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Arboricultural Implications Report

Proposed development at

Highgrove House

Eastcote Road, Ruislip



January 2021

Ref. SJA air 20561-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of one sycamore tree will represent only a very minor alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards

S4. There will be no incursions into the Root Protection Areas of trees to be retained.

S5. The proposed dwelling is unlikely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which will avoid future pressure to permit felling or severe pruning that the LPA could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which are of individual merit or contribute to a natural feature of merit, and demonstrates how retained trees will be protected through the proposed development, it complies with Policy DMHB 14 of the London Borough Hillingdon Local Plan Part 2.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Westcombe Management to visit Highgrove House, Ruislip and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to London Borough Hillingdon (the LPA), and complies with local validation requirements, and with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').

1.2.2. The proposed development comprises erection of a three bedroom detached house and provision of an additional parking space.

1.2.3. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation as a result of shading (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Mark Cannon of SJAtrees on Thursday 12th November 2020. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The wider site is approximately 0.6ha in size and is located at the end of Lidgould Grove, off Eastcote Road (B466), as shown at **Figure 1** below. The west and south boundaries adjoin deciduous woodland. The north and east boundary adjoins residential properties and gardens of Lidgould Grove and Kent Gardens .



Figure 1: Site location shown on Google Earth image

1.4.2. The site is on flat ground, and currently comprises Highgrove House and associated houses, car parking and amenity space.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site lies on Lambeth Group (clay, silt and sand) above a bedrock of London Clay.

1.5.2. Whilst no site investigation or soil analysis has been undertaken, the British Geological Survey map suggests that the soil is unlikely to be particularly susceptible to compaction.

1.6. Statutory protection

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework (NPPF) (June 2019), sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.1.3. In paragraph 127, within Section 12 "Achieving well-designed places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.1.4. In paragraph 170, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...”

2.1.5. In paragraph 175 the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are Local policy context

2.2. Regional policy context

2.2.1. The London Plan Policy 7.21 Trees and woodlands states:

“Trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework (or any successor strategy). In collaboration with the Forestry Commission the Mayor has produced supplementary guidance on Tree Strategies to guide each borough’s production of a Tree Strategy covering the audit, protection, planting and management of trees and woodland. This should be linked to a green infrastructure strategy.”

“Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’¹. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.”

2.2.2. Policy G7 Trees and Woodlands of the draft London Plan – ‘Intend to Publish’ version – December 2019, states:

“A - London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.

B - In their Development Plans, boroughs should

1) protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site

C - Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁴ If planning permission is granted that necessitates the removal of trees, there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or other appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

¹⁴⁴ Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012.”

2.3. Local policy context

2.3.1. Local planning policies are contained in the London Borough Hillingdon Local Plan Part 2- Development Management Policies (January 2020)

2.3.2. The relevant sections of Policy DMHB14 of the Local Plan Part 2 states:

“Policy DMHB 14: Trees and Landscaping

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and

enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.”

2.4. Neighbourhood policy context

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

2.5. Tree survey and baseline information

2.5.1. We surveyed individual trees with trunk diameters of 75mm and above¹, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows² growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.5.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.5.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion

¹ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

² Ibid, 4.4.2.7

shelter), visually (e.g. avenues or screens) or culturally³. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.5.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.5.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule.

2.5.6. We have applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.6. Tree constraints

2.6.1. In line with the NPPF's presumption in favour of sustainable development, we have assessed whether any trees should be retained in the context of a proposed development. To do this, we identified the main arboricultural features within or immediately adjacent to the site, whose removal we considered could have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity.

2.6.2. Whilst BS 5837 states that trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

³ Ibid, 4.4.2.3

2.6.3. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **“need not necessarily be a significant constraint on the site’s potential”**⁴.

2.6.4. Moreover, BS 5837 states that **“.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal”**⁵.

2.6.5. The ‘Root Protection Areas’ (RPAs)⁶ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

2.6.6. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents’ prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or “shading arc” from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day⁷.

2.6.7. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

⁴ Ibid. 4.5.10.

⁵ Ibid. 5.1.1.

⁶ The minimum area around a retained 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.” BS 5837, paragraph 3.7.

⁷ BS 5837, paragraph 5.2.2 Note 1.

2.6.8. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.6.9. The TCP was then used to inform the siting of the proposed building on several occasions during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

2.7. Arboricultural impact assessment and tree protection plan

2.7.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 3**. This is based on the proposed site layout by Fluent Architectural design services, drawing no. FLU.1324.01 rev F.

2.7.2. The TPP identifies the trees which will be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

2.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.7.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.7.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

2.7.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in Table 1 below.

Category	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁸

⁸ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed a total of 22 individual trees, four groups of trees, and one area of woodland growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The trees are a mix of deciduous and conifer, comprised largely of native species with some semi-naturalised and exotic specimens. The internal trees have been planted within the amenity space of Highgrove house and include all the coniferous trees and the exotic species. The trees on the periphery of the site are growing within the woodland, these are predominantly native or semi-naturalised species.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that are “**of merit.**” The individuals and groups of trees within or adjacent

- the woodland (W1) growing in the and adjacent to the south and west sections of the site; and
- the two common limes (nos. 21 to 22) that form a significant component of the woodland (W1) in views from Highgrove house.

3.2.2. Two individual trees (nos. 18 and 19) have been assessed as category 'U'. These are trees that are unsuitable for retention, on the basis of them being 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.

3.2.3. There are no category 'A' trees, but there are seven category 'B' specimens. The remaining thirteen trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.4. Of the groups of trees and woodlands, none have been assessed as category 'A', one as category 'B', and the remaining four as category 'C'.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, one sycamore (no. 1) is to be removed because it is situated too close to the proposed dwelling and would be in a poor relationship with the dwelling if retained.

4.1.2. The sycamore to be removed is assessed as a category 'C' tree, and is shown and listed on the TPP.

4.2. Assessment

4.2.1. All those trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. The south elevation of the proposed dwelling is located 2m from the north canopy of sycamore no. 1 (shown in **Photograph 1** below). Based on the sycamore's height, age, structural condition and proximity to the building, the future occupiers may have concerns over the potential for direct contact damage, tree failure and over dominance.

4.2.3. To provide a more sustainable and positive relationship between the proposed scheme and the existing trees, the sycamore is to be removed. The sycamore is ivy-covered which impeded a full inspection of the tree. However, it is twin-stemmed from ground level with a tight compression fork, which is at increased likelihood of failure.



Photograph 1: Showing sycamore no. 1 to be removed, highlighted by red arrow. Note the backdrop of trees, which will mitigate its loss.

4.2.4. The removal of the sycamore will be mitigated by the retention of trees to the south which provide a treed backdrop in views from the north, in addition the natural regeneration within the woodland will provide young specimens to grow up and replace the tree.

4.2.5. Furthermore, the proposals incorporate space for replacement planting. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

4.2.6. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, the felling of the trees and groups identified for removal will represent only a very minor alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. One of the trees to be retained (wild cherry no. 3) is to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. The north canopy of the wild cherry no. 3 is to be pruned to 5m from the trunk (3m from branch tips) to increase the canopy separation from the proposed dwelling and to reduce the potential risk of feelings of apprehension and over-dominance by the trees to the south of the property.

5.2.2. The extent of pruning proposed to the cherry is minor. Branches to be removed are mostly small in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.3. Following the pruning specified, the proposed dwelling will not be within 2m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. No parts of any proposed buildings or associated hard surfacing are within the RPAs of any of the trees to be retained.

6.2. Assessment

6.2.1. As no parts of the proposed dwelling or other structures abut or are within the RPAs of any of the trees to be retained, subject to the implementation of protective measures specified on the TPP, their construction will not cause unacceptable damage to roots or rooting environments as a result of root severance or damage, or compaction or pollution of the soil.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. The proposed dwelling fenestration design is such that none of the main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns⁹ of which they are situated; that is, where the proposed is sited in an arc between the north-west and the east of retained trees and are closer to them than the current heights of these specimens.

7.2. Assessment

7.2.1. A small section of the south-west corner of the proposed dwelling is within the shadow pattern of the common lime no. 21 and woodland (W1).

7.2.2. The tall shade casting trees are located no closer than 17.7m south-east of the property and considering the orientation of the building to the positions of the relevant trees on the spring and autumn equinoxes indicates that whilst some shading and reduction of light to the windows may be experienced during afternoon to evening, at the summer solstice when the sun is at its highest in the sky, the extent of shading will be reduced significantly. Moreover, the trees to the south and south-east are predominantly deciduous specimens, and therefore will not cause significant shading during the winter months when out of leaf.

7.2.3. A review of the Fluent floor plans (ref: FLU.1324.02 Rev B) highlights that the proposed fenestration design for the kitchen in the south-west section of the building does not include any windows facing east, south-east or south, as such, the shading cast by the trees and woodland will not have a significant impact on the internal light levels.

7.2.4. For these reasons, the proposed dwelling is unlikely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of their

⁹ BS 5837, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

property, which will avoid significant future pressure to permit felling or severe pruning that the LPA could not reasonably resist.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of one sycamore tree will represent only a very minor alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

8.1.3. There will be no incursions into the Root Protection Areas of trees to be retained.

8.1.4. The proposed dwelling is unlikely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which will avoid future pressure to permit felling or severe pruning that the LPA could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 127 of the National Planning Policy Framework.

8.2.2. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 175 of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which are of individual merit or contribute to a natural feature of merit and demonstrates how retained trees will be protected through the proposed development, it complies with Policy DMHB 14 of the London Borough Hillingdon Local Plan Part 2.

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Protective fencing

A1.3.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in **Figure 3** of that document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A1.3.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.3.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.3.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

APPENDIX 2

Tree survey schedule



ARBORICULTURAL PLANNING CONSULTANTS

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Tree Survey Schedule

Highgrove House, Ruislip

November 2020

Tree Survey Schedule: Explanatory Notes

Highgrove House, Ruislip

This schedule is based on a tree inspection undertaken by Mark Cannon of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Thursday the 12th November 2020. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe. Botanical names are shown in *italics*.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, and a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.

Category U: Trees 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 the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

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

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

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

- (1) 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 minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

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 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.

TREE SURVEY SCHEDULE

Highgrove House, Ruislip

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	Sycamore	15.2m	500mm est.	N 6m E 6m S 6m W 3.9m	2.5m	N 4m	Mature	Below average	Indifferent	Located in woodland area; ivy-covered; twin-stemmed from ground level with tight compression fork; of low quality and value.	C (12)
2	Sycamore	9.2m	100mm est.	N 5.3m E 2m S 2m W 4m	4m	N 3.8m	Young	Average	Moderate	Located in woodland area; young specimen of moderate quality but of limited value due to small size.	C (12)
3	Wild cherry	15.8m	600mm est.	N 9m E 9m S 7m W 3m	4m	N 3.4m	Mature	Average	Moderate	Located in woodland area, one of a group of three wild cherries; mutually suppressed canopy with a bias to the north;	C (12)
4	Wild cherry	11.4m	170mm	N 6m E 1m S 1m W 3.7m	3m N	N 3m	Young	Average	Moderate	Young tree located in woodland area of low quality and landscape value.	C (12)
5	Field maple	10m	310mm	N 5m E 4.6m S 4.3m W 4.5m	1.5m	1.6m	Semi-mature	Average	Good	Small tree of moderate quality and low landscape value.	C (12)
6	Field maple	9.8m	275mm	N 4.5m E 3.3m S 3.9m W 4.7m	2.4m	2.4m	Semi-mature	Average	Moderate	Small tree of moderate quality and low landscape value.	C (12)
7	Field maple	12m	340mm	N 5.9m E 4.4m S 6.1m W 5.9m	1.4m	1.4m	Semi-mature	Average	Good	Small tree of moderate quality and low landscape value.	C (12)
8	Common Hawthorn	8.2m	260mm 250mm	N 4.9m E 4.7m S 5.1m W 4.9m	1m N	2.4m	Semi-mature	Average	Moderate	Small tree of moderate quality and low landscape value.	C (12)
9	English Oak	16m	600mm 400mm est.	N 8.9m E 10.5m S 10.1m W 7m	2m E	E 3m	Mature	Average	Moderate	Located within woodland belt; forks at base and ivy clad, extending into crown, forks into two main ascending stems supporting dominant symmetrical canopy, bud distribution and extension are normal key compartment within woodland boundary of moderate quality and value.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
10	English Oak	16.6m	540mm	N 5.5m E 9m S 2m W 5m	2m	N 2m	Mature	Average	Moderate	Located in woodland area, forks first at 1.8m into two main ascending stems drawn up growth biased to E, no significant branching to W, asymmetrical and intermediate crown, normal bud distribution and extension of moderate quality and landscape value.	B (12)
11	English Oak	11.6m	290mm	N 1m E 8m S 1m W 1m	2m	E 3m	Semi-mature	Below average	Indifferent	Located in woodland area of low quality and landscape value.	C (12)
12	Lawson cypress	15.8m	480mm 445mm 400mm ivy 510mm	N 6m E 6.2m S 8.3m W 6.5m	1m S	S 1.8m	Over-mature	Below average	Moderate	In open ground in lawned area 2m from hardstanding to north, no external signs of defects, forks at base just above ground level into three main ascending stems, E stem divides again into four further stems supporting symmetrical crown, areas of die back throughout possible early onset of <i>Seridium cardinale</i> fungus, screws placed into trunk at 1m on S side, branch tear-out at 10m high on N side, forking and branch attachments are both 'V' and 'U' shaped, prominent of moderate quality and landscape value.	C (12)
13	Lawson cypress	17m	440mm 375mm	N 5.8m E 5.4m S 6.5m W 5.6m	2.5m S	1.5m	Mature	Below average	Moderate	In open ground within lawned area forks first at 4.5m into three main ascending stems, fracture on S side of southern most stem at 2.5m split and hanging, symmetrical and meshing co-dominant canopy, possible onset of <i>Seridium cardinale</i> fungus, prominent of moderate quality and landscape value.	B (12)
14	Lawson cypress	17m	505mm	N 5.4m E 4.7m S 5.4m W 3.2m	1.5m	1m	Mature	Below average	Moderate	In open ground within lawned area, trunk formed of single stem supporting symmetrical intermediate meshing canopy, early onset of <i>Seridium cardinale</i> fungus throughout, of low quality and moderate landscape value.	C (12)
15	Lawson cypress	17m	590mm	N 6m E 5.9m S 4.5m W 5.9m	1.5m N	1m	Mature	Average	Moderate	In open ground, insignificant historic occluding wound at base on W side, trunk formed of single stem, areas of browning and possible early onset of <i>Seridium cardinale</i> fungus especially on S side at 7m, symmetrical intermediate crown of moderate quality and landscape value.	B (12)
16	English oak	17m	300mm est.	N 7m E 4.6m S 4.9m W 3m	7.5m	8m	Mature	Average	Moderate	Located in woodland area of moderate quality and landscape value.	C (12)
17	Whitebeam	6.8m	220mm	N 4.6m E 4.6m S 3.7m W 4.8m	2m	N 2.5m		Average	Poor	Small tree suppressed canopy of low quality and potential.	C (12)
18	Whitebeam	5.2m	170mm	N 6m E 4.5m S 2m W 1m	1m	3m	Young	Below average	Indifferent	Small tree, decay pocket found at base, future potential to fail, suppressed canopy, of low quality and potential.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
19	Ash	10m	160mm	N 1m E 6.1m S 1m W 1m	3m E	0.25m	Young	Below average	Poor	Small suppressed tree, nearly dead, only small scattered areas of canopy remain live.	U
20	Field maple	13.6m	440mm	N 5.9m E 5.2m S 5m W 5m	1.5m N	N 1.8m	Mature	Average	Good	Of moderate quality, high potential and landscape value.	B (12)
21	Common lime	20m	900mm est.	N 5m E 5m S 5m W 5m est.	5m	5m	Mature	Average	Moderate	Located on woodland boundary, base surrounded in epicormic shoots preventing detailed assessment; tall specimen that appears to have been historically topped reduced to 18m and laterals to 3m from trunk; significant component of the woodland in which it stands; of no more than moderate quality; of moderate landscape value, visible in views from the north; of long-term potential.	B (12)
22	Common lime	20m	900mm est.	N 5m E 5m S 5m W 5m est.	5m	5m	Mature	Average	Moderate	Located on woodland boundary, base surrounded in epicormic shoots preventing detailed assessment; tall specimen that appears to have been historically topped reduced to 18m and laterals to 3m from trunk; significant component of the woodland in which it stands; of no more than moderate quality; of moderate landscape value, visible in views from the north; of long-term potential.	B (12)
G1	Various	9.5m	250mm est.	2.6m	2.5m	N 1m	Semi-mature	Average	Moderate	Located within woodland comprising group of cherry laurel, tree cotoneaster and leaning holly; of low quality and landscape value.	C (12)
G2	Various	17.5m	400mm est.	5m	4m	4m	Semi-mature	Average	Moderate	Group comprising sycamore, elm, oak and lime located in woodland area; comprising specimens of moderate quality and landscape value.	C (12)
G3	Various	16.5m	400mm est.	6m	5m	4m	Semi-mature	Average	Moderate	Group in woodland belt comprising sycamore, oak, holly, elder, ash and Norway maple; of moderate quality and landscape value.	C (12)
G4	Various	17m	300mm est.	5m	2.5m	2.5m	Semi-mature	Average	Poor	Woodland group comprising ash, cherry, sycamore and elm; of low quality and landscape value.	C (12)
W1	Various	20m	max 900mm avg 500mm est.	5m	4m	2m	Various	Average	Moderate	Woodland growing in the south section of the site, recognised as deciduous woodland priority habitat on the MAGIC MAP app; comprised of mainly oak, lime and sycamore standards with an understorey of scattered holly and wild cherry and ground cover of bramble and ivy; individuals of variable quality but overall woodland of at least moderate quality; a significant arboricultural feature of Highgrove House; readily visible from public access paths to the west.	B (23)

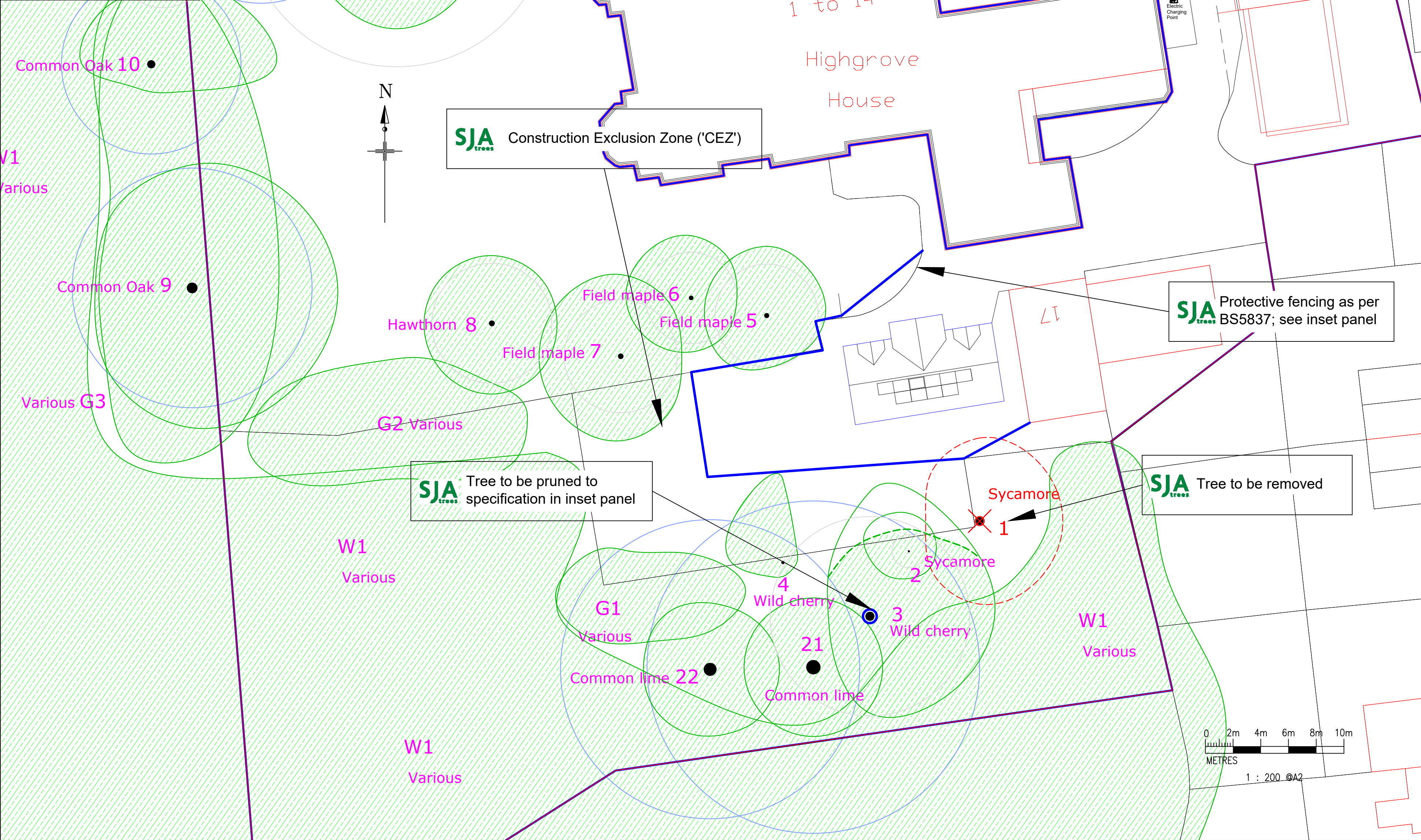
Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Sycamore	113.1m ²	6.0m
2	Ash	4.5m ²	1.2m
3	Wild cherry	162.9m ²	7.2m
4	Wild cherry	13.1m ²	2.0m
5	Field maple	43.5m ²	3.7m
6	Field maple	34.2m ²	3.3m
7	Field maple	52.3m ²	4.1m
8	Common Hawthorn	58.9m ²	4.3m
9	Common Oak	235.2m ²	8.7m
10	Common Oak	131.9m ²	6.5m
11	Common Oak	38.0m ²	3.5m
12	Lawson cypress	383.9m ²	11.1m
13	Lawson cypress	151.2m ²	6.9m
14	Lawson cypress	115.4m ²	6.1m
15	Lawson cypress	157.5m ²	7.1m
16	Common Oak	40.7m ²	3.6m
17	Whitebeam	21.9m ²	2.6m
18	Whitebeam	13.1m ²	2.0m
19	Ash	11.6m ²	1.9m
20	Field maple	87.6m ²	5.3m
21	Common lime	366.4m ²	10.8m
22	Common lime	366.4m ²	10.8m
G1	Various	28.3m ²	3m
G2	Sycamore (x2), Common lime and English elm	72.4m ²	4.8m
G3	Various	72.4m ²	4.8m
G4	Various	40.7m ²	3.6m
W1	Various	113.1m ²	6m

APPENDIX 3
TREE PROTECTION PLAN

Arboricultural Impacts: Summary (For details, see below)			
Impact	No. of Trees		
Trees to be removed	1		
Groups of trees to be removed	0		
TPO trees to be removed	0		
Trees to be pruned	1		
Trees where manual excavation needed within RPAs	0		
Trees where above soil surfacing needed within RPAs	0		
Trees with proposed underground services within RPAs	0		
Trees to be Removed			
No	Species	Category	
1	Sycamore	C (12)	
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	1	U	0
Trees to be pruned			
No.	Species	Works	
3	Wild cherry	Reduce north canopy to 5m from trunk (3m from branch tips)	
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.			



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

1. Location of protective fencing and ground protection.
2. All excavations, whether for proposed foundations, hard surfacing, or underground services.

SJA trees

ARBORICULTURAL PLANNING CONSULTANTS

Project: Highgrove House, Ruislip

Client: Westcombe Managment

Drawing: TREE PROTECTION PLAN

Drawing No: SJA TPP 20516-041

Revision No:

Based On: FLU.1324.01 Rev F

Drawn By: FJC

Date: Jan 2021

Scale: 1:200 @ A2

Tel:(01737) 813058

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Tree nos.: 2

Category 'U' trees: 18

Canopies of trees to be retained:

Category 'A' RPA:

Category 'B' RPA:

Category 'C' RPA:

Trees to be removed:

Protective fencing:

Indicative pruning line:

For further information refer to the SJA Trees Tree Survey Schedule

Do not scale from this drawing please check all dimensions on site, and notify us of any discrepancies. SJA Trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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