17 Dene Road
Northwood HA6 2BS

Phase II Arboricultural Impact Assessment (AIA)
(Ref. 101 190)

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Prepared by:
Russell Ball BSc. (Hons.), P.G. Dip. LM, CBiol., MRSB

Royal Society of Biology *Chartered Biologist*
International Society of Arboriculture *Certified Arborist*
LANTRA Approved *Professional Tree Inspector*

No. 1 Landford Close, Rickmansworth, WD3 1 NG
Mobile: 078844 26671 Email: russell@arboleuro.co.uk www.arboleuro.co.uk

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APPENDICES

For Local Planning Authorities that have previously seen our standard report format are directed to Sections 4-7 that contain the key relevant information for this planning application.

1.0 INSTRUCTIONS & TERMS OF REFERENCE

1.1 INSTRUCTIONS

In March 2023, Merewood Arb. Consultancy Services produced an AIA for the subject site. Planning permission was subsequently granted by Hillingdon Council to build several plots accessed either off Foxdell or Dene Road. This AIA is focused on the northern end of the site with its access off Dene Road that has granted permission for three plots P7-P9 and an access gate. It is proposed to change the plot layout, to the Architect's drawing 26 GEDR SP20. Importantly, we are advised by the client that some the trees in this area of the site have been removed since the 2023 planning drawings were produced. As such we undertook a new BS:5837 tree survey. This AIA is to support a revised layout (see above and section 6.1.2. We visited the site on 21/01/2026 to carry out the tree survey.

NB This report does not seek to authorise any tree works (see Section 4.1).

Development Control: Please be advised that this is a Development Control – and not a Building Control – focused document. In regard to the latter, this deals with foundation depth and design in relation to trees using NHBC/Zurich national guidance. For advice, consult with the local council Building Control Officer or an approved NHBC inspector in order to gain Full Plans Approval or a Completion Certificate. The latter are governed by the Building Act 1984 and Building Regulations 2010. As such the above Building Control issues are outside the remit of a Consulting Arborist.

Local Planning Authority Position: Our tree reporting is in-line with BS:5837 (2012) and our tree survey assessments are consistent with the LANTRA professional tree inspector criteria. However, please be advised* that this AIA does not necessarily provide any guarantees that the associated Local Planning Authority will agree with the opinion of the Consulting Arborist or grant planning consent based on the content and findings of this AIA report.

Report Validity: This AIA report is valid for a period of 16 months (from its date of publication), and is subject to any AIA tree management recommendations and their recommended timeframes. If this 16 month period elapses, a *verification* tree survey will be required to enable *re-validation* of this AIA report.

* As per our Terms & Conditions.

1.2 PHASE 1, 2 & 3: ARBORICULTURAL IMPLICATION ASSESSMENTS (AIA) IN CONTEXT

1.2.1 Phase 1 (AIA1). The initial stage for trees within the development process is a survey of those trees that should be retained and those that may/should be removed. Retention trees are allocated Root Protection Areas (RPAs) that are then detailed on a Tree Constraints Plan (TCP). The RPAs provide for sufficient rooting (soil) volume to ensure that trees are successfully retained during and after the completed development. The TCP represents Phase 1 of an Arboricultural Implications Assessment (AIA1). It indicates a notional development footprint for any given site but moreover, it ***may affect the value of land*** earmarked for development. The AIA1 is ***only*** a baseline survey. It is not intended to represent, in isolation, the supporting information for an LPA* application: to obtain full planning permission.

* Local Planning Authority

1.2.2 Phase 2 (AIA2). The next stage is for 'site layout master planners' to factor the tree constraints into draft layout proposals. This draft is then referred to the consulting Arborist for further implication assessment, to arrive at a 'best fit' scheme, which achieves site proposal viability whilst allowing for the retention of appropriate trees. This layout review represents Phase 2 of an Arboricultural Implications Assessment (AIA2). Once it has been agreed, the consulting Arborist

can then prepare a supporting report to accompany the planning application. This report should demonstrate that the trees have been properly considered such that the site layout is defensible in arboricultural terms, both at the application stage and also, if necessary, at Appeal. As the proposal develops, the AIA2 also involves the consulting Arborist working as part of the development team to secure discharge of any initial (frequently pre-commencement) tree related LPA planning conditions. These will need to be formally discharged to avoid any breach of Condition and/or enforcement action.

1.2.3 **Phase 3 (AIA3).** All the effort put into the pre-application phases (AIA12) to protect retention trees is likely to fail without effective site supervision. Arboricultural Implications Assessment (AIA3) covers the ***on-site project implementation***, including arranging (LPA) approved tree removal/ pruning, overseeing the installation of tree protection fencing, ground protection and any special engineering works through to periodic reporting on the retention of tree protection measures. Many if not all of the latter are usually specified as LPA planning conditions that need to be formally discharged. All personnel associated with the construction process must be familiar with the specified Tree Protection Plans (TPP) and Arboricultural Method Statements (AMS) that affect the site. The TPP and AMS should be retained on site at all times and they should be included in the site's Project Management Plan.

1.2.4 Phases 1–3 are in line with *BS 5837; 'Trees in relation to design, demolition and construction - Recommendations'* (2012).

1.3 TREES & BUILDING SUBSIDENCE/HEAVE ISSUES

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. **Arbol EuroConsulting** cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.

1.4 TREE SAFETY MATTERS AND TREE RISK ASSESSMENT

The BS:5837 tree survey is carried out in sufficient detail to gather data for and to inform the current project. Our appraisal of the structural integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The tree assessment is carried out from ground level – as is appropriate for this type of survey - without invasive investigation. The disclosure of hidden tree defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious visual defects that are significant in relation to the existing and proposed land use.
Lastly and to further clarify, this BS:5837 survey does not constitute a full *Visual Tree Assessment* (= TRAM* Level 2 - *Basis Assessment*) that would ordinarily be carried out for Tree Risk Assessment reporting. In effect, this BS:5837 survey equates to a TRAM Level 1 *Limited Visual Assessment*.

* "Tree Risk Assessment Manual" (2nd edition) Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly (2017) International Society of Arboriculture

1.5 SITE OBSERVATIONS

This report has been based on my site observations and in light of my experience. This along with my qualifications are appended to this report.

1.6 CAVEATS

The author does not have formal qualifications in the areas of structural engineering or law. However, making comment on such matters from an arboricultural perspective is both within the normal scope of our instructions and also within the range of the author's experience. Notwithstanding this, specialist professional advice should be sought to clarify/confirm any observations on engineering or legal matters that this report may contain.

2.0 INTRODUCTION

2.1 THE ASSESSMENT METHODOLGY

The British Standard BS:5837 '*Trees in relation to design, demolition, construction - Recommendations*' (2012) provides "guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees…….with structures". The Standard recommends that trees with categories A-C (where A is the highest quality) are a material consideration in the development process. Such trees may then become a constraint for a planning proposal. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process (i.e. no more than 10 years). Tree categories are used with the number 1, 2, or 3 to signify whether the category was made based on arboricultural, landscape or cultural (including conservation) values respectively. The tree categories are shown on plan by colour-coding:

Category A (green colour-coded): Good examples of their species with an estimated life expectancy of at least 40 years.
Category B (blue colour-coded): Not suitable for an 'A' category due to impaired condition or a tree lacking special 'A' qualities: with an estimated life expectancy of at least 20 years.
Category C (grey colour-coded): Unremarkable trees of very limited merit or with a significant impaired condition not warranting an 'A' or 'B' category: with an estimated life expectancy of at least 10 years. See young trees below.
Category U (red colour-coded): Structurally defect /dead tree.

Reasonably young trees below 150mm stem diameter would normally be given a C category (if they satisfy the retention quality criteria). However, as they are small they could be replaced/transplanted and as such they should not be regarded as a significant constraint on a development.

2.2 ARBORICURAL IMPACT ASSESSMENT (AIA)

We have considered - with access permitting for 3rd party trees - the following BS:5837 (2012) recommendations:

1. Tree Categories (Quality Assessment).
2. Crown Spread measured to the four cardinal compass points for single specimens only.
3. Tree Constraints.
4. Tree retention & protection

N.B. Trees and shrubs are living organisms whose health and condition can change rapidly, for this reason the BS 5837 grades along with any conclusions or tree management recommendations remain valid for a period of 12 months.

The specific tree report is documented in Section 7 of this report.

3.0 GENERAL DATA

3.1 GENERAL

The three phases of an Arboricultural Implication Assessment were outlined in Section 1.1.1-1.1.4. In addition, during the development process for retention trees, there may be three and even four constraints to consider - Construction Exclusion Zone (CEZs):

- CEZ 1: Root Protection Area (see 3.1.1).
- CEZ 2: Tree Crown Protection (see 3.1.2).
- CEZ 3: Tree Dominance (see 3.1.3).
- CEZ 4: New Tree Planting Zone (see 3.1.4).

The above CEZ's are explained further below.

3.1.1 CEZ 1: ROOT PROTECTION AREA (RPA)

The RPA, calculated in m^2, should be protected before and during any demolition/construction works. This ensures the effective retention of trees by preventing physical damage to (a) roots and (b) their rooting environment (typical problems - soil compaction; soil level changes and soil capping that can impede gaseous exchange to living roots*). The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve. With the AIA1, the RPA is only shown indicatively on the preliminary Tree Constraints Plan (TCP), as its shape may be subject to amendment as the design progresses.

During the AIA2, the derived radial measure is converted by the consulting Arborist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s).

The means of protecting the RPA will include the installation of Tree Protection Fencing prior to the start of any demolition or construction work on site, the prohibition of various harmful activities within the RPA (e.g. mechanical excavation, soil stripping & trenching, fire lighting, materials storage and creating excessive sealed surfacing), and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

* Roots must have oxygen for survival, growth and effective functioning.

3.1.2 CEZ 2: TREE CROWN PROTECTION ZONE

This is the area above ground occupied by the tree crown (branches) and considers the required demolition/construction working space necessary for the development. The possibility of an acceptable quantum of pruning may be considered: subject to Council permission/consent (see Section 4.1.1).

Arising from the above, the means of protecting CEZ 2 is likely to include providing an adequate separation distance between retention trees and new buildings. This will relate to the CEZ 3: below.

3.1.3 CEZ 3: TREE DOMINANCE ZONE

This is the area above ground dominated by the tree in relation to issues of shading, seasonal debris and the safety apprehension by the site owner/occupier. This area is assessed by considering the height and spread of the tree (now and in the future) relative to the proposed buildings, cross-referenced with the intended end-use. As such, what is assessed is the likely psychological effect of the tree(s) on the end-user.

The purpose of identifying CEZ 3 is to protect trees from post-development pressure by the site's end-users, who may, if resentful of the trees, seek to procure excessive pruning treatments (i.e. the bad practice of topping & lopping) or even to have them removed. This is a common LPA concern, which may lead to application withdrawals, refusals and/or dismissed Appeals.

The means of protecting CEZ 3 is likely to include optimising the site layout and room type (especially in relation to new residential dwellings), such that any adverse impacts of trees are reduced to an acceptable minimum. The key principle is to ensure adequate separation distances between trees and new buildings: notably with habitable space & primary windows.

3.1.4 CEZ 4: NEW PLANTING ZONE

In some cases, it may be appropriate to identify and protect areas (see soil conservation below) intended for new landscape planting, which can fail to establish if the soil has been heavily compacted or contaminated during the demolition/construction process. The means of protecting CEZ 4 will either be by fencing prior to the start of construction/demolition works or by pre-planting soil remediation once construction has finished. Topsoil protection in areas destined for new planting is frequently an economic measure, saving on soil structure remediation and tree (failure) replacement costs.

NB Soil conservation is the process of protecting soil from degradation within a defined area. The physical, chemical and biological properties of a native soil can take hundreds of years to develop but can be destroyed in minutes (i.e. by demolition/construction traffic). Soil conservation is the most effective way to protect soil for future tree planting.

4.0 STATUTORY CONTROLS

4.1 PLANNING LEGISLATION (TREES)

4.1.1 STATUTORY TREE PROTECTION

Trees can be protected in law – via Tree Preservation Orders (TPOs) or by virtue of them growing in a Conservation Area (CA) – by the Government's Town & Country Planning Act 1990. (the Act). Trees may also be protected by Planning Conditions. If any of these apply, written local planning authority (LPA) permission/consent is required before protected trees can be pruned or felled*. Contravention of the Act may carry a fine of up to £20,000 and a criminal record.

* Exceptions include those trees that are dead/hazardous or those that are causing an actionable nuisance to a third-party. In any event, evidence must be provided to defend the removal of such trees.

4.1.2 TREES ON/OFF SITE

We are advised by the client that the site is not within a CA and that none of the on-site trees are subject to any TPOs. However, if required and before any tree works are carried out, this should be double-checked with the LPA. If any statutory (tree) protection is confirmed then advance LPA permission/consent would be required.

4.2 WILDLIFE LEGISLATION

The Wildlife and Countryside Act 1981, the Habitats Regulations 1994 (or any other acts offering wildlife protection) form the basis for UK legal wildlife protection. It is not a defence to claim that harm was accidental/unintentional in the course of carrying out tree works (i.e. the negligence of *reckless* harm can now be applied). There is therefore an onus on the operative to check for the presence bird of nesting/bat roosts (e.g. holes, limb cracks/splits or cavities) prior to carrying out any tree work. The bird nesting season is considered to run from March to August, but due to the vagaries of climate change, nesting birds can be found outside of this core period. Bats and their roosts are afforded the highest protection in UK Law. Specifically:

Bats

All British bats, as well as their roosts and breeding sites are protected under British Law. The Wildlife and Countryside Act 1981 schedule 5 and The Habitat Regulations make it an offence to:

- Deliberately disturb bats
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport a bat or any part of a bat

Birds

The Wildlife and Countryside Act 1981 makes it an offence to:

- Intentionally kill injure or take a wild bird
- Destroy a nest while in use or take or destroy eggs.

5.0 WILDLIFE HABITATS

A cursory assessment of wildlife habitat values of trees and hedgerows on the site was carried out during the survey. No protected or exceptional habitats were identified and details were not recorded. However, trees and hedgerows of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September. We have not been made aware of the presence of roosting bats and have not identified any obvious signs of roost sites. However, this does not mean that roost sites are absent.

6.0 No. 17 Dene Road REPORT Northwood HA6 2BS: TREE REPORT (to be read in conjunction with the appended Tree Protection Plan and Tree Survey)

6.1 THE PROPERTY AND THE DEVELOPMENT PROPOSAL

6.1.1 Site description: An open brown-field site with granted driveway access. The site slopes down to the south from Dene Road and the latter access has a compacted rubble track that currently provides construction access to the granted development at Foxdell (see section 1.1).

6.1.2 The proposal: Variation of Condition 2 (approved drawings) of planning permission reference 73243/APP/2025/1523, dated 18th November 2025, for the 'Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking'. Amendment seeks to vary the design of Plots 7-9. The location and detail of the proposed development and the positioning and numbering of the trees can be found plotted on the Tree Protection Plan at Appendix 2. **NB** The original of this plan was produced in colour – a monochrome copy should not be relied upon.

6.2 TREES ON-SITE

6.2.1 Front: There are five trees (T1-T5: a mix of horse chestnut and lime). The two lime trees T2 and T4 have dominate crown form, provide significant public visual amenity (PVA) and correspondingly merit B-grades. The horse chestnuts T1, T3 and T5 have either suppressed/lopped crown form and are clearly low-grade trees. The PVA that these trees provide, however, cannot be discounted. Importantly, we are advised that during the yr. 2023, Merewood Arb. (MA) survey, this northern part of the site was heavily bramble'd. **NB** With this part of the site now cleared, we were able to tape-measure the location of the pinch-point tree T1 as next to the granted pedestrian path and found it to be much closer than had been plotted. See photo below.

Photo taken from Dene Road

Horse Chestnut T1 trunk next to granted vehicle entrance. Importantly this does not include the granted pedestrian gate that will be (even) closer to the trunk base.

6.2.2 Side and Rear: There are no trees.

6.3 TREES OFF-SITE

6.3.1 Foxdell development (units 3-6: currently being constructed): These units are to be fenced off so trees T6-T9 (a mix of oak, yew and hornbeam) will effectively be off-site trees. Whilst the codominant oak and hornbeam companion trees T7 and T8 merit B-grades, the yew

T6 and oak T9 are suppressed low-grade trees. **NB** The distal plotted black pine T125 from the MA would be unaffected by the proposed development. Likewise, T15 and T16 (pine and larch respectively) would be unaffected by the proposed development.

6.3.2 Green End: These trees T10-T14 consist of mainly silver birch with a horse chestnut and an Irish yew. The trees of note include the birches T12 and T13, and the yew T14. These have well-balanced B-grade crown form. In the past, both the chestnut T10 and birch T11 have lost their central leader and correspondingly these are low-grade trees. When on site it was clearly evident that the horse chestnut T8 next to the boundary fence as formerly identified on the MA survey has been removed. Also during our survey, T10 was identified as a horse chestnut and not a common lime: T9 on the MA tree survey.

6.4 IMPACT PROPOSAL ON TREES **(to be read in conjunction with the Tree Protection Plan - TPP - at Appendix 2 and the Arboricultural Method Statement at Appendix 3)**

6.4.1 Underground Utilities: These would come into the site off Dene Road through the *granted* driveway access and along the route of the compacted construction access track. Importantly, if these utilities are kept to the center of the driveway, there would be no RPA incursion on the flanking trees T2 and T10 (see T1 removal in section 6.4.2.1 below). And see Note 5 on the appended TPP.

6.4.2 CEZ 1: Root Protection Areas (RPAs)

6.4.2.1 Footprint of the Proposed Build

Firstly, no pruning would be required on any retention trees.

Main build: There would be no RPA incursion with any trees.

Gated Vehicle Entrance and Drive with Gated Pedestrian Path: Notably, the latter *granted* path would be very close to the trunk base of the horse chestnut T1* and as such significantly within its RPA. Therefore, T1 would require removal.

* See photo on previous page.

Extended Drive with Parking Spaces: Firstly, in effect this frontage driveway section coming in from Dean Road with the associated car parking already has been granted by Hillingdon Council ([HC] Ref - 73243/APP/2025/1523). See as plotted on the appended Tree Constraints Plan. **NB I** This is currently being used for construction access down to the Foxdell development. **NB II** Importantly, there was no HC provision specified for any cellular confinement system (CCS) in respect of the adjacent tree RPA incursion. Regarding therefore the newly proposed drive and extended car parking layout, given the limited RPA edge incursion on T2-T5 likewise we have not recommend the use of such a CCS. In any event, we are advised that the northern line of this drive and car parking spaces has already been excavated down to 600mm.

Frontage Granted Pedestrian Path: This would be within the RPA of T2. We would therefore recommend that the path base consists of wacker-plate tampered base of hard-core on which paving/bricks could then be laid. Such a light build construction would be acceptable within the RPA of T2. **NB** This path would be installed after the TPBs and all machinery has been removed off site: see Note 8.0 on the Arb. Method Statement at Appendix 3.

Frontage Gate Piers: Two piers are within the RPA edge of T2. If any significant tree roots (> 2.5cm dia.) are encountered when digging the pier foundations, they

could be pruned back using a sharp handsaw (to create a clean cut) with no significant adverse effect on either the health or stability on this tree.

P9 Bike/Bin Store: See above wacker-plate tampered base of hard-core with paving/bricks. Again, this light build installation would be acceptable within the RPAs of T6 and T7. **NB** This store would be installed after the TPBs and all machinery has been removed off site: see Note 8.0 on the Arb. Method Statement at Appendix 3.

P9 Rear Fence: At its closest point the fencing is 0.4m away from the trunk base of T6. The fence panel would therefore be centred opposite the trunk with post holes at each end of this panel minimising encountering any tree roots over 2.5cm dia. In the event that such roots are encountered, they could be pruned back using a sharp handsaw (to create a clean cut) with no significant adverse effect on either the health or stability of T6. **NB** This fencing section would be installed after the TPBs and all machinery has been removed off site: see Note 8.0 on the Arb. Method Statement at Appendix 3.

Parking Bay RPA Edge Incursion on T12: This would be d*e minimis* and therefore not required to be covered in this AIA. In any event, the adjacent land strip is currently being used as an access track for the Foxdell development.

6.4.2.2 Construction Activity

As set out below, extensive tree protection measures would be required. Firstly, to ensure these are installed in a timely manner, we would recommend that a pre-commencement site meeting is held with the on-site contractors (see section 1 within the appended Arb. Method Statement [AMS]). Secondly, there should be adequate site supervision (see section 6.7.2 below and section 6.0 within the appended AMS). Thirdly, active random site monitoring by a Consulting Arborist throughout the development process would be strongly recommended.

Tree Protection Barriers (TPBs): As per the appended Tree Protection Plan, if *temporary* staked, clamped and braced TPBs are installed – to establish Construction Exclusion Zones (CEZ) - this would afford adequate RPA protection for all retention trees. The TPBs would be installed following completion of the tree works and prior to any construction. On no account would these CEZs be used for the storage/preparation of any construction/building materials.

Temporary Storage of Machinery and/or Materials: There would be adequate space on site. See notation on the appended TPP.

Temporary Site Office: There would be adequate space on site.

6.4.3 CEZ 2: Tree Crown Protection Zones

Construction Vehicle Site Access (access facilitation pruning)

As this is an open site, there would be no such issues with this proposal.

6.4.4 CEZ 3: Tree Dominance Zones

With no close-building proximity to any retention trees there would be no such issues with this proposal.

6.4.5 CEZ 4: New Tree Planting Zone

At this stage, we are not aware of any landscape plans associated with this planning application.

6.5 UNDERGROUND UTILITIES

These would come into the site off Dene Road through the granted driveway access and along the route of the compacted construction access track. Importantly, if these are kept to the centre of the driveway, there would be no RPA incursion on the flanking trees T2 and T10. **NB** New underground services should not be installed within RPA*s without prior consultation with the LPA. If such incursion into the RPAs is unavoidable then services routing should be achieved by either thrust boring or hand excavation. For more information regarding underground services, reference should be made to the National Joint Utilities Group (NJUG) Publication Volume 4: Issue 1. *'Guidelines for the Planning, Installation & Maintenance of Utility Apparatus in Proximity to Trees' 2007*.

* RPAs of the frontage trees: T2-T5

6.6 TREE PROTECTION DURING CONSTRUCTION

6.6.1 Tree Protection: The protection of retention trees is ***paramount*** to the granting of planning permission, the discharge of tree protection Planning Conditions, the design of the development and the future health, stability and success of the trees. It is widely recognised that mature trees add value to both land and property values.

6.6.2 The Root Protection Area (RPA): RPAs around retention trees should be maintained by the erection of a *temporary* tree protection barrier (TPB) as described at Appendix 4 to this report. The position and extent for the TPB will normally concur with the radius/squared area of the RPA. This staked-off area shall be known as the **Construction Exclusion Zone** (CEZ). The integrity of the TPB to protect **CEZs** should be maintained for the duration of the entire development works. The **CEZs** are marked-up on the appended Tree Protection Plan.

6.7 ARBORICULTURAL METHOD STATEMENT

6.7.1 Purpose & Use

In consideration of the above issues, we have included an Arboricultural Method Statement (AMS) at Appendix 3, which details working methods in relation to trees. This AMS lays down the methodology for any demolition and/or construction works that may have an effect upon trees on and adjacent to this site. It is essential within the scope of any contracts - related to this development - that this AMS is observed and adhered to. It is recommended that this document forms part of the work schedule and that specifications are issued to the building contractor(s) and these should be used to form part of their contract.

6.7.2 Site Supervision

An individual – ideally the Site Agent - must be nominated to be responsible for all arboricultural matters on site (specific responsibilities are set out in the appended Arboricultural Method Statement). This person must:

- be present on site for the majority of the time;
- be aware of (a) the Tree Protection Plan and (b) the tree protection measures to be installed and maintained throughout the build;
- have the authority to stop any work that is causing, or has the potential to cause, harm to any retention trees;

- be responsible for ensuring that all site operatives are aware of their responsibilities toward on/off site trees and the consequences of the failure to observe these responsibilities;
- make immediate contact with the designated Consulting Arborist (contact number listed on the appended AMS) in the event of any tree related problems occurring, whether actual or potential.

6.7.3 AMS Adoption

If conflicts between any part of a tree and the build arise in the course of the development these can – and should be – resolved quickly and at little costs if a qualified and experienced Consulting Arborist is contacted promptly. Lack of such care will likely lead to the decline and even death of affected trees: often with legal ramifications. The loss or damage to retention trees can spoil design, affect site sale ability and reflects badly on the construction and design personnel involved. Conversely, trees that have received careful handling during construction add considerably to the appeal and value of the finished development.

7.0 CONCLUSIONS

7.1 DEVELOPMENT PROPOSAL & POTENTIAL IMPACT ON TREES

7.1.1 Firstly, as per the details as set out in this AIA report, on arboricultural terms, the proposed development is considered acceptable. The revised development would require the removal of the low-grade horse chestnut T1 (see wildlife legislation/considerations in section 4.2 and 8.4) No tree pruning works would be required on any retention trees.

7.1.2 As plotted on the Tree Protection Plan at Appendix 2, with the implementation (in a timely manner) of the tree protection measures specified in this report there should be no CEZ 1 (RPA) impact on the retention trees.

7.1.3 There would be no CEZ 2, CEZ 3 or CEZ 4 issues with this application.

7.1.4 See Arboricultural Method Statement at Appendix 3. Active random site monitoring by a Consulting Arborist throughout the development process is strongly recommended (AIA3: Phase 3).

7.1.5 Site Supervision Responsibilities: This would be an essential element during the proposed build to ensure effect tree protection. See section 6.0 in the appended Arboricultural Method Statement.

8.0 RECOMMENDATIONS

8.1 EXECUTION OF CONTRACT

It is recommended that the Architect specifies in writing to the building contractor that tree care conditions apply to the execution of the contract. Lack of care frequently results in the damage, decline and eventual death of trees. This can adversely affect design aims & site sale-ability, and reflects poorly on the contractors and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of finished developments.

8.2 PROPOSED REVISIONS TO THE SCHEME

We advise that all proposed revisions in respect of external layout, orientation of primary windows, location of underground services, external surfacing and/or landscaping; having implications for retention trees should be referred to us for review.

8.3 TREE WORKS - BEST PRACTICE

Subject to LPA written permission/consent (if applicable - see section 4.1.2) and owners consent, all tree works must conform rigorously to *BS 3998 (2010)* 'Recommendations for Tree Work'* and as modified by research more recent.

All retention trees should be inspected annually by an Arboriculturist to assess the significance of any future physiological, morphological or environmental changes.

* Including any subsequent revisions.

8.4 WILDLIFE CONSIDERATIONS

Trees and hedgerows should be carefully inspected for birds' nests prior to tree pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young birds have fledged, unless however, the trees pose an immediate danger (advice should be sought from the relevant wildlife authorities). All personnel working with or in trees should be vigilant and mindful of the possible presence of roosting bats. A competent ecologist should investigate any indication that trees on the site are used as bat roosts. See section 4.2.

9.0 OCCUPIERS LIABILITY ACTS

Attention is drawn to the provisions of the Occupiers liability Acts (England & Wales - 1957 & 1984), which place a responsibility upon landowners to ensure the safety of others entering their land whether by invitation or permission: inclusive of trespassers. There is a special responsibility to ensure the safety of children, who may be unaware of hazards. Annual inspections of trees by a competent person, or following storm events, together with implementation of any remedial tree work recommendations, should ensure compliance with the legislation regarding the above legislation.

10.0 REFERENCES

- *BS 5837; 2012 'Trees in relation to design, demolition and construction - Recommendations'* British Standards Institute, London.
- Arboricultural Association guidance note *"The use of cellular confinement systems near trees: a guide to good practice"* (2020).
- *BS 3998; 2010 'Tree Work Recommendations'* British Standards Institute, London
- *'NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees' 2007* National Joint Utilities Group (NJUG) Volume No. 4: No. 1.
- Arboricultural Practice Note 12; 2007 – AAIS
- *'Availability of Sunshine' BRE - CP 75/75*
- *'Tree Roots in the Built Environment'* 2006 - Dept. for Communities & Local Government (DCLG).
- *'Up by Roots: healthy soils & trees in the built environment'* 2008 James Urban, International Society of Arboriculture.
- *'Arboriculture';* 1999 3rd edition R. Harris, J. Clarke & N. Matheny. Prentice Hall.
- *'Soil Management for Urban Trees'* 2014 International Society of Arboriculture, Best Management Practice series.

Russell Ball BSc. (Hons.), P.G. Dip. LM, CBiol., MRSB.
Technical Director: Arbol EuroConsulting Ltd.
Royal Society of Biology **Chartered Biologist**
International Society of Arboriculture **Certified Arborist** (ID: UI-1287A)
LANTRA Approved **Professional Tree Inspector** (Ref: HO00178227 504187)

No. 1 Landford Close Rickmansworth WD3 1 NG
Mobile: 078844 26671
Email: russell@arboleuro.co.uk

APPENDIX 1

TREE SURVEY SCHEDULE
(see appended at end of report)
2 pages

APPENDIX 2

TREE CONSTRAINT AND PROTECTION PLANS
(see appended to the report)

NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

APPENDIX 3

ARBORICULTURAL METHOD STATEMENT
4 pages

ARBORICULTURAL METHOD STATEMENT (AMS)

Site: No. 17 Dene Road Northwood HA6 2BS

To be read in conjunction with the Tree Report sections 6-8 and Tree Protection Plan at Appendix 2.

NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

This AMS lays down the methodology for any demolition and/or construction works that may have an effect upon trees on and adjacent to this site. It is essential within the scope of any contracts - related to this development - that this AMS is observed and adhered to. It is recommended that this document forms part of the work schedule and that specifications are issued to the building contractor(s) and these must be used to form part of their contract.

Consulting Arborist contact details: Russell Ball – mob. No. 078844 26671

SEQUENCE OF WORKS

From commencement of the subject development, the following methodology will be implemented in the manner and sequence described:

1. Pre-commencement site meeting.
2. Arboricultural removal works.
3. Erect *temporary* ***staked*** Tree Protection Barriers (TPBs) to establish the fenced-off Construction Exclusion Zones (CEZ): ***before*** any construction works begin on-site.
4. Route underground services: not within the RPAs of any retention trees.
5. Main construction works.
6. Site Supervision Responsibilities
7. Remove TPBs.
8. Install front path, gate piers and the rear fencing and store on property P9.

1. PRE- COMMENCEMENT SITE MEETING

To outline on-site working methods in relation to trees prior to any construction activity, a site meeting of the following shall take place:

- Client
- Architect/Planning Consultant
- Structural Engineer
- Main Contractor
- LPA Arboricultural Officer (*optional)*
- Consulting Arborist
- Site Agent

2. ARBORICULTURAL REMOVAL WORKS

1. Before the erection of the *temporary* Tree Protection Barriers (see below) remove the horse chestnut T1. See also wildlife legislation/considerations in section 2.0 below. We are advised by the client that the site is not within a Conservation Area and that none of the on-site trees are subject to any Tree Preservation Orders. However, before any tree works are carried out, this should be double-checked with the LPA. If any statutory (tree) protection is confirmed then advance LPA permission/consent will be required.
2. **Wildlife Legislation:** In general, wild birds and bats are protected by the Wildlife and Countryside Act 1981 (schedule 1 & 5) as amended by the Countryside and Rights of Way Act 2000 and statutory instruments. It is not a defence to claim that harm was accidental/unintentional in the course of carrying out tree works (i.e. the negligence of *reckless* harm can now be applied). There is therefore an onus on the operative to check for the presence bird of nesting/bat roosts (e.g. holes, limb cracks/splits or cavities) prior to carrying out work. The bird nesting season is considered to run from March to August, but due to the vagaries of climate change, nesting birds can be found outside of this core period. Bats and their roosts are afforded the highest protection in UK Law.
3. All possible efforts must be made to prevent damage to retained trees including potential root incursion or compaction caused by vehicle access. If required, temporary ground protection should be used to achieve the latter.
4. All operatives must be equipped with and use personal protective equipment (PPE) in accordance with current Health & Safety Executive current directives and industry codes of practice.

5. Performance of all arboricultural operations and use of equipment must be in accordance with current Health & Safety Executive current directives and industry codes of practice.

3. ERECT *TEMPORARY STAKED* AND BRACED TREE PROTECTION BARRIERS (TPBs)

1. Following completion of the tree works and prior to construction, the main contractor will erect the staked and braced TPBs as per the appended Tree Protection Plan (TPP) and as detailed in the *'Tree Protection Barrier Specification'* at Appendix 4 of this report. See also Appendix MS(i) below. This will establish the fenced-off **Construction Exclusion Zones**: CEZs (marked up on the TPP).
2. On no account shall these CEZs be used for the storage/preparation of any construction/building materials.
3. Prior to commencement of any site construction, preparation, excavation or material deliveries, the Consulting Arborist will inspect installation of the TPBs and the CEZs. Any damage occurring to the TPBs during the demolition or construction phase will be made good by the main contractor.

4. ROUTE UNDERGROUND SERVICES

1. These shall come into the site off Dene Road through the granted driveway access and along the route of the compacted construction access drive. Importantly, to avoid any RPA incursion on the flanking trees T2 and T10, these shall be kept to the ***centre*** of the driveway. See Note 5 on the appended TPP. Any new underground services shall not be installed within RPA*s without prior consultation with the LPA and if RPA incursion is unavoidable then services routing should be achieved by either thrust boring or hand excavation. For more information regarding underground services, reference should be made to the National Joint Utilities Group (NJUG) Publication Volume 4: Issue 1. *'Guidelines for the Planning, Installation & Maintenance of Utility Apparatus in Proximity to Trees' 2007*.

* RPAs of the frontage trees: T2-T5.

5. MAIN CONSTRUCTION WORKS

1. **Site Office:** There will be adequate space on site.
2. **Temporary Storage of Construction Material/Equipment**: See areas plotted on the appended TPP.
3. **Construction Exclusion Zone (CEZ):** There must be no (a) storage of construction material/equipment or (b) preparation of noxious substances (e.g. cement) in any area designated as the CEZ and enclosed by the TPB.
4. Before commencing work on site, all operatives must be briefed by the **Site Agent/Contract Manager** on the importance of tree protection. The basis of this briefing will be the protection measures as set out on the Tree Protection Plan (TPP) including the position of staked and braced **Tree Protection Barriers** and **Construction Exclusion Zones**. As such the TPP shall be clearly displayed on the wall of the site hut/office.
5. During the construction the **Site Agent/Contract Manager** will be responsible for all tree protection measures. See also ***Site Supervision Responsibilities*** below.

6. SITE SUPERVISION RESPONSIBILITIES

1. It will be the responsibility of the main contractor to ensure that any tree protection planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site.
2. The main contractor must assign tree protection monitoring duties to one or more individuals working at the site, who will be responsible for all tree protection monitoring and supervision (see the *Site Personnel Induction Form* at Appendix MS i).
3. The individual(s) assigned tree protection monitoring duties must:
    - Be present on site for the majority of the time;
    - Be aware of (a) the Tree Protection Plan and (b) the tree protection measures to be installed and maintained throughout all phases of the development;
    - Be responsible for ensuring all tree protection measures are adhered to as detailed in the Arboricultural Impact Assessment (AIA) report and Arboricultural Method Statement (AMS);
    - Ensure all site operatives without exception read and understand the tree protection and control measures detailed in the AMS;
    - Keep on file all individual Site Personnel Induction Forms which must be signed by all site operatives (including sub contractors) indicating they have read and understood the control measures detailed within the AIA report and AMS;
    - Maintain a written record of Tree Protection / Construction Exclusion Zone inspections, to be kept up to date by the person(s) who have been designated the inspection and monitoring duties;
    - Have the authority to stop any work that is causing, or has the potential to cause, harm to any retention trees;
    - Be responsible for ensuring that all site operatives including sub contractors are aware of their responsibilities toward on/off site trees and the consequences of the failure to observe these responsibilities;
    - Make immediate contact with the Consulting Arboriculturist in the event of any tree related problems occurring, whether actual or potential. (Contact details including telephone number and email address are listed on the Title Page).

4. The Construction Exclusion Zone fencing, ground protection and all signs must be maintained in position at all times and checked on a regular basis by the on-site person(s) who have been designated that responsibility.
5. The main contractor will be responsible for contacting the Local Planning Authority and the Consulting Arboriculturist at any time issues are raised relating to the trees on site.
6. The main contractor will ensure the build sequence and phasing is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position and undisturbed until completion of ALL construction works on the site.
7. The main contractor will be responsible for ensuring all site operatives including sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

7. REMOVAL OF *TEMPORARY* TREE PROTECTION BARRIERS (TPBs)

1. The TPBs will be removed only upon completion of the construction.

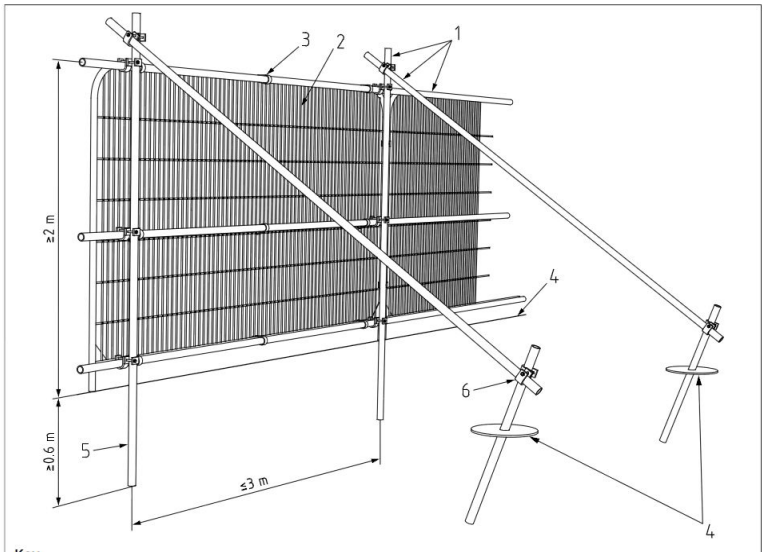
8. INSTALL THE FRONT PATH, GATE PIERS AND THE REAR FENCING AND STORE ON PROPERTY P9

1. These shall be installed after the TPBs and all machinery has been removed off site.

Frontage Pedestrian Path: This is within the RPA of T2 and therefore the path base shall consist of a wacker-plate tampered base of hard-core on which paving/bricks will be laid. See Note 3.0 on the appended TPP.
P9 Bike/Bin Store: See wacker-plate base of hard-core with paving/bricks above. See Note 4.0 on the appended TPP.
P9 Rear Fence: At its closest point the fencing is 0.4m away from the trunk base of T6. A fence panel shall therefore be centred opposite the trunk with post holes at each end of this panel minimising encountering any tree roots over 2.5cm dia. If such roots are encountered they shall be pruned back using a sharp handsaw: to create a clean cut.
Frontage Gate Piers: Two are within the RPA edge of T2. If significant tree roots (> 2.5cm dia.) are encountered when digging the pier foundations, they could be pruned back using a sharp handsaw (to create a clean cut) with no significant adverse effect on either the health or stability on this tree.

APPENDIX MS(i)

Figure 2 **Default specification for protective barrier**



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

APPENDIX MS(ii)
Site Personnel Induction Form

Name:

Site Address:

Date:

Declaration	**Tick to Confirm**
I have read and understand the Arboricultural Method Statement and the requirements to be employed / actioned at the site regarding tree protection.	
I understand that all tree protection measures (fencing and ground protection) must not be moved or disturbed throughout the development project without prior agreement with the Consulting Arboriculturist.	
I understand that certain operations must only be undertaken under supervision of the Consulting Arboriculturist or a suitably qualified Arborist and/or must not be undertaken without their approval.	
I acknowledge that any concerns I have regarding the protection of trees at and adjacent to the development site will be brought to the attention of the Site Manager/Supervisor.	
I acknowledge that I must not cause direct or indirect damage to any on site or neighbouring tree, either above or below ground level during the course of my daily operational duties.	

Signed:……..

APPENDIX 4

TREE PROTECTION BARRIER SPECIFICATION

1 page only

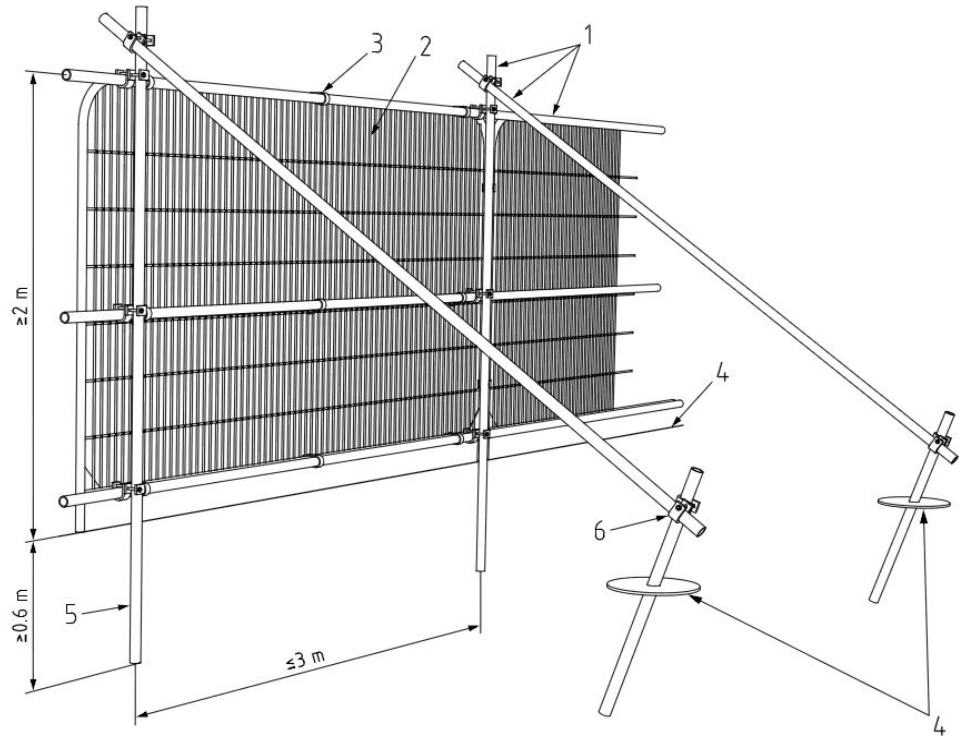
TREE PROTECTION BARRIER SPECIFICATION

The Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) enclosed by temporary protective fencing must:

1. Be erected prior to any site works, demolition or construction works, delivery of site accommodation or materials and must remain for the duration of the demolition/construction works. All-weather notices should be attached to the barriers with the following wording: **"CONSTRUCTION EXCLUSION ZONE – NO ACCESS"**
2. Be protected by temporary protective fencing and other measures as specified and as defined by area (m^2) on the drawings (Tree Protection Plan - TPP).
3. Preclude the storage or tipping of all materials and substances, in addition, toxic substances such as fuels, oils, additives, cement, or other deleterious substances within 5.0 metres of an exclusion zone.
4. Any incursion into the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) as indicated on the Tree Protection Plan (TPP) must be by prior arrangement, following consultation with the Local Planning Authority.

Temporary Tree Protection Barrier (Specification taken from BS:5837 -2012)

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

APPENDIX 5

OUTLINE CURRICULUM VITAE AND PROFESSIONAL EXPERIENCE

Russell Ball BSc. (Hons.), P.G. Dip. LM, CBiol., MSB.
Chartered Biologist

Qualifications

- BSc. (Hons.) Botany (Manchester University).
- Post Graduate Diploma: Landscape Management (Manchester University).
- Royal Society of Biology **Chartered Biologist** (since 1995).
- International Society of Arboriculture **Certified Arborist** No. UI 1287A (2017)
- *LANTRA* Approved **Professional Tree Inspector** (Ref: HO00178227 504187)

Professional Experience (1984-2012)

- Tree Works Contractor.
- Harrow Council: Assistant Tree Officer (Parks Dept.)
- London Tree Officers Association: Executive Officer.
- International Society of Arboriculture (European office): Senior Executive.
- Arbol Euro Consulting: Technical Director (**Madrid, Spain**).
- Harrow Council: Principal Tree Preservation (TPO) Officer. During my employ with Harrow Council I served on the Executive Committee of the *"London Tree Officers Association"*.
- Arbol Euro Consulting Ltd: Technical Director (**London, UK**).

Professional Memberships

- International Society of Arboriculture (ISA). President of the ISA UK/I Chapter (2010-2012).
- Arboricultural Association
- Consulting Arborist Society
- Royal Society of Biology
- Royal Horticultural Society (Chelsea Flower Show *Silver-Gilt* medal Winner: *Rainforest Belize* – 1996)

Contact Details

- Mobile: 078844 26671
- Email: russell@arboleuro.co.uk

HEADINGS & ABBREVIATIONS

TREE NO.	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE &DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, N = NORMAL
ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
BS 5837CATEGORY & SUB-CATEGORY GRADING:	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION: SUB-CATEGORY REFERS TO ARBORICULTURAL (1), LANDSCAPE (2) & CULTURAL/CONSERVATION VALUES (3).
BS 5837 RPA:	ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M^2)
BS 5837 RADIUS:	PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER

SITE:	17 DENE ROAD, NORTHWOOD HA6 2BS
CLIENT:	GAVACAN HOMES
BRIEF:	CARRY OUT A BS:5837 (2012) PHASE II ARBORICULTURAL IMPACT ASSESSMENT ON THE PROPOSED DEVELOPMENT AT THE ABOVE SITE.

SURVEYOR:	R. BALL
ASSESSMENT DATE:	21/01/2026
VIEWING CONDITIONS:	RAINY & CLOUDY
JOB REFERENCE:	101 190

TREE HEDGE GROUP NO.	SPECIES (COMMON NAME)	AGE RANGE/ LIFE STAGE	HEIGHT (m)	RADIAL CROWN SPREAD (m) N	E	S	W	CROWN CLEARANCE & DIRECTION OF GROWTH (m)	STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS/STRUCTURAL MORPHOLOGY	PRELIMINARY MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RPA RADIUS (m)	BS 5837 RPA (m^2)
T1	Horse Chestnut	EM	26	6	3	6	3	10	450	N	In the past lopped back from over the road- tree has unbalanced crown form	None at time of survey (NATS)	C1	5.4	91.6
T2	Common Lime	EM	26	5	2.5	5	2.5	8	* 400; 200	N	Crown reduced (topped) in the past but T2 retains dominate crown form	NATS	B1	5.3	90.4
T3	Horse Chestnut	SM	24	2.5	2.5	2.5	2.5	7	375	N	Suppressed leaning tree (lean not significant at this time)	NATS	C1	4.5	63.2
T4	Common Lime	EM	26	5	2.5	5	2.5	8	420	N	Crown reduced (topped) in the past but T4 retains dominate crown form	NATS	B1	5.1	79.8
T5	Horse Chestnut	EM	24	7	1.7	5	1.7	8	490	N	Unnatural laterally suppressed crown due the (past) presence of dominate now removed trees	NATS	C1	5.8	108.6
T6	Yew	EM	12	4	3	2.5	4	1.2	* 280; 190	N	Leaning (shade) suppressed low-grade tree	NATS	C1	4.1	51.8
T7	English Oak	EM	20	5	5	3.5	5	12	460	N	Co-dominate group tree with T8	NATS	B2	5.5	95.7
T8	Hornbeam	EM	20+	4	2.5	4	4	1.5	290	N	Co-dominate group tree with T7	NATS	B2	3.4	38.1
T9	English Oak	EM	15	4	2.5	4	4	9	280	N	Suppressed tree	NATS	C1	3.3	35.4
T10	Horse Chestnut *Third-party tree with no access to fully survey*	EM	26	4	4	8	4	1.8	600	N	Unbalanced crown as historically lost central leader - an unremarkable tree	? See access	C1(?) See access	7.2	162.8

SITE:	17 DENE ROAD, NORTHWOOD, HA6 2BS
CLIENT:	GAVACAN HOMES
BRIEF:	CARRY OUT A BS:5837 (2012) PHASE II ARBORICULTURAL IMPACT ASSESSMENT ON THE PROPOSED DEVELOPMENT AT THE ABOVE SITE.

SURVEYOR:	R. BALL
ASSESSMENT DATE:	21/01/2026
VIEWING CONDITIONS:	RAINY & CLOUDY
JOB REFERENCE:	101 190

TREE HEDGE GROUP NO.	SPECIES (COMMON NAME)	AGE RANGE/ LIFE STAGE	HEIGHT (m)	RADIAL CROWN SPREAD (m) N	E	S	W	CROWN CLEARANCE & DIRECTION OF GROWTH (m)	STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS/STRUCTURAL MORPHOLOGY	PRELIMINARY MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RPA RADIUS (m)	BS 5837 RPA (m^2)
T11	Siver Birch *Third-party tree with no access to fully survey*	EM	24	3	3	3	3	3.5	280	N	Again, with a lost central leader and suppressed by T12	? See access	C1(?) See access	3.6	35.4
T12	Siver Birch *Third-party tree with no access to fully survey*	EM	24	4	4	4	4	3.5	350	N	Well-balanced crown	? See access	B2(?) See access	4.2	55.4
T13	Siver Birch *Third-party tree with no access to fully survey*	EM	24	2	3	3	3	3.5	350	N	Well-balanced crown	? See access	B2(?) See access	4.2	55.4
T14	Irish Yew *Third-party tree with no access to fully survey*	EM	12	3.5	3.5	3.5	3.5	? See access	Est. * 200 x 5	N	Well-balanced crown	? See access	B2(?) See access	5.3	90.4
T15	Scots Pine	SM	19	3	3	3	1.5	1.8	300	N	Suppressed crown – an average tree. There has been some trackway RPA incursion.	NATS	C1	3.6	40.7
T16	Larch	SM	11	3.5	3	3	1.5	1.8	300	N	Leaning suppressed tree. There has been some trackway RPA incursion.	NATS	C1	3.6	40.7

NOTES
1. Approx. line of trackway across the site.
2. A line of 'recently' planted (approx. 3m high) hedging of 2 x Holly; 2x Portuguese Laurel and 1 x Privet.

Arbol EuroConsulting

17 DENE ROAD, NORTHWOOD, HA6 2BS
Tree Constraints Plan
With the granted vehicle access, car parking and plots P7-P9 (Ref - 73243/APP/2025/1523)

Job Ref: 101 190 1 : 200 @ A3

The original of this drawing was produced in colour - a monochrome copy should not be relied upon

N

DENE ROAD

T1 C
T2 B
T3 C
T4 B
T5 C
T6 C
T7 C
T8 C
T9 C
T10 C
T11 C
T12 B
T13 B
T14 B
T15 C
T16 C
T125 Black pine B2

SEE NOTE 1

SEE NOTE 2

1

KEY

B — Root Protection Area (RPA)
Crown Spread
BS: 5837 Retention Grade

5m 10m 15m 20m
SCALE BAR

NOTES
1. The granted build and driveway are green oulined: Ref - 73243/APP/2025/1523
2. T1 has been removed off plan to facilitate development.
3. Path: consists of wacker-plate tampered base of hard-core on which paving/bricks shall be laid.
4. P9 Bike/Bin Store: See (above) wacker-plate tampered base of hard-core with paving/bricks.
5. Underground Utilities: Come into site off Dene Road through the granted driveway access. Will be kept to the center of the driveway, running along the route of the compacted construction access track.

Arbol EuroConsulting

17 DENE ROAD, NORTHWOOD, HA6 2BS

Tree Protection Plan

Job Ref: 101 190 1 : 200 @ A3

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