MARK WELBY
CONSULTING ARBORISTS

Arboricultural Impact Assessment

Chandigrah, Summerhouse Lane, Harefield, UB9 6HS

Reference: MW.2304.CSLH.SK02.AIA
Client: Belle Varna Developments Ltd
Date: 11 June 2025

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Executive Summary

Trees are a consideration in this planning application for two dwellings. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012 compliant tree survey and arboricultural impact assessment.

Three trees and a stretch of low-value conifer hedging are to be removed.

There are no retained trees, and therefore, no tree protection strategy is provided.

As those trees to be removed are of low value, this application is of low arboricultural impact, and thus acceptable.

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1. Instructions and Terms of Reference

1.1. In April 2023, I was instructed by Belle Varna Developments Ltd to undertake a tree survey and subsequently, in June 2025, to produce this report to accompany a planning application for two dwellings on the site at Chandigrah, Summerhouse Lane, Harefield.

1.2. The adjacent parcel is subject to appeal consent under 1131/APP/2023/3251.

1.3. Following the recommendations of the British Standard[1], this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Documents Supplied

- Proposed: 1682 - P-101 - Proposes Site Plan.pdf
- Site survey: 5864.dwg

Statutory Legislation

1.4. According to Hillingdon Council's online service[2], there are no tree preservation orders on the site (checked at the time of writing), nor is the site within a conservation area.

1.5. However, the woodland to the east is covered by a woodland tree preservation order from 1951.

1.6. A felling licence would be required for tree removals under the 1967 Forestry Act (exemptions may apply). Tree removals required to implement *full* planning permission are exempt from the need for a licence.

2. Tree Survey Scope & Methodology

2.1. Tree survey data can be found on the appended plan.

2.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.

2.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.

[1] BS5837:2012 Trees in relation to design, demolition and construction

[2] https://lbhillingdon.maps.arcgis.com/apps

2.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment[3] (VTA) method.

2.5. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.

2.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

2.7. Tree heights were measured with a clinometer or estimated in relation to those measured.

2.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.

2.9. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

2.10. All estimated dimensions are noted in the data.

[3] Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London:H.M.S.O.

3. Arboricultural Impact Assessment

Proposal

3.1. The plan is to build two dwellings on the site. The layout and location of which can be seen on the appended plan.

The Site and Existing Trees

3.2. There are trees on the site. However, two are self-seeded ash that are showing signs of Ash Dieback (*Hymenoscyphus fraxineus*), one is a low quality willow and the remaining trees fall within a group classification and comprise low-qauality cypress.

3.3. All trees have been categorised as either low quality (category C) or poor quality (category U).

3.4. There are no trees of moderate or high quality on the site.

Tree Removals

3.5. All trees are to be removed as shown on the appended plan.

Summary

3.6. As all trees are to be removed, no tree protection strategy is required. They are all of low or poor quality, and thus this application is of **low** arboricultural impact, and thus acceptable.

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Appendices

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i. Tree Categories Explained

BS5837:2012 Table 1 -**Cascade chart for tree quality assessment**			
Category and definition	**Criteria (including subcategories where appropriate)**		
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 the 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.***		
	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	Trees 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 arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
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
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	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

ii. Removal Plan

Plan on following page

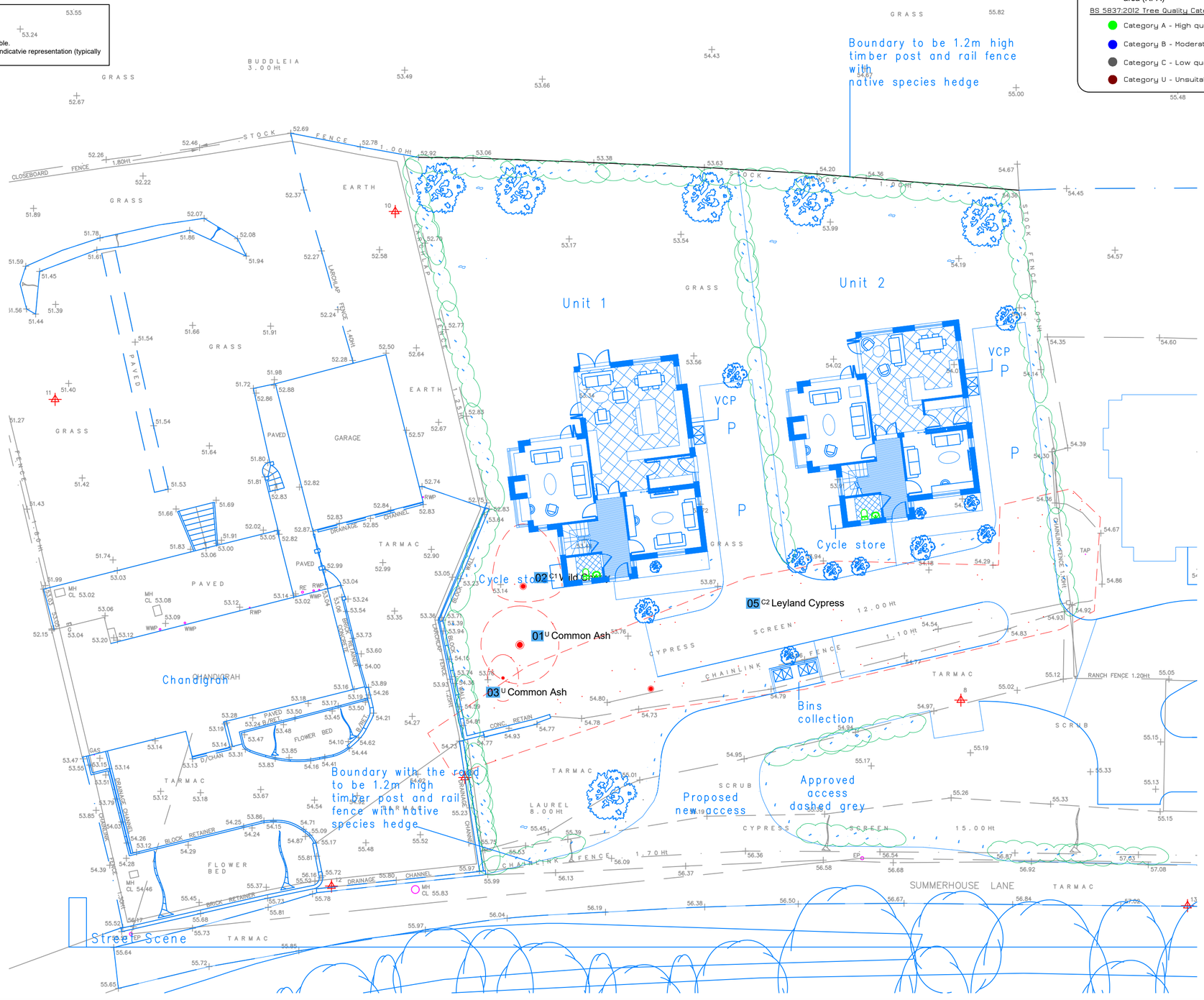
BS5837 Tree Survey: Trees & Groups to be Removed

Removed Trees / Groups

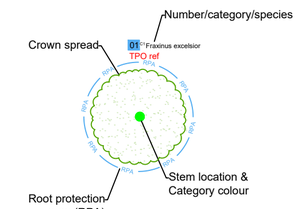
Ref	Species	Common Name	Height	Stem Diameter	Canopy NESW	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	Date Surveyed	No.	BS Cat
01	Fraxinus excelsior	Common Ash	11m	200mm; 200mm; 200mm	2.5 N 2.5 E 2.5 S 2.5 W	4m	Early-Mature	Signs of ash dieback	0 Years	11/4/2023	1	U
02	Prunus avium	Wild Cherry	9m	280mm	4 N 2.5 E 1 S 2 W	2m	Mature	Suppressed	10 Years	11/4/2023	1	C1
03	Fraxinus excelsior	Common Ash	7m	130mm	1.5 N 1 E 1.5 S 1 W	4m	Semi-Mature	Weak. Limited life expectancy	0 Years	11/4/2023	1	U
05	Cupressocyparis leylandii X	Leyland Cypress	13m	250#mm		2m	Mature	Typical unmaintained boundary screen. Trees historically topped now regrown. Sparse in places. Limited life expectancy.	10 Years	11/4/2023	1	C2
											Total :4	

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
www.mwelby.com

# denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).



Key



BS 5837:2012 Tree Quality Categories - Table 1

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

0 5 10m

NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed..
- Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

Base plan/site survey reference: 5864.dwg

Statutory Tree Protection
Tree Protection Orders: none found with online LPA search.

Adjacent land to east and south is covered by Woodland Order from 1951

Conservation Area: NO

Felling licence: Required but exemptions may apply

This plan has been drafted in colour. A monochrome version must not be relied upon

Date	Notes	Rev

N

Tree Removal

Chandigrah
Summerhouse Lane,
Harefield

Date: 11/06/2025

Scale: 1:200 @A1

DWG Ref: MW.2304.CSLH.SK02.TPP

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