

# **BS 5837:2012**

## **Arboricultural Impact Assessment**

Unit 2,  
Glebe Road Industrial Estate,  
SG6 1BT

# **Wheatley**

Produced for:  
Wheatly PLC

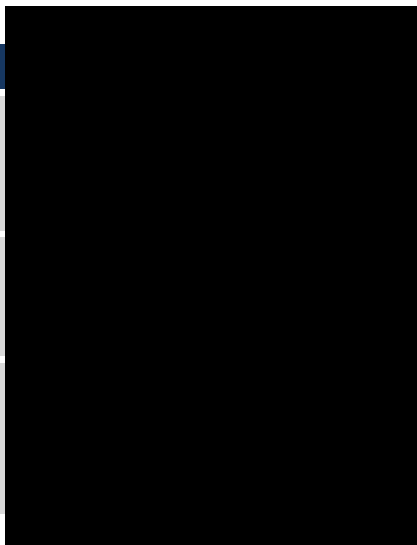
***MH10798***

April 2026

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## Document Approval

|                | Name           | Title                               |                                                                                      | Date       |
|----------------|----------------|-------------------------------------|--------------------------------------------------------------------------------------|------------|
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# 1. Introduction

## 1.1 Terms of Reference

Maydencroft Limited was commissioned by Wheatley PLC to produce a BS 5837 Arboricultural Report in support of the proposed development at Glebe Road Industrial Estate, Letchworth, SG6 1BT, which comprises of nine residential dwellings with associated parking, adjoining gardens and an access road.

The report has been produced in accordance with British Standard 5837:2012 *Trees in relation to Design, Demolition and Construction – Recommendations* and is intended to inform the planning stages of the proposed works. The report provides information on the location, quality and condition of trees on site in order to ensure that the proposed scheme complies with the requirements of BS 5837:2012 with regard to minimising or, where possible, avoiding impact on the above and below ground parts of any retained trees, in particular any with existing statutory protection. It is also the aim of the report to give pragmatic advice about the removal of trees or particular remedial works deemed necessary to achieve the successful delivery of the scheme.

The content of this report extends to the *Arboricultural Impact Assessment* (AIA), *Arboricultural Method Statement* (AMS), *Tree Survey & Constraints Plan* (TSCP), *Arboricultural Impact Assessment Plan* (AIAP) and *Tree Protection Plan* (TPP). The combination of the aforementioned documents constitutes a full BS 5837 Arboricultural Report.

## 1.2 Scope of Works

A survey of all trees within the proposed area of works at Unit 2, Glebe Road Industrial Estate, was undertaken on Tuesday 14<sup>th</sup> March 2026. The extent of the survey was established from plans (**Drawing: 3879-60-D**) provided by Wheatley PLC highlighting the survey area (*Figure 5*). The survey was completed using industry best practice to the standards laid out in BS 5837:2012.

The survey was undertaken by the following Assistant Arboricultural Consultant who is a permanent employee of Maydencroft Limited.

| Name           | Title                               | Qualifications                                                                                                                                                                 |
|----------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Jarryd Russell | Assistant Arboricultural Consultant | Lantra Professional Tree Inspection<br>Level 3 Extended Diploma in Forestry & Arboriculture<br>Level 4 Diploma in Arboriculture<br>BSc (Hons) Arboriculture and Urban Forestry |

All trees on and adjacent to the proposed development site were inspected using the Visual Tree Assessment (VTA) methodology, detailed in “The Body Language of Trees” (*Mattheck & Breloer*, HMSO, 1994). This level of inspection is ground based only and does not involve any climbing. Each individual tree was inspected separately and an assessment made of its condition. Where appropriate trees were assessed and recorded as groups. Any problems with individual trees were noted and remedial work is recommended here only where it is deemed necessary.

All trees and groups were plotted using a Samsung Galaxy Tab Active 5 in conjunction with a Juniper System Geode (GNS3M) GPS device with sub meter accuracy.

Details of all trees are listed in the attached *Tree Schedule* (Appendix B) with quantitative and qualitative information as required by BS 5837:2012 sections 4.4 to 4.6. The information has been used to create a *Tree Survey and Constraints Plan* (Appendix C) showing the location of the trees, their crown spread, BS 5837 categorisation, and indicates the Root Protection Areas (RPAs) for each of the trees and other constraints which may impact the works, an *Arboricultural Impact Assessment Plan* (Appendix D) highlighting potential impact to any trees affected by the proposed project, and a *Tree Protection Plan* (Appendix E) showing the protection required to prevent any negative impact occurring to the retained trees to complete the desired project.

### 1.3 Site Description

The site comprises a previously developed parcel within an established industrial estate which is currently occupied by a large disused industrial/commercial building positioned centrally within the site, with associated areas of hardstanding, access and parking extending around the structure, mainly to the south and west. The northern boundary fronts onto Glebe Road, beyond which lies established residential development set within generous garden plots. Residential curtilages also adjoin the site to the east. Commercial buildings, yards and parking areas are present to the south and west, reflecting the prevailing industrial character of the immediate surrounding land use.

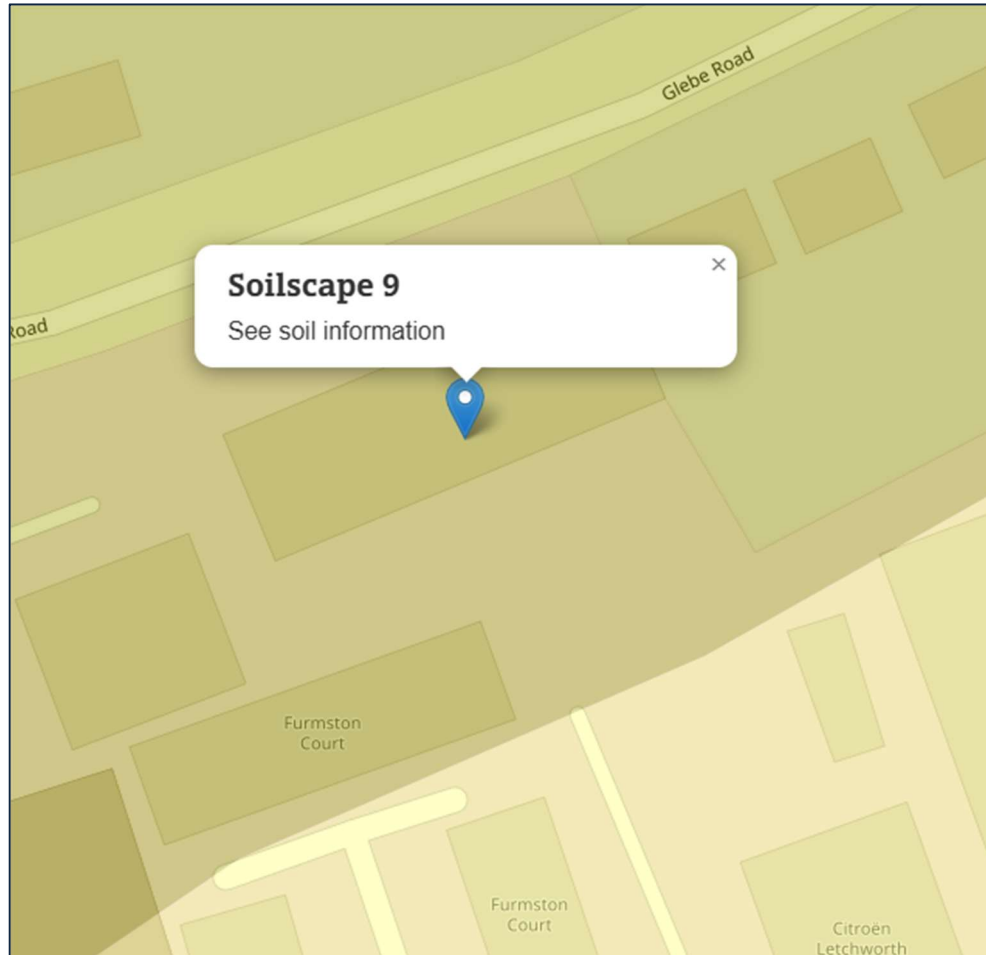
Tree cover within the main body of the site appears limited as a consequence of the existing building footprint and extensive hard surfacing. The principal arboricultural features are located along the site margins, most notably to the north, north-east and east, where groups of mature and semi-mature trees, together with associated boundary vegetation, provide enclosure, screening and wider visual amenity. Additional off-site trees within adjacent residential gardens and street trees contribute to the arboricultural setting of the site.



Figure 1: Proposed development area off Glebe Road outlined in red.  
(Source: Google Earth©)

## 1.4 Soils

The Soilscape map of the United Kingdom (developed and hosted by Cranfield University) shows the proposed development site sits within **Soilscape 9** which is described as lime-rich loamy and clayey soils with impeded drainage, while the area directly to the south is **Soilscape 3** which is described as shallow lime-rich soils over chalk or limestone (*Figure 2*). It should be noted that a site-based soil assessment was not conducted as a part of this survey.



*Figure 2: Online interactive map confirming the site within Soilscape 9 (shown as dark brown), while the area to the south is Soilscape 3 (shown as light brown).  
(Source: LandIS®)*

## 2. Tree Survey

### 2.1 Designations

#### 2.1.1 Tree Preservation Orders

Email correspondence with the Technical Support Officer at North Herts Council has confirmed the absence of any designated Tree Preservation Order affecting the proposed development site.

Trees offered statutory safeguarding with Tree Preservation Orders are protected under the Town & Country Planning Act 1990, and as a result, application to undertake tree related works must be submitted to the Local Planning Authority (LPA) at least 8 weeks in advance, and their permission must be granted in writing prior to commencement, or through acceptance of planning permission.

#### 2.1.2 Conservation Areas

After reviewing the North Herts Council website, it has been confirmed that the proposed development site is situated within the **Letchworth Conservation Area** (Figure 3).

Trees in Conservation Areas are protected under the Town and Country Planning Act (1990), and as a result, notification of intended works must be submitted to the Local Planning Authority (LPA) at least 6 weeks prior to the commencement of any operations via a Section 211 Application.

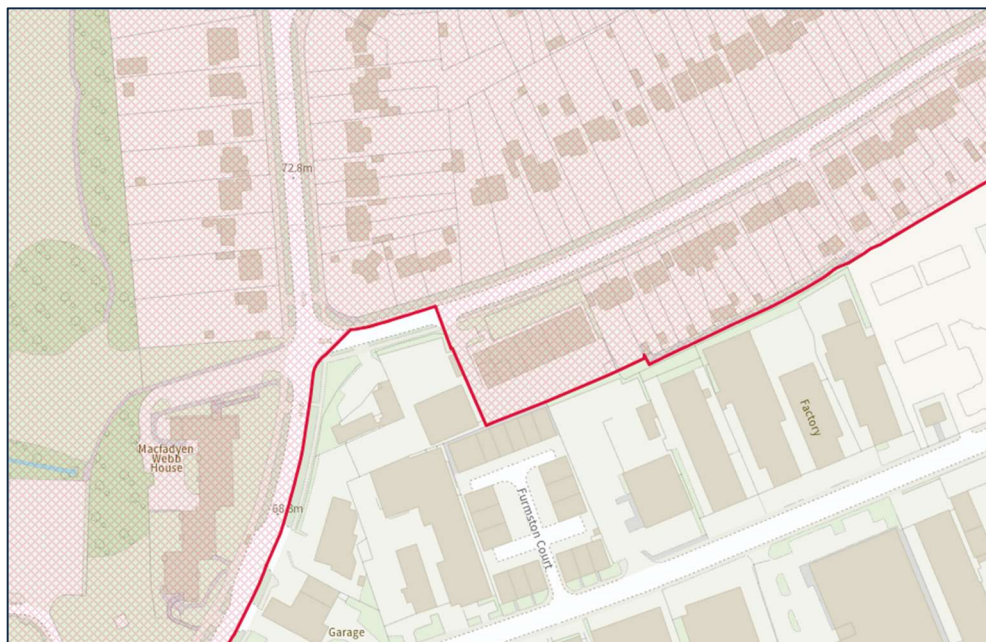
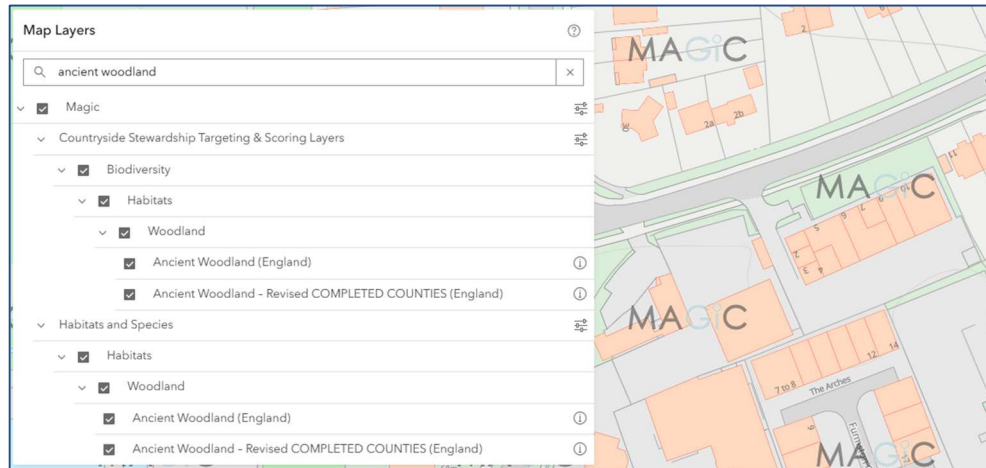


Figure 3: North Herts Council interactive map confirming the proposed development site sits within **Letchworth Conservation Area** (red hatching).  
(Source: North Herts Council)

### 2.1.3 Ancient Woodland

After reviewing DEFRA's interactive Magic Map application, it has been confirmed that the proposed development site does not contain any ancient woodlands (*Figure 4*).

Ancient Woodlands are considered to be irreplaceable habitats, and although not afforded statutory protection, they do have protection within the National Planning Policy Framework (NPPF), and it is recommended that a 15 m buffer zone is placed around the boundary of the Ancient Woodland to avoid root damage.



*Figure 4: DEFRA interactive map confirming the absence of any ancient woodlands at site. (Source: DEFRA Magic Maps)*

## 2.2 Tree Categories

All trees on and in close proximity to the site have been assessed and categorised in accordance with the guidelines in BS 5837:2012. The following table includes a brief summary of the categories;

| Trees to be Considered for Retention |                                                                                                                                                       |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Category A</b>                    | Trees of <b>high</b> quality with an estimated remaining life expectancy of at least 40 years.                                                        |
| <b>Category B</b>                    | Trees of <b>moderate</b> quality with an estimated remaining life expectancy of at least 20 years.                                                    |
| <b>Category C</b>                    | Trees of <b>low</b> quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.       |
| Trees Unsuitable for Retention       |                                                                                                                                                       |
| <b>Category U</b>                    | 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. |

## 2.3 Root Protection Areas (RPAs)

The RPAs for the trees recorded by the tree survey have been calculated in accordance with the guidance in chapter 4.6 of BS 5837:2012. For single stem trees, the RPA is equivalent to a circle with radius 12 times the stem diameter capped at a maximum of 15 m.

For trees with between two to five stems, the combined stem diameter is calculated by finding the square root of the sum of the stem diameters<sup>2</sup>. For trees with more than five

stems, the combined stem diameter is calculated by finding the square root of the sum of the mean stem diameter<sup>2</sup> multiplied by the number of stems.

## **2.4 Measurements**

Heights and radial spread measurements were wherever possible taken using a TruPulse Laser Measurement tool. Stem diameters were measured at 1.5 m height with a diameter tape. Wound sizes and cavity depths were measured in millimetres (mm) with a ruler, tape measure or probe to allow for future monitoring.

## **2.5 Limitations**

### **2.5.1 Timing of Surveys**

The tree survey was undertaken in early spring when some of the trees, depending on species, were only just starting to come into leaf, impeding the assessment of the tree's vitality and physiological condition due to lack of foliage. As such, it is possible that health issues evident via crown vitality may have been missed in trees which were still largely dormant. However, the lack of foliage does allow for a better view of the structural condition of the crown, with early spring also being a time when fungal pathogens and their fruiting bodies may still persist, helping for easier detection.

### **2.5.2 Report Validity**

Trees are living organisms and as such are prone to changes of condition both suddenly and over a protracted period of time. This change of condition could be caused by an extreme weather event, presence of pests and disease or a change in the environment surrounding the tree. Due to the potential changes that can occur, the findings related to tree health and condition are only deemed valid for twelve months from the date of survey.

### **2.5.3 Dense Vegetation**

Dense ground vegetation in its various forms, can impede access to trees and prevent a thorough inspection of their base. In such instances, assessment of the structural condition of the lower stem is not viable, reducing inspection of the tree to the closest distance achievable. Dense vegetation and hedging was present along the majority of the Northern boundary of the site.

### **2.5.4 Access**

As with dense vegetation, fencing and water courses can impede or halt access to trees preventing a thorough inspection of the base of the stem. In these scenarios, inspection of the structural condition of the lower trunk is not possible, minimising inspection of the tree to the closest distance feasible. Hedging on the northern edge of the site, as well as Harris fencing to the West prevented access to the some of trees on site.

### 3. Proposed Development

#### 3.1 Outline Demolition/Construction

The proposed development comprises of the demolition of the existing disused warehouse and the construction of nine residential dwellings with associated parking, gardens and an access road at what is currently Unit 2, Glebe Road Industrial Estate (Figure 5).



Figure 5: Proposed development. (Drawing: 3879-60-D) (Oriented south to north)  
(Source: Wheatley PLC)

#### 3.2 Site Access

Vehicular access to the site is gained via the entrance driveway from Glebe Road, leading to the car park behind the warehouse.

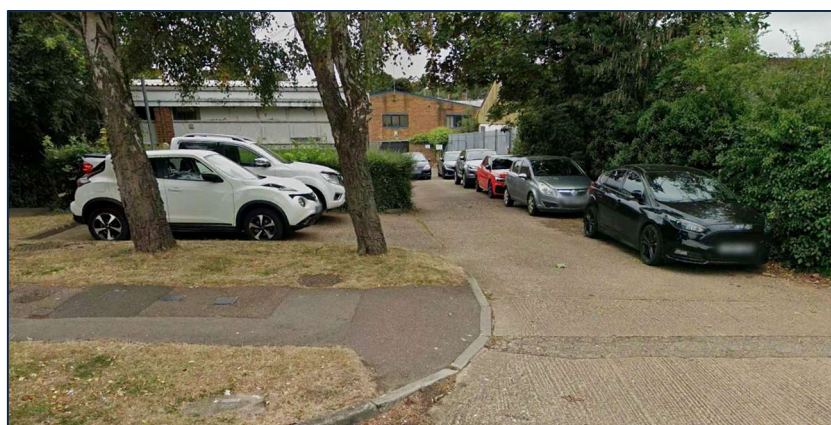


Figure 6: Streetview of the main site entry point from Glebe Road.  
(Source: Google Earth Streetview©)

## 4. Arboricultural Impact Assessment

### 4.1 Introduction

The following *Arboricultural Impact Assessment* (AIA) reviews the existing condition, quality and location of trees in context with the proposal for the demolition of the existing disused warehouse and the construction of nine residential dwellings. It identifies locations where it is felt highly likely that trees and tree groups will need to be removed to facilitate construction and installation of new infrastructure and ground works, and where retained trees have the potential to be affected by the development proposal and how these are to be either avoided or protected.

The chapter should be read alongside the *Tree Schedule*, *Tree Survey and Constraints Plan* and *Arboricultural Impact Assessment Plan* in Appendices B, C & D.

### 4.2 BS Categorisation

The following chart highlights the BS 5837 categorisation assigned to existing single trees and those making up the groups on and adjacent to site that have the potential to be impacted by the proposed works.

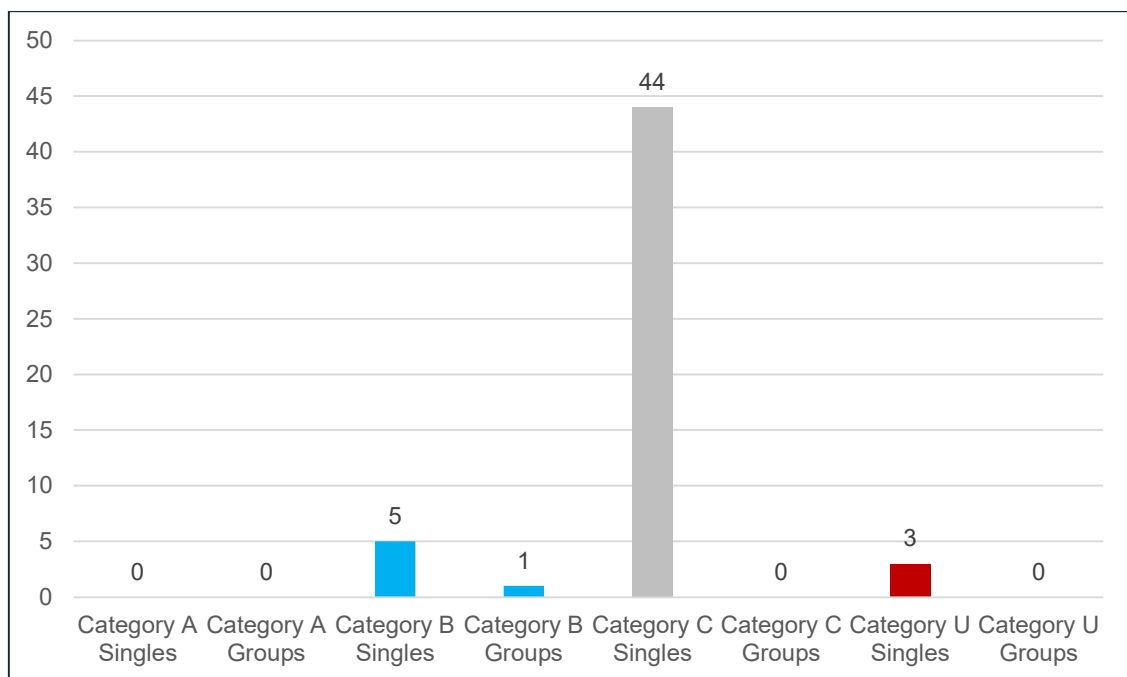


Figure 7: Chart highlighting the number of trees and groups on-site and their allotted BS Categorisation

### 4.3 Trees to be Removed

The current site plan (*Drawing: 3879-60-D*) provided by Wheatley Group, indicates that eleven trees and one group will require removal to allow for construction of the proposal as shown in the table below. Further details of the trees requiring removal can be found in the attached *Tree Schedule* (Appendix B) and drawing *MH10798-002 – Arboricultural Impact Assessment Plan* (Appendix D).

| No. | Species      | BS Category | Maturity           | Location                                                              | Reason for Removal                                                                           |
|-----|--------------|-------------|--------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| T1  | Silver birch | U           | Semi-mature        | Located at northern entrance to site, first tree to left of driveway  | Removal required to facilitate the construction of the proposed new site entrance.           |
| T2  | Silver birch | C2          | Semi-mature        | Located at northern entrance to site, second tree to left of driveway | Removal required to facilitate the construction of the proposed new site entrance.           |
| T3  | Silver birch | C2          | Semi-mature        | Located at northern entrance to site, third tree to left of driveway  | Removal required to facilitate the construction of the proposed new site entrance.           |
| T19 | Unidentified | U           | Semi-mature (dead) | Located adjacent to Glebe Road, south of hedgerow                     | Removal required to facilitate the construction of the proposed new site entrance.           |
| T24 | Common ash   | C2          | Semi-mature        | Located adjacent to Glebe Road, south of hedgerow                     | Removal required to facilitate the construction of the proposed new footpaths into the site. |
| T26 | Unidentified | C2          | Semi-mature        | Located adjacent to Glebe Road, south of hedgerow                     | Removal required to facilitate the construction of the proposed new footpaths into the site. |
| T33 | Common ash   | C2          | Semi-mature        | Located adjacent to site driveway, within western section of hedgerow | Removal required to facilitate the construction of the proposed new site entrance.           |
| T37 | Common beech | C2          | Semi-mature        | Located adjacent to Glebe Road, within northern section of hedgerow   | Removal required to facilitate the construction of the proposed new footpaths into the site. |
| T38 | Common beech | C2          | Semi-mature        | Located adjacent to Glebe Road, within northern section of hedgerow   | Removal required to facilitate the construction of the proposed new footpaths into the site. |

| No.        | Species         | BS Category | Maturity    | Location                                                              | Reason for Removal                                                                                                    |
|------------|-----------------|-------------|-------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>T43</b> | Unidentified    | <b>C2</b>   | Semi-mature | Located adjacent to Glebe Road, south of hedgerow                     | Removal required to facilitate the construction of the proposed new footpaths into the site.                          |
| <b>T45</b> | Unidentified    | <b>C2</b>   | Semi-mature | Located adjacent to Glebe Road, south of hedgerow                     | Removal required to facilitate the construction of the proposed new footpaths into the site.                          |
| <b>G1</b>  | Mixed broadleaf | <b>B2</b>   | Semi-mature | Located behind warehouse, along southern fenceline and eastern border | Removal required to facilitate the construction of property 1, associated parking and rear gardens of all properties. |

\*Species mix can be found within the [Tree Schedule](#) (Appendix B)

## 4.4 Evaluation of the Impact of Tree Losses

### 4.4.1 Category B Removals

**One semi-mature Category B Group** will require removal to allow for completion of the proposed demolition of the existing disused warehouse and the construction of nine residential dwellings with associated parking, gardens and an access road. Due to one group requiring removal of moderate quality, its loss will have a medium arboricultural impact on the local wildlife and environment – **Removal of this group is only deemed acceptable provided its loss is mitigated in the form of on-site replanting – if space is not available, then a suitable local site must be identified for replanting.**

### 4.4.2 Category C Removals

**Nine semi-mature Category C Trees** will require removal to allow for completion of the proposed demolition of the existing disused warehouse and the construction of nine residential dwellings with associated parking, gardens and an access road. Due to nine trees requiring removal of moderate quality, their loss will have a medium arboricultural impact on the local wildlife and environment – **Removal of these trees is only deemed acceptable provided its loss is mitigated in the form of on-site replanting – if space is not available, then a suitable local site must be identified for replanting.**

### 4.4.3 Category U Removals

**Two Category U trees** will require removal to allow for completion of the proposed demolition of the existing disused warehouse and the construction of nine residential dwellings with associated parking, gardens and an access road – **As this tree was not viable for retention and given its Category U status, there is no requirement to mitigate its loss through on-site replanting.**

## 4.5 Mitigation

Mitigation of tree losses will be preferably achieved through replanting on-site, with suitable replacement species and nursery stock sizes. However, if there is not sufficient space, then a suitable and local site should be identified to undertake mitigation replanting.

Due to the required loss of one semi-mature Category B group, nine individual semi-mature Category C trees, it is recommended that **two heavy standard sized silver birch trees (*Betula pendula*)**, **four standard sized silver birch trees (*Betula pendula*)**, **five selected standard sized field maple trees (*Acer campestre*)**, **ten selected standard sized beech trees (*Fagus sylvatica*)**, are planted for mitigation purposes. This number of trees will be sufficient compensation for the wildlife habitat and amenity value lost to allow the proposed development.

Current proposals indicate that the level of replacement planting on site will exceed the minimum recommended mitigation requirement for the trees to be removed to facilitate the project.

When selecting tree and shrub species to replant, the aim is to increase the onsite biodiversity, environmental benefits, conservation, aesthetic appeal, and amenity value. As with replanting and establishment in any scenario, consideration should be given to species choice, location, available rooting area, aspect, crown spread, ultimate size, and any future maintenance in irrigation.

Recommended planting stock should be native to the UK and in keeping with trees within the local landscape, ideally of local provenance. However, due to the effects of climate change, consideration has also been given with regards to extreme weather events such as drought and heavy rainfall that are predicted in the future, with the chosen species suited to grow and survive in such conditions.

All replacement trees and shrubs shall comply with BS 3936-1:1992 – *Nursery Stock: Specification for Trees and Shrubs*, and planting operations should be carried out in accordance with BS 8545:2014 – *Trees: From Nursery to Independence in the Landscape*, to ensure successful establishment and long-term viability.

#### 4.6 Trees to be Retained

The table below, identifies trees that are to be retained as part of the project and identifies whether they are at risk from activities related to repair works throughout the operational use of the site. This table should be read alongside [Tree Schedule](#) (Appendix B) for further details.

| No.          | Species    | BS Category | Location                                                                       | Potential Impact of Works                                                                                                                                                                                                     | Protection of Retained Trees                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------|------------|-------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T4 & T5      | Common ash | B           | Located between Glebe Road and public footpath to north of site.               | No potential impact to above and below ground parts of these trees due to location outside of working area.                                                                                                                   | <b>Hand-dig methodology</b> should be undertaken where excavations are required to allow for the construction of two footpaths through the retained trees at the north of the site in accordance with section 5.8 of the <b>Arboricultural Method Statement</b> and as shown in <b>Appendix E - Tree Protection Plan</b> – the project <b>Arboricultural Consultant</b> should be present to monitor excavations within the RPA of T4 & T5. |
| T6, T7 & T32 | Common ash |             | Located between Glebe Road public footpath and the disused warehouse building. | Low potential impact to above and below group parts of trees from demolition and construction due to location within group of retained trees.                                                                                 | <b>Tree Protection Fencing</b> should be erected in accordance with section 5.4 of the <b>Arboricultural Method Statement</b> and located as per <b>Appendix E - Tree Protection Plan</b> , to prevent access into the Root Protection Area to avoid soil compaction and damage to the underground parts of the trees.                                                                                                                      |
| T9           | Sycamore   | C           | Located adjacent to the western boundary, off-site.                            | Low potential impact to above and below ground parts of retained tree due to location off-site with stem protected by existing fencing and existing hard surfacing forming protection for the below ground parts of the tree. | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| No.                                                                                                         | Species                                                                      | BS Category | Location                                                                       | Potential Impact of Works                                                                                                                      | Protection of Retained Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T10-<br>T18,<br>T20-<br>T23,<br>T25,<br>T27-<br>T31,<br>T34-<br>T36,<br>T39-<br>T42,<br>T44,<br>T46-<br>T52 | Beech x 13,<br>Ash x 11,<br>Sycamore x 2,<br>Elder x 3 &<br>Unidentified x 9 | C           | Located between Glebe Road public footpath and the disused warehouse building. | Low potential impact to above and below ground parts of trees from demolition and construction due to location within group of retained trees. | <p><b>Tree Protection Fencing</b> should be erected in accordance with <b>section 5.4</b> of the <b>Arboricultural Method Statement</b> and located as per <b>Appendix E - Tree Protection Plan</b>, to prevent access into the Root Protection Areas to avoid soil compaction and damage to the underground parts of the trees.</p> <p><b>Hand-dig methodology</b> should be undertaken where excavations are required to allow for the construction of two footpaths through the retained trees at the north of the site in accordance with <b>section 5.8</b> of the <b>Arboricultural Method Statement</b> and as shown in <b>Appendix E - Tree Protection Plan</b> – the project <b>Arboricultural Consultant</b> should be present to monitor excavations within the RPA of T10, T11, T20, T22, T23, T25, T27, T36, T37, T40, T41, T42 &amp; T44.</p> |

\*Species mix can be found within the [Tree Schedule](#) (Appendix B)

#### 4.7 Preparatory Tree Works

At present, no preparatory tree works have been identified to allow completion of the proposed development.

#### 4.8 Conclusion

The current proposed plan, **Drawing No: 3879-60-D**, indicates that there will be the requirement to remove one semi-mature Category B tree group, nine semi-mature Category C trees and two semi-mature Category U trees in order to complete the proposed demolition of the existing warehouse and the construction of nine residential dwellings. The total loss of eleven trees and one group will have a moderate arboricultural impact on the local wildlife and environment. This loss is only deemed acceptable as sufficient mitigation planting will be undertaken on site.

The proposed design also identifies the requirement for excavation works within the RPA of **T4, T5, T10, T11, T20, T22, T23, T25, T27, T36, T37, T40, T41, T42 & T44** in order to complete the proposed footpaths through retained trees at the north of the site and the proposed access road. The impact of the encroachment into the rooting space can be greatly reduced with the use of a hand-dig methodology whilst being carried out under supervision of the project Arboricultural Consultant. This will prevent any unnecessary damage to the below ground parts of the tree and ensure that any roots encountered are dealt with in accordance with BS 5837:2012 and section 5.8 and 5.10 below.

Construction works and the movement of plant and machinery are also proposed within the close proximity of a number of trees to allow realisation and completion of the development. In these scenarios, Tree Protection Fencing and Ground Protection has been recommended to create Construction Exclusion Zones and to prevent the movement of plant and machinery onto the RPAs of the adjacent trees, along with preventing accidental damage to their above and below ground parts through construction activities.

## 5. Arboricultural Method Statement

This chapter is supported by drawings *MH10798-003 – Tree Protection Plan* included in Appendix E of this report.

### 5.1 Roles and Responsibilities

It is the responsibility of all contractors and sub-contractors involved in the project to be aware of this method statement and to use it when setting out the site and carrying out any operations in the vicinity of retained trees.

Prior to the commencement of works, all site personnel should be briefed by the Site Manager or appointed Arboricultural Consultant on the importance of the retained trees and the significance, rules and restrictions around protective measures implemented. All minutes from these 'Toolbox Talks' should be retained by the Site Manager for future reference.

### 5.2 Timing and Order of Operations

Operations on the development site related to trees should commence in the following order to ensure that retained trees receive an appropriate level of protection from potentially harmful activities. Monitoring will take place throughout these stages in accordance with paragraph 5.10 below.

1. Removal of trees to be undertaken as per Appendix D – *MH10798-002 – Arboricultural Impact Assessment*;
2. Installation of Tree Protection Fencing to create Construction Exclusion Zones as per Appendix E – *MH10798-003 – Tree Protection Plan*;
3. Arboricultural monitoring within the RPA of **T4, T5, T10, T11, T20, T22, T23, T25, T27, T36, T37, T40, T41, T42 & T44** as per Appendix E – *MH10798-003 – Tree Protection Plan*;
4. Construction operations commence;
5. Construction operations completed; removal of all plant and materials from site;
6. Removal of Tree Protection Fencing;
7. Mitigation planting to be undertaken preferably on-site - otherwise within a suitable local site;

### 5.3 Tree Works

Tree removals highlighted in section 4.3, and any additional preparatory tree works must be carried out by qualified and experienced arborists in accordance with BS 3998:2010 and current industry guidelines. Any further tree works identified during construction stages must first be discussed with the project Arboricultural Consultant before any work commences.

Active bird nests are protected under the Wildlife and Countryside Act 1981, and as such it is an offence to damage or destroy any active nests which includes nests being built and eggs.

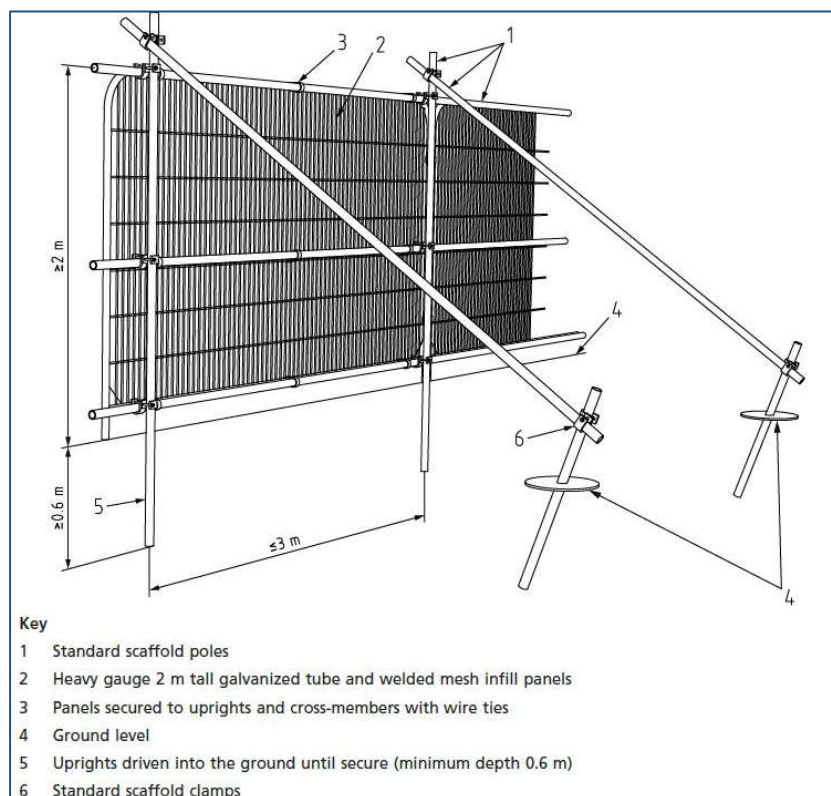
Wherever possible, tree work should be conducted outside of bird nesting season which runs from March to September inclusive, although it should be noted that birds can

sometimes nest outside of this period. However, if this is not viable and operations must be undertaken during this timeframe, a qualified ecologist should then conduct a survey to identify if any such nests are active before any tree works commence. If nesting birds are found to be present during operations, tree work should be halted until the nest is no longer active.

#### 5.4 Setting out Barriers and Construction Exclusion Zones

Setting out of Tree Protection Fencing in accordance with Appendix E – *MH10798-003 – Tree Protection Plan*, should take place prior to the commencement of any works activities, including the storage of materials on-site. The setting out should take place under the guidance of the project Arboricultural Consultant. Once installed in accordance with Appendix E – *MH10798-003 – Tree Protection Plan*, the fencing also acting as Ground Protection should be treated as sacrosanct and not altered or removed without prior recommendation from the project Arboricultural Consultant.

Tree Protection Fencing should be supplied and erected in accordance with chapter 6.2.2 of BS 5837:2012. This states that the default specification for protective fencing should comprise a scaffold framework with vertical tubes at maximum 3 m intervals secured firmly into the ground and fixed with weldmesh panels, as set out on *Figure 8* below. An alternative specification which would be acceptable would be a free-standing scaffold support framework (i.e. Heras fencing) in accordance with *Figure 9* below. It is also noted that hoarding around the temporary site compounds will act as sufficient tree protection fencing.



*Figure 8: Excerpt from section 6.2.2 of BS 5837:2012*

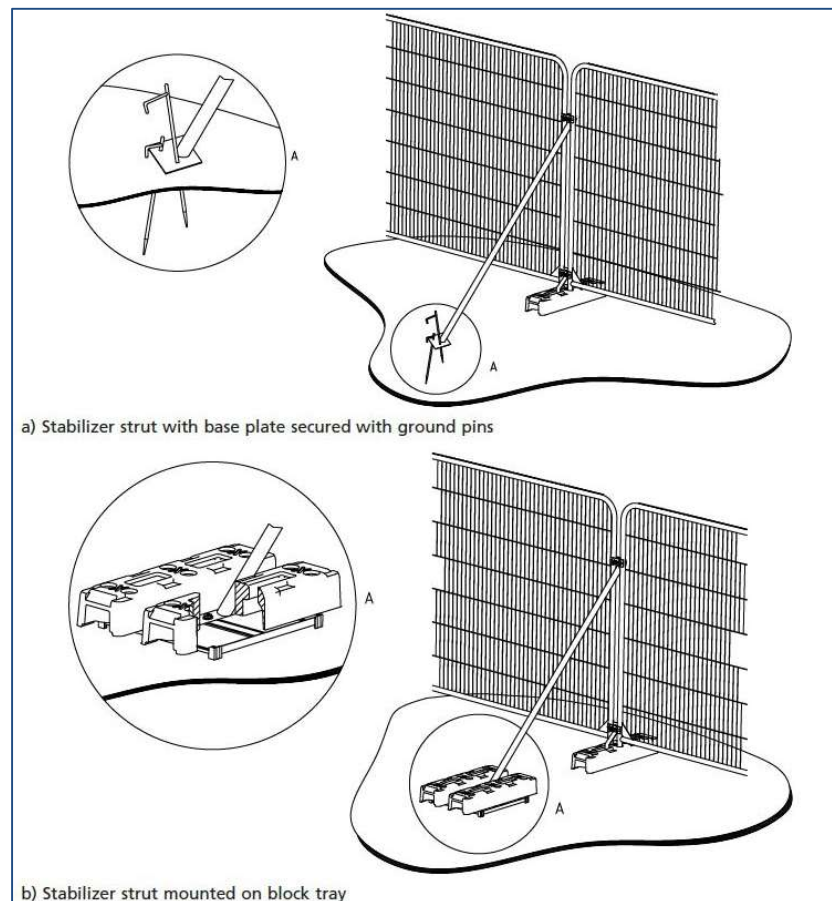


Figure 9: Excerpt from section 6.2.2 of BS 5837:2012

The barriers should be fitted with all-weather notices containing the words **“Tree Protection Area – Keep Out”** (see [Appendix F – Construction Exclusion Zone Sign](#)) and should remain intact for the entirety of the development project. It is not anticipated that there will be any need to access the Construction Exclusion Zones during the construction works. If access is required for any reason, this should be discussed with the Arboricultural Consultant.

## 5.5 Ground Protection

At present no requirement for ground protection has been identified, however, as the construction phase progresses, it may be necessary to install temporary Ground Protection to ensure that RPAs of retained trees outside of the Construction Exclusion Zones are not damaged. This Ground Protection will need to be capable of supporting any traffic using the surface without being distorted or causing compaction to underlying soils. The following guidance is included in BS 5837:2012:

1. For pedestrian access 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. 100mm depth of woodchip), laid onto geotextile membrane;
2. For < 2 tonne - pedestrian-operated plant, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip) laid onto a geotextile membrane;
3. For > 2 tonne - wheeled or tracked construction traffic, 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.

It should be noted that in all cases, the main objective of Ground Protection should be to avoid compaction of the soil so that tree root functions remain unimpaired. Even a single passage of a heavy vehicle in wet conditions can cause significant levels of compaction.

## 5.6 Construction

It is recommended that all construction activities must only take place once tree works have been completed. This is to ensure that retained trees on-site are not adversely affected due to lack of clear restrictions to movement and storage.

All plant and vehicles engaged in construction works must use existing hard surfacing for all access, storage and operations where possible. Where Ground Protection has been recommended this must be used.

Plant operators must be made fully aware of any protection that surrounds retained trees and take due care with their machinery not to cause any damage to their crowns or stems. Where plant is operating in proximity of retained trees banksman must be used to prevent accidental collision damage.

## 5.7 Tree Roots

If the roots of a retained tree are exposed during any excavation works on-site, these should be immediately wrapped or covered in hessian to prevent desiccation and to protect them from temperature changes, with the project Arboricultural Consultant contacted at the earliest opportunity for advice. Roots smaller than 25 mm diameter may be pruned back using a clean, sharp cutting tool. Roots occurring in clumps or of 25 mm diameter and over should be severed only following consultation with the project Arboricultural Consultant.

Prior to backfilling, retained roots should be uncovered and surrounded with topsoil or sharp builders' sand, free of contaminants and any foreign objects that may be injurious to tree roots.

## 5.8 Hand Dig Methodology

The current plan indicates encroachment into the RPA of **T4, T5, T10, T11, T20, T22, T23, T25, T27, T36, T37, T40, T41, T42 & T44** to facilitate the proposed construction of footpaths through retained trees at the north of the site and the construction of the new access road into site. When working within the RPA of these trees, it will be necessary to excavate using a hand-dig methodology to avoid unnecessary mechanical damage to roots with the subsequent steps followed where required;

1. Arboricultural Consultant to mark-up RPAs on the ground so that it is clear where roots may be encountered;
2. Hand dig foundations within the marked RPA of **T4, T5, T10, T11, T20, T22, T23, T25, T27, T36, T37, T40, T41, T42 & T44**, with works to be halted when roots are encountered and dealt with in accordance with paragraph 5.7 (above);
3. Any roots over 25 mm diameter to be retained and protected with hessian; further excavation in the vicinity of retained routes to continue to be undertaken by hand to avoid mechanical damage;

4. On completion, hessian to be removed from any retained roots and holes to be backfilled (see 5.7).

## 5.9 Prohibited Activities

No plant, machinery, or materials should be stored within the Construction Exclusion Zones. This also applies to any ancillary facilities associated with the construction such as welfare units.

Materials or machinery with any potential to contaminate ground must be stored outside of RPAs, including when on existing hard surfacing, and use spill mats for refuelling.

Care must be taken when planning site operations to ensure that wide or tall loads, plant with booms, jibs and counterweights can operate without coming into contact with any of the retained trees. Where possible, plant and machinery with zero tail swing should be used when in close proximity to retained trees.

Any transit or transverse of plant in close proximity to the retained trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the trees is maintained at all times.

The project Arboricultural Consultant should be consulted prior to any non-approved operations within a Construction Exclusion Zone.

## 5.10 Monitoring

It is a requirement of BS 5837:2012 that activities related to, or in the vicinity of retained trees are monitored by the project Arboricultural Consultant. It is recommended that the following monitoring visitations take place;

1. Setting out and installation of site compounds and Tree Protection Fencing and Ground Protection;
2. Monitoring of excavation works within the RPA of **T4, T5, T10, T11, T20, T22, T23, T25, T27, T36, T37, T40, T41, T42 & T44**;
3. Removal of Tree Protection Fencing and Ground Protection;
4. Post-development monitoring visit (see 5.12 below).

It is recommended that on each monitoring visit a Works Recording Form is completed by the project Arboricultural Consultant to enable an auditable trail of visits, findings and recommendations.

## 5.11 Incident Procedure

In the instance of any problems discovered on-site or incidences affecting and/or causing harm to retained trees, the project Arboricultural Consultant should be consulted at the earliest opportunity to provide advice about rectifying issues. Any such occurrences should be recorded in an auditable incident register.

## 5.12 Post-Development

It is recommended that following completion of the development, a monitoring visit is carried out by the project Arboricultural Consultant in order to carry out a thorough assessment of the newly planted and retained trees and any remedial works that may be required as a result of changes to the site and the potential indirect effects of construction.

## 6. References

British Standards (2012); *BS 5837:2012 Trees in relation to design, demolition and construction*

British Standards (1992); *BS 3936-1:1992 Nursery Stock – Specification for trees and shrubs*

British Standards (2014); *BS 8545:2014 – Trees: From Nursery to Independence in the Landscape*

British Standards Institution (2010); *Tree work – Recommendations. BS 3998:2010*

Mattheck, K. and Breloer, H. (1994); *The body language of trees*

National House Building Council (2017); *Building near trees. NHBC Standards, Chapter 4.2*

Department for Communities and Local Government (2012); *National Planning Policy Framework*

Ministry of Housing, Communities and Local Government (2019); *National Planning Policy Framework*

Department for Levelling Up, Housing and Communities (2023); *National Planning Policy Framework*

### Caveat

*This survey does not guarantee that trees which have not been recorded for remedial work are safe and will not fail. Extreme climatic conditions can cause serious damage even to healthy trees. A survey of this kind therefore seeks to lower the overall risk of damage or harm due to trees and contributes to fulfilling the landowner's responsibility and duty of care in taking reasonable steps to manage their trees. However, regular surveys are recommended to manage the on-going risk.*

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## April 2026

# Appendix A

## Tree Schedule Terms

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Tree Ref.    | Code used to identify each tree on the Tree Survey Plan                                                              |
| Species      | The common name for each tree                                                                                        |
| Height       | The height of the tree in metres                                                                                     |
| Age Class    | The age of the tree recorded as follows                                                                              |
| Young        | Recently planted or establishing tree                                                                                |
| Semi-mature  | Established tree which has yet to reach its full growing height                                                      |
| Mature       | A tree which has reached its likely maximum size                                                                     |
| Over-mature  | A mature tree which has ceased to grow or is in decline                                                              |
| Veteran      | An over-mature tree of high value due to age, size and other factors                                                 |
| Stems        | Number of stems present (i.e. is the tree a multi-stemmed specimen)                                                  |
| Stem ø mm    | Diameter of tree stem in millimetres, recorded at 1.5 m above ground level; this figure is used to calculate the RPA |
| RPA (m)      | The radius of the tree's Root Protection Area in metres                                                              |
| Crown Spread | The extent of the tree's crown to the north, south, east and west, in metre                                          |
| Crown Height | The height of the crown as measured from the ground to the north, south, east and west, in metre                     |
| Condition    | A general assessment of the tree's structural or physiological condition as either good, fair, poor or dead          |
| BS Cat       | The BS 5837:2012 Category for the tree, in accordance with the table in paragraph 2.3 of this report and Appendix D  |
| AIA          | Arboricultural Impact Assessment                                                                                     |
| AMS          | Arboricultural Method Statement                                                                                      |
| TSCP         | Tree Survey and Constraints Plan                                                                                     |
| AIAP         | Arboricultural Impact Assessment Plan                                                                                |
| TPP          | Tree Protection Plan                                                                                                 |

# Appendix B

## Tree Schedule

Appendix B - Glebe Road BS5837 - Tree Schedule

| Tree Ref. | Species      | Scientific Name           | Age Class    | Height (m) | Stems | Stem ø (mm) | RPA  | Crown spread (m) |      |       |      | Crown height (m) |      |       |      | Condition  |               | BS Cat. | General Observations                                                                                                                                                                                                                                 |
|-----------|--------------|---------------------------|--------------|------------|-------|-------------|------|------------------|------|-------|------|------------------|------|-------|------|------------|---------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |              |                           |              |            |       |             |      | North            | East | South | West | North            | East | South | West | Structural | Physiological |         |                                                                                                                                                                                                                                                      |
| T1        | Silver birch | <i>Betula pendula</i>     | Semi-mature  | 12         | 1     | 370         | 4.44 | 4                | 2    | 4     | 3    | 2                | 2    | 2     | 3    | Poor       | Poor          | U       | Located at northern entrance to site, first tree to left of driveway; Co-dominant stems at 2 m; Minor stem lean to north; Northwestern limb over entrance driveway is dead; Major deadwood; Sparse crown; <i>Fomitopsis betulina</i> FFB's in crown. |
| T2        | Silver birch | <i>Betula pendula</i>     | Semi-mature  | 16         | 1     | 420         | 5.04 | 4                | 3    | 3     | 2    | 3                | 3    | 2     | 3    | Fair       | Fair          | C2      | Located at northern entrance to site, second tree to left of driveway; Included unions; Minor deadwood.                                                                                                                                              |
| T3        | Silver birch | <i>Betula pendula</i>     | Semi-mature  | 14         | 1     | 260         | 3.12 | 4                | 4    | 3     | 2    | 2                | 4    | 4     | 4    | Poor       | Fair          | C2      | Located at northern entrance to site, third tree to left of driveway; Exposed surface roots; Significant stem lean to northeast; Asymmetric crown favouring northeast; Minor deadwood.                                                               |
| T4        | Common ash   | <i>Fraxinus excelsior</i> | Early-mature | 14         | 1     | 590         | 7.08 | 6                | 5    | 7     | 6    | 5                | 4    | 6     | 4    | Fair       | Fair          | B2      | Located adjacent to Glebe Road; Large semi-occluded wound on lower northern stem, with evidence of decay and boring insects; Small tear-out at 4 m on north side; Moderate deadwood.                                                                 |
| T5        | Common ash   | <i>Fraxinus excelsior</i> | Early-mature | 12         | 1     | 490         | 5.88 | 4                | 5    | 5     | 5    | 3                | 3    | 3     | 4    | Fair       | Fair          | B2      | Located adjacent to Glebe Road; Bulging around base, likely caused by mower wounds; Semi-occluded wound at 1 m on southeast side; Small tear-out at 3 m on northwest side; Moderate deadwood.                                                        |
| T6        | Mountain ash | <i>Sorbus aucuparia</i>   | Semi-mature  | 11         | 1     | 310         | 3.72 | 6                | 3    | 3     | 3    | 2                | 2    | 2     | 2    | Ivy        | Fair          | B2      | Located in corner of group adjacent to Glebe Road; Ivy on stem and in crown; Cohesive crown; Asymmetric crown favouring north.                                                                                                                       |
| T7        | Mountain ash | <i>Sorbus aucuparia</i>   | Semi-mature  | 10         | 1     | 280         | 3.36 | 6                | 4    | 3     | 2    | 2                | 2    | 2     | 2    | Fair       | Fair          | B2      | Located in corner of group adjacent to Glebe Road; Cohesive crown; Asymmetric crown favouring north; Significant stem lean to north.                                                                                                                 |
| T8        | Silver birch | <i>Betula pendula</i>     | Semi-mature  | 8          | 1     | 390         | 4.68 | 1                | 3    | 2     | 2    | 1                | 1    | 1     | 1    | Ivy        | Poor          | U       | Located at Northern entrance to site, within hedge to the right of driveway; Major deadwood; Ivy on stem and in crown.                                                                                                                               |

## Appendix B - Glebe Road BS5837 - Tree Schedule

| Tree Ref. | Species               | Scientific Name            | Age Class   | Height (m) | Stems | Stem ø (mm) | RPA  | Crown spread (m) |      |       |      | Crown height (m) |      |       |      | Condition  |               | BS Cat. | General Observations                                                                                                                        |
|-----------|-----------------------|----------------------------|-------------|------------|-------|-------------|------|------------------|------|-------|------|------------------|------|-------|------|------------|---------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------|
|           |                       |                            |             |            |       |             |      | North            | East | South | West | North            | East | South | West | Structural | Physiological |         |                                                                                                                                             |
| T9        | Sycamore              | <i>Acer pseudoplatanus</i> | Semi-mature | 16         | 1     | 360         | 4.32 | 2                | 5    | 6     | 3    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to west of entry driveway, within fence; Ivy on stem and in crown; Asymmetrical crown favouring southeast; Minor deadwood. |
| T10       | Common beech          | <i>Fagus sylvatica</i>     | Semi-mature | 9          | 1     | 140         | 1.7  | 5                | 2    | 2     | 2    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Asymmetric crown favouring north. Unable to access.                        |
| T11       | Sycamore              | <i>Acer pseudoplatanus</i> | Semi-mature | 10         | 2     | 300         | 3.6  | 2                | 3    | 3     | 3    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem; Minor deadwood. Unable to access.                             |
| T12       | Common beech          | <i>Fagus sylvatica</i>     | Semi-mature | 8          | 1     | 120         | 1.4  | 2                | 1    | 1     | 3    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Asymmetric crown favouring West. Unable to access.                         |
| T13       | Common beech          | <i>Fagus sylvatica</i>     | Semi-mature | 7          | 1     | 60          | 0.7  | 2                | 1    | 1     | 2    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                                          |
| T14       | Common or black elder | <i>Sambucas nigra</i>      | Semi-mature | 6          | 1     | 80          | 1    | 1                | 1    | 1     | 1    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem. Unable to access.                                             |
| T15       | Common ash            | <i>Fraxinus excelsior</i>  | Semi-mature | 6          | 3     | 130         | 1.6  | 1                | 1    | 1     | 1    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem. Unable to access.                                             |
| T16       | Common ash            | <i>Fraxinus excelsior</i>  | Semi-mature | 8          | 5     | 210         | 2.5  | 1                | 1    | 1     | 1    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem. Unable to access.                                             |
| T17       | Common ash            | <i>Fraxinus excelsior</i>  | Semi-mature | 7          | 1     | 120         | 1.4  | 2                | 1    | 0     | 0.5  | 3                | 3    | 3     | 3    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Stem lean to northeast. Unable to access.                                  |
| T18       | Common ash            | <i>Fraxinus excelsior</i>  | Semi-mature | 8          | 7     | 100         | 1.2  | 2                | 2    | 2     | 2    | 0.5              | 0.5  | 0.5   | 0.5  | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                                          |
| T19       | Unidentified dead     | -                          | Dead        | 0.5        | 1     | 400         | 4.8  | 0                | 0    | 0     | 0    | 0                | 0    | 0     | 0    | Poor       | Dead          | U       | Located adjacent to Glebe Road; Within hedgerow; Stump only. Unable to access.                                                              |
| T20       | Common beech          | <i>Fagus sylvatica</i>     | Semi-mature | 12         | 1     | 190         | 2.3  | 1                | 2    | 2     | 1    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem. Unable to access.                                             |

Appendix B - Glebe Road BS5837 - Tree Schedule

| Tree Ref. | Species               | Scientific Name             | Age Class    | Height (m) | Stems | Stem ø (mm) | RPA | Crown spread (m) |      |       |      | Crown height (m) |      |       |      | Condition  |               | BS Cat. | General Observations                                                                                                             |
|-----------|-----------------------|-----------------------------|--------------|------------|-------|-------------|-----|------------------|------|-------|------|------------------|------|-------|------|------------|---------------|---------|----------------------------------------------------------------------------------------------------------------------------------|
|           |                       |                             |              |            |       |             |     | North            | East | South | West | North            | East | South | West | Structural | Physiological |         |                                                                                                                                  |
| T21       | Common beech          | <i>Fagus sylvatica</i>      | Semi-mature  | 5          | 1     | 80          | 1   | 1                | 2    | 1     | 1    | 1                | 1    | 1     | 1    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                               |
| T22       | Common or black elder | <i>Sambucas nigra</i>       | Semi-mature  | 7          | 2     | 110         | 1.3 | 1                | 2    | 1     | 1    | 1                | 1    | 1     | 1    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Co-dominant stems at 1.5 m. Unable to access.                   |
| T23       | Common ash            | <i>Fraxinus excelsior</i>   | Semi-mature  | 7          | 2     | 130         | 1.6 | 2                | 1    | 1     | 1    | 0.5              | 0.5  | 0.5   | 0.5  | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Co-dominant stems at 0.5 m. Unable to access.                   |
| T24       | Common ash            | <i>Fraxinus excelsior</i>   | Semi-mature  | 13         | 1     | 200         | 2.4 | 2                | 2    | 2     | 2    | 3                | 3    | 3     | 3    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Minor deadwood. Unable to access.                                                                |
| T25       | Unidentified          | -                           | Semi-mature  | 13         | 2     | 320         | 3.8 | 3                | 3    | 3     | 3    | 5                | 5    | 5     | 5    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Minor deadwood; Ivy on stem. Unable to access.                                                   |
| T26       | Unidentified          | -                           | Semi-mature  | 9          | 1     | 200         | 2.4 | 4                | 3    | 3     | 3    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Minor deadwood; Ivy on stem and in crown. Unable to access.                                      |
| T27       | Common laburnum       | <i>Laburnum anagyroides</i> | Semi-mature  | 7          | 8     | 80          | 1   | 1                | 2    | 2     | 1    | 0.5              | 0.5  | 0.5   | 0.5  | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Shrubs around base; Cohesive crown; Ivy on stem. Unable to access.                               |
| T28       | Wild cherry           | <i>Prunus avium</i>         | Semi-mature  | 7          | 2     | 210         | 2.5 | 1                | 1    | 1     | 3    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Asymmetric crown favouring west. Unable to access.              |
| T29       | Common laburnum       | <i>Laburnum anagyroides</i> | Semi-mature  | 7          | 1     | 200         | 2.4 | 1                | 1    | 1     | 2    | 2                | 2    | 2     | 2    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Asymmetric crown favouring west; Ivy on stem. Unable to access. |
| T30       | Common laburnum       | <i>Laburnum anagyroides</i> | Semi-mature  | 7          | 1     | 200         | 2.4 | 1                | 1    | 1     | 1    | 2                | 2    | 2     | 2    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem. Unable to access.                                  |
| T31       | Common ash            | <i>Fraxinus excelsior</i>   | Semi-mature  | 7          | 1     | 140         | 1.7 | 1                | 1    | 1     | 1    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem. Unable to access.                                  |
| T32       | Common ash            | <i>Fraxinus excelsior</i>   | Early-mature | 10         | 2     | 390         | 4.7 | 3                | 3    | 3     | 3    | 3                | 3    | 3     | 3    | Fair       | Fair          | B2      | Located adjacent to Glebe Road; Ivy on stem; Co-dominant at 0.5 m; Cohesive crown. Unable to access.                             |

## Appendix B - Glebe Road BS5837 - Tree Schedule

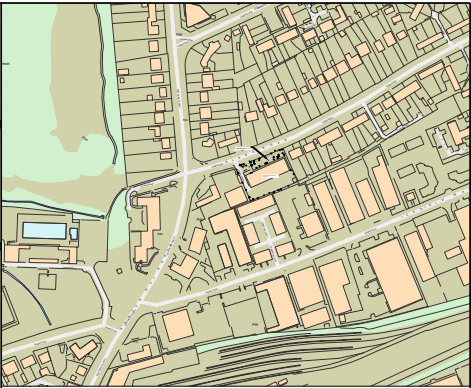
| Tree Ref. | Species      | Scientific Name            | Age Class   | Height (m) | Stems | Stem ø (mm) | RPA | Crown spread (m) |      |       |      | Crown height (m) |      |       |      | Condition  |               | BS Cat. | General Observations                                                                                                    |
|-----------|--------------|----------------------------|-------------|------------|-------|-------------|-----|------------------|------|-------|------|------------------|------|-------|------|------------|---------------|---------|-------------------------------------------------------------------------------------------------------------------------|
|           |              |                            |             |            |       |             |     | North            | East | South | West | North            | East | South | West | Structural | Physiological |         |                                                                                                                         |
| T33       | Common ash   | <i>Fraxinus excelsior</i>  | Semi-mature | 8          | 1     | 200         | 2.4 | 2                | 1    | 2     | 3    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Ivy on stem; Stem leaning West; Cohesive crown. Unable to access.                       |
| T34       | Common ash   | <i>Fraxinus excelsior</i>  | Semi-mature | 7          | 3     | 130         | 1.6 | 1                | 1    | 1     | 1    | 1                | 1    | 1     | 1    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Cohesive crown. Unable to access.                                                       |
| T35       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 7          | 1     | 110         | 1.3 | 1                | 1    | 1     | 1    | 1                | 1    | 1     | 1    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                      |
| T36       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 8          | 1     | 140         | 1.7 | 1                | 1    | 1     | 1    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                      |
| T37       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 8          | 1     | 160         | 1.9 | 1                | 1    | 1     | 1    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                      |
| T38       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 5          | 1     | 80          | 1   | 1                | 1    | 1     | 1    | 2                | 2    | 2     | 2    | Fair       | Poor          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Poor vigour in crown. Unable to access.                |
| T39       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 9          | 1     | 200         | 2.4 | 2                | 2    | 2     | 2    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                      |
| T40       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 5          | 1     | 150         | 1.8 | 2                | 1    | 1     | 1    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                      |
| T41       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 8          | 1     | 180         | 2.2 | 2                | 2    | 2     | 2    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                      |
| T42       | Common beech | <i>Fagus sylvatica</i>     | Semi-mature | 9          | 5     | 220         | 2.6 | 3                | 2    | 2     | 2    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                      |
| T43       | Unidentified | -                          | Semi-mature | 14         | 1     | 300         | 3.6 | 2                | 2    | 2     | 2    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Poor          | C2      | Located adjacent to Glebe Road; Minor deadwood; Ivy on stem and in crown; No visible foliage or buds. Unable to access. |
| T44       | Sycamore     | <i>Acer pseudoplatanus</i> | Semi-mature | 10         | 1     | 200         | 2.4 | 2                | 2    | 2     | 2    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown; Ivy on stem and in crown. Unable to access.            |

Appendix B - Glebe Road BS5837 - Tree Schedule

| Tree Ref. | Species               | Scientific Name            | Age Class   | Height (m) | Stems | Stem ø (mm) | RPA | Crown spread (m) |      |       |      | Crown height (m) |      |       |      | Condition  |               | BS Cat. | General Observations                                                                                                                                                                                            |
|-----------|-----------------------|----------------------------|-------------|------------|-------|-------------|-----|------------------|------|-------|------|------------------|------|-------|------|------------|---------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                       |                            |             |            |       |             |     | North            | East | South | West | North            | East | South | West | Structural | Physiological |         |                                                                                                                                                                                                                 |
| T45       | Unidentified          | -                          | Semi-mature | 13         | 6     | 300         | 3.6 | 3                | 3    | 3     | 3    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Minor deadwood; Ivy on stem and in crown. Unable to access.                                                                                                                     |
| T46       | Common or black elder | <i>Sambucas nigra</i>      | Semi-mature | 7          | 2     | 170         | 2   | 2                | 1    | 1     | 1    | 2                | 2    | 2     | 2    | Fair       | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Cohesive crown. Unable to access.                                                                                                                              |
| T47       | Unidentified          | -                          | Semi-mature | 11         | 1     | 350         | 4.2 | 2                | 3    | 3     | 4    | 6                | 6    | 6     | 6    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Minor deadwood; Ivy on stem and in crown. Unable to access.                                                                                                                     |
| T48       | Sycamore              | <i>Acer pseudoplatanus</i> | Semi-mature | 12         | 1     | 350         | 4.2 | 2                | 3    | 3     | 3    | 3                | 3    | 3     | 3    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Within hedgerow; Ivy on stem and in crown. Unable to access.                                                                                                                    |
| T49       | Unidentified          | -                          | Semi-mature | 13         | 1     | 350         | 4.2 | 3                | 3    | 3     | 3    | 3                | 3    | 3     | 3    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Adjacent to post with comms wires; Minor deadwood; Ivy on stem and in crown. Unable to access.                                                                                  |
| T50       | Unidentified          | -                          | Semi-mature | 13         | 1     | 250         | 3   | 2                | 2    | 2     | 2    | 2                | 2    | 2     | 2    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Adjacent to post with comms wires; Minor deadwood; Ivy on stem and in crown. Unable to access.                                                                                  |
| T51       | Unidentified          | -                          | Semi-mature | 12         | 2     | 350         | 4.2 | 3                | 3    | 3     | 3    | 1                | 1    | 1     | 1    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Overhanging garage; Minor deadwood; Ivy on stem and in crown. Unable to access.                                                                                                 |
| T52       | Unidentified          | -                          | Semi-mature | 10         | 1     | 250         | 3   | 2                | 2    | 2     | 2    | 2                | 2    | 2     | 2    | Ivy        | Fair          | C2      | Located adjacent to Glebe Road; Minor deadwood; Ivy on stem and in crown. Unable to access.                                                                                                                     |
| G1        | Mixed broadleaf       | -                          | Semi-mature | 14         | 1     | 150         | 1.8 | 3                | 2    | 3     | 3    | 0.5              | 0.5  | 0.5   | 0.5  | Ivy        | Fair          | B2      | Located behind warehouse, along southern fenceline and eastern border; Ivy on stems and in crowns; Cohesive crowns; Consists primarily of sycamore and ash. Inspection performed from distance due to barriers. |

# Appendix C

## Tree Survey & Constraints Plan



**KEY**  
Tree categories based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

- Category A Tree**  
Trees of High Quality with an estimated remaining life expectancy of at least 40 years.
- Category B Tree**  
Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years.
- Category C Tree**  
Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U Tree**  
Trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Root Protection Area (RPA)**

| Tree Key |                   |     |                         |
|----------|-------------------|-----|-------------------------|
| ACP      | - Sycamore        | MXB | - Mixed broadleaf       |
| BEP      | - Silver birch    | PRA | - Wild cherry           |
| FAS      | - Common beech    | SMN | - Common or black elder |
| FRE      | - Common ash      | SOC | - Mountain ash          |
| LBA      | - Common laburnum | UNI | - Unidentified          |

|             |                                               |         |    |
|-------------|-----------------------------------------------|---------|----|
| Client      | Wheatley                                      |         |    |
| Project     | Glebe Road                                    |         |    |
| Title       | Appendix C - Tree Survey and Constraints Plan |         |    |
| Scale       | 1:250 @ A3                                    | Drawn   | LA |
| Date        | April 2026                                    | Checked | KL |
| Drawing No. | MH10798-001                                   | Rev     | -  |

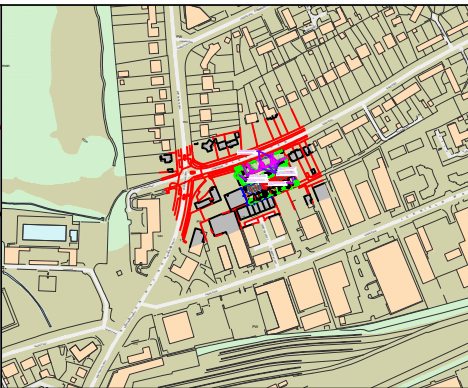
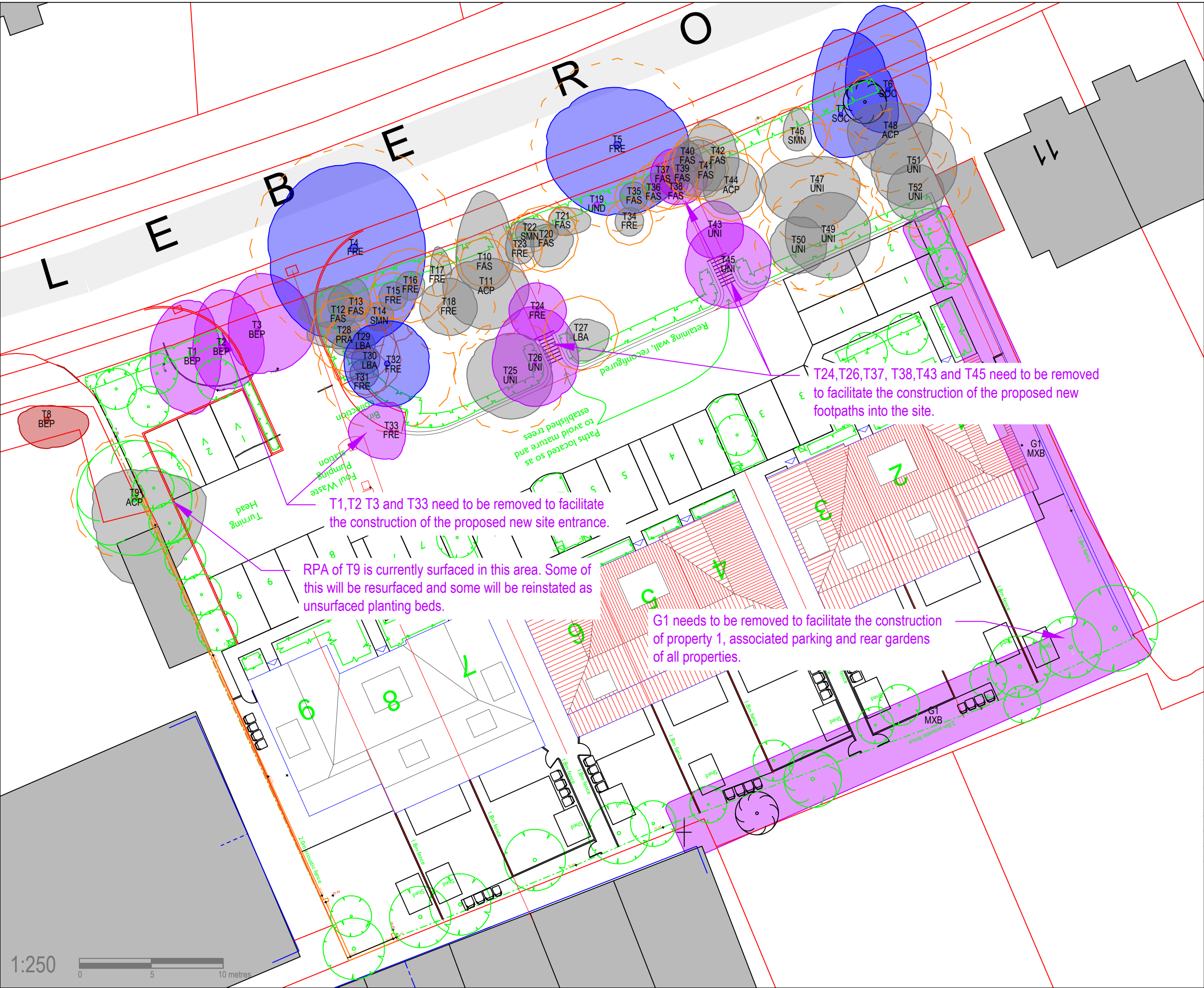
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# Appendix D

## Arboricultural Impact Assessment Plan



**KEY**  
Tree categories based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

- Category A Tree**  
Trees of High Quality with an estimated remaining life expectancy of at least 40 years.
- Category B Tree**  
Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years.
- Category C Tree**  
Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U Tree**  
Trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Root Protection Area (RPA)**
- Tree Removals**  
Trees identified as requiring removal to facilitate the project.

**Tree Key**

|     |                   |     |                         |
|-----|-------------------|-----|-------------------------|
| ACP | - Sycamore        | MXB | - Mixed broadleaf       |
| BEP | - Silver birch    | PRA | - Wild cherry           |
| FAS | - Common beech    | SMN | - Common or black elder |
| FRE | - Common ash      | SOC | - Mountain ash          |
| LBA | - Common laburnum | UNI | - Unidentified          |

|             |                                                    |         |    |
|-------------|----------------------------------------------------|---------|----|
| Client      | Wheatley                                           |         |    |
| Project     | Glebe Road                                         |         |    |
| Title       | Appendix D - Arboricultural Impact Assessment Plan |         |    |
| Scale       | 1:250 @ A3                                         | Drawn   | LA |
| Date        | April 2026                                         | Checked | KL |
| Drawing No. | MH10798-002                                        | Rev     | -  |

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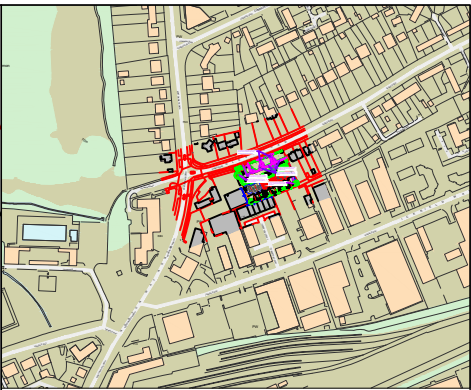
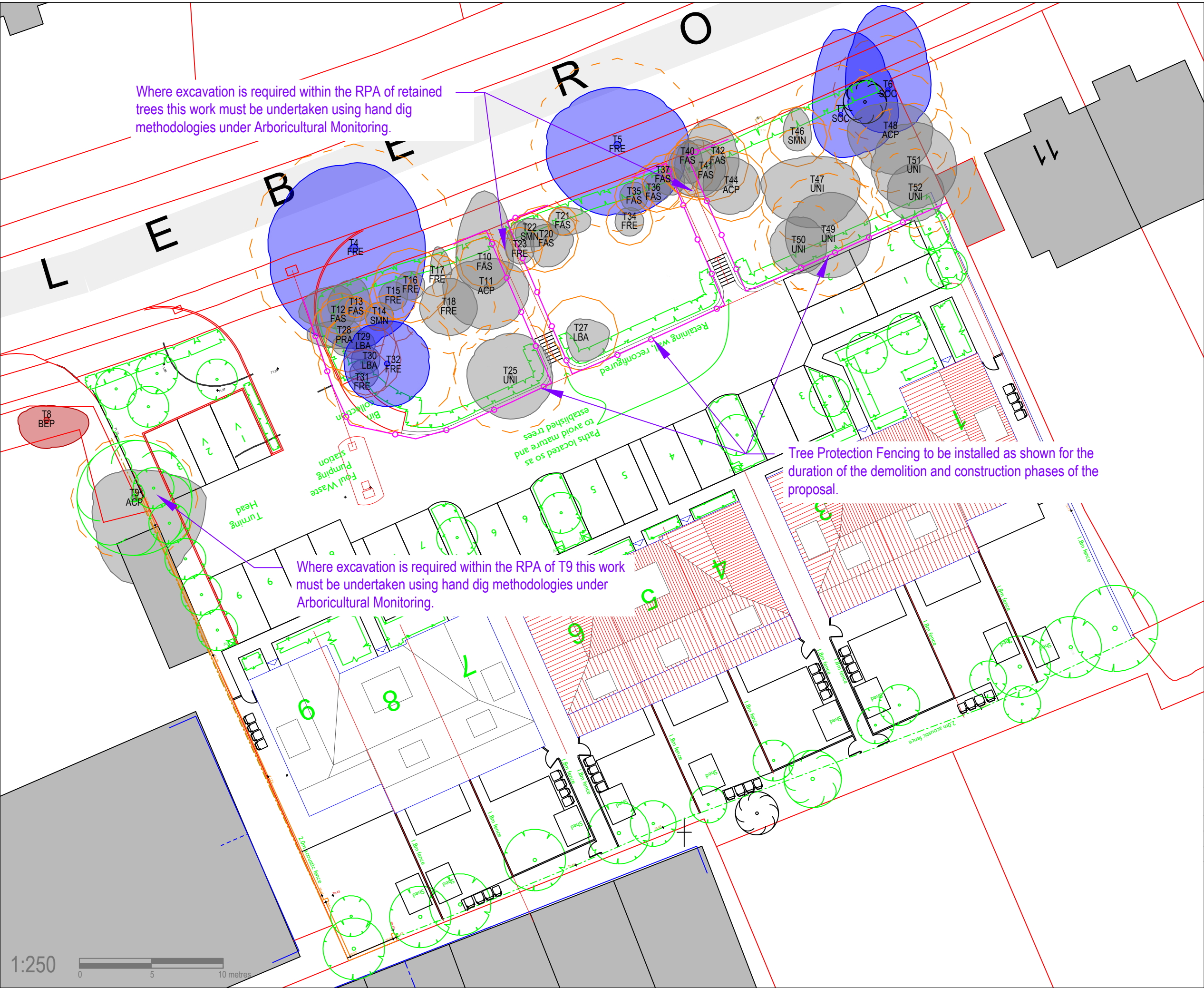
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1:250  
0 5 10 metres

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# Appendix E

## Tree Protection Plan



**KEY**  
Tree categories based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

- Category A Tree**  
Trees of High Quality with an estimated remaining life expectancy of at least 40 years.
- Category B Tree**  
Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years.
- Category C Tree**  
Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U Tree**  
Trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Root Protection Area (RPA)**
- Tree Protection Fencing**

**Tree Key**

|     |                   |     |                         |
|-----|-------------------|-----|-------------------------|
| ACP | - Sycamore        | MXB | - Mixed broadleaf       |
| BEP | - Silver birch    | PRA | - Wild cherry           |
| FAS | - Common beech    | SMN | - Common or black elder |
| FRE | - Common ash      | SOC | - Mountain ash          |
| LBA | - Common laburnum | UNI | - Unidentified          |

|             |                                   |         |    |
|-------------|-----------------------------------|---------|----|
| Client      | Wheatley                          |         |    |
| Project     | Glebe Road                        |         |    |
| Title       | Appendix E - Tree Protection Plan |         |    |
| Scale       | 1:250 @ A3                        | Drawn   | LA |
| Date        | April 2026                        | Checked | KL |
| Drawing No. | MH10798-003                       | Rev     | -  |

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# Appendix F

## Construction Exclusion Zone Sign

# Tree Protection Area

# KEEP OUT



**Do not move this fence**

**(TOWN & COUNTRY PLANNING ACT 1990)**

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECT TO TREE PRESERVATION ORDER(S). CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION.**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY**

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**Report any damage to trees, roots, tree protection measures or the tree protection area to the project Arboricultural Consultant:**

**Maydencroft  
info@maydencroft.co.uk  
0800 157 7707**