



ROAVR | GROUP

Project: 25_5837_06_76
Site: Sandlea Farm, RG40 1PD
Client: Jack Eddy



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Project Number:	25_5837_06_76
Report Type:	Arboricultural Impact Assessment
Site Address:	Sandlea Farm, RG40 1PD

Role:	Name:	Date:
Instructing Party	Jack Eddy	18/06/2025
Customer	Jack Eddy	18/06/2025
Surveyor	Connor Harmsworth	20/06/2025
Consultant	Alexander Barnes - BSc Arb, MArborA	10/07/2025

Revision History		
Date:	Version number:	Summary of changes:
25/06/2025	1.0	First Review (Internal)
10/07/2025	1.0	First Issue

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T4 (left) to T7 (right). (ROAVR, 2025)



Photographic plate showing the proposed build area. (ROAVR, 2025)



Photographic plate showing the linear feature of trees running the western boundary.

(ROAVR, 2025)



Photographic plate showing G2. (ROAVR, 2025)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Wokingham in the Wokinghamborough Council control area. The site is located on the east side of the town and has a suburban type feel.
- 2.2 The site is home to a detached two storey dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential. The site is accessed via a private gateway located just off London Road.
- 2.4 A desktop assessment has highlighted that site is not within a Conservation Area and that there are no TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 25/06/2025 using the web portal provided by the local planning authority.

https://experience.arcgis.com/experience/d76c713282874f3da74b3e46bc473d3f/#data_s=id%3Awidget_30_output_config_2%3A0

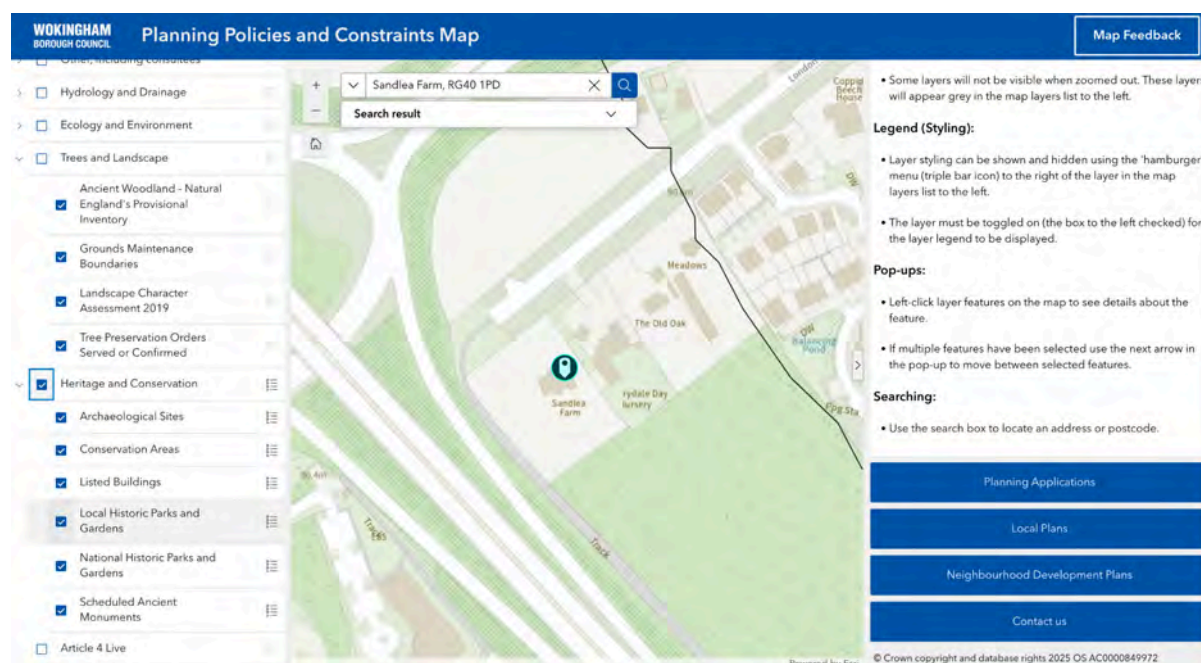


Image plate showing the desktop analysis results of the surveyed plot. (Wokingham Borough Council.)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

4.1. Tree Quality Statement.

An arboricultural assessment has been undertaken in accordance with BS5837:2012. A total of 18 individual trees, 2 tree groups (G1, G2), and 1 woodland (W1) were recorded. These trees vary in species, age class, condition, and retention category. The key findings are outlined below:

Category A – High Quality (6 trees, 1 woodland):

- Six individual trees (T5, T6, T7, T9, T10, T14) and woodland W1 were assessed as Category A.
- These specimens are generally mature, in good condition, with an estimated remaining contribution of at least 40 years.
- They include a mix of Common Oak, Sycamore, and Douglas Fir, all providing significant arboricultural value to the site and wider landscape.

Category B – Moderate Quality (7 trees):

- Seven trees (T11, T12, T13, T15, T16, T17, T18) were placed in Category B.
- These are mostly mature or early-mature Field Maple, Sycamore, and Ash trees.
- The trees are generally in good condition but show some structural or physiological constraints such as dieback, crown asymmetry, or stem divisions below 1.5 metres.
- Despite these issues, they are capable of providing at least 20 years of contribution.

Category C – Low Quality (3 trees, 1 group):

- Three trees (T1, T2, T4) and one group (G2) were assessed as Category C.
- These trees are of limited arboricultural merit due to mechanical damage, low vitality, or suboptimal form.
- T4 is a large mature Oak with signs of decline including dieback and major deadwood.

Category U – Unsuitable for Retention (2 trees):

- Two trees (T3 and T8), both Sycamores, were assessed as Category U.
- These trees are dead and are not suitable for retention beyond the short term due to safety concerns and lack of potential for recovery.

4.2 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Gill (Sandlea Farm).dwg	07/07/2025	14/07/2025

4.2.2. This assessment identifies and evaluates the arboricultural impacts of the proposed development at Sandlea Farm, including access, carport, driveways and dwellings, with reference to BS5837:2012 A total of 18 individual trees, two groups (G1, G2), and one woodland (W1) have been surveyed. Of these, six trees are Category A, seven are Category B, three are Category C, and two are Category U. The impacts and mitigation measures are detailed below.

4.3. Arboricultural Impacts and Recommendations

T4 – Common Oak (Category C1, DBH 850 mm)

- Impact: The proposed access road encroaches significantly into the RPA and lies in close proximity to the stem.
- Condition: T4 is in visible decline with low vitality, crown dieback, and major deadwood.
- Recommendation: Removal is advised due to poor condition and direct conflict with access.
- Mitigation: Plant two new trees in suitable locations on site using native species of local provenance.

T5 – Common Oak (Category A1, DBH 650 mm)

- Impact:
 - The proposed access encroaches into the RPA.
 - The shared carport sits within the RPA.
- Construction Constraints:
 - The access must be installed using a *no-dig permeable construction*.
 - The carport is to be constructed on a *piled ground beam foundation* to minimise RPA disturbance.
- Recommendation: Tree can be retained if construction follows the above constraints and is supervised by the project arborist.

T7 – Sycamore

- Impact: Direct conflict with the footprint of the proposed shared carport.
- Recommendation: Removal required due to unresolvable spatial conflict.
- Mitigation: A minimum of two new trees to be planted elsewhere on site to offset the loss of this high-quality specimen. Species selection should prioritise long-lived, high-canopy native species such as Oak, Field Maple or Hornbeam.

T9 & T10 – Douglas Fir and Common Oak

- Impact: The proposed driveway crosses into the RPAs of both trees.
- Recommendation: Retain both trees. The driveway must be constructed using no-dig permeable surfacing to preserve root function and soil structure.

T10, T11 & T12 – Common Oak and Field Maples

- Impact: The western proposed dwelling encroaches into their RPAs.
- Recommendation:
 - Use a piled foundation system designed by a structural engineer.
 - Ensure construction is supervised by the project arborist.
 - Where ground levels must be raised, this should be achieved using cellular confinement systems filled with granular, permeable materials.
 - Any level changes must be minimal and reversible.

4.4. General Protection and Mitigation Measures

- All retained trees must be protected with barriers and ground protection in accordance with BS5837:2012.
- Tree protection fencing must be erected prior to commencement and remain in place until completion of development.
- A site-specific Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are appended to this report. .
- All construction within RPAs (access, carport, dwellings, surfacing) must follow the appended AMS and be supervised at key stages by the project arborist.
- All replacement planting must be included in the landscape plan and maintained for a minimum of five years post-planting.

4.5. Conclusion

- Two trees (T4 and T7) are recommended for removal due to construction conflicts.
- The RPAs of five high- and moderate-quality trees (T5, T9, T10, T11, T12) are affected but retention is achievable using appropriate low-impact construction methods.
- Mitigation tree planting will be required to compensate for losses and maintain long-term tree cover on site.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes


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Prepared by: Alexander Barnes
Checked by: Connor Harmsworth

Appendix 1 – Site Location



(Google Earth, 2025)

Appendix 2 – Arboricultural Data Tables

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
W1	<i>Acer pseudoplatanus</i> (Sycamore), <i>Quercus robur</i> (Common Oak), <i>Fraxinus excelsior</i> (Ash), <i>Gleditsia triacanthos</i> (Honey Locust), <i>Ilex aquifolium</i> (Holly)	M	250	11(2)	3	3	3	3	Good	40+	Off site woodland strip.	Part of linear group.	None	3	A3
T1	<i>Acer pseudoplatanus</i> (Sycamore)	EM	190	9(3.5)	4	1	4	4	Fair	10+	Off site.	Mechanical Damage.	None	2.28	C1
T2	<i>Acer campestre</i> (Field Maple)	EM	250	7(1.5)	4	2	2	2	Fair	10+	Off site.	Leaning North. Mechanical Damage.	None	3	C1
T3	<i>Acer pseudoplatanus</i> (Sycamore)	SM	110	6(1.5)	2	1	1	2	Dead	<10	Off site.	Dead.	None	1.32	U
T4	<i>Quercus robur</i> (Common Oak)	M	850	15(4)	7	5	7	5	Fair	10+	None	Low vitality. Declining. Dieback in crown. Low bud/leaf density. Broken branches in crown. Major deadwood in crown.	None	10.2	C1
T5	<i>Quercus robur</i> (Common Oak)	M	650	15(2)	7	5	7	3	Good	40+	None	Ivy on tree. Unable to inspect stem due to ivy.	None	7.8	A1
T6	<i>Acer pseudoplatanus</i> (Sycamore)	M	255	14(5)	4	4	3	4	Good	40+	None	None	None	3.06	A1
T7	<i>Acer pseudoplatanus</i> (Sycamore)	M	240	14(5)	2	3.5	3.5	3.5	Good	40+	None	None	None	2.88	A1
T8	<i>Acer pseudoplatanus</i> (Sycamore)	SM	140	6(1.5)	2.5	1.5	1.5	2.5	Dead	<10	None	Dead.	None	1.68	U
T9	<i>Pseudotsuga menziesii</i> (Douglas Fir)	M	550	17(3)	4	4	4	4	Good	40+	None	None	None	6.6	A1
T10	<i>Quercus robur</i> (Common Oak)	M	320,490	15(2)	6	6	6	6	Good	40+	None	Unable to inspect stem due to undergrowth.	None	7.02	A1
T11	<i>Acer pseudoplatanus</i> (Sycamore)	EM	190	14(5)	2.5	2.5	2.5	2.5	Good	20+	None	None	None	2.28	B1
T12	<i>Acer campestre</i> (Field Maple)	M	180,190,155,160	11(1)	3	4	4	4	Good	20+	None	Unable to inspect stem due to undergrowth. Stem divides below 1.5m.	None	4.13	B1
T13	<i>Acer campestre</i> (Field Maple)	M	220,160,175	11(1)	5	5	5	5	Good	20+	None	Unable to inspect stem due to undergrowth. Stem divides below 1.5m.	None	3.88	B1
T14	<i>Quercus robur</i> (Common Oak)	M	300	15(2)	4	4	4	4	Good	40+	None	Unable to inspect stem due to undergrowth.	None	3.6	A1
T15	<i>Acer pseudoplatanus</i> (Sycamore)	EM	190	14(5)	2.5	2.5	1.5	1.5	Good	20+	None	None	None	2.28	B1
T16	<i>Acer campestre</i> (Field Maple)	M	220,160,175	11(1)	5	5	5	5	Good	20+	None	Unable to inspect stem due to undergrowth. Stem divides below 1.5m.	None	3.88	B1
G1	<i>Acer campestre</i> (Field Maple), <i>Acer pseudoplatanus</i> (Sycamore), <i>Quercus robur</i> (Common Oak), <i>Fraxinus excelsior</i> (Ash), <i>Crataegus monogyna</i> (Hawthorn), <i>Prunus laurocerasus</i> (Cherry Laurel)	Y	100	3(1)	1.5	1.5	1.5	1.5	Fair	10+	None	Part of linear group. Unable to inspect stem due to undergrowth.	None	1.2	C3
T17	<i>Fraxinus excelsior</i> (Ash)	M	300	11(2)	6	3	6	6	Good	20+	Off site.	Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	3.6	B1
T18	<i>Fraxinus excelsior</i> (Ash)	M	250,310	11(2)	6	6	6	3	Good	20+	Off site.	Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	4.78	B1
G2	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	300	11(1.5)	3	3	3	3	Fair	10+	None	Poor shape & form. Declining. Part of linear group. Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	3.6	C3

Appendix 3 – Arboricultural Plans

Key

T1-B

Showing Canopy extents, category colour and tag number (with category).

Category A

Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

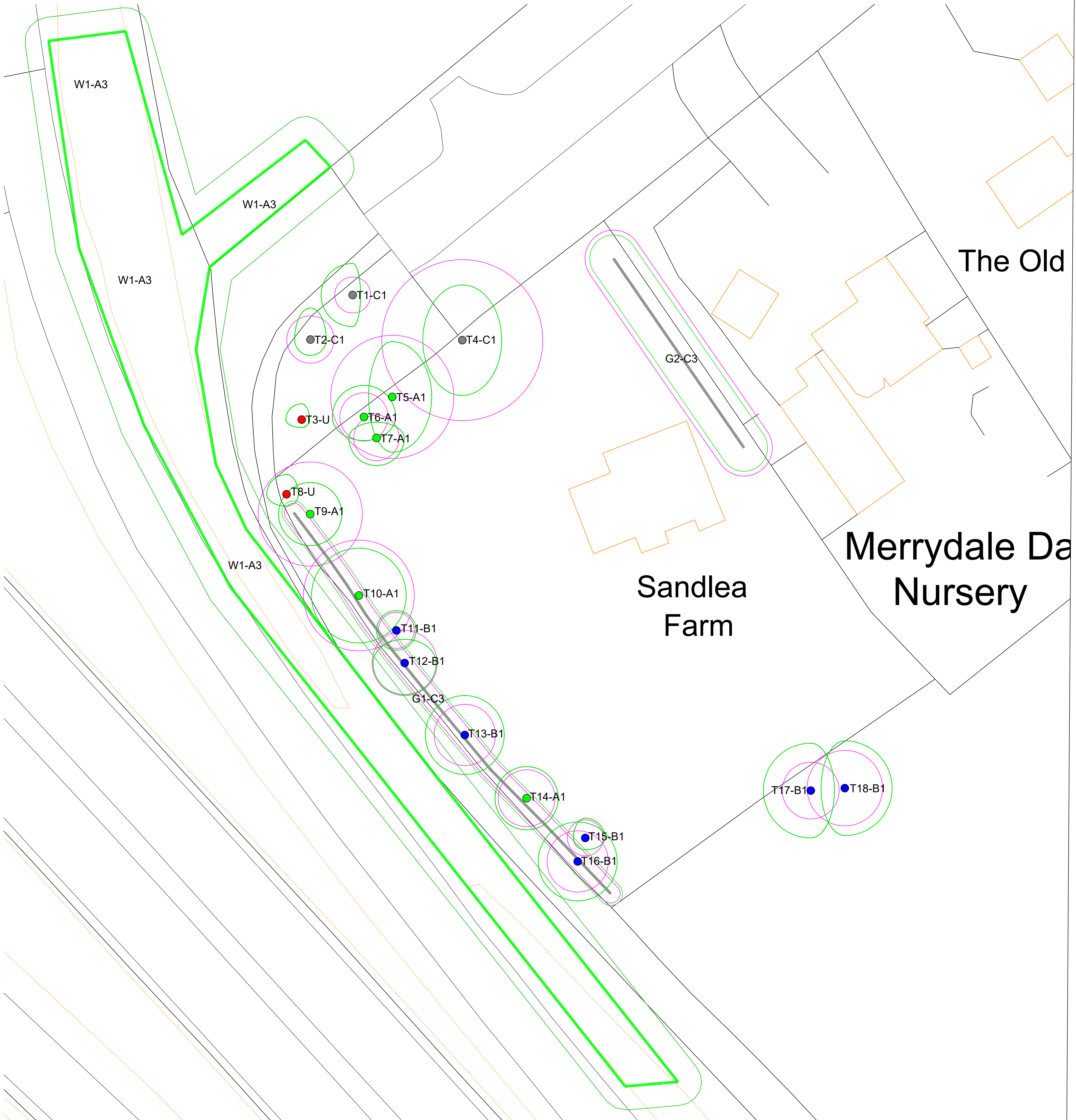
Category U

Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

UK Planning Maps

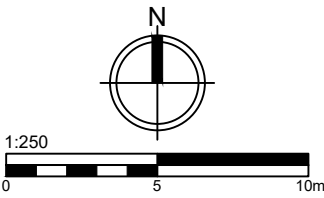
0185
www.UKPlanning





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Drawing Title		Scale/Sheet		Date	
Tree Constraints Plan		1:250 @ A1		20/06/2025	
Client		Drawing No		Rev	Drawn By
Jack Eddy		25_5837_06_76		1	PH
Site/Project		Chkd By			
Sandlea Farm, RG40 1PD		MH			
		General Notes Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			



Key

T1-B

Trees
Showing Canopy extents, category colour and tag number (with category).

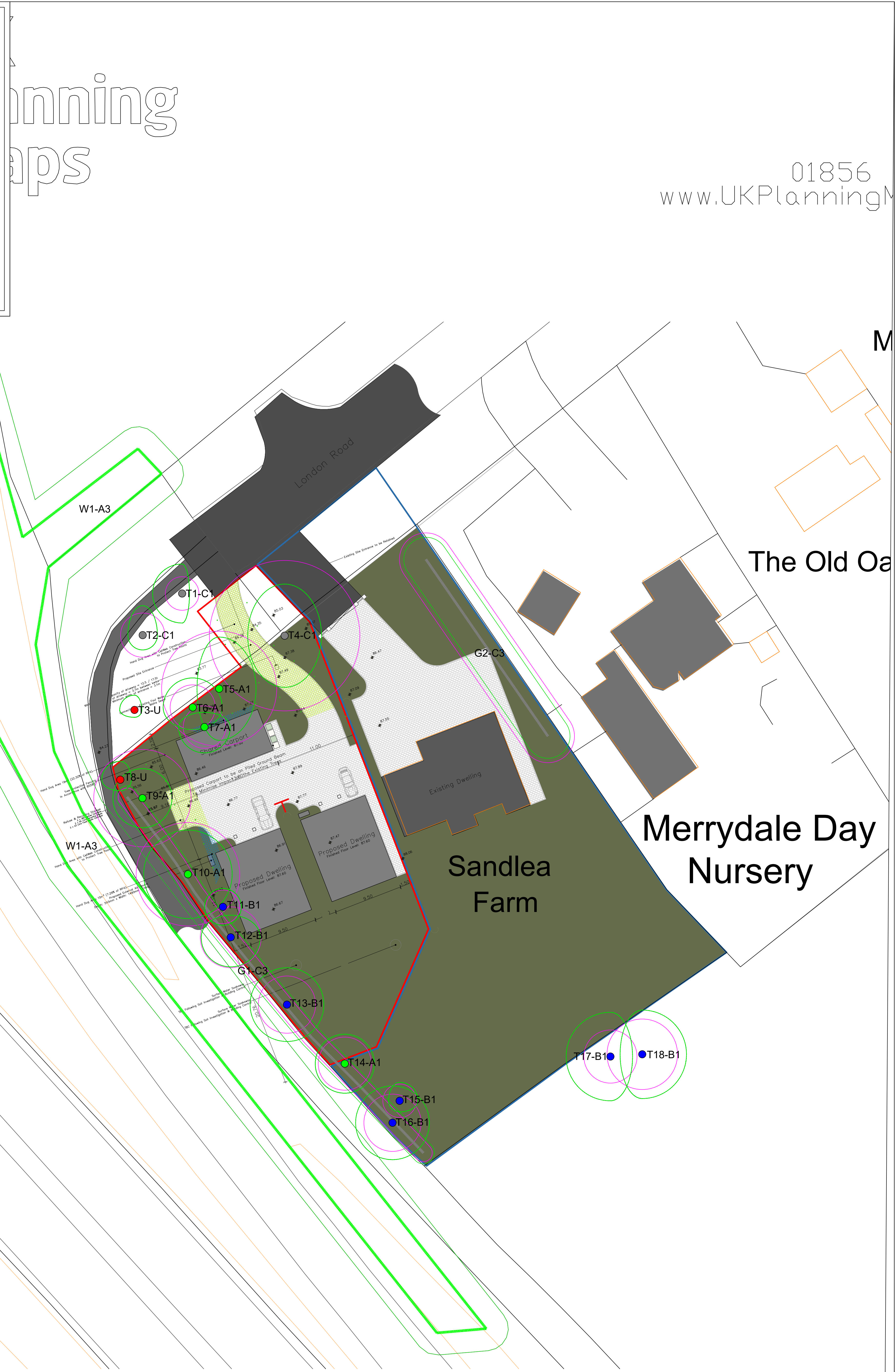
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Arboricultural method statement

Table of Contents:

1. Method Statement [Introduction and Overview]
2. Tree Removals
3. Protective Fencing and Ground Protection
4. Ground Protection and Access
4. Specialist Construction Measures in RPAs
5. Arboricultural Supervision
6. General Site Measures
7. Completion and Landscaping
8. Limitations

Appendix 1 – Tree Protection Plan

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Method Statement [Introduction and Overview]

This method statement provides detailed measures for the protection of retained trees during construction and outlines procedures for specialist construction within root protection areas (RPAs), as required under BS5837:2012.

2. Tree Removals

The following trees are to be removed:

- T4 – Common Oak: Advanced decline; directly impacted by proposed access
- T7 – Sycamore: Direct conflict with carport footprint

Mitigation:

- Four replacement trees, two for each removed tree, of native species and appropriate stature, to be agreed as part of the landscaping scheme.

3. Protective Fencing and Ground Protection

3.1. Protective Barriers

- Protective fencing shall be installed prior to any site clearance, demolition or construction activity.
- The fencing shall be constructed in accordance with BS5837:2012 Figure 2 – a welded mesh panel design supported by scaffold poles driven into the ground.
- Fencing shall be located at the edge of each Root Protection Area (RPA) unless otherwise specified on the Tree Protection Plan.
- All fencing shall remain in place until all demolition and construction activity is complete.

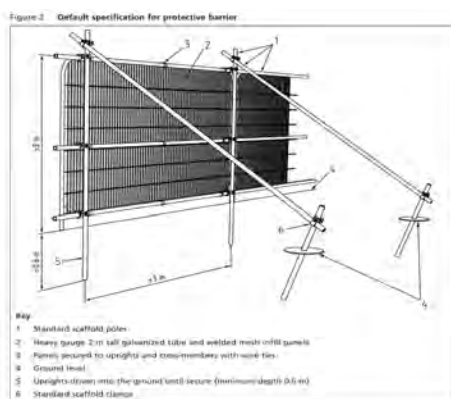


Image plates showing tree protection fencing and signage.

4. Ground Protection and Access

Where access within the RPA is unavoidable temporary ground protection shall be installed:

- Ground protection must be capable of supporting construction traffic without deformation.
- It should comprise a three-layer system: a geotextile membrane, a compressible layer (e.g. woodchip), and track matting or ground reinforcement panels.



Image plate showing synthetic ground protection boards

4. Specialist Construction Measures in RPAs

4.1. No-Dig Construction – Access and Driveways (T5, T9, T10)

- Surface must be:
 - No-dig.
 - Permeable.
 - Laid directly on undisturbed soil.
- Acceptable methods include:
 - Cellular confinement system (e.g. Geoweb).
 - Sub-base of clean angular stone (not MOT Type 1).
- Edge restraints to be secured above-ground or by hand excavation to avoid root damage.

4.2. Piled Foundations – Dwellings and Carport (T5, T10, T11, T12)

- Use mini/micro piles with suspended ground beams.
- No spoil or excavated material to be stored within RPAs.
- Pile layout and loadings to be designed by the structural engineer in consultation with the project arborist.
- All pile boring to be located and supervised to avoid major roots.

4.3. Level Changes

- Any required raising of ground levels in RPAs to be achieved using:
 - Granular, free-draining material;
 - Laid over a geo-textile membrane;
 - Capped with a permeable wearing surface.
- No excavation permitted within RPAs unless under arborist supervision.

5. Arboricultural Supervision

To ensure that all tree protection measures are properly implemented and maintained throughout the development, a schedule of site supervision and monitoring has been prepared. These visits will confirm compliance with the Arboricultural Method Statement and ensure that construction activities within root protection areas are undertaken in line with BS5837:2012. A log of each visit will be maintained and made available to the local planning authority upon request.

Visit No.	Timing / Trigger	Activity / Purpose	Trees / RPAs Affected	Responsible Person
1	<i>Pre-commencement.</i>	<i>Confirm installation of tree protection fencing and ground protection</i>	<i>All retained trees</i>	<i>Project Arborist</i>
2	<i>During construction of access and driveway</i>	<i>Supervise installation of no-dig permeable surfacing</i>	<i>T5, T9, T10</i>	<i>Project Arborist</i>
3	<i>During foundation works for carport and dwellings</i>	<i>Supervise positioning and boring of piles within RPAs</i>	<i>T5, T10, T11, T12</i>	<i>Project Arborist</i>
4	<i>During any required ground level adjustments within RPAs</i>	<i>Confirm that build-up is permeable and not excavated</i>	<i>T10, T11, T12</i>	<i>Project Arborist</i>
5	<i>Post-construction</i>	<i>Verify retained trees have not been damaged and approve removal of protection fencing</i>	<i>All retained trees</i>	<i>Project Arborist</i>

6. General Site Measures

- No storage of materials, plant, or chemicals within RPAs.
- No fires to be lit within 10 m of the crown spread of any retained tree.
- No washing down of tools or plant near RPAs.
- All site personnel to be briefed on tree protection requirements.

7. Completion and Landscaping

- All protective measures to remain in place until construction is complete.
- Replacement trees to be planted in agreed locations during the first planting season following construction.
- Trees to be maintained in accordance with BS8545 for at least 5 years post-planting.

8. Limitations

- 8.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 8.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 8.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 8.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 8.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 8.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes


ROAVR | GROUP

Prepared by: Alexander Barnes
Checked by: Connor Harmsworth

Appendix 1 – Tree Protection Plan

Key

T1-B

Trees

Showing Canopy extents, category colour and tag number (with category).

Category A

Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U

Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

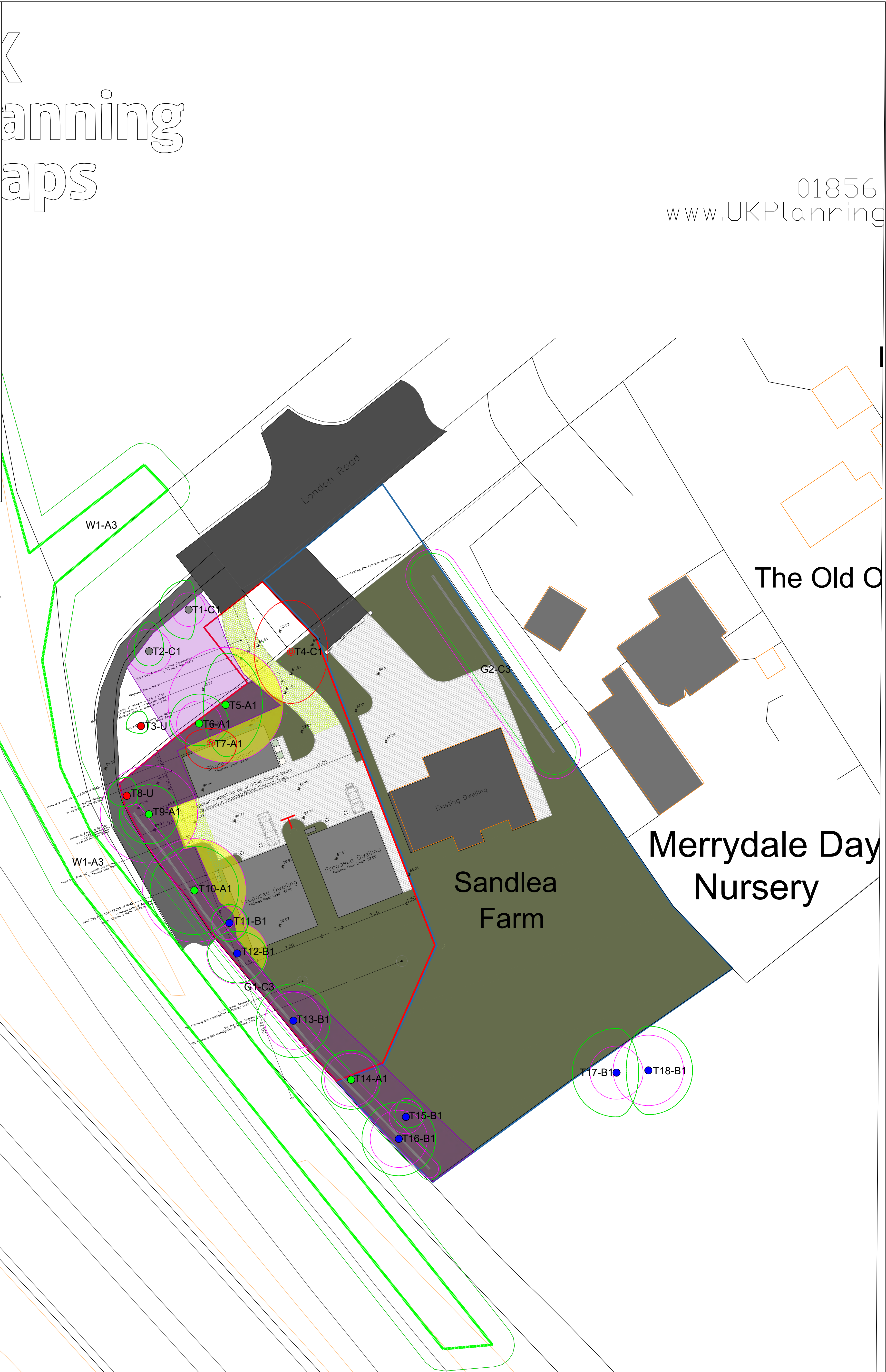
BS 5837:2012 Root Protection Area

Tree Protective Fencing

Construction Exclusion Zone

Trees for Removal

Ground Protection/ Restricted Activity Zone



Drawing Title		Scale/Sheet		Date	
Tree Protection Plan		1:250 @ A1		12/07/2025	
Client	Drawing No	Rev	Drawn By	Chk'd By	
Jack Eddy	25_5837_06_76	1	PH	MH	
Site/Project		General Notes Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			
Sandlea Farm, RG40 1PD					

