

Thursday, 19 December 2024



Wood's
Tree Consultancy Ltd



ARBORICULTURAL DEVELOPMENT REPORT

Development tree report for Mr Melita

Site Address: 43 Nine Mile Ride,
Finchampstead, Wokingham,
Berkshire, RG40 4ND

Prepared by Steve Wood (O.N.D.
Arboriculture M.Arbor.A.) for and behalf
of Wood's Tree Consultancy Ltd.

**This report is void unless
signed here by Steve
Wood of Wood's Tree
Consultancy Ltd**

This report is an arboricultural
assessment to cover the requirements
under B.S.5837:2012 - Trees in relation to
design, demolition, and construction.

A brief account of the conclusive points of the report, for more in-depth detail please see the [conclusion](#).

Summary

A summary of the contents of this report:

- Point 1
- Point 2



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The accompanying documents and appendices for this report are as follows:

This report must be read along with the accompanying tree survey plan and tree protection plan.

Tree survey plan [TSP]: WTC/43 NMR /TSP/001

Tree protection plan [TPP]: WTC/43 NMR /TPP/002

This report also must be read with the following appendices. If you are a customer of Wood's Tree Consultancy Ltd. or a tree officer and have received this report without these additional documents, please contact Wood's Tree Consultancy Ltd., and we will be happy to supply them to you.

APPENDIX 1: GUIDANCE FOR TREE PROTECTIVE BARRIERS

APPENDIX 2: SITE GUIDANCE FOR WORKING IN ROOT PROTECTION AREAS (RPAs)

APPENDIX 3: SPECIAL SURFACE CONSTRUCTIONS UNDER TREE'S RPAS

APPENDIX 4: KEY

APPENDIX 5: CASCADE CHART FOR TREE QUALITY ASSESSMENT

APPENDIX 6: REFERENCES

Introduction

Copyright and non-disclosure notice

The content and layout of reports are subject to copyright and owned by Wood's Tree Consultancy Ltd. Save to the extent that copyright has been legally assigned to us by another party or is used by Wood's Tree Consultancy Ltd. under license. Any report may not be copied or used without prior written agreement for any purpose other than those indicated.

Purpose of this arboricultural method statement

This document draws together all the information relevant to tree protection and management on the site. A copy must be given to the site manager before development commences. It must be available on site throughout the development process as a quick reference for the site manager.

Relevant references

This arboricultural method statement assumes that the minimum general standards for development issues are those set out in British Standards Institution. B.S.5837:2012: Trees in relation to design, demolition, and construction.

Recommendations and National Joint Utilities Group (1995) Publication Number 10:

Guidelines for the planning, installation, and maintenance of utility services in proximity to trees.

It is based on a ground-level tree assessment and examination of external features only, described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).

Site overview and description:

Site address:	43 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4ND	Description of development environment:	A highly desirable residential area with this property set back from the highway.
Local authority:	Wokingham Borough Council	Council planning reference:	N/A

Survey extent and site description:

Site description

The site is of substantial area with the house located some distance from the highway and accessed via a private drive.

Survey extent

Our survey covered the indicated area in the below satellite mapping image:



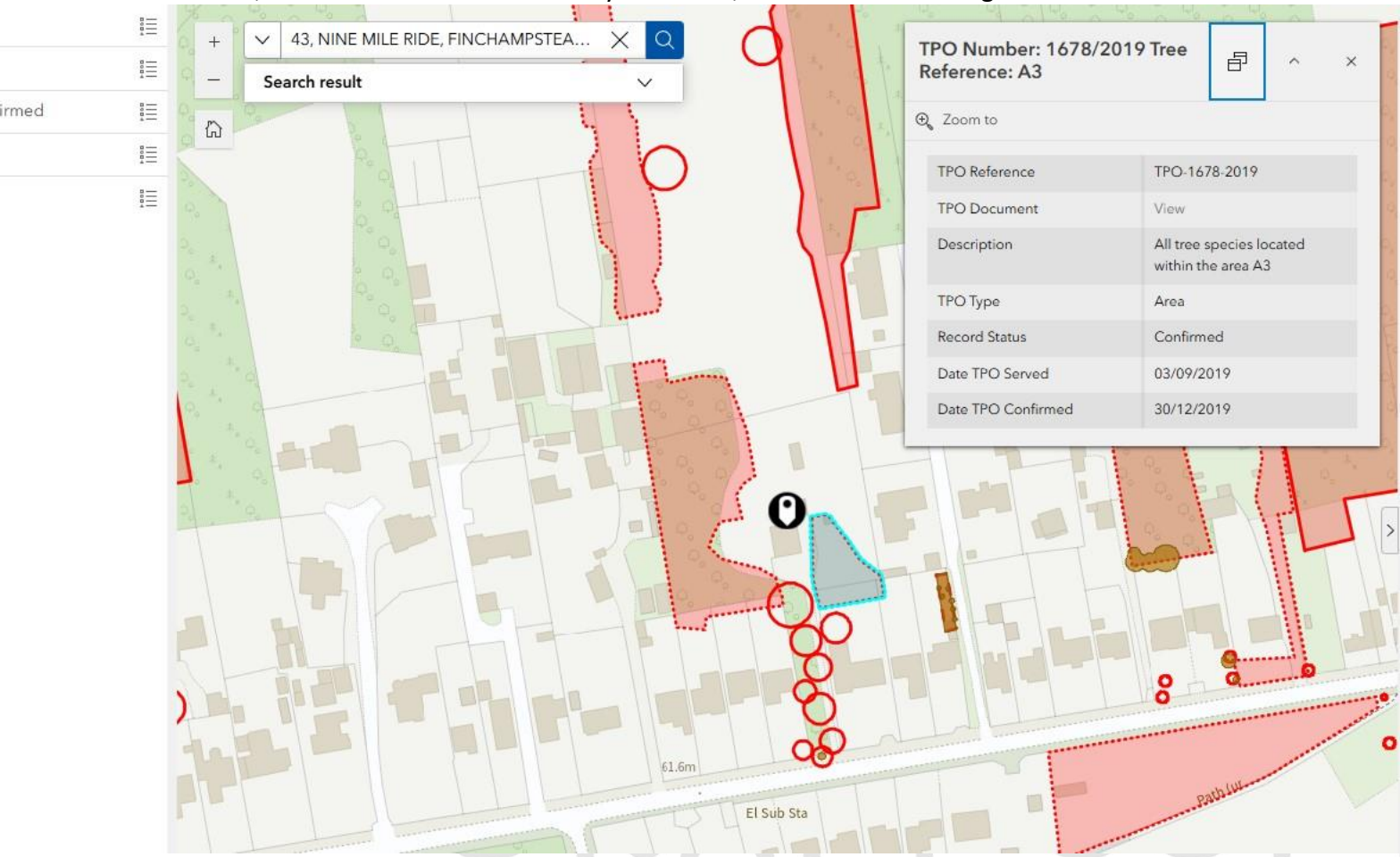
Soil type:

An online soil analysis search was conducted, and the findings are that the soil is composed of Freely draining slightly acid loamy soils.

This information was sourced from: <http://www.landis.org.uk/soilscapes/>. This should not be used as a definitive determination, and other sources should be used, i.e., geological survey maps or a full soil analysis, where reactive soils have a high probability.

Tree protection status

On the 19th of December 2024 we assessed the local authority’s website for information on tree preservation orders and conservation areas. We found that: The site is covered by TPO: 1678/2019 Area order includes all the recorded trees. The screenshot below, taken from the local authority’s website, illustrates our findings and is the basis of the above assessment.



The site may be covered by other tree restrictive orders (such as AONB or green belt), and confirmation in writing should be sought from your local authority of all tree restrictions before proceeding with any works.

Tree survey:

Scope and limitations of the survey

- The survey and this report are concerned with the arboricultural aspects in relation to the proposed development and should not be interpreted as a health and safety report.
- This survey is restricted to trees within the site or those outside the site that may be affected by the proposals. No other trees were inspected.
- It is based on a ground-level tree assessment and examination of external features only unless otherwise stated, described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).
- This survey and report are valid for one year from the date stated on the cover page to enable planning submission. If this date has passed, then a new survey must be commissioned to ascertain the current conditions on site and their impact on the proposals. Once planning permission has been granted, this report is valid in accordance with the timeframes permitted under planning permission guidance.
- Only trees of significant stature were surveyed. In general, trees with a stem diameter at breast height (DBH) of less than 75mm have been excluded, unless they have merit that warrants comment.
- No plant tissue samples were taken, and no internal investigation of the trees was carried out.
- The risk of tree-related subsidence to structures has not been assessed.
- We have no knowledge of existing or proposed underground services unless specifically mentioned within this report.
- The positions of trees have been plotted by GPS using a SXBlue II + GPS, which delivers sub-60 cm (2dRMS, 95% confidence) positioning.
- The report is based on present ground levels. During the construction phase, if level alterations are required, then we must be informed of this to allow us to assess whether this will have any effect on the trees' rooting area.
- This site assessment is based on the trees on site or within potential influencing distance at the time of the survey. If there are changes to the site post-site survey, then this report will become invalid, and a new survey, subsequent drawings, and report will be required.

General exclusions

Unless specifically mentioned, the report will only be concerned with above-ground inspections. No below-ground inspections will be carried out without prior confirmation from the client that such work should be undertaken. This report should not be interpreted as a health and safety assessment; this is a different aspect of inspection requiring a more in-depth inspection regime. This can be undertaken if requested.

The validity, accuracy, and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Wood's Tree Consultancy Ltd. will not be responsible for the recommendations made in this report where essential data is not made available or is inaccurate.

This report will remain valid for one year from the date stated on the cover page to enable planning submission but will become invalid if any building works are carried out upon the property, soil levels altered in any way close to the property, or tree work is undertaken before permission from your local authority has been given. If alterations to the property or soil levels are carried out or tree work is undertaken, it is strongly recommended that a new tree inspection be carried out.

Survey method:

1. The survey was conducted from ground level with the aid of binoculars (when required).
2. In some cases, groups of trees are discussed collectively where individual identification has been deemed unnecessary.
3. The trees' stem diameter for single trees was measured at 1.5m; for trees with up to 5 stems, all were measured and the mean diameter determined; over 5 stems, the mean diameter was used.
4. The circle representing the RPA can be adjusted to provide a more accurate representation of the likely root development area when taking into consideration any physical obstructions (roads, etc.), topography and drainage, and soil type.
5. The height of each tree was estimated visually or, where possible, by using a clinometer.
6. The crown radii were laser measured (where possible) and are given for each main compass point: north, east, south, and west.
7. The lowest branch was also recorded, and its compass direction was noted.
8. The dimensions of trees within groups are given as an average figure unless otherwise stated.
9. Where access to trees was obstructed or obscured, measurements and dimensions have been estimated; this will be documented in the tree survey data section of this report.

B.S. Categories:

Each tree has been assessed in terms of its arboricultural, landscape, and conservation values in accordance with BS 5837:2012 and placed within one of the four following categories:

Category A:

Trees of high quality and value: in such a condition to make a substantial contribution to the site's aesthetics (a minimum of 40 years is suggested). Rare or unusual trees and exceptionally good examples of the species.

Category B:

Trees of moderate quality and value: those in such a condition as to make a significant contribution but may have slight defects or imperfections, poor quality past surgery techniques, which could lead to future complications. (A minimum of 20 years is suggested).

Category C:

Trees of low quality and value that might remain for a minimum of 10 years, individually or collectively, do not offer enhancement to the site's aesthetic value, or young trees with stems of less than 150mm diameter.

Category U:

Trees in such a condition as having serious defects, immanent loss due to potential collapse, fungal activity that could significantly reduce their life expectancy, or being of very low quality.

While the assessment of a tree's condition is a subjective process, Table 1 of BS 5837:2012 (see APPENDIX 5: CASCADE CHART FOR TREE QUALITY ASSESSMENT document) gives clear guidance on the appropriate criteria for categorising trees and the factors that would assist the Arboriculturist in determining the suitability of a tree for retention.

Assessed trees:

A total of 7 trees have been included in the report as being within the potential influencing distance of the proposed alterations. There are other trees that we consider outside of any possible influence on the proposed development.

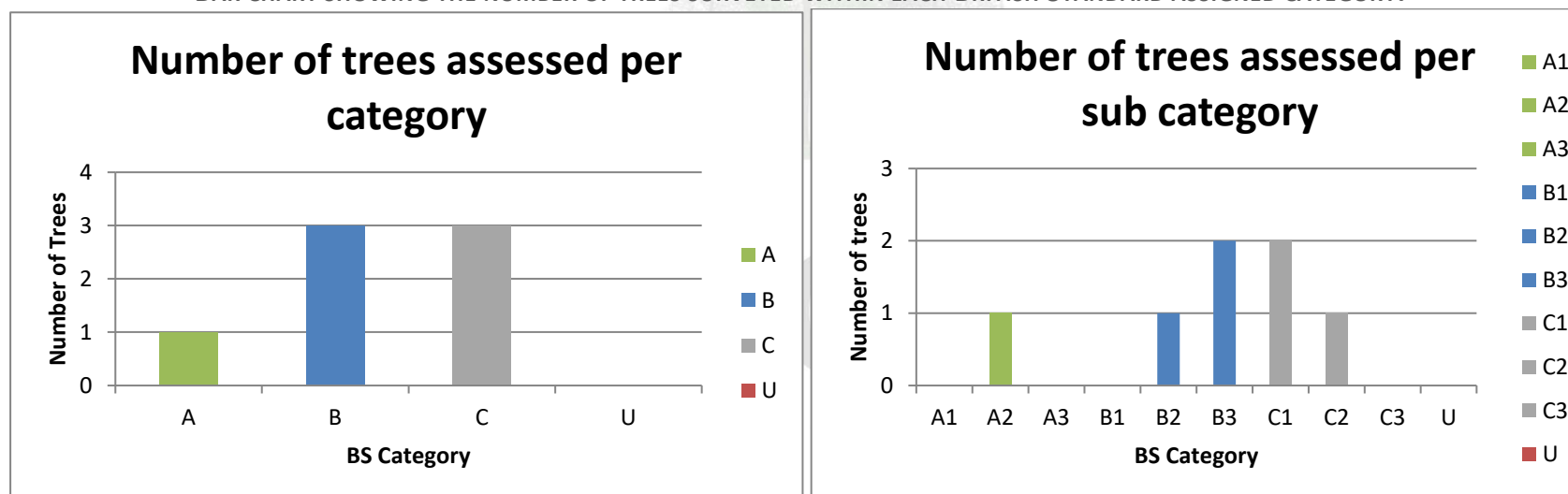
1 category A tree was identified. It provides a significant enhancement to the area.

3 category B trees were identified; none have high individual merit but may benefit the general landscape.

3 category C trees or hedges were identified. They have little benefit to the landscape due to being unremarkable, in poor form, or poorly managed.

No Category U tree(s) or group(s) were assessed on site.

BAR CHART SHOWING THE NUMBER OF TREES SURVEYED WITHIN EACH BRITISH STANDARD ASSIGNED CATEGORY.



Development proposal:

The proposal is to construct extensions to the east and north of the present house.

Please see the architectural drawings for more details on the proposed alterations.

At this stage, no information has been provided as to the positioning of any new services required for the proposals; it is presumed these will be positioned clear of any tree root protection areas. Wood's Tree Consultancy Ltd. must be consulted when the positions of these have been finalised and a method statement produced if the services are required to enter the surveyed trees' RPA.

The shading factor has been taken into consideration as to the effect this will have on the development proposal and is clearly indicated on the Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002. Shading is not a consideration for this project.

Issues and specifications:

Pre-commencement

Site meeting: A pre-commencement meeting should be held on site before any of the demolition or construction work starts. This must be attended by the site manager or agent, the arboricultural consultant, and preferably the council representative. If a council representative is not present, the arboricultural consultant must inform the council in writing of the details of the meeting. **All tree protection measures detailed in this document must be fully discussed so that all aspects of their implementation and sequencing are understood by all parties. To avoid any possible disagreement with the tree officer over the correct location of the tree protection barriers, we would strongly recommend that they be erected with onsite Arboricultural supervision. If this is not authorised, we cannot accept any liability if issues arise over the incorrect positioning of the barrier and possible site construction delays.** Any clarifications or modifications must be recorded and circulated to all parties in writing. It may be appropriate for the tree surgery contractor to attend this meeting.

Arboricultural implications assessment (AIA):

The primary criterion, in arboricultural terms, is the retention of as many appropriate trees as is practicable. Apart from the requirement to retain some of the existing character, the presence of trees is generally accepted as being beneficial to the environment. The following is an assessment of the effects of the proposed development on existing trees and the future landscape. Full details of recommended works are provided within the tree survey data schedule. There are some areas where there will be a slight detrimental impact on the retained trees; this has been taken into consideration, and the following mitigation solutions have been made:

Where temporary access is necessary within the RPA, ground protection has been shown on the Tree Protection Plan as a shaded area. This will be covered with an anti-compaction surface, as detailed in the GROUND PROTECTION MEASURES SECTION OF THIS REPORT and in APPENDIX 2: SITE GUIDANCE FOR WORKING IN ROOT PROTECTION AREAS (RPAs) document.

The storage of materials, clear of any trees RPAs is of high importance. A suggested location for this facility has been shown on the Tree Protection Plan [TPP]: WTC/ 43 NMR /TPP/002.

A topographical survey has not been provided.

Our visual assessment is that the site has a level aspect with no level alterations required to achieve the proposed development.

There is no possible influence from the proposed alteration on the surveyed trees.

Recommended tree work and management:

To permit the development to proceed, it will be necessary to remove two trees. T1 & T2, these are both low condition and quality trees which can be fully compensated for by more suitable replacement in the same area to maintain the 'orchard' aspect of the garden.

All other trees are to be retained; some will require surgery as detailed in the survey schedule in the tree survey data schedule and should be carried to the minimum levels as detailed in B.S. 3998:2010.

Tree protection measures:

Root Protection Area (RPA):

B.S. 5837:2012 provides guidance within section 4.6 for the calculation of the root protection areas [RPAs] of those trees to be retained. The RPA is the recommended area in square metres that should be left undisturbed around each tree to ensure that excessive damage to its roots or rooting environment is avoided.

In the case of open-grown trees with an even radial root distribution, it would be normal for the boundaries of the RPA to be equidistant from the trunk of the tree. However, B.S. 5837:2012 acknowledges that the disposition of tree roots can be significantly affected by several factors and that the actual position of the RPA will be influenced by specific tree and site factors. These factors are to be assessed by the Arboriculturist, and appropriate adjustments to the sighting of the RPA are to be made.

B.S. 5837:2012 requires that the RPA of all retained trees be protected from the effects of development by the installation of protective barriers.

It should be noted, however, that the position of these barriers may also be influenced by the presence of any tree canopies that extend beyond the RPA and that could be damaged by construction works or where it is desirable to protect areas for future tree planting. Until this is completed, no machinery should be allowed into this area.

The protective barriers demarcate the 'Construction Exclusion Zone' [CEZ] and must be installed prior to the commencement of any construction works, including clearance or demolition. All weather notices must be erected on the barriers. These can be found within the attached appendices titled "Tree protection signs for fencing." Protective barriers must be in accordance with Figure 2 of B.S. 5837:2012. Under no circumstances should any work be conducted within this area without the prior approval of the Arboricultural Consultant or Local Authority Tree Officer.

All tree protection measures must be retained in the position indicated on the Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002, unless their position is superseded by agreement at the pre-start meeting with the Arboricultural consultant and local authority's Arboricultural officer.

The position of protective barriers and the boundary of the CEZ are shown as a solid blue line in [TPP]: WTC/43 NMR /TPP/002.

All the fencing can be erected as a single operation prior to any work on the site.

When demolition is required to permit the development to be conducted, under no circumstances will this be carried out prior to erection or within any protective barriers by machinery unless fully supervised and with prior approval.

When the use of machinery is unavoidable, then this must be on an anti-compact surface adequate to support the weight, such as steel, rubber, or wooden sheeting pinned into the ground and fixed together, or Aluminium tracking.

Protective barriers and root protection areas (RPAs)

Illustrative guidance for four methods of protective barriers based on advice in BS 5837 2012 is included in APPENDIX 1: GUIDANCE FOR TREE PROTECTIVE BARRIERS document. The location of the barriers, type, and RPA is illustrated on the Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002 as set out on the plan

key, as a blue line. The precise location of the barriers must be agreed upon with the council on site before any development activity starts. Measurements for the protective fencing can be found by using a scale rule on the TPP at the appropriate drawing scale. Prior to erecting the fencing, the measurements must be confirmed with the arboricultural supervisor. They are further identified in text form as P.B. Protective Barriers.

For this project: Tree protection fencing will consist of standard tree protection fencing (S.T.P.) constructed from Heras fencing panels, placed within rubber feet, which must be pinned using a soil pin. A support bar will be placed at a 45-degree angle within the construction exclusion zone at each end of the Heras panel and pinned to the ground using a soil pin. Each panel will then be clamped to each other using Heras anti-tamper couplers. If the fencing is to be installed on hard surfacing, impenetrable ground, or in close proximity to underground services, the stabilisation bars will be mounted on a block tray and suitably weighted so that movement is not possible. These must not be moved under any circumstances without prior approval from the Arboricultural consultant and the Tree officer. No materials must be stored within the area sectioned off by the barriers. The boundary fence will act as tree protection fencing for most of the tree protection measures and has been shown as a thin blue line on the Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002. We have also shown two sections of Extruded plastic barriers where its not necessary to have the 'Heras fencing' due to the significantly reduced possible RPA intrusion. These are shown by an orange line.

Furthermore, tree protection fencing will utilise existing boundary fences where required.

Fires:

The burning of materials is prohibited, and no fires shall take place on site, with no exceptions.

Guidance for working within RPAs:

Installation of new structure:

The building of any new structures (such as retaining walls) required close to the RPAs may adversely impact the trees. Any adverse impact must be minimised by following the general guidance set out in APPENDIX 2: SITE GUIDANCE FOR WORKING IN ROOT PROTECTION AREAS (RPAs) document.

Site storage, cement mixing and washing points:

All site storage areas, cement mixing and washing points for equipment and vehicles must be outside RPAs unless otherwise agreed with the council. Where there is a risk of polluted water run-off into RPAs, heavy-duty plastic sheeting and sandbags must be used to contain spillages and prevent contamination. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there are multiple tanks, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges, and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. A suitable location for this facility has been shown on the plans Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002

Services:

We have no knowledge of any existing or proposed services for the site, unless shown on the Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002. There are more than sufficient areas outside any trees RPA to install any new services.

Tree protection during demolition:

No site work of any nature will be conducted until the protective fencing has been constructed and approved by the Tree Officer. Where this must be conducted within the RPA this should be conducted by hand tools or if not practical under full Arboricultural supervision and machinery on anti-compaction surfaces.

Specialist engineered foundations within RPAs:

All of the proposed new foundations are of considerable distances from any trees RPA, consequently, we would consider a normal machine excavated trench and concrete backfill to be an acceptable format unless the ground conditions require alternatives.

Access road:

No alterations are proposed to the present entrance drive, of which we are aware. If this changes then the appointed arboricultural supervisor must be informed so the proposals can be evaluated and submitted to the Tree Officer for consideration and hopeful approval.

Schedule of tree works:

A schedule of recommended tree works is in the tree survey data schedule. All trees are shown on the plan with a reference letter T for trees, proceeded by a number. All work should be conducted to the recognised standard B.S.3998:2010 as a minimum.

Scheduling of works that may affect protected trees:

In general terms, no construction, excavation, or other site operations will commence until tree protection measures are in place and have been agreed in writing as acceptable by the Local Authorities Tree Officer.

If this application is approved, any recommended remedial works in the schedule affecting the development proposal will be authorised. Any additional work

required, an application to the local authority will be essential. This will need to be confirmed by careful understanding of the conditions imposed if approval is granted. Confirmation should be sought from the relevant Local Authority if there are any restrictive orders affecting the trees on the site, and if so, the appropriate consent gained. Prior to commencement of any works detailed in the schedule of work in the tree survey data schedule, discussions should be held with an appropriately qualified arboricultural contractor to ensure both parties are fully conversant with the nature of the work to be undertaken.

Developer's responsibilities, initial site visit and subsequent procedures for reporting:

It is the developer's responsibility to ensure that the details of this arboricultural method statement are known and understood by all site personnel. A copy must always be kept on site and the site manager must brief all personnel who could have an impact on trees on the specific tree protection requirements. This must be a part of the site induction procedures and written into appropriate site management documents. The developer must instruct an arboricultural consultant to comply with the supervision requirements set out in this document before any work begins on site. More specifically, the following guidance must be observed: -

Tree protection awareness

The developer must display tree protection signs on all protective barriers for the whole construction period. The signs to be used are contained within the appendix's documentation called "tree protection signs for fencing."

The site manager shall be responsible for checking that the tree protection fencing and ground protection has not been moved, is not loose, dilapidated or disintegrated, as part of their daily site opening checks. All site workers shall be informed of the tree protection fencing and ground protection procedures, construction, and locations. They must be made aware that they must not move, adjust, or remove the tree protection/ground protection without consulting Wood's Tree Consultancy Ltd. Reasonable explanation as to why the tree protection must be moved must be given, and the tree protection's revised position must be documented on a drawing produced by Wood's Tree Consultancy Ltd. and submitted to the local authority for their approval. All tree protection must be maintained daily ensuring that all bolts, connectors, poles, fencing panels, wooden boards, sand, woodchip, Terram membranes and TrakMats (where applicable) remain in the correct positions and are maintained. No materials shall be stored within, or on, any tree protection fencing or ground protection. No shall any washing/mixing or fires be located within 1.5m of any tree protection measures.

The below table shall be signed by all persons that enter the site to confirm they understand the tree protection awareness statement and that they shall conform to the expected standards required of all site personnel and their responsibility to ensure the protection of all trees and shrubs on the site. It is the site manager's responsibility to ensure that all persons entering the site sign the below table and understand the responsibilities entrusted upon them.

[illegible]

Supervision visits:

To ensure that the tree protection is installed correctly, and ensure that it is maintained, a schedule of arboricultural visits will take place throughout the construction period. This will include the following:

- A pre-start meeting. – This shall be attended by an arboricultural consultant, the constructor, and the local authority tree officer. The aim of the meeting is to ensure that the tree protection measures are set up in accordance with the Tree Protection Plan, or if required, explain why adjustments have been made and if they are acceptable. If they are not acceptable, then this meeting will aim to rectify the tree protection measures to a standard that is approved by the arboricultural consultant and the local authority tree officer.
- Once the tree protection is installed to the correct standards, tree protection photographs will then be sent to Wood's Tree Consultancy Ltd. and forwarded to the LPA Arboricultural officer for approval, with the intention of starting the build 5 days after submitting the photographs to the Arboricultural officer, unless the Arboricultural officer responds with a negative comment.
- A site visit by an arboriculturist at no more than one-month intervals (responsibility of the client or contractor to organise).
- A report to be prepared after every site visit by the arboricultural consultant and submitted to the local authority.

The client must inform Wood's Tree Consultancy Ltd. one month before the intended start date, so that the pre-start meeting can be arranged with the attending parties. The pre-start meeting will take place two weeks prior to the intended start date to allow sufficient time for any adjustments to the tree protection.

The supervising arboricultural consultant may also be required to supervise the following on site actions within RPAs:

- Any demolition works.
- Any foundation excavations – including conventional strip excavations, AirSpade excavations, pile installations and hand dug excavations.
- Any service installations
- Access drive construction
- Landscaping – including tree planting.

Reporting:

The Arboriculturist must advise the site manager on any relevant tree issues at the time of the visit, followed by a formal letter of confirmation circulated to all parties, including the Local Authority. These site visit reports will form the mechanism for confirming that the tree related planning conditions have been complied with for the duration of the development activity.

Removal of protective fencing:

When **ALL** the construction processes are completed which includes any drainage and landscaping works, the fencing can be removed, and this should be conducted without any machinery entering the previously protected areas and with consideration for the tree's protection. This should ideally be conducted under Arboricultural supervision.

Completion meeting:

After the works have been completed but before the main contractor has left, a meeting should be arranged between the site supervising officer, the Local Authority Tree Officer, and the appointed Arboricultural Consultant. The purpose being to inspect the site and check that all procedures have been conformed to and agree to any correctional remedial works if required.

Wildlife considerations:

Prior to commencement of any tree works a full wildlife survey must be conducted to ascertain the possible presence of any wildlife on the ground or within the trees and appropriate action must be taken. Greater detail is covered under the landscape protection, recreation, and public access: Countryside and Rights of Way Act 2000 (CROW) [HTTP://JNCC.DEFRA.GOV.UK/PAGE-1378](http://jncc.defra.gov.uk/page-1378)

Replacement planting:

There is sufficient area to provide additional planting to offset any trees removed to allow for the development to proceed.

A planting scheme can be provided showing new landscape proposals. The emphasis would be to provide suitable trees of similar species to those removed and of appropriate size to ensure continued vegetative cover is maintained. The boundary screening by the replacement of trees and shrubs is an essential part of the scheme; consequently, this should assist in offsetting any exposure caused.

There are various other areas within the site which could be considered as viable opportunities to further enhance the development area these are around the buildings, footpaths, and access roads.

All Trees and Shrubs should conform to the British Standard for nursery stock as set out in 3936 Part 1-5. Planting of standard sized tree should be in accordance with the British Standard BS 8545:2014 Trees from nursery to independence in the landscape.

Conclusion:

1. The proposal is to construct extensions to the east and north of the present house.
Please see the architectural drawings for more details on the proposed alterations.
2. Our visual assessment is that the site has a level aspect with no level alterations required to achieve the proposed development.
3. There is no possible influence from the proposed alteration on the surveyed trees.
4. To permit the development to proceed, it will be necessary to remove two trees. T1 & T2, these are both low condition and quality trees which can be fully compensated for by more suitable replacement in the same area to maintain the 'orchard' aspect of the garden.
5. The site is covered by TPO: 1678/2019 Area order includes all the recorded trees.
6. Tree protection fencing will consist of standard tree protection fencing (S.T.P.) constructed from Heras fencing panels, placed within rubber feet, which must be pinned using a soil pin. A support bar will be placed at a 45-degree angle within the construction exclusion zone at each end of the Heras panel and pinned to the ground using a soil pin. Each panel will then be clamped to each other using Heras anti-tamper couplers. If the fencing is to be installed on hard surfacing, impenetrable ground, or in close proximity to underground services, the stabilisation bars will be mounted on a block tray and suitably weighted so that movement is not possible. These must not be moved under any circumstances without prior approval from the Arboricultural consultant and the Tree officer. No materials must be stored within the area sectioned off by the barriers. The boundary fence will act as tree protection fencing for most of the tree protection measures and has been shown as a thin blue line on the Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002.
7. We have also shown two sections of Extruded plastic barriers where it's not necessary to have the 'Heras fencing' due to the significantly reduced possible RPA intrusion. These are shown by an orange line.
8. We have no knowledge of any existing or proposed services for the site, unless shown on the Tree Protection Plan [TPP]: WTC/43 NMR /TPP/002. There are more than sufficient areas outside any trees RPA to install any new services.
9. All of the proposed new foundations are of considerable distances from any trees RPA, consequently, we would consider a normal machine excavated trench and concrete backfill to be an acceptable format unless the ground conditions require alternatives.
10. No alterations are proposed to the present entrance drive, of which we are aware. If this changes then the appointed Arboricultural supervisor must be informed so the proposals can be evaluated and submitted to the Tree Officer for consideration and hopeful approval.
11. The report clearly demonstrates there are no tree impacts generated from the proposed alterations to the house, and we see no reasons why the application should not be approved.

Tree survey data

Tree ID	In Conservation Area/TPO	Species & Maturity	Likely Bat Habitat	Measurements estimated	Height (m)	Height and direction of first significant branch (m)	Number of Stems	Stem 1 (mm) or average diameter for trees with more than 5 stems	Stem 2 (mm)	Crown Spread (m)				Crown height (average)	Crown, Stem, Basal Area	B.S. Category	Life Expectancy	Physical Condition	Build Stage	Recommended action	Date	Comment
										N	E	S	W									
T1	Yes	Species: John Downie Latin: Malus 'John Downie' Maturity: Mature	No	No	3.5	1e	1	230		2.5	2.0	2.0	2.5	2	Crown-Fair, Stem-Fair, Basal Area-Fair	C1	10 to 20 yrs	Fair	Pre-Construction	Recommended action: Fell and remove stump	17.12.24	Located in open grass area to the east of the garage tree becoming multi-stem that one meter. 3.35 m from the southeast corner of the garage and 8.28 meters from the Northeast corner of the property.
T2	Yes	Species: John Downie Latin: Malus 'John Downie' Maturity: Early Mature	No	No	3.5	1e	1	150		3.0	3.0	2.0	2.0	2	Crown-Fair, Stem-Fair, Basal Area-Fair	C2	10 to 20 yrs	Fair	Pre-Construction	Recommended action: Fell and remove stump	17.12.24	Tree located in open grassed area the stem having a slightly to the North. Tree is located 9.3 m from the southeast corner of the property and 8.4 metre from the southeast corner of the garage.
T3	Yes	Species: John Downie Latin: Malus 'John Downie' Maturity: Mature	No	No	4	2n	2	160	225	4.0	5.0	3.0	3.0	2	Crown-Fair, Stem-Fair, Basal Area-Good	C1	10 to 20 yrs	Fair	Pre-Construction	Recommended action: No action	17.12.24	Tree is located in open grassed area the mains stem bifurcation at one meter. Tree is located 12.65 metres from the southeast corner of the property and 14.85 meters from the southeast corner of the garage.
T4	Yes	Species: Common Oak Latin: Quercus robur Maturity: Mature	No	No	8	3n	1	365		7.0	3.0	6.0	7.0	5	Crown-Fair, Stem-Fair, Basal Area-Fair	B3	20 to 40 yrs	Fair	Pre-Construction	Recommended action: No action	17.12.24	Tree is located near the southbound of the site with a heavily biased and suppressed crown to the North. Tree is located 14 m from the southeast corner of a property and 24.5 meters from the southeast corner of the garage.

T5	Yes	Species: Common Oak Latin: Quercus robur Maturity: Mature	No	No	15	3.5n	1	375		4.0	7.0	6.0	5.0	5	Crown- Fair, Stem- Fair, Basal Area- Fair	B2	20 to 40 yrs	Fair	Pre-Construction	Recommended action: No action	17.12.24	Locate it on the west side of the entrance drive in Oakland grass area with a tree heavily biased to the east and South. Tree is located 14.5 m from the southwest corner of the property and 15.75 from the southeast corner.
T6	Yes	Species: Silver Birch Latin: Betula pendula Maturity: Mature	No	No	18	4n	1	345		4.0	3.0	2.0	2.0	8	Crown- Fair, Stem- Fair, Basal Area- Fair	B3	20 to 40 yrs	Fair	Pre-Construction	Recommended action: No action	17.12.24	Tree is located in open grass area to the west from the gravel driveway. Tree is 12.83 m from the southwest corner of a property and 20.5 meters from the northwest corner.
T7	Yes	Species: Common Oak Latin: Quercus robur Maturity: Over Mature	Yes	No	24	4s	1	750		4.0	10.0	15.0	5.0	6	Crown- Good, Stem- Good, Basal Area- Fair	A2	>40 yrs	Good	Pre-Construction	Recommended action: No action	17.12.24	Tree is located in open and grass area to the southwest of the site they slight lead towards the southeast. Located 31.9 metres from the northwest corner of a property and 35.9 meters from the Northeast corner.

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Root protection calculations

Tree number	No. of stems	Stem 1 (or mean diameter for >5 stems)	Stem 2	Stem 3	Stem 4	Stem 5	RPA for 1 stem (m2)	Radius (m)	RPA between 2 and 5 stems (m2)	Radius (m)
T1	1	230					24	2.76		
T2	1	150					10	1.80		
T3	2	160	225						34.48	3.31
T4	1	365					60	4.38		
T5	1	375					64	4.50		
T6	1	345					54	4.14		
T7	1	750					254	9.00		

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Site photographs



Side view of the house



T2



Overview of the area of the east side extension which includes the concrete parking area



Overview of the 'Orchard area'





Present gravel access drive



Overview of the house from the location of T7



Location of the rear extension area



Side access drive

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