Arboricultural Impact Assessment and Method Statement

Client: Smug Oak Lane Limited

Site: Moor Hill Tanker Depot
Smug Oak Lane
Bricket Wood
AL2 3TZ

Report by: Tracy Clarke MICFor. F.Arbor.A. CEnv

Date: January 2026

Reference: TCTC-19703-A

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Executive Summary

1. Tracy Clarke Tree Consultancy Ltd are instructed to provide an arboricultural survey and impact assessment of the proposal in accordance with BS5837 (2012), Trees in relation to design, demolition, and construction – Recommendations. The information provided to the client has helped to inform the site layout to ensure that the proposal is sustainable in respect of important arboricultural and landscape features and that it complies with national and local planning policies.

2. Development Proposal

   The proposal is for an outline application for the demolition of existing buildings and construction of up to sixteen dwellings, with revised access arrangements.

3. Arboricultural Population:

   A total of seven groups and thirty eight individual trees are assessed, of these there are twenty one of moderate quality and value, twenty of low quality and value, and four of poor quality and value.

4. Statutory Designations:

   None of the trees are legally protected by a tree preservation order and the site is not within a designated conservation area.

5. Identified Arboricultural Impacts:

   Of the total number of trees and groups, loss is limited to one low value group (G18), partial removal of two low value groups (G6 and G28), loss of two low value trees (T34 and T35) and one moderate value tree (T36).

   One mature Norway maple (T26) is recommended to be pruned back from the southernmost plot to provide construction access, and improved separation between the two. This is minor work and unlikely to harm the health of the tree, and it can be managed in this way on an ongoing basis if required.

6. The retention of the significant and important trees, and the opportunity to deliver a wider range of tree species, appropriate to the setting and landscape character of the site, ensures the proposed development is acceptable in both arboricultural terms and in relation to planning policy as it relates to trees.

Contents

1 Introduction

1.1 Tracy Clarke Tree Consultancy Ltd are instructed by Smug Oak Lane Limited to:

- provide a BS 5837 (2012) tree survey of trees relevant to the site, with recommendations for works, and
- provide an arboricultural impact assessment report which addresses the impacts on trees from the proposed development for planning submission, and provides measures for their protection during construction

1.2 The proposal is for an outline application for the demolition of existing buildings and construction of up to sixteen dwellings, with revised access arrangements.

Method of assessment

1.3 This assessment follows best practice British Standard 5837: Trees in relation to design, demolition, and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites and aims to guide decision making towards sustainable design and tree cover on all new developments.

1.4 This assessment also has regard to national and local planning policies in consideration of the arboricultural impacts from the development proposals since these policies will guide the decision-making process of the local planning authority.

Scope and limitations

1.5 Some photographs within this report may be from earlier survey visits, but they remain relevant to the existing trees on site.

1.6 The tree survey is of a preliminary nature only; all trees have only been inspected from ground level applying [1]Mattheck's (1994) visual tree assessment method (VTA). No detailed decay investigations of the trees or detailed site investigations have been carried out to inform this report.

[1] Mattheck, C, Broeler, H. (1994). The body language of trees. A handbook for failure analysis – *Research for Amenity Trees* No.4 Research for Amenity Trees

1.7 This report is not an assessment of tree condition and the risk they represent to people or property, however where defects trees have been noted as requiring works, recommendations are included in the tree schedule included with this report.

1.8 All recommendations are given in the context of the site's current use, or to facilitate the proposed development. Trees are dynamic living organisms, and subject to a change in their condition.

1.9 This report should not be considered as a full assessment of the health and safety of trees on and adjacent to the site, and where trees do have the potential to harm people or property, an inspection of their condition by the relevant owner on an annual basis is recommended.

1.10 The assessment of trees within this report is valid for two years from its date.

2 Observations and Tree Information

The Site

2.1 The site has been visited on a number of occasions since 2023, but more recently to update the tree survey on 4 December 2025 in accordance with BS5837 (2012).

2.2 The development site is Land at Smug Oak Lane Bricket Wood AL2 3TX.

Fig. 1 Google Earth 2026 – site location

Tree Information

2.3 The data on the trees surveyed can be found in the tree schedule at Appendix A1.

2.4 A total of seven groups and thirty eight individual trees have been assessed; tree works are identified at Appendix A2.

2.5 The surveyed trees and their assessment of quality and value are indicated on the tree survey plan at Appendix B1.

2.6 The proposed layout and, where relevant, trees for removal are shown in Appendix B2.

2.7 The tree protection plan and heads of terms method statement is provided at Appendix B3.

2.8 In respect of the existing trees on site, this is mixed in terms of value, with roughly half and half low or moderate quality trees or groups. Those trees of moderate value are mainly non-native, mature Norway

maples with greater than twenty years remaining and because they are located on the southern or northeastern boundaries, they are publicly visible and therefore assessed as having moderate landscape value, but as individuals are not remarkable nor necessarily well-structured trees.

2.9 G18 within the site, consists of a mix of Norway maple. Scots pine, and Douglas fir, with the occasional Scots pine in severe decline. These are not especially visible from wider public views and are of low value.

2.10 G28, which forms part of the general landscape at the front of the site, consists mainly of developing low level scrub including hawthorn, blackthorn, elder, rowan, Douglas fir and the occasional early mature Scots pine. They are not yet a significant or important belt of trees, and although they generally add to the landscape character on this boundary, they are of low value.

2.11 The Leyland cypress trees T1-T4 located on the rear boundary are either dead or in poor physiological condition, visually declining, with limited remaining contribution to the site.

TC1. (04.12.25) Looking west, T1-T4 cypress trees right hand side

TC2. (24.07.23) Looking South towards the South-western corner (front boundary) trees T19-T26 in the background of the photograph

TC3. (24.07.23) Looking towards western boundary

2.12 An analysis of tree quality and value, tree species mix and age diversity relevant to this proposal is included at Appendix C, which helps to understand the sustainability of the existing tree population on site.

Site soils and influence on rooting

2.13 Soil conditions will have a significant effect upon tree growth and will influence:

- The species that will grow successfully.

- Rooting depths for different species.
- The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance

2.14 As a guide, [2]Cranfield University Soilscapes map describes the soils at the site as **Soilscape 20:** Loamy and clayey floodplain soils with naturally high groundwater.

2.15 This is a guide only, further detailed soil analysis on site will be required by the structural engineer to inform any foundation design detail.

Legal status of trees / woodlands

2.16 According to the St Albans and City District Council website, there are no trees on or adjacent to the site that are legally protected by a tree preservation order or by virtue of being within a conservation area.

Fig. 2. (Jan 2026) St Albans City and District Council – Mapping Facility for Tree Preservation Orders or Conservation Area Status – Site location indicated by red outline

[2] http://www.landis.org.uk

3 Planning Policy Context

National and Local Planning Policy

3.1 National Planning Policy Framework (NPPF) 2024 reflects the Government's vision for a planning system that puts beautiful, environmentally sustainable, and life-enhancing places at its heart. The NPPF recognises that the natural environment is an essential component of the health and wellbeing of society, and in achieving well designed places.

3.2 Paragraph 136: trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure long – term maintenance of newly planted trees, and that existing trees are retained wherever possible.

3.3 Paragraph 164 a): advises that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

3.4 Paragraph 187 b): Planning policies and decisions should contribute to and enhance the natural and local environment by recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic benefits of the best and most versatile agricultural land, and of trees and woodland.

3.5 Paragraph 193 a) and c): when determining planning applications, local planning authorities should apply the principles of avoidance, minimise, remediate or, as a last resort compensate for the harmful impacts of development on for example biodiversity, and irreplaceable habits (such as ancient woodland and ancient and veteran trees).

3.6 Growth for communities delivered by the planning system requires careful consideration of our natural environment during the design and development process to achieve sustainable development and this report considers how the development complies with the NPPF and how it achieves sustainable development.

3.7 Local Planning Authorities are governed in their decision-making process by the principle of sustainable development.

3.8 The relevant planning policy of St Albans City and District Council are the saved policies of the current adopted Local Plan review 1994:

3.9 Policy 74: Landscaping and Tree Preservation : Significant healthy trees and other important landscape features, such as hedgerows, shall normally be retained unless it can be shown that retention is incompatible with overall design quality and/or economic use of the site; planning applications shall be supported by a full tree survey indicating all landscape features, tree species, canopy spread, trunk diameter and levels at the base of each tree; c) trees shall not normally he severely topped or lopped, or endangered by construction work or underground services, buildings shall not be sited where they are likely to justify future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage;

3.10 Policy 74: Provision of new landscaping: Where appropriate, adequate space and depth of soil for planting must be allowed within developments. In particular, screen planting including large trees will normally be required at the edge of settlements; b) detailed landscaping schemes will normally be required as part of full planning applications.

3.11 The following policies of the St Stephen Neighbourhood Plan 2019-2036 are also relevant in considering this proposal in respect of trees:

3.12 Policy S5 – Design of Development: Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the needs of the population of the neighbourhood area and minimises the impact on the natural environment. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects. In particular (iii) Provides high quality boundary treatment and green landscaping.

3.13 Policy S6: Minimising the Environmental Impact of Development: Development proposals should maintain and where practicable enhance the natural environment, landscape features and the rural character and setting of the Neighbourhood area, for instance woodland and chalk streams. Development proposals that would achieve a net gain in biodiversity will be particularly supported.

3.14 Policy S10: Green Infrastructure and Development: Proposals should be designed from inception to create, conserve, enhance and manage green spaces and connective chains of green infrastructure, as shown in Figure 6.1, with the aim of delivering a net environmental benefit for local people and wildlife. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood area.

4 Discussion

Key arboricultural impacts

4.1 The following arboricultural impacts have been identified in relation to the proposed development:

<table>
<tr><th>Activity</th><th>Potential Impact</th></tr>
<tr><td>Tree Loss for Development</td><td>
<table>
<tr><th>Category A</th><th>Category B</th><th>Category C</th><th>Category U</th></tr>
<tr><td>0</td><td>T36</td><td>G6 (partial) G18, T34, T35, T37</td><td>0</td></tr>
</table>

The proposal will involve the loss of one group of trees (G18 in the centre of the east of the site), and four individual trees towards the front of the site (T34-T37) to facilitate the proposed access.

Except for T36, these are low value trees or groups, hidden from wider views. T36 is more sustainable in terms of its remaining contribution and due to its visibility on the site frontage is categorised as a moderate landscape value tree, but as an individual is not a significant or particularly important tree.
</td></tr>
<tr><td>Tree Loss for Arboricultural Reasons</td><td>Four Leyland cypress trees on the northern boundary (rear) of the site are recommended for removal due to their poor and declining condition.</td></tr>
<tr><td>[3]RPA and tree crown Impact</td><td>The general impacts on retained trees can be managed by following the requirements of the tree protection plan and method statement at Appendix B3.</td></tr>
<tr><td>RPA incursion: Demolition</td><td>Provided the tree protection plan is used as a guide for demolition operations, this should ensure that any works will not harm retained trees.</td></tr>
<tr><td>RPA incursion: Construction</td><td>There is no impact from the proposed visibility splays and construction operations are generally outside the RPA of retained trees. It will be important that to provide the proposed access into the existing bank that a suitable retaining feature (avoiding significant battering back) is designed to ensure there is no wider impact on retained trees within G28, there are appropriate construction solutions for this purpose including for example insertion of king posts, or sheet piling.

Provided the tree protection plan and method statement at Appendix B3 is used as a guide for construction operations, this should ensure that any works will not harm retained trees.</td></tr>
</table>

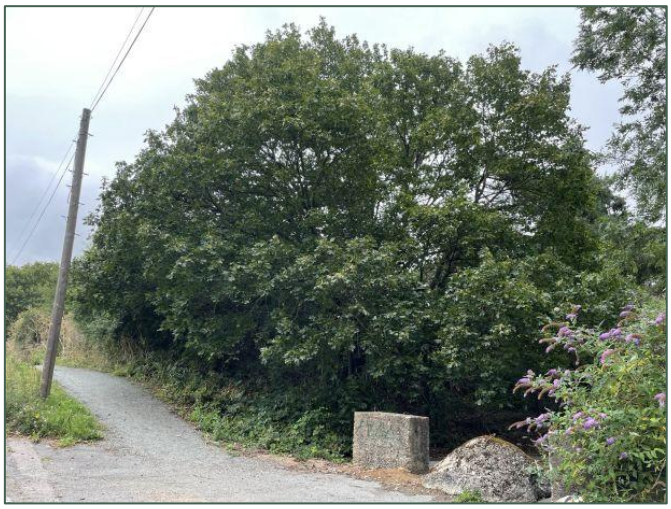
[3] RPA Section 3.7 of BS5837 (2012): layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority

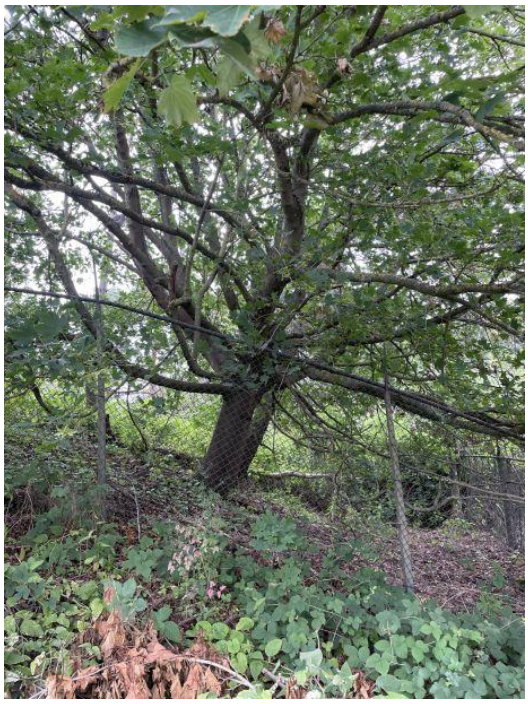
RPA Incursion: Soil levels change	No soil level changes are anticipated within the root protection area of retained trees.
RPA Incursion: Underground services and drainage	No information is currently available relating to underground services or drainage for the proposal; however, it should be possible to locate the utilities outside the RPA of trees. If it is essential to locate underground drainage or services runs within the RPAs of retained trees these operations should follow the recommendations in the NJUG guidelines[4]. In addition, it is also recommended that these works are carried out under arboricultural supervision when being installed.
RPA Incursion Landscape operations	Provided the tree protection plan is used as a guide for landscape operations, this should ensure that any works for improving the hard and soft landscaping features will not harm trees. Any landscaping works within the tree protection areas should be undertaken by hand only avoiding using machinery. Where machinery is unavoidable this should be tracked and light weight only (max of 2 tonnes). Temporary ground protection should always be installed beforehand as follows: • *Pedestrian* – single thickness scaffold boards placed on top of a compressible resistant layer of 100mm of woodchip laid onto a geotextile membrane • *Pedestrian operated plant* – gross weight of 2tonne, proprietary inter-linked ground protection boards placed on top of a compressible resistant layer of 150mm of woodchip laid onto a geotextile membrane • For wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g., proprietary systems or pre-cast reinforced concrete slabs to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected)
Pruning to facilitate development	T26, a mature Norway maple moderate quality is recommended for pruning to provide improved space between one of the proposed plots and to facilitate construction access, this is reduction in crown spread and lifting lower growth is relatively minor, and unlikely to harm the health or appearance of the tree. The tree is mature and unlikely grow significantly annually for this to be a persistent concern.
Future growth of retained trees	This is not considered to be an issue as the layout is well designed away from trees and tree crowns.
Daylight and sunlight	Trees are an asset when it comes to the provision of shade and welcome cooling and can provide a natural alternative to the reliance on air conditioning (for example) to mitigate the effects of climate change resulting in warmer temperatures generally in the UK.

[4] National Joint Utilities Group (NJUG) *Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees*. Volume 4 Issue 2. London: NJUG, 2007

T36 proposed for removal

4.2 With the exception of T36, those trees proposed for removal are low value, T36 provides moderate landscape value at the front of the site but is leaning east due to growing on the side of the existing bank and cannot be retained with the proposed access arrangement.





TC4. (24.07.23) Looking towards western boundary T36 proposed for removal at the proposed entrance area, growing out of side of bank, T34 and T35 hidden behind.

Arboricultural Related Changes from the proposal

4.3 The significant or most important trees will be retained with the proposal. There is some loss of low value trees within the centre areas of the site, however with appropriate mitigation, these losses can be compensated for within the site boundary.

Mitigation

4.4 The proposal provides an opportunity to introduce a wider range of tree and hedge species for long term resilience and species diversity, and a more diverse structure, building on the existing retained landscape features.

Sustainability and Compliance with planning policy

4.5 The significant or most important trees will be retained and appropriately protected with the proposal, and there is opportunity to improve the long term landscape character and quality through new tree and hedge planting which ensures compliance with national, local and neighbourhood plan policies.

5 Conclusions

5.1 This report demonstrates that trees have been considered properly in accordance with best practice, impacts identified, and mitigation suggested to ensure risks from demolition and construction operations associated with the proposal can be reasonably managed and implemented where necessary.

5.2 A total of seven groups and thirty eight individual trees are assessed, of these, twenty one of moderate quality and value, twenty of low quality and value, and four of poor quality and value. None of the trees on or around the site boundaries are legally protected.

5.3 The proposal will involve the loss of one low value group (G18), partial removal of two value groups (G6 and G28), loss of two low value trees (T34 and T35) and one moderate value tree (T36), all other trees and groups remain. T37 is retained with this proposal (indicated for removal on previous schemes).

5.4 Four poor quality cypress trees on the northern boundary are recommended for removal for arboricultural reasons due to their poor condition.

5.5 One mature Norway maple (T26) is recommended to be pruned back from the southernmost plot to provide construction access, and improved separation between the two. This is minor work and unlikely to harm the health of the tree, and it can be managed in this way on an ongoing basis if required.

5.6 The significant and important trees on the site (as well as others of lower value where feasible) will be retained and integrated into the development proposal, and with their retention and protection, the proposed development offers an opportunity to enhance the mix and diversity of tree species with the delivery of new tree and hedge planting as part of a comprehensive landscape proposal.

5.7 Provided the approaches suggested within this report are followed, the proposal can incorporate significant and important trees sustainably and therefore complies with national and local planning policies.

Appendix A1 – BS 5837 Tree Data Schedule

TCTC-19703 Tree schedule (BS5837)

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1	Cupressocyparis leylandii (Leyland Cypress)	20.0	65	1	6.0		3.0		4.0		5.0		0.5		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor. Suspect advanced Coryneuum canker disease Measured at base Wire mesh around lower stem	04/12/2025	191.1	7.8	0-10	U
Tree T2	1	Cupressocyparis leylandii (Leyland Cypress)	18.0	62	1	4.0		5.0		5.7		2.2		1.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor. Suspect advanced Coryneuum canker disease Measured at base Wire mesh around lower stem Not on topographical survey - position estimated	04/12/2025	173.9	7.4	0-10	U
Tree T3	1	Cupressocyparis leylandii (Leyland Cypress)	17.0	52	1	2.0		3.0		6.4		5.0		1.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor. Suspect advanced Coryneuum canker disease Wire mesh around lower stem Slight lean east	04/12/2025	122.3	6.2	0-10	U
Tree T4	1	Cupressocyparis leylandii (Leyland Cypress)	11.0	17	1	1.5		1.5		1.5		1.5		1.5		Early Mature	Structural condition Fair. Physiological condition Dead. Dead tree / trees. Not on topographical survey - position estimated	04/12/2025	13.1	2.0	0-10	U
Tree T5	1	Cupressocyparis leylandii (Leyland Cypress)	8.0	18	1	2.0		2.0		0.5		1.0		2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Major. Not on topographical survey - position estimated Two leaders, Southern most cut to 1m stump	04/12/2025	14.7	2.2	10-20	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G6		Crataegus monogyna (Common Hawthorn/Quick/May)	3.5	11 AVE	2											Semi Mature	Structural condition Fair. Physiological condition Good. Multi-stemmed. Diameter given for largest stem Occasional tree with damaged branch from skip Numbers in group not counted	04/12/2025	20.1	2.5	40+	C2
	1	Crataegus x lavallei (Hybrid Cockspur Thorn)																				
Tree T7	1	Acer platanoides (Norway Maple)	12.0	38	1	4.0		3.5		5.2		4.5		0.5		Mature	Structural condition Fair. Physiological condition Good. Wound on stem to South, callous growth Exposed and damaged surface roots Main value as landscape group C1 individual	04/12/2025	65.3	4.6	20-40	B2
Tree T8	1	Acer platanoides (Norway Maple)	12.0	33	1	5.0		3.5		2.8		4.5		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Suppressed crown - Minor. Main value within landscape group	04/12/2025	49.3	4.0	20-40	B2
Tree T9	1	Acer platanoides (Norway Maple)	13.0	32	1	5.0		3.5		5.0		2.0		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Suppressed crown - Minor. Main value within landscape group Codominant leaders with good union	04/12/2025	46.3	3.8	20-40	B2
Tree T10	1	Acer platanoides (Norway Maple)	13.0	32	1	5.0		3.5		5.0		2.5		2.0		Early Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Minor. Main value within landscape group Not on topographical survey - position estimated Some internal crown dieback	04/12/2025	46.3	3.8	20-40	B2
Tree T11	1	Acer platanoides (Norway Maple)	12.0	40 COM	4	5.0		3.5		4.5		2.0		2.0		Mature	Structural condition Poor. Physiological condition Fair. Fork - Weak with included bark. Ivy or climbing plant. Multi-stemmed. Suppressed crown - Minor. Main value within landscape group Not on topographical survey - position estimated Some internal crown dieback Several weak forks at base	04/12/2025	72.4	4.8	10-20	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G12	1	Crataegus monogyna (Common Hawthorn/Quick/May)	3.5	23 AVE	1									0.0		Semi Mature	Structural condition Fair. Physiological condition Good. Multi-stemmed. Diameter given for largest stem Occasional tree with damaged branch from skip Numbers in group not counted	04/12/2025	23.9	2.8	40+	C2
	1	Crataegus x lavallei (Hybrid Cockspur Thorn)																				
Tree T13	1	Acer platanoides (Norway Maple)	14.0	39 COM	2	5.0		3.5		6.0		5.0		1.5		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Main value within landscape group Two stems twisted together, fusing and rubbing from base to 1.5-2m	04/12/2025	69.0	4.7	20-40	B2
Tree T14	1	Acer platanoides (Norway Maple)	13.0	42	1	5.0		5.0		7.1		3.3		0.5		Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor.	04/12/2025	79.8	5.0	20-40	B1/B2
Tree T15	1	Acer platanoides (Norway Maple)	14.0	51	1	5.0		3.0		9.3		9.0		0.5		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Shedding limb / limbs - Historic. Suppressed crown - Minor. Main value within landscape group Broad spreading crown Recent broken branches on the ground, partial branch removal to North to clear wires Low branches to South touching ground Raised surface roots	04/12/2025	117.7	6.1	20-40	B2
Tree T16	1	Acer platanoides (Norway Maple)	13.0	38	1	4.5		7.0		3.7		3.3		0.5		Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Minor. Main value within landscape group Not on topographical survey - position estimated	04/12/2025	65.3	4.6	40+	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T17	1	Acer platanoides (Norway Maple)	15.0	53	1	4.3		8.0		8.1		4.0		0.5		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Minor. Main value within landscape group Broad spreading crown Low branches to South touching ground Raised surface roots with damage / decay	04/12/2025	127.1	6.4	20-40	B2
Group G18	5	Pinus sylvestris (Scots Pine)	16.0	37 AVE	1									3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Deadwood - Major. Deadwood - Minor. Southern extent of group not on topographical survey, therefore location and size estimated Diameter given for largest stem, range from 25cm -37cm Wire mesh around stems at base Internal group of trees, not widely visible Individually suppressed or misshapen form due to close growing proximity Occasional pine dying back	04/12/2025	61.9	4.4	40+	C2
	2	Pseudotsuga menziesii (Douglas Fir)																				
	1	Acer platanoides (Norway Maple)																				
	1	Corylus avellana (Common Hazel)																				
Tree T19	1	Acer platanoides (Norway Maple)	15.0	62	1	6.5		7.0		7.5		7.5		2.0		Mature	Structural condition Fair. Physiological condition Good. Buttresses / buttress roots - Major adaptive growth / strong development. Deadwood - Minor. Weak fork with included bark between two main lateral branches to south Dieback internal crown Dimension of crown spread estimated due to difficult terrain and access	04/12/2025	173.9	7.4	20-40	B1/B2
Tree T20	1	Acer campestre (Field Maple)	11.0	25	1	4.0		4.0		5.0		1.0		0.5		Early Mature	Structural condition Fair. Physiological condition Good. Suppressed crown - Major. Not on topographical survey - position estimated	04/12/2025	28.3	3.0	40+	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G21	1	Acer campestre (Field Maple)	4.0	12 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Some fallen dead privet in areas Average stem diameter given Numbers in group not counted	04/12/2025	6.5	1.4	10-20	C2
	1	Ligustrum vulgare (Wild Privet)																				
	1	Sambucus nigra (Elder)																				
Tree T22	1	Acer platanoides (Norway Maple)	15.0	50	1	7.5		6.3		5.6		6.5		4.0		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Major. Value within landscape group	04/12/2025	113.1	6.0	20-40	B1/B2
Tree T23	1	Acer platanoides (Norway Maple)	14.0	47	1	7.0		4.5		2.8		4.0		2.5		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Major. Value within landscape group Weak fork at crown break Raised surface roots with some decay	04/12/2025	99.9	5.6	20-40	B2
Tree T24	1	Acer campestre (Field Maple)	6.0	31	1	1.8		4.5		3.5		4.5		0.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Suppressed crown - Minor. Not on topographical survey - position estimated	04/12/2025	43.5	3.7	40+	C1
Tree T25	1	Acer platanoides (Norway Maple)	12.0	39	1	7.0		4.7		7.0		4.5		1.0		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Value within landscape group Raised surface roots Occluded wound on West Side of lower stem, solid when probed Thin crown and dying back	04/12/2025	68.8	4.7	10-20	C1
Tree T26	1	Acer platanoides (Norway Maple)	13.0	57	1	6.9		6.9		7.5		5.5		1.0		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Shedding limb / limbs - Historic. Value within landscape group Raised surface roots Epicormic growth on main stem gives appearance of low crown	04/12/2025	147.0	6.8	40+	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G27	1	Sambucus nigra (Elder)	4.0	20	1									0.5		Early Mature	Structural condition Fair. Physiological condition Fair. Average stem diameter given Occasional dead tree or tree dying back Numbers in group not counted	04/12/2025	18.1	2.4	10-20	C2
Group G28	1	Sorbus aucuparia (Rowan/Mountain Ash)	9.0	32 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Mostly scrub consisting of elder, with occasional early mature Scots pine either very suppressed or in reasonable condition. Stem diameter and height given for pines Some dead / fallen trees Numbers in group not counted	04/12/2025	46.3	3.8	20-40	C2
	1	Sambucus nigra (Elder)																				
	1	Pseudotsuga menziesii (Douglas Fir)																				
	1	Prunus spinosa (Blackthorn/Sloe)																				
	1	Pinus sylvestris (Scots Pine)																				
	1	Crataegus monogyna (Common Hawthorn/Quick/May)																				
Group G29	1	Crataegus monogyna (Common Hawthorn/Quick/May)	4.0	20	1			2.5						2.5		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Off-site stems	24/07/2023	18.1	2.4	20-40	C2
Tree T30	1	Crataegus monogyna (Common Hawthorn/Quick/May)	5.0	20	1	2.5		3.0		2.5		2.5		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Not on topographical survey - position estimated Off-site stem	04/12/2025	18.1	2.4	40+	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T31	1	Sambucus nigra (Elder)	3.5	10	1	1.0		1.5		1.5		2.2		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation.	04/12/2025	4.5	1.2	20-40	C1
Tree T32	1	Sambucus nigra (Elder)	8.0	20 COM	3	2.0		2.0		2.0		2.0		4.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Not on topographical survey - position estimated	24/07/2023	19.5	2.5	10-20	C1
Tree T33	1	Fraxinus excelsior (Ash)	6.0	13	1	2.0		2.5		1.5		2.5		2.0		Semi Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Not on topographical survey - position estimated Susceptible to ash dieback, unsustainable	04/12/2025	7.6	1.6	10-20	C1
Tree T34	1	Pinus sylvestris (Scots Pine)	11.0	25	1	3.0		3.0		3.0		3.0		5.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Surveyed from outside site due to limited access	04/12/2025	28.3	3.0	10-20	C1
Tree T35	1	Pinus sylvestris (Scots Pine)	12.0	30	1	6.0		9.0		1.0		1.0		5.0		Early Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Surveyed from outside site due to limited access Leaning East due to light competition	24/07/2023	40.7	3.6	10-20	C1
Tree T36	1	Acer platanoides (Norway Maple)	16.0	50	1	6.0		8.9		9.3		7.5		0.5		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Surveyed from outside site due to limited access ability Slight lean east, growing on side of bank Crown height over access is 0.3m Value within landscape group	04/12/2025	113.1	6.0	20-40	B2
Tree T37	1	Fraxinus excelsior (Ash)	12.0	17	1	4.0		1.5		1.5		3.8		1.5		Semi Mature	Structural condition Good. Physiological condition Good. Not on topographical survey - position estimated Susceptible to ash dieback, unsustainable	04/12/2025	13.1	2.0	10-20	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Moor Hill Tanker Depot

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T38	1	Acer platanoides (Norway Maple)	17.0	45	1	7.5		6.0		6.8		7.3		3.0		Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Deadwood - Minor. Surveyed from outside site due to limited access ability	04/12/2025	91.6	5.4	20-40	B2
Tree T39	1	Acer platanoides (Norway Maple)	20.0	42	1	7.0		3.0		7.6		7.8		2.0		Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Suppressed crown - Major. Raised surface roots on bank	04/12/2025	79.8	5.0	40+	B2
Tree T40	1	Acer platanoides (Norway Maple)	20.0	34	1	1.0		3.0		7.0		5.7		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Suppressed crown - Major. C1 individual Developing weak fork at 7m	04/12/2025	52.3	4.1	40+	B2
Tree T41	1	Acer platanoides (Norway Maple)	20.0	30	1	1.0		2.0		8.0		5.7		6.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Suppressed crown - Major. C1 individual Lower branches pruned back from wires	04/12/2025	40.7	3.6	40+	B2
Tree T42	1	Acer platanoides (Norway Maple)	18.0	30	1	1.0		1.0		8.0		1.0		8.0		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Major. C1 individual	24/07/2023	40.7	3.6	20-40	B2
Tree T43	1	Acer platanoides (Norway Maple)	22.0	42	1	4.0		6.5		7.5		7.8		8.0		Mature	Structural condition Good. Physiological condition Good.	24/07/2023	79.8	5.0	40+	B2
Tree T44	1	Acer platanoides (Norway Maple)	22.0	37	1	3.0		6.0		8.0		6.0		1.0		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor.	24/07/2023	61.9	4.4	40+	B2
Group G45	2	Crataegus monogyna (Common Hawthorn/Quick/May)	4.5	12 AVE	1	2.0		2.0		2.0		2.0		3.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Off-site stems	04/12/2025	6.5	1.4	40+	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	**BLUE**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

Appendix A2 – Tree Work Schedule

Tree Work Schedule

TRACY CLARKE TREE CONSULTANCY

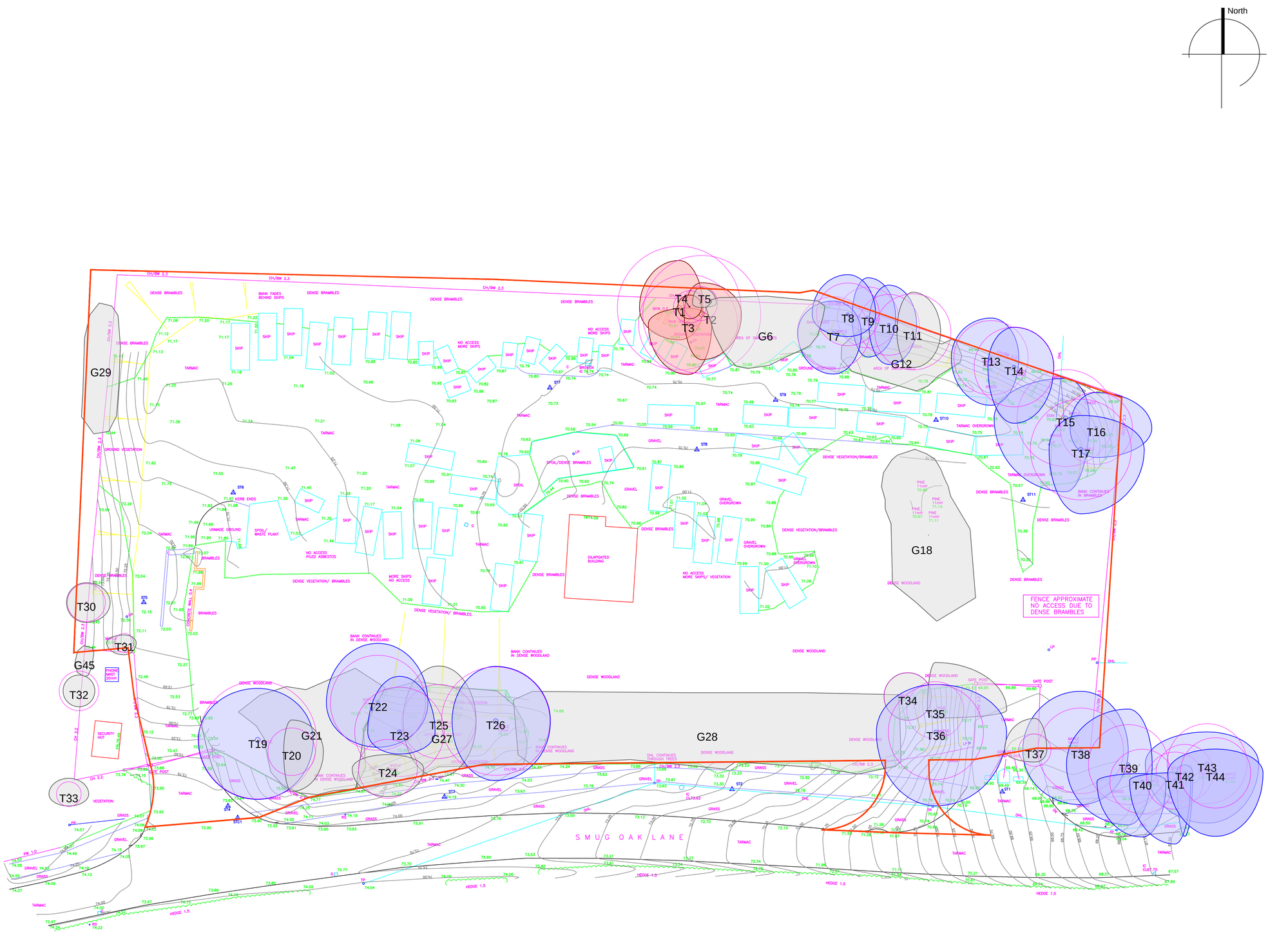
Site: Moor Hill Tanker Depot, Land at Smug Lane

Date: January 2026

Tree / Group No.	Tag Number	Species	BS Category	Life Stage	Recommended works
T1		Leyland cypress	U	Mature	Remove for arboricultural reasons
T2		Leyland cypress	U	Mature	Remove for arboricultural reasons
T3		Leyland cypress	U	Mature	Remove for arboricultural reasons
T4		Leyland cypress	U	Early mature	Dead - remove for arboricultural reasons
G6		Mixed species	C2	Semi mature	Prune back or selectively remove some trees within the group to faciltate improved rear garden amenity
G18		Mixed species	C2	Early mature	Remove to facilitate the development proposal
T26		Norway maple	B2	Mature	Reduce northern crown spread by up to 2.5m back to suitable pruning points and lift lower pendulous growth to give 3m clearance above existing ground level
G28 (partial)		Mixed species	C2	Early mature	Partial removal to facilitate the development proposal
T34		Scots pine	C1	Early mature	Remove to facilitate the development proposal
T35		Scots pine	C1	Early mature	Remove to facilitate the development proposal
T36		Norway maple	B2	Mature	Remove to facilitate the development proposal

NOTE:
All tree works should comply with BS 3998 (2010) - Recommendations. If necessary, appropriate checks by a suitably qualified ecologist should be made before tree works are undertaken, and all works should only be carried out once planning permission has been granted and any pre-commencement planning conditions relating to tree work have been discharged. Where feasible and there is no risk of spreading diseases or pathogens, consider re-using timber from felled trees on site for creation of ecological habitat piles, furniture or woodchips for landscaping works.

Appendix B1 – Tree Survey Plan



BS5837:2012 Tree Categorisation

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

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

C Category
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U Category
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

Key

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2022.

0 5m 10m 15m 20m 25m

Date	Revision	Description
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Title
Tree Survey

Client
Smug Oak Lane Limited

Site
Moor Hill Tanker Depot
Smug Oak Lane, Bricket Wood, AL2 3TZ

Ref: TCTC-19703-PL-01	Rev: -	Scale: 1:250 @ A1
Status: Planning	Date: Dec 2025	Drawn By: TC

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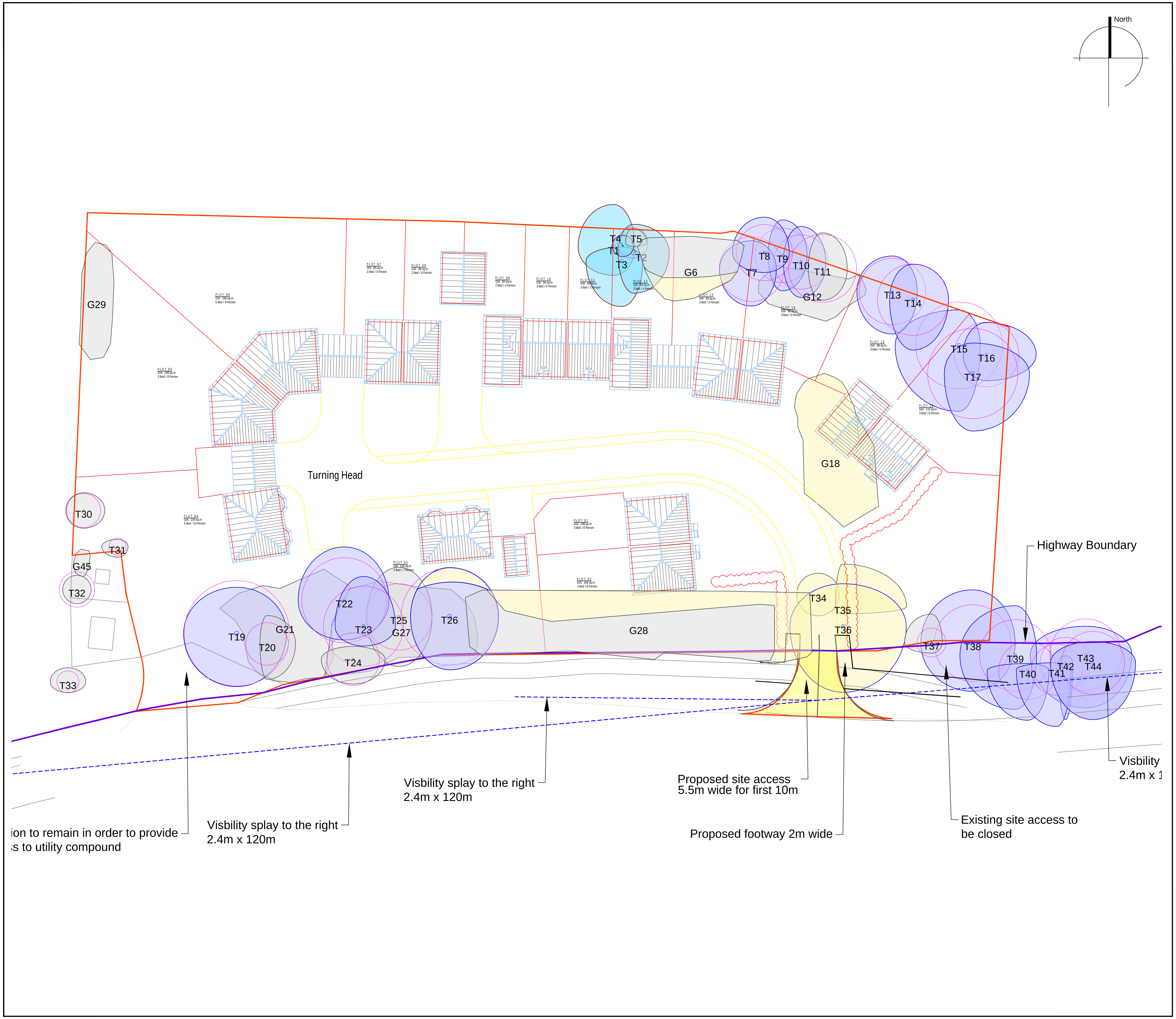
TREE CONSULTANCY
01371 811831 info@tracyclarke.co.uk www.tracyclarke.co.uk

Appendix B2 – Proposal and Tree Work Plan



BS5837:2012 Tree Categorisation

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

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Key

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2022.

Trees to be removed / pruned for development

Trees recommended for removal for arboricultural reasons

Date	Revision	Description

Title
Proposed Layout

Client
Smug Oak Lane Limited

Site
Moor Hill Tanker Depot
Smug Oak Lane, Bricket Wood, AL2 3TZ

Ref: TCTC-19703-PL-02	Rev:	Scale: 1:250 @ A1
Status: Planning	Date: Jan 2026	Drawn By: TC

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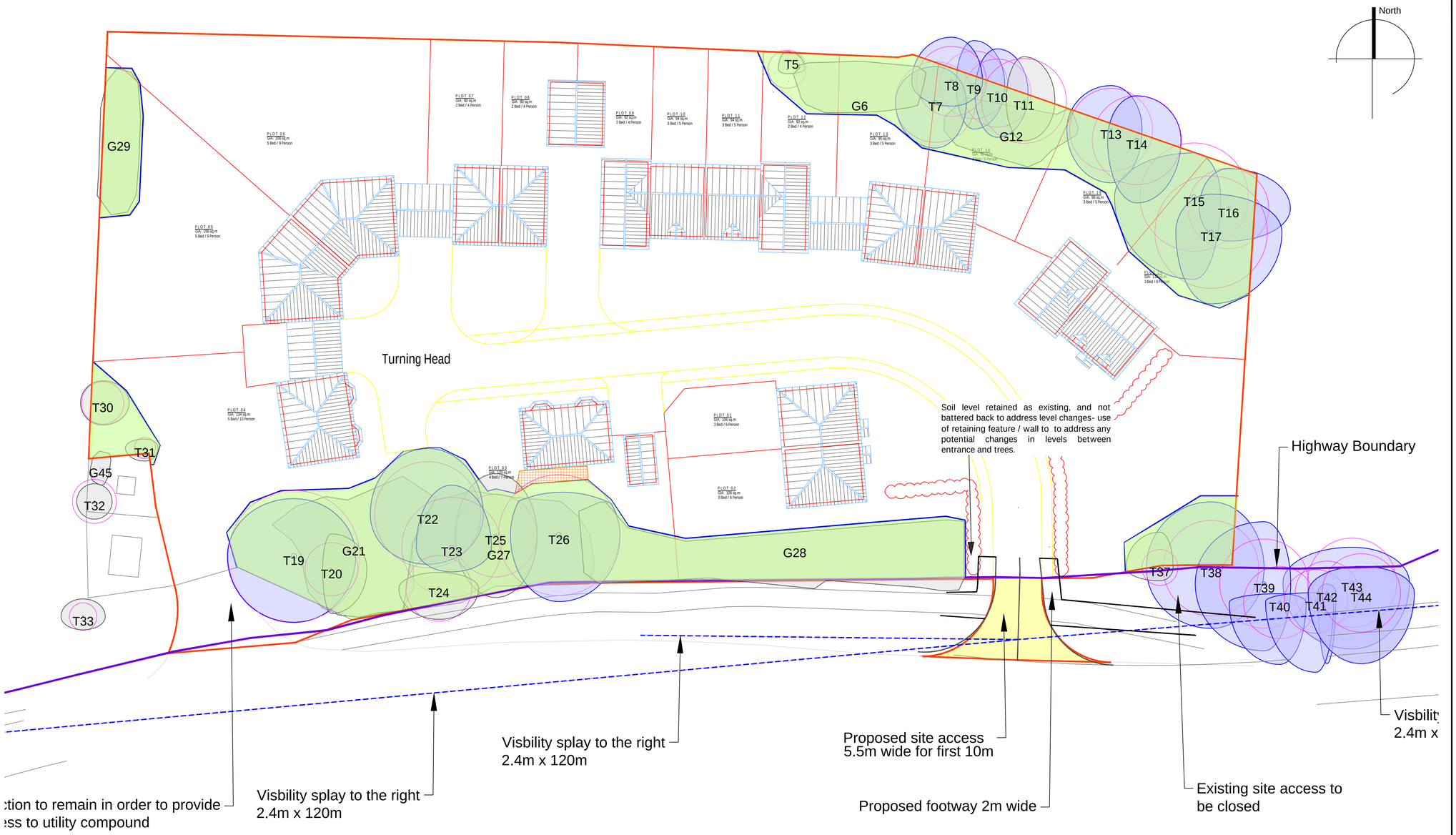
Appendix B3 – Tree Protection Plan and Heads of Terms Method Statement



ARBORICULTURAL METHOD STATEMENT

Tree works
All tree works recommended with the proposal will be carried out in accordance with BS 3998:2010 *Tree work - Recommendations* prior to any construction machinery arriving on site. Once completed, installation of protective barriers and temporary ground protection will take place immediately.

Protective Barriers
Protective barriers will be installed in the locations specified on this drawing prior to any works starting on site. There are two types of fencing specified; the default fencing which is required for areas of highest demolition and construction intensity and risk to trees, and the above ground stabilising system for less intensively used areas of the site.

Temporary ground protection
Where specified, temporary ground protection will be installed in accordance with this drawing. The intention is to protect roots and soil from potential compaction damage where the installation of a barrier would be impractical for demolition and construction activities. The specification will be suitable to withstand the vehicle or pedestrian loads to be used in these areas - advice should be taken from the arboriculturist.

Specialist Foundation Construction
Foundations within the root protection area of trees will be constructed only using special engineering solutions which will avoid significant root pruning, methods such as piles and suspended ground beams or slabs will be used, appropriate design for the site conditions will be specified by an engineer in liaison with an arboriculturist. Any excavations in existing built footprints will not exceed the existing building footprint or depth of existing footings.

No-Dig Construction
Where no-dig construction is specified on this drawing the method of construction and installation will retain existing ground levels, any existing vegetation sprayed and hollows filled with sharp sand to create a level finish. The use of a load bearing three dimensional system with a permeable surface, and low impact kerb edging will be used to avoid soil compaction and potential damage to tree roots and stems. Appropriate tree root protection systems are available from www.geosyn.co.uk, or www.terram.com and this should be installed only by the manufacturer to ensure it is effective. Reference should be made to BS5837(2012) section 7.4 and Arboricultural Guidance Note 12 'Use of Cellular Confinement Systems Near Trees (www.trees.org.uk)

Underground drainage and services
Drainage and services installation will avoid the root protection area of trees, where this is unavoidable the approach to install will follow NJUG (2007 Volume 4, Issue 2). All manholes must avoid root protection areas entirely.

Excavations and Root Pruning
All excavations within root protection areas will be carried out under arboricultural site supervision. Prior to commencement, the extent of excavations will be marked out by the contractor with spray paint. No excavations will extend beyond these defined areas or the specified depths and the site contractor will be responsible for ensuring all ground workers are made aware of these limits. Exposed roots will be pruned making a clean cut with a sterilised handsaw, or secateurs to clear roots to the construction depth required. Where small diameter roots occur in clumps these will be retained and moved out of the way of construction where practical. All exposed pruned roots will be imediately wrapped in wet hessian to prevent desiccation and to protect against extreme temperature fluctuations. On completion of the excavations works the hessian will be removed and all pruned roots covered with good quality top soil. No machinery will be permitted within the RPA of the trees during these works.

General Tree Protection Measures

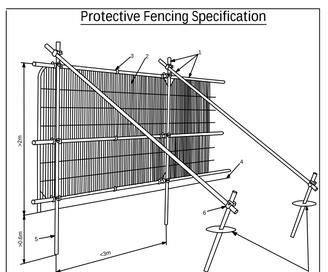
- No construction or demolition works will take place within any protection zone identified on this drawing. Barriers and ground protection will remain intact and in position until works on site are completed, no alterations will take place without consulting the project arboriculturist beforehand
- No chemicals will be used within 3m of a tree, including hazardous material, cement or other toxic materials

Supervision of Works
Once protection measures as specified on this drawing are in place, the project arboriculturist will be notified and a site visit will take place to approve the installations are fit for purpose. Site operations can commence once this has been approved.

Ongoing site visits by the project arboriculturist will take place at intervals to ensure that tree protection measures are adhered to for the duration of the project works on site.

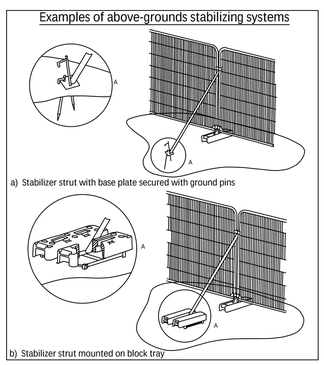
Tree Protection Barriers

Protective Fencing Specification



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

Examples of above-grounds stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

BS5837:2012 Tree Categorisation

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

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

C Category
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U Category
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

Key

Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2022.

BS 5837 2012 Default weldmesh specification for protective barrier

Construction exclusion zone, no entry by personnel or machinery permitted

Temporary ground protection to be installed in accordance with best practice to avoid soil compaction. Refer to an arboricultural consultant for further advice

0 5m 10m 15m 20m 25m

Date	Revision	Description

Title
Tree Protection Plan and Method Statement

Client
Smug Oak Lane Limited

Site
Moor Hill Tanker Depot
Smug Oak Lane, Bricket Wood, AL2 3TZ

Ref: TCTC-19703-PL-03	Rev:	Scale: 1:250 @ A1
Status: Planning	Date: Jan 2026	Drawn By: TC

TRACY CLARKE
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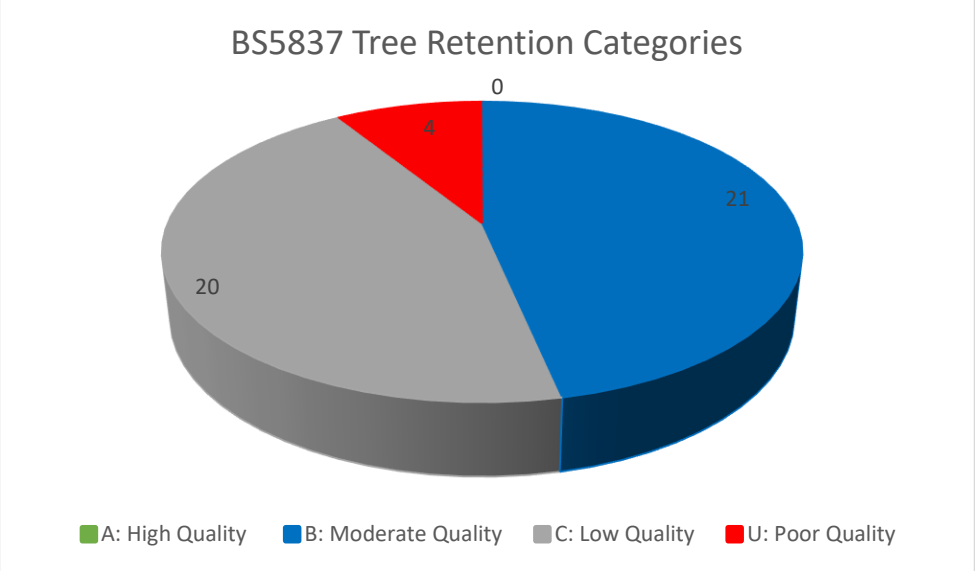
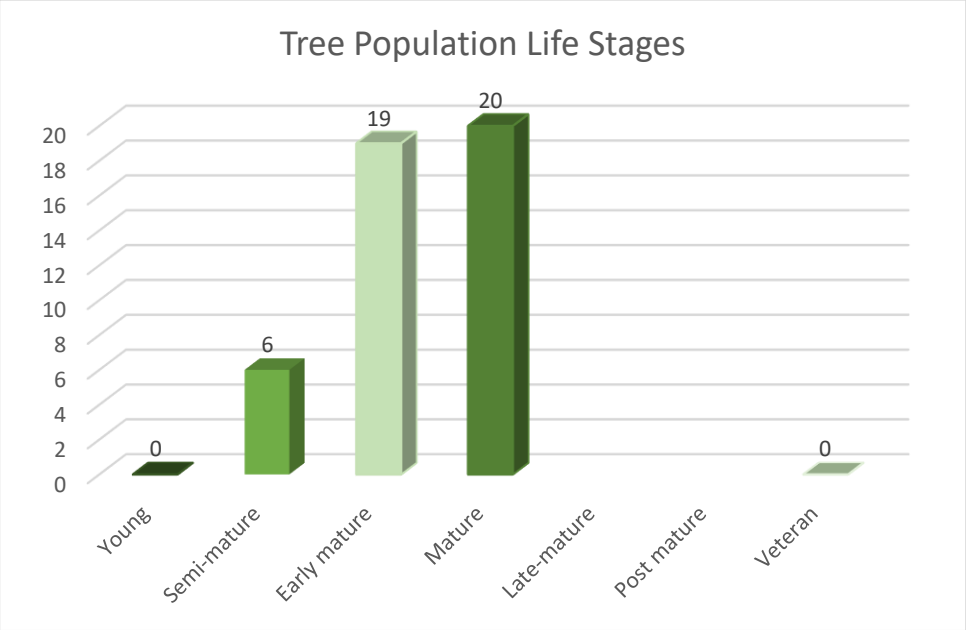
Appendix C – Tree Data Analysis

BS5837 (2012) quality and value of the tree population

A total of seven groups and thirty-eight individual trees are included in the survey:



Age Diversity



Appendix D – Qualifications

I am a Registered Chartered arboriculturist with the Institute of Chartered Foresters, a Fellow of the Arboricultural Association, a Chartered Environmentalist, and I have a Postgraduate Diploma in arboriculture and community forest management from Middlesex University, and a Higher National Diploma in arboriculture and I have over twenty five years' experience in the field of arboriculture.

Tracy Clarke MICFor. F.Arbor.A. CEnv

Excellence in Arboriculture

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