

Tree Statement – The Dell

Tree Description- Cobnut

The Cob Nut is a multi-stemmed tree with an overall stem diameter of approximately 2 metres when measured at 1.5 metres above ground level. It comprises approximately 15 principal stems, together with additional smaller branches around the perimeter.

The applicant has advised that consent for pruning works to both the Cob Nut and Walnut trees was granted under reference **PL/2026/02224** on 5 May 2026, following an application submitted in March 2026. The approved works are scheduled to be undertaken by a qualified tree surgeon on 20–21 August 2026.

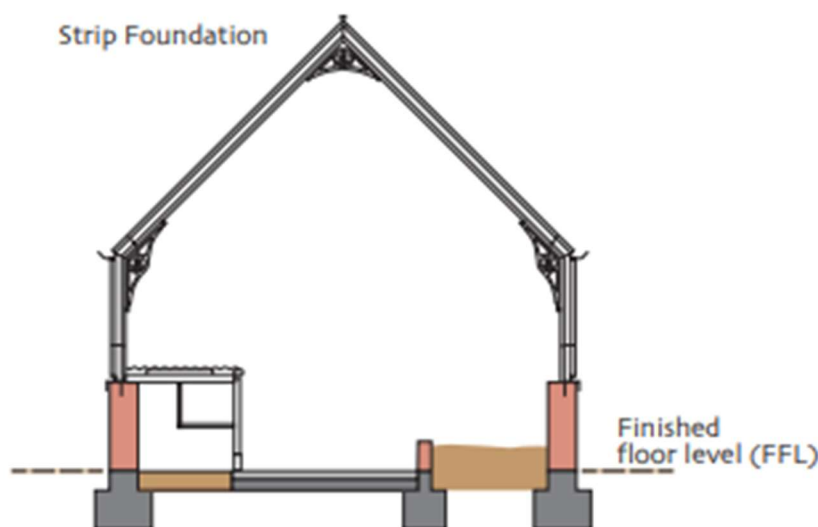
Proposed Greenhouse Construction

The greenhouse will be supported on shallow strip concrete foundations formed within narrow perimeter trenches approximately 450mm below existing ground level.

Excavation will be limited to the footprint of the perimeter walls only and no full ground-bearing slab is proposed. As a result, the majority of the ground within the greenhouse footprint will remain undisturbed.

A damp proof membrane will be incorporated within the foundation construction to prevent the leaching of contaminants into the surrounding soil.

Example of the strip foundation used for the Greenhouse:





We will also follow our standard tree protection measures, as listed below, when on site at The Dell.

Tree Protection Measures

The following measures will be implemented during construction to ensure that retained trees are protected:

- No trees will be removed as part of the development. Any pruning works to the Cob Nut and Walnut trees will be undertaken separately in accordance with the consent granted under reference PL/2026/02224 and are not required to facilitate the installation of the greenhouse. Construction activities will be confined to the immediate greenhouse working area wherever practicable.
- Temporary protective fencing will be erected around the retained trees where necessary to prevent accidental damage from construction activities.
- No storage of building materials, spoil, machinery, fuel, oils or chemicals will take place beneath the canopy of retained trees.
- No mixing of cement, mortar or concrete will take place in locations where runoff could contaminate the rooting environment of retained trees.
- Excavation will be limited to the narrow strip foundations required for the greenhouse perimeter walls and no unnecessary ground disturbance will occur.
- Any roots encountered during excavation will be retained wherever possible and protected from damage and desiccation during construction.

- Construction traffic and heavy plant will be kept away from the vicinity of retained trees to avoid soil compaction.
- Good site housekeeping practices will be maintained throughout the construction period to minimise any risk of harm to retained trees.
- Upon completion of the works, the surrounding ground levels will remain unaltered and the retained trees will continue to be maintained in accordance with normal garden management practices.