GREENWOOD
ENVIRONMENTAL LTD

ARBORICULTURAL IMPACT ASSESSMENT

LOCATION: 23 Bridle Road, Eastcote HA5 2SL

CLIENT: Irfan Gul

AUTHOR: Oliver Tong ND Arb

DATE: 1 April 2026

REF: 200821285

VERSION: 1.0 FINAL

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VERSION CONTROL

Version	Author	Date	Type
1.0	Oliver Tong ND Arb	01/04/2026	FINAL

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EXECUTIVE SUMMARY

This report has been prepared by Greenwood Environmental Ltd in support of a planning application (78805/APP/2026/294) at 23 Bridle Road, Eastcote. It provides an Arboricultural Impact Assessment in accordance with BS 5837:2012, with specific regard to a single retained tree subject to a Tree Preservation Order (TPO).

The site contains one relevant tree (T1 – Common ash), located on or adjacent to the site boundary. The tree is categorised as B1, representing moderate arboricultural quality with an estimated remaining contribution of 20–40 years. It is considered suitable for retention and makes a positive contribution to the local environment.

The proposed development comprises the erection of a part single storey, part two storey side and rear extension, and conversion of roof form to habitable use including a rear dormer and 3no. roof lights.

The Root Protection Area (RPA) of T1 extends into the application site and is partially affected by the proposed works. However, the extent of incursion is limited and broadly reflects previously disturbed ground. No tree removal is proposed.

Potential impacts relate primarily to construction activities, including localised root disturbance, soil compaction, and the risk of accidental damage. These impacts are considered low, subject to the implementation of appropriate tree protection measures.

Mitigation measures include the installation of protective fencing, use of ground protection where required, and arboricultural supervision of works within or adjacent to the RPA. These measures are set out within this report and illustrated on the Tree Protection Plan.

Subject to the implementation of these measures, the proposed development is considered to be compatible with the retention of the TPO Ash, with no significant adverse arboricultural impacts anticipated.

Contents

1. INTRODUCTION

1.1. Instruction

1.1.1 Greenwood Environmental Ltd has been instructed by Irfan Gul to undertake an Arboricultural Impact Assessment in relation to a proposed development at 23 Bridle Road, Eastcote, HA5 2SL.

1.1.2 The proposed development comprises erection of a part single storey, part two storey side and rear extension, and conversion of roof form to habitable use including a rear dormer and 3no. roof lights.

1.1.3 The scope of this assessment is limited to a single retained Common ash (*Fraxinus excelsior*) subject to a Tree Preservation Order (TPO). Other trees formerly present at the site have been removed prior to this assessment and do not form part of this report.

1.1.4 This report considers the arboricultural implications of the proposal in accordance with BS 5837:2012, with specific regard to the retained TPO Ash and its relationship to the proposed development.

1.1.5 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.

1.1.6 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 The tree assessed within this report (T1 – Common ash) is subject to a Tree Preservation Order (TPO).

1.4.2 As such, any works to the tree require formal consent from the Local Planning Authority prior to commencement.

1.4.3 This report has been prepared to support a planning application and considers the implications of the proposed development on the retained TPO tree.

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 25 February 2026, in accordance with British Standard 5837:2012 'Trees in Relation to design, demolition, and construction – Recommendations'.

2.3 The survey captured one individual tree, 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 Overview

3.1.1 The proposed development comprises the erection of a part single storey, part two storey side and rear extension, and conversion of roof form to habitable use including a rear dormer and 3no. roof lights.

3.1.2 A single retained tree (T1 – Common ash) is present adjacent to the site boundary and is subject to a Tree Preservation Order. The tree's Root Protection Area (RPA) extends into the application site and partially overlaps with the proposed development area.

3.2 Direct Impacts

3.2.1 The proposals result in a minor incursion into the RPA of T1. However, this largely corresponds with areas that have been previously disturbed by the existing structure and hardstanding.

3.2.2 No tree removals are proposed, and the primary arboricultural constraint relates to safeguarding the rooting environment during demolition and construction.

3.3 Construction Impacts

3.3.1 Potential impacts arising from the development include:

- Localised root disturbance within the RPA during demolition and groundworks
- Soil compaction from construction activity
- Damage to the stem or canopy from construction operations

3.3.2 Given the limited extent of new incursion and the presence of existing built form, these impacts are considered low, subject to appropriate mitigation.

3.4 Mitigation and Tree Protection

3.4.1 Protective measures are required to ensure the retention of T1 in accordance with BS 5837:2012. These include:

- Installation of protective fencing to define the Construction Exclusion Zone
- Use of ground protection within any areas of necessary access inside the RPA
- Restriction of excavation within the RPA to hand-digging or other low-impact methods where required
- Implementation of arboricultural supervision for works within or adjacent to the RPA

3.4.2 The extent of protective measures is illustrated on the Tree Protection Plan.

3.5 Residual Impact

3.5.1 Subject to the implementation of the above measures, the proposed development is unlikely to result in significant adverse effects on the health or structural integrity of T1.

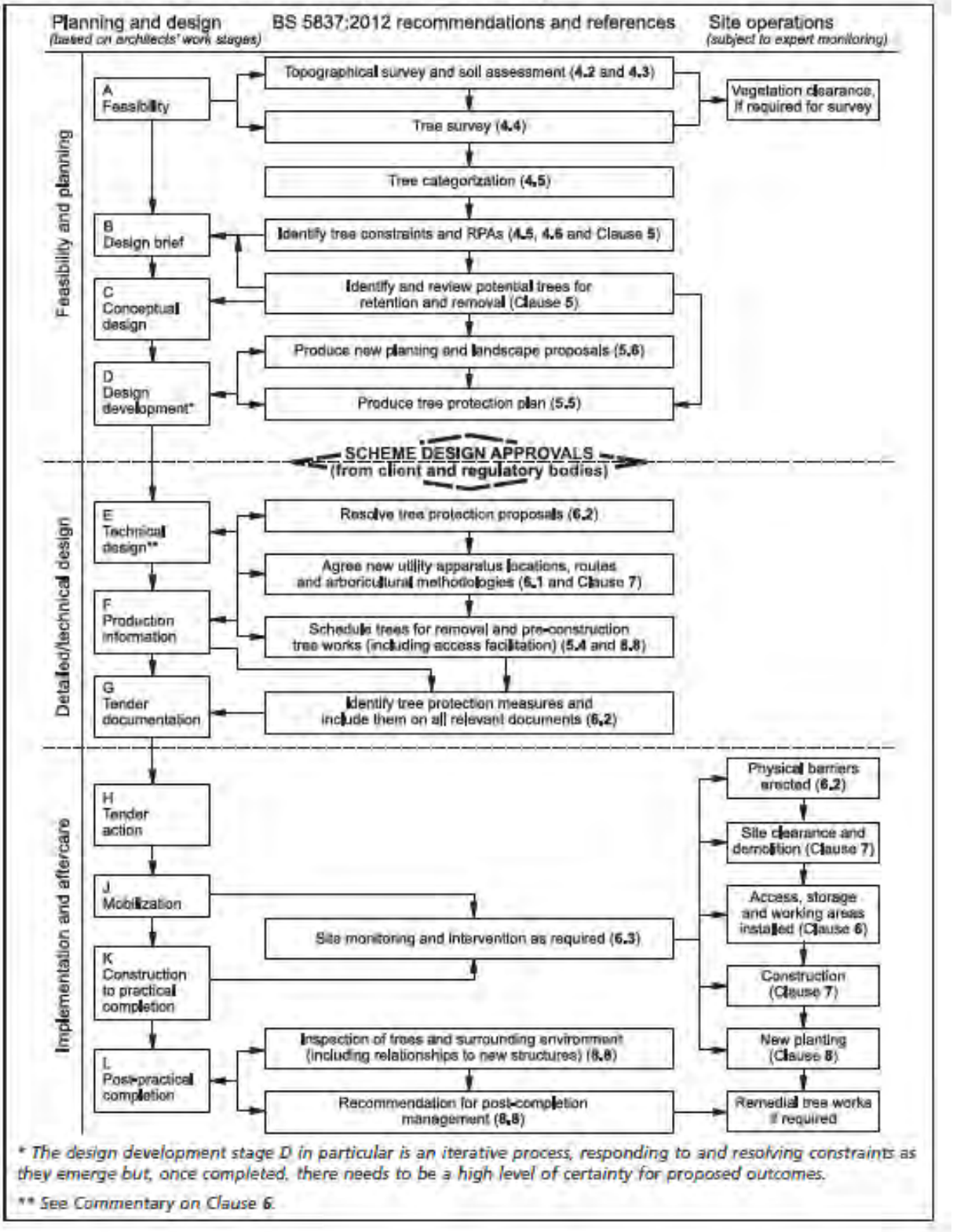
3.5.2 The overall arboricultural impact of the development is therefore assessed as low.

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**



** The design development stage D in particular is an iterative process, responding to and resolving constraints as they emerge but, once completed, there needs to be a high level of certainty for proposed outcomes.*

*** See Commentary on Clause 6.*

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	Common ash	15	540	8 N 9 E 8 S 8 W	Mature	Good - Fair	Fair-Good	Boundary tree, spreading canopy, some minor deadwood in canopy typical of species	20-40 yrs	B1

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 (Ø) 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			
Category and definition	**Criteria (including subcategories where appropriate)**			**Identification on plan**
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			
	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**

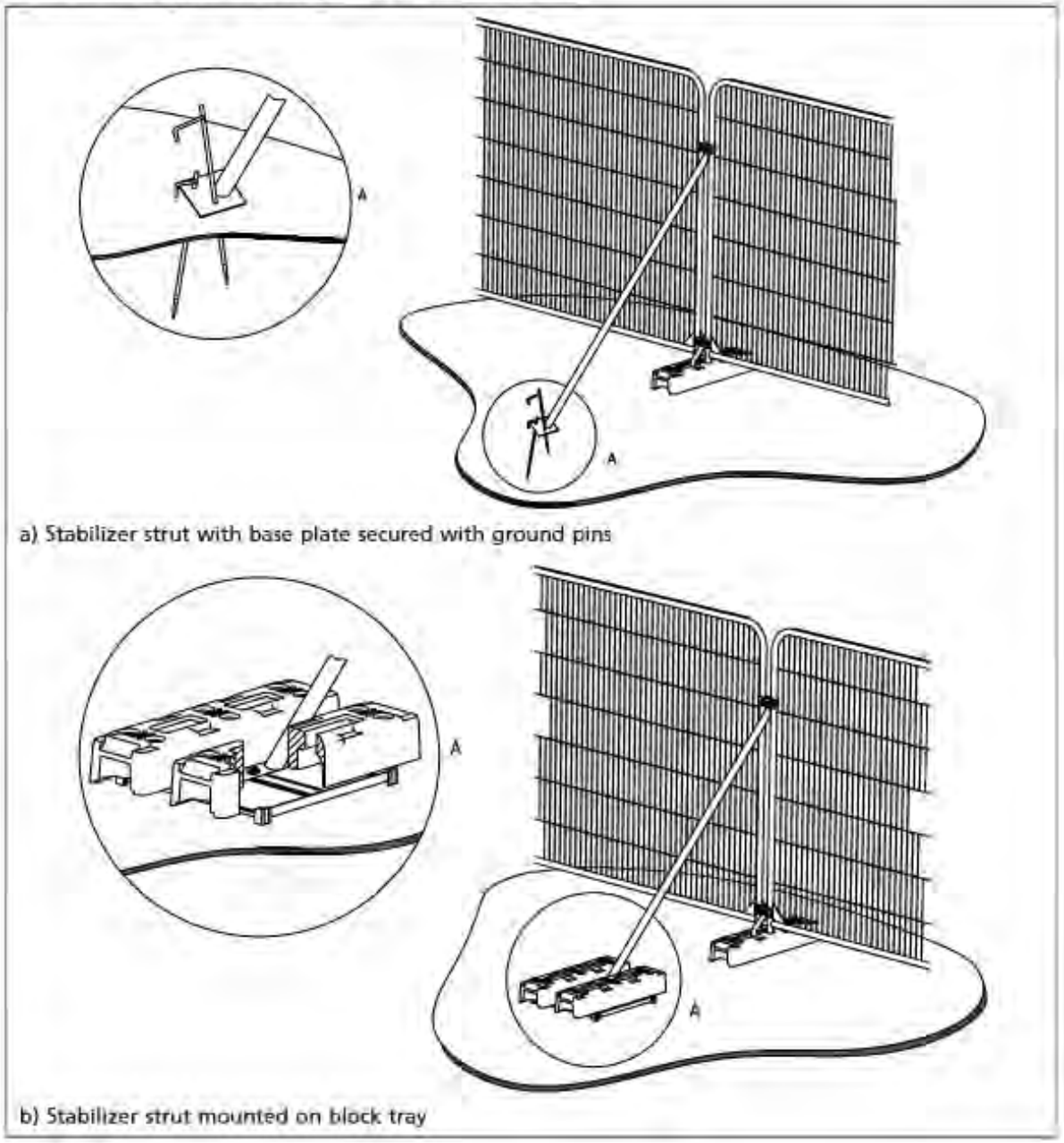


Figure 1. Image reproduced with permission from BSI

Figure 2. Example of all-weather sign to be attached to protective fencing at 3 metre spacings

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.

Figure 3. Example of propriety 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, suitable for pedestrian-operated plant up to a gross weight of

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 the Root Protection Area (RPA) of T1, 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.

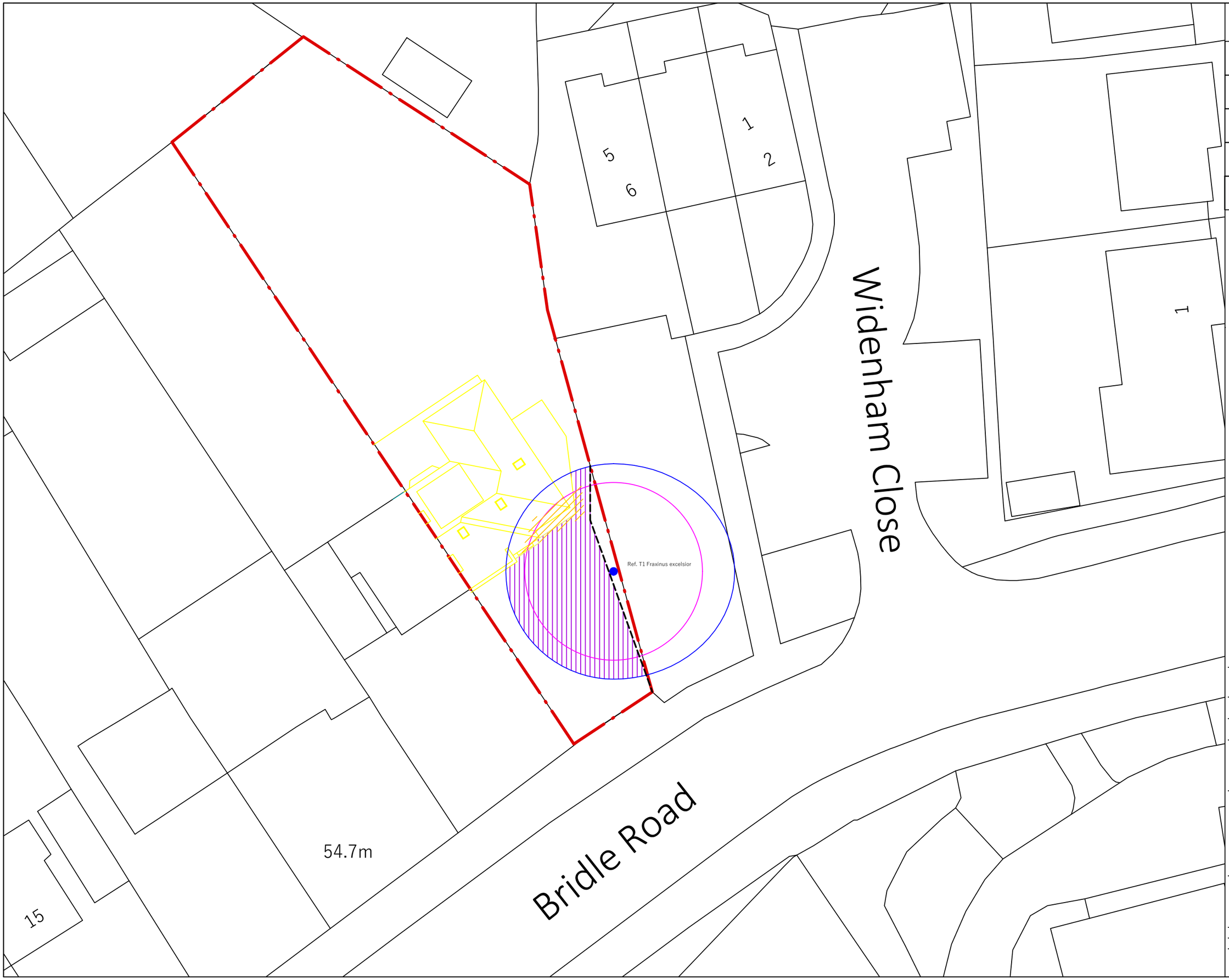
Biosecurity

- 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 PROTECTION PLAN



BS 5837: 2012 - Tree Plan Key

	Cat B Tree
	Root Protection Area (RPA)
	Temporary Protective Fencing
	Excavation by hand only under Arboricultural Supervision
	Temporary Ground Protection

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

N

Site:
23 Bridle Road, Eastcote HA5 2SL

Client:
Irfan Gul

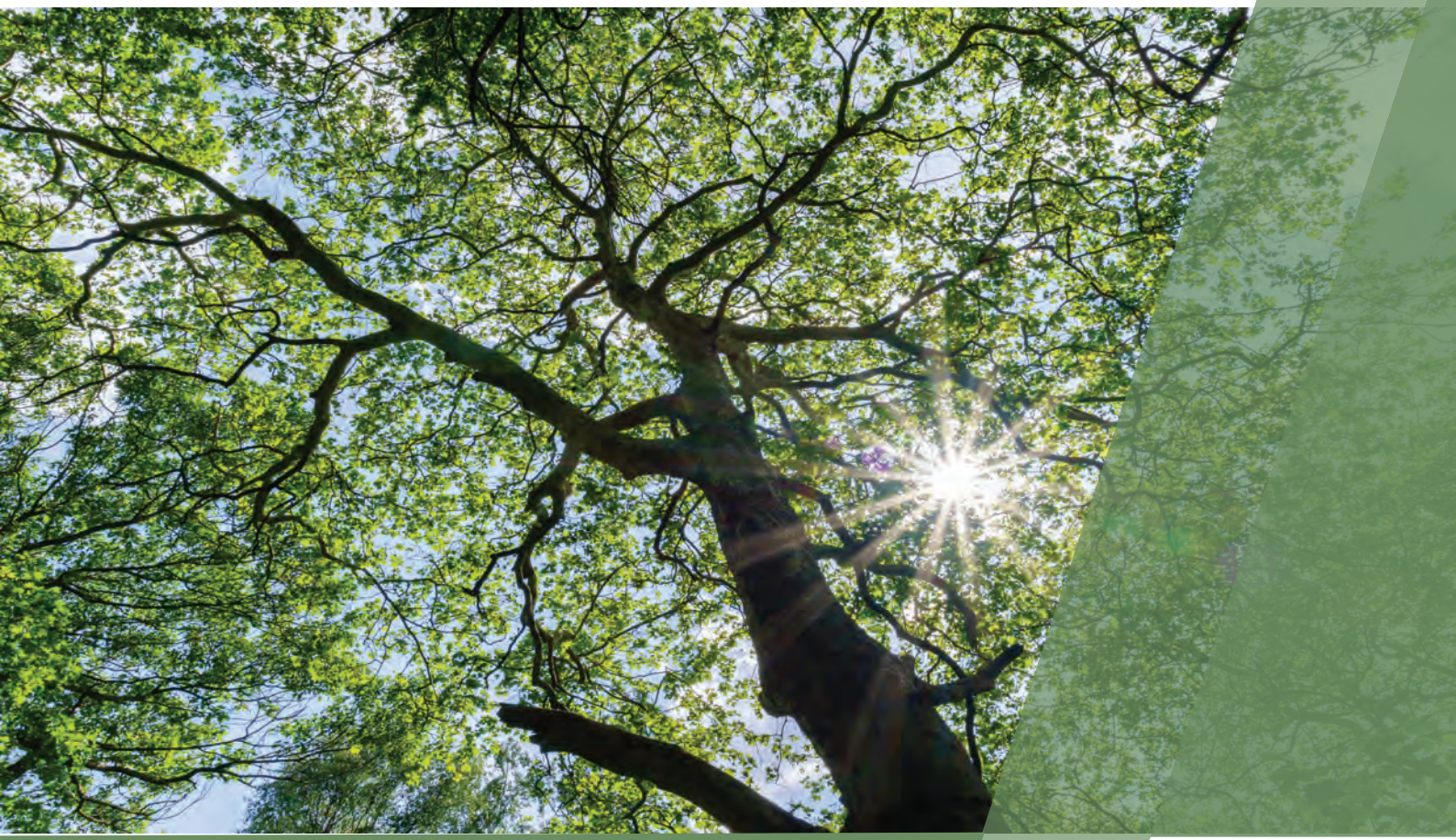
Job:
200821285

Drawing Title:
TREE PROTECTION PLAN

GREENWOOD ENVIRONMENTAL LTD
Tel: 020 8064 0870
hello@greenwood-env.co.uk

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: 01/04/2026	Drawn by: OT
Scale: 1:250@A3	CAD File: TPP.dwg
Drawing Number:	Rev.



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