TREE SURVEY
AND
ARBORICULTURAL IMPLICATION ASSESSMENT
STATEMENT

FOR

STATION MASTER'S HOUSE
22 BRIDGE PLACE
GODMANCHESTER, CAMBRIDGESHIRE. PE29 2AB
30th JULY 2025

We have enclosed a copy of the arboricultural assessment and method statement prepared in 2018 for application No 18/00218/ LBC approved on 21st June 2018. We will be referring to it ourselves in this statement. In our text we will refer to the previous arboricultrural survey as AS.
The situation and condition of the site and it's respective trees remains exactly as it was for the AS, nothing has changed. Therefore the comments, assessments and recommendations remain as stated in the AS. The only relevant change is the scale of intended building work in the new proposal.
The proposed work does not include any change of use. It simply involves two small ground floor extensions, a small garden room, repair / restoration work to the existing structure and the provision of an off road parking area within the site curtilage.
One of the proposed extensions is on the north facing side of the property facing the large side garden (see our document 2025-098A SITE LAYOUTS). With reference to the AS it can be seen that our north facing extension would be well away from any root protection areas (RPAs) in terms of impact from actual excavation and construction. We would of course maintain the relevant recommendations for site storage etc as specified in the AS.
Our other proposed extension is on the east facing side of the property (see our document 2025-098A SITE LAYOUTS). With

reference to the AS it can be seen that our east facing extension would encroach slightly into the RPA of one 'off site' tree (that referred to as T1 in the AS) . Again we would of course maintain compliance with the relevant recommendations for work, construction and excavation within this area as specified in the AS.
In all areas we would be employing the expertise of a suitably qualified structural engineer with experience of older properties and relevant tree issues to ensure the minimum effect possible on the trees and their respective root formation thereby protecting the health of the trees.
It is proposed to remove all trees and bushes in the North side garden
All tree protection recommendations in the AS will be strictly adhered to including of course site storage and all tree protection will be **sacrosanct and once in place will not be removed or altered without prior consent of the Local Planning Authority Arboricultural Officer**.

The proposed off road parking area is not within any RPAs and will therefore have no impact on any trees. We will though be using a permeable surface treatment to ensure 'on site' drainage of any surface water. The specific treatment to be used will be decided and agreed with planning prior to commencement of this work.

No work on this proposal which has any impact on the relevant trees will be started without prior consultation with, and the agreement of the Local Planning Authority Arboricultural Officer. All works related to tree issues will be fully compliant with 'BS5837:2005 trees in relation to construction recommendations'.