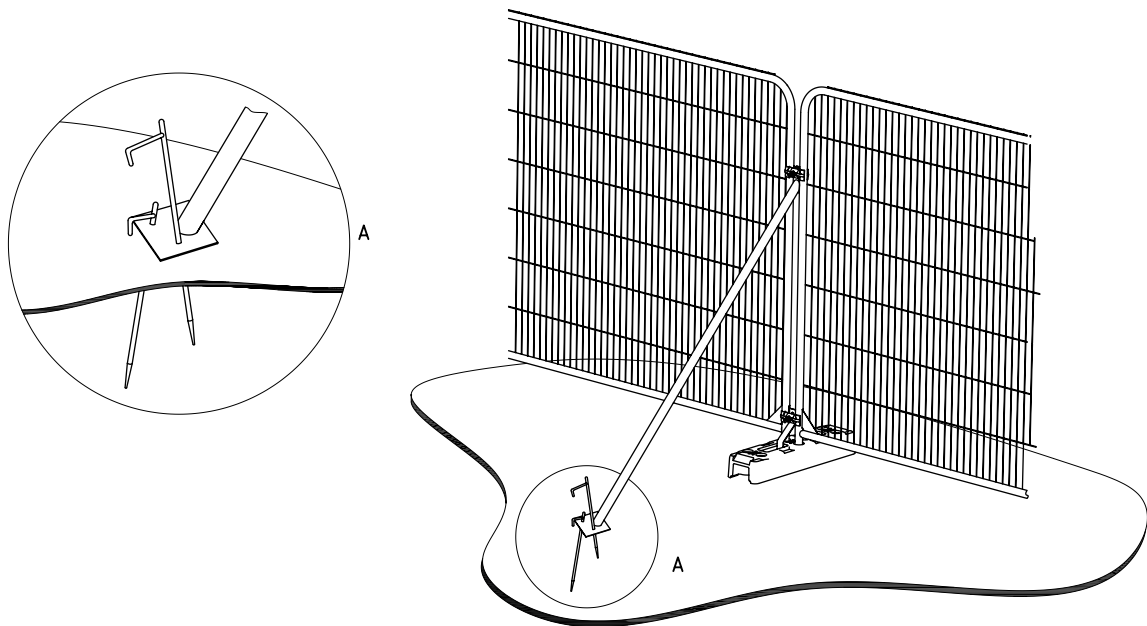
Category C – Trees of low quality

APPENDIX 2 – Protective fencing

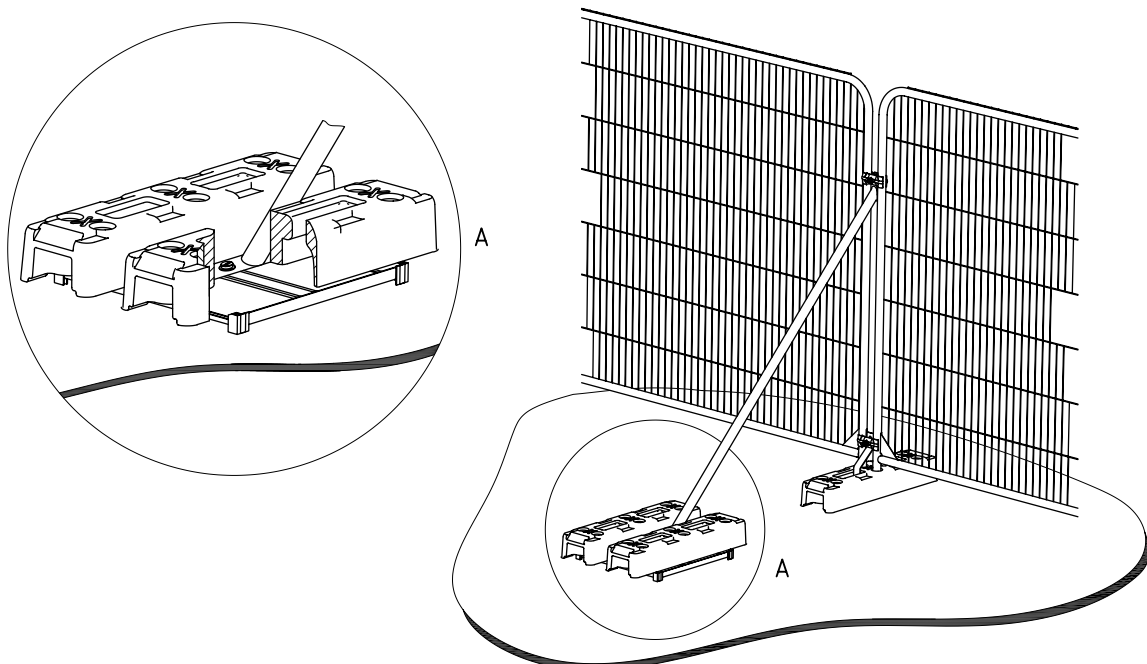
Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition.

Protective fencing should stay in position until all construction activity has finished.

‘Fencing should be established at the minimum distance set out in British Standard 5837:2012 ‘Trees in relation to design, demolition and construction - Recommendations’. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.



a) Stabilizer strut with base plate secured with ground pins

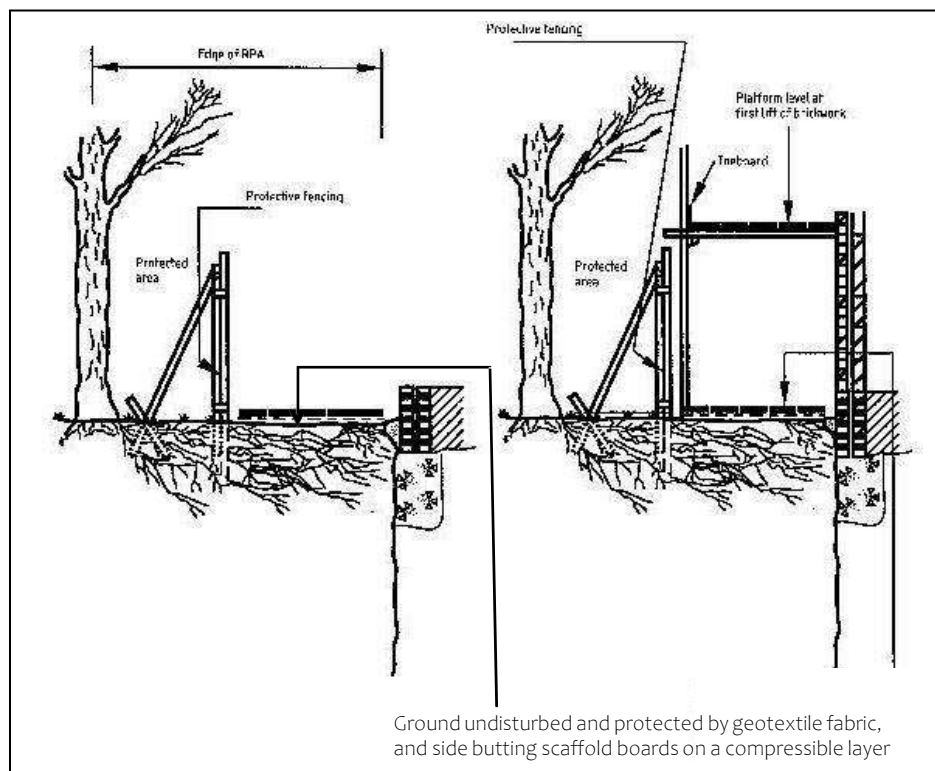


b) Stabilizer strut mounted on block tray

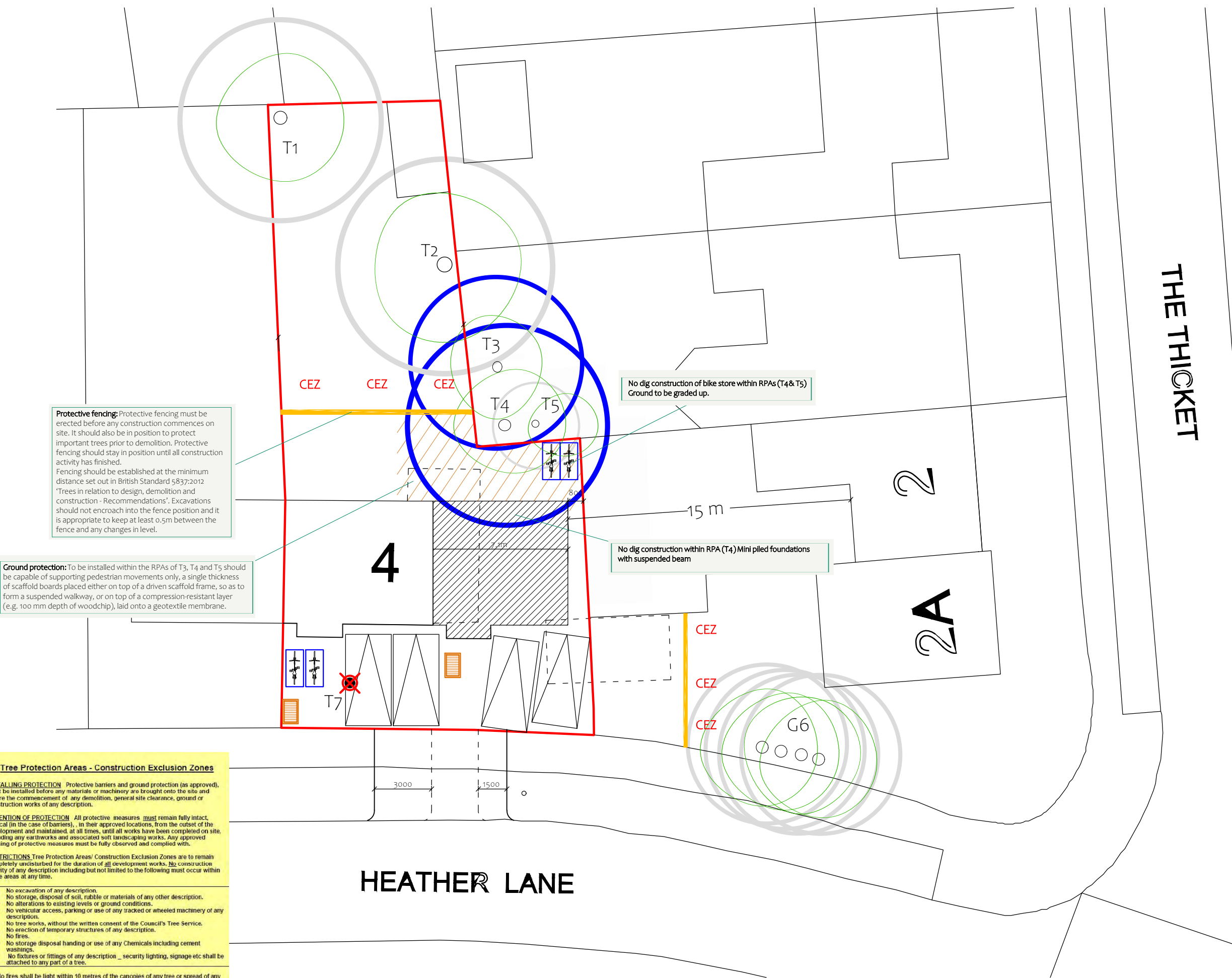
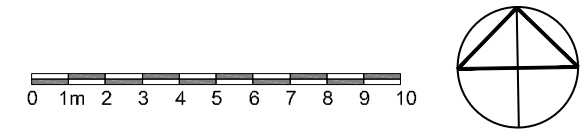
APPENDIX 2 – Ground Protection

Where ground protection measures are necessary, they can be provided by laying a geotextile mat onto the existing ground level and adding to this compressible materials, such as bark mulch or sharp sand to form a safe, level surface. On to this surface is laid scaffold boards which become the working surface for the duration of the construction phase.

Where scaffolding is proposed above the area requiring protection the footway can be suspended above ground level using the upright scaffold poles onto which horizontal supports can be attached and then boards used to form the footway surface. A geotextile mat should be laid on the ground beneath to prevent contamination from materials dropped through the footway.



APPENDIX 4 – Tree Protection Plan



- RPA for Cat A* tree
- RPA for Cat B* tree
- RPA for Cat C* tree
- RPA for Cat U* tree
- Tree canopy
- Tree removal
- Heras fencing
- Ground protection
- CEZ Construction Exclusion Zone

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23 Southernhay Avenue
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Client: SA Design and Management Ltd
Consultant: Kristian Chesterman

Site: 4 Heather Lane, West Drayton,
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Title: Tree Protection Plan

Scale at A3: 1:200	Date: 04/04/2026	Document Ref. AATPP4HEA
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