



Arboricultural Impact Assessment

for planning purposes

Hayes Park West

Uxbridge

London

UB4 8FE

September 2025

250569-TMA-XX-RP-AP-2700-P00

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1 INTRODUCTION

Instruction

- 1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Shall Do Hayes Developments Ltd* ('the Applicant').

Author

- 1.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate (LANTRA)*, and has received a *BSc (Hons) Conservation and Environment (2:1)* from *Writtle University College*.

Proposed development

- 1.3 The proposed development at *Hayes Park West* ('the Site' - see *Figure 1*) is for the partial demolition and redevelopment of the existing multi-storey car park to provide new homes, landscaping, car and cycle parking, and other associated works ('the Proposed Development'), within the area administrated by the *London Borough of Hillingdon* ('the LPA').

Scope

- 1.4 This Report has been provided to assist all parties involved in the planning process, in relevant accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

- 1.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 16th of June 2025 by Jake Duthie (a colleague of the Author). The details of this survey are found within the Report appendices.

Health and safety

- 1.6 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees.



Figure 1: Showing the Site that is the subject of this Report within the red line wherein the image is sourced from Google Earth (note: the red line boundary plan of the Proposed Development area is shown on the plans at Appendix A).

Report preparation

External documents

1.7 This Report has been prepared, with reference to the following supplied documents and information:

- *Topographical Survey (22519LH-F1);*
- *Existing Site Plan (0489-SEW-ZZ-ZZ-DR-A-500001-01);*
- *Proposed Site Plan (0489-SEW-HPW-ZZ-DR-A-501001-02);*
- *Proposed Lower Ground Site Plan (0489-SEW-HPW-ZZ-DR-A-501002-02);*
- *Demolished GA Plan - Ground Floor (0489-SEW-HPW-00-DR-A-501111-00);* and
- *Landscape Masterplan - Ground Floor (0489-SEW-HPW-B1-DR-L-000100-05).*

Appendices

1.8 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

Tree works

- 1.9 Any tree works that are specified within this Report can only be undertaken in receipt of the relevant planning permissions, which will typically include adherence with the details of a *Full, Outline, or Hybrid Planning Permission* with all relevant pre-commencement matters discharged or otherwise approved by the LPA; though, in some instances, this will include a planning permission received in response to a *Tree Preservation Order Application* or non-objection in response to a *Section 211 Notification*.
- 1.10 Furthermore, for any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

- 1.11 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:
- **Arboricultural Method Statement ('AMS')** - "*methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained*".
 - **Root Protection Area ('RPA')** - "*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*".
 - **Service(s)** - "*any above- or below-ground structure or apparatus required for utility provision*" that may for example include "*drainage, gas supplies, ground source heat pumps, CCTV and satellite communications*".
 - **Tree Protection Plan ('TPP')** - "*scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures*".

Arboricultural impact definitions

- 1.12 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply unless it is otherwise stated:

- **Low impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.
- **Moderate impact** - The form and/or condition of the affected tree (or tree group, etc.) may be affected to such a degree that its visual qualities and life expectancy could be undermined and its BS5837 categorisation consequently may be subject to change.
- **High impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is consequently likely to change.

2 SITE INFORMATION

Current Site use

- 2.1 The Site comprises of an existing multi-storey car park (see *Figure 2 & Figure 3*) that is located within the *Charville Ward* and that sits within a wider former business park known as *Hayes Park*.
- 2.2 The *Hayes Park* estate comprises a historically significant office campus in west London, situated in Hayes, and bounded by a structured, pastoral landscape. The estate is framed by the buildings known as *Hayes Park North* (HPN'), *Hayes Park Central* ('HPC'), and *Hayes Park South* ('HPS'), both positioned within a broader landscape setting originally envisaged by architect Gordon Bunshaft as a modernist business park set in parkland. HPC and HPS are *Grade II** listed due to their architectural and historic interest.



Figure 2: Looking north towards the Site from its south-western access point, showing T115 (front left) as a point of reference.



Figure 3: Looking south towards the south-western corner of the Site to the west of the multi-storey car park, showing T114 and T115 (front centre) and T118 (far centre-right) as points of reference.

2.3 In recent years, the character and context of *Hayes Park* estate has undergone a fundamental shift from office use to residential, which following a series of planning applications is delivering 189 new homes. The relevant applications are as follows:

- *Hayes Park North* (HPN') – a three-storey, early 2000s office building, was granted Prior Approval in 2022 for conversion to 64 homes (Ref: 12853/APP/2021/2202), followed by permission for external enhancements to the building (Ref: 12853/APP/2023/3720). These works are now on-site and being delivered.
- *Hayes Park Central* ('HPC') and *Hayes Park South* ('HPS') – both mid-century, listed office buildings, were granted full planning permission and listed building consent in early 2024 for conversion into 125 homes, with associated landscape enhancements (Ref: 12853/APP/2023/1492).

2.4 *Hayes Park West* (i.e., the Site) is bound to the north and west by dense trees planting and open parkland, which is private land owned by the *Church Commissioners*. To the east the Site is bound by HPN, and to the south by the listed HPC and HPS.

2.5 The entirety of the Site and much of the surrounding land is located within the *Green Belt*. Beyond that, there are large areas of low-density terraced housing. There is a

wide selection of parks and leisure facilities in the area, including the *Hayes End Recreation Ground*, *Park Road Green*, and the *Belmore Playing Fields*. The nearest town centres are located at *Hillingdon Heath Local Centre*, 1.6km to the southwest; and at *Uxbridge Road Hayes Minor Centre*, 3.3km to the southeast.

Geotechnical information

British Geological Survey

- 2.6 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clays, sands, and silts), over which no superficial deposits are recorded.

Root morphology

- 2.7 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil¹. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

3 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

- 3.1 Within the immediate surrounds of the existing car park at the Site, the surveyed trees are located in close proximity to its northern and southern aspects (see *Figure 4* & *Figure 5*) - along these aspects, the surveyed trees are densely arranged. By contrast, trees are set further back from the car park to its eastern and western aspects, which are separated by external (i.e., uncovered) car parking elements (see *Figure 6*).
- 3.2 There are further trees that have been surveyed within the wider grounds, which have been recorded for the purpose of providing context for the Site - these are distributed in strips (i.e., belts), with the internal area of the wider grounds containing individual 'specimen' trees.



Figure 4: Showing the proximity of surveyed trees to the existing car park structure's north aspect.



Figure 5: Showing the proximity of surveyed trees to the existing car park structure's southern aspect.

Visibility

- 3.3 The Site in its current setting is not accessible to the public; and according to the LPA's interactive map of *Public Rights of Way* ('PRoW') there are no PRoWs that intersect or run adjacent to the Site. Consequently, the surveyed trees are not considered to have any public visual amenity. However, the wider grounds within which the Site is located are being developed for residential purposes (as is the Site), which means that the surveyed trees will have public visual amenity in the future.
- 3.4 From a current private amenity perspective, the surveyed trees contribute greatly to the Site's verdant character. The value of the trees planted in dense belts is mostly in the combined presence, though individual trees of larger sizes have good 'specimen' value.



Figure 6: Looking towards the trees to the north-west of the car park structure.

BS5837 details

Survey criteria

- 3.5 The surveyed trees and other vegetation items have been generally categorised, in terms of the arboricultural and landscape criteria as defined in BS5837. These criteria consider the arboricultural merits of individual trees, in addition to the wider value afforded in contributing to the character of the landscape.

BS5837 categorisation

- 3.6 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:
- *Category A* (i.e., high-quality): 4no. trees;
 - *Category B* (i.e., moderate-quality): 62no. trees & 1no. tree group;
 - *Category C* (i.e., low-quality): 101no. trees & 21no. other items; and
 - *Category U* (i.e., poor-quality): 10no. trees.

Root Protection Areas

- 3.7 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the circular RPAs have in particular instances been amended - specifically, to off-set RPAs from the footprint of the car park, given the presence of some retaining structures and its concrete foundation below the ground floor element. These changes are reflected on the plans found in this Report's appendices.

Statutory protections

Conservation Areas

- 3.8 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site and any surveyed trees adjacent to the Site are not within a CA.

Tree Preservation Orders

- 3.9 The LPA have confirmed via email that the a *Tree Preservation Order* from 1954 affects the Site - specifically, *TPO/24* ('the TPO'). This is an historic TPO that covers a much larger geographical area than just the Site, though of this TPO the Group designations referred to as *G8* and *G9* affect the Site itself. Of these, *G8* (described as protecting "*Mixed Deciduous and Evergreen [Trees]*") covers the entire red line boundary area, whilst *G9* (described as protecting "*[A] Belt of Elms*") covers the northern flank of trees that stretches east-west along said northern flank of the Site. Owing to this TPO being from 1954, very few trees are considered to be protected by this TPO.
- 3.10 With regard to *G8*, it is considered that only T118 (an oak tree located at the south-western corner of the Site) is likely old enough to be subject to protection by this TPO - and potentially also T10, which is a pine tree located at its north-eastern corner. Another tree (recorded as T189 - a London plane tree) set away from the Site is also large enough to have been present during 1954.
- 3.11 With regard to *G9*, there are no elms within its designated extents and therefore no trees are considered to be afforded protection under *G9* of the TPO.

4 PLANNING POLICY AND GUIDANCE

National

Background information

- 4.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')², published in December 2024 and amended in February 2025.
- 4.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2024

- 4.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **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 (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*
 - **Paragraph 187** - *"Planning policies and decisions should contribute to and enhance the natural and local environment by: ... 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 ... trees and woodland"*.

Greater London

Background information

- 4.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

- 4.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy G7: Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. 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 another 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".*

Local

Background information

- 4.6 Planning policy at the local level is currently set out in the LPA's *Part 1: Strategic Policies* and *Part 2: Development Management Policies* documents ('the LDP'), published respectively in 2012 and 2020.

Part 1: Strategic Policies 2012 & Part 2: Development Management Policies 2020

- 4.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy DMHB11: Design of New Development** - *"All development... will be required to be designed to the highest standards and, incorporate principles of good design including: ... v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure."*
 - **Policy DMHB14: Trees and Landscaping** - *"Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey 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."*

5 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Numerical data

- 5.1 The Proposed Development includes the removal of the following *Category C* items, which affects only 1no. tree and otherwise only other forms of vegetation:
- **S89** (at the north-western corner of the car parking structure - see *Figure 7*);
 - **T112** (at the south-western corner of the car parking structure);
 - **H113** (at the south-western corner of the car parking structure); and
 - **S165-S169** (that are located on the upper level of the car parking structure - see *Figure 8*).



Figure 7: Looking north-west towards S89 that is to be removed.



Figure 8: Showing one of the planters on the car parking upper level the contains shrubs (that are to be removed).

Reasons for removals

- 5.2 The basis for the removal of these aforementioned items is to directly facilitate the implementation of the Proposed Development, which in the case of T112 involves the construction of a re-aligned driveway element to facilitate vehicle tracking in this area of the Site.

Impacts of removals

- 5.3 The loss of the affected items is considered to have no adverse visual impact on the character of the area, as all items are small (in terms of height) in comparison to the trees that are to be retained. The visual appearance of the Site from an arboricultural perspective is maintained.
- 5.4 The planting of additional trees (and other forms of greening) as part of the Proposed Development does in fact serve to improve the appearance of the area, by increasing canopy cover and the general distribution of trees - this is a positive change.

Pruning

- 5.5 The Proposed Development might require the pruning of the trees set to the immediate north and south of the existing car parking structure, to enable its effective demolition

- the affected trees are identified on the relevant plans at Appendix A. However, this is not confirmed and it may be the case that this structure can be demolished without the need for any pruning (of any trees).

- 5.6 In the event that pruning is required then it would be solely to establish a sufficient degree of separation from the car parking structure to enable demolition works to occur, though if the structure can be demolished without the need for pruning then this is the preferred outcome - particularly, because the Proposed Development in its built form does not in itself require the pruning of any of the retained trees either for implementation or for subsequent use (i.e., only the demolition particulars appear to potentially require the pruning of trees).



Figure 9: Looking north towards the northern aspect of the car parking structure at the upper level, showing T14 (centre-right) as a point of reference.



Figure 10: Looking south-east towards the southern aspect of the car parking structure at the upper level, showing T139 (centre-left) as a point of reference.

- 5.7 It will be necessary for this matter relating to demolition to be reviewed in due course by the arboriculturist and appointed main contractor, in order to confirm whether pruning is required (and if so to what trees and what exact extents). All finalised pruning specifications will need to be agreed in advance with the LPA, which will preferably occur as part of a detailed AMS that is submitted in response to a planning condition (that for reasons subsequently outlined is considered to be the most appropriate course of action to facilitate the protection of the retained trees during *RIBA Stage 4* and *RIBA Stage 5*).

Development-related works

General protection details

- 5.8 The draft TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of this phase of the Proposed Development, based on the details that are currently available - this includes only some RIBA Stage 3 details, and does not include matters relating to demolition and construction logistics. This TPP includes an outline AMS (i.e., indicative of the basic principles of works), though a specific AMS will need to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837).
- 5.9 For clarity, this Report is not considered to be suitable for compliance purposes during *RIBA Stage 5*; rather, it is to be used to inform further arboricultural input so that the impact to retained trees is managed in the necessary manner.

Arboricultural oversight of works

- 5.10 The implementation of the Proposed Development will require the continued presence of an arboriculturist, in order to provide arboricultural advice to the design team and to ensure that the principles of protection as are outlined in this Report are adhered to throughout implementation (that are discussed from the following sub-section within this Report).
- 5.11 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer (noting that a finalised list ought to be provided as part of a detailed AMS prepared in response to a planning condition):
- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works;
 - to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
 - thereafter no less frequently than every 30no. days (i.e., monthly) as a background rate of visits to Site by the arboriculturist; and
 - upon the completion of works to implement the Proposed Development.

Access and logistics

- 5.12 Matters relating to access and logistics are not available, at the time that this Report has been prepared. This is subsequently a matter that will need to be addressed prior to the commencement of works on Site, in order to ensure that the means of accessing the Site and implementing the Proposed Development accounts for the requirement for tree protection.
- 5.13 In this particular instance, it is considered that the Proposed Development has the capacity to carry a low impact to the retained trees, given the positions of these trees in relation to the existing structure to be demolished (and the structures that are to be constructed). Nonetheless, this does necessitate further input by the arboriculturist, for the reasons already outlined.

Partial demolition of the existing car parking structure

- 5.14 The demolition of the majority of the existing car parking structure will involve works within close proximity to retained trees, which includes their crowns and stem elements, in addition to rooting environments. Therefore, operations will need to be undertaken with particular care, likely in a top-down and pull-back manner that at all times pulls demolished elements away from the trees to the immediate north and south.
- 5.15 With regard to the superstructural elements, the principal requirement is that direct contact with the above-ground elements of the retained trees is avoided (that is considered feasible potentially subject to some crown pruning as already discussed). For the southern aspect (of the structure), the trees are located in very close proximity (see *Figure 11*) and therefore particular attention must be afforded to operations within this area. It is ultimately for a to-be-appointed main contractor to develop a specification of works that accounts for tree protection requirements, in conjunction with the arboriculturist.
- 5.16 With regard to the sub-structural elements including low retaining wall elements, the same principles as set out above apply - with the addition that any temporary works to stabilise slopes must not involve the battering-back of the soil tree-side of any existing foundation elements (see *Figure 12*). Again, this requires review by a to-be-appointed main contractor, though subject to careful co-ordination the retained trees have the capacity to be subject to a low impact.



Figure 11: Showing the position of the southern aspect of the car parking structure in relation to tree stems.

Construction of the proposes residences

- 5.17 The construction of the proposed new built elements pulls back such structures from the trees, which is a positive change. Consequently, on the basis that the logistics associated with undertaking construction works are appropriately accounted for (as is discussed above) then the retained trees have the capacity to be subject to no more than a low impact without the need for any bespoke design works.



Figure 12: Showing the position of the southern aspect of the car parking structure (its south-western corner) in relation to tree stems.

Management of underground services

- 5.18 Matters relating to underground services (comprising both the management of existing and installation of new elements) are not available, at the time that this Report has been prepared. This is subsequently a matter that will need to be addressed prior to the commencement of works on Site, in order to ensure that this aspect of the Proposed Development accounts for the requirement for tree protection.
- 5.19 Given that the Site and its wider grounds have historically been used and contain built elements, there are existing underground services that connect from the surrounding infrastructure that may need to be removed - or potentially re-used. Furthermore, if existing services are to be removed then new services will need to be installed.
- 5.20 Fundamentally, this is an aspect of the Proposed Development that has the capacity to impact retained trees, and in order to ensure that such impacts are controlled then the following will need to occur in chronological order prior to implementation:
- concept sketches are prepared by relevant consultants;
 - these sketches are reviewed by the arboriculturist;

- changes are made as is viable to ensure trees are protected to the greatest possible extent;
- the arboriculturist provides a methodology for the installation of these services (within a detailed AMS) - and also the removal of existing services if that applies; and
- works are supervised by the arboriculturist in areas where it is determined appropriate to do so.

Alterations to the external landscape

- 5.21 The Proposed Development includes a series of alterations to the external general arrangements of the Site, though fundamentally the means of accessing the Site from the surrounding infrastructure is not significantly different than the existing situation.
- 5.22 In terms of trees, the notable change is the re-alignment of the south-western corner of the Site to create a new driveway element to enable refuse vehicles to turn, which requires excavations into the adjacent soil (hence the specified removal of T112). This re-alignment very marginally encroaches into the RPAs of T111 and T118, though in both instances the encroachment is very minor. Subsequent to further involvement between the arboriculturist and main contractor to discuss the approach to completing this aspect of work (i.e., a review of logistical requirements) then it is considered that this aspect carries no more than a low impact to the aforementioned trees.
- 5.23 Elsewhere within the Site, existing surfaces may need to be replaced and otherwise the extent of soft landscaping in proximity to trees is to be increased. Nonetheless, for the sake of prudence, all external landscaping particulars will need to be reviewed by the arboriculturist as they are refined, with specifications for implementation being captured within an AMS (that as already stated will need to be provided in response to a planning condition as the most effective means of ensuring tree protection during implementation).

Planning policy considerations

National policies

- 5.24 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.1), the Proposed Development is considered to respond to these policies in the following manners:
- **Paragraph 136** - The Proposed Development retains almost all trees (with the exception of T112) and plants new trees at suitable locations throughout the Site where they can positively contribute to the future character of the Site.

- **Paragraph 187** - The Proposed Development is considered to maintain the visual character of the Site as is provided by trees, which will be improved through the planting of new trees.

Regional policies

5.25 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.4), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy G7** - The Proposed Development retains all *Category A* and *Category B* trees, and plants new trees at suitable locations throughout the Site where they can positively contribute to the future character of the Site.

Local policies

5.26 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.6), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy DMHB11** - The Proposed Development plants new trees at suitable locations throughout the Site where they can positively contribute to the future character of the Site.
- **Policy DMHB14** - The Proposed Development is considered to have the capacity to carry a low impact to the retained trees, which is best secured through the provision of a detailed AMS in response to a planning condition (once matters are refined to *RIBA Stage 4* level - including demolition and construction logistics) and continued involvement of the arboriculturist through to completion.

6 CONCLUSIONS

- 6.1 The Proposed Development involves the removal of only 1no. *Category C* tree and otherwise the removal of some shrubs. The visual character of the Site as provided by trees is unaffected by this loss.
- 6.2 The Proposed Development might require the pruning of some trees to enable demolition works, though this is a matter that will need to be reviewed in due course. If pruning works are required then it will only be to improve the clearance of the tree crowns that overhang the existing car parking structure.
- 6.3 The Proposed Development is considered to have the capacity to carry a low impact to the retained trees, on the basis that further involvement by the arboriculturist occurs through to project completion.

7 APPENDICES CONTENTS

APPENDIX A - Plans

- 250569-TMA-XX-DR-AP-2100-P01 Tree Survey
- 250569-TMA-XX-DR-AP-2300-P00 Existing Layout and Tree Works Plan
- 250569-TMA-XX-DR-AP-2400-P00 Proposed Layout and Tree Works Plan
- 250569-TMA-XX-DR-AP-2500-P00 Tree Protection Plan - Demolition
- 250569-TMA-XX-DR-AP-2501-P00 Tree Protection Plan - Construction

APPENDIX B - Schedules

- 250569-TMA-XX-SH-AP-2200-P00 Tree Schedule

APPENDIX A - Plans

- 250569-TMA-XX-DR-AP-2100-P01 Tree Survey
- 250569-TMA-XX-DR-AP-2300-P00 Existing Layout and Tree Works Plan
- 250569-TMA-XX-DR-AP-2400-P00 Proposed Layout and Tree Works Plan
- 250569-TMA-XX-DR-AP-2500-P00 Tree Protection Plan - Demolition
- 250569-TMA-XX-DR-AP-2501-P00 Tree Protection Plan - Construction



BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Canopy spread (m)

Tree Stem

Unique tree identification number

Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.

Unique group identification number

Root Protection Area (RPA)

Category A

Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B

Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C

Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U

Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS5837 Root Protection Areas

Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33

The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).

T33

These shrubs are located on the roof level of the car park within planting beds.

Application Site boundary.

Wider masterplan boundary.

This plan is appended to the Arboricultural Impact Assessment (250569-TMA-RP-AP-2700 - 'the AIA') that has been prepared as part of the Full Planning Application for the re-development of the Site. This plan is only to be consulted in the full context of the AIA to which it is appended - it is not to be referred to in isolation.

P01

-

Redline updated

HR

P00

-

Drawing created

HR

rev

date

description

drawn by

Base Drawing:22519LH_2DTopo_F1

Title

BS 5837 Tree Survey Plan

Client

Marson Property Ltd

Project

Hayes Park West, Uxbridge, London, UB4 8FE

Date

18/06/2025

Drawn by

HR

Authorised

CW

Scale

1:500@A1

Drawing No

250569-TMA-XX-DR-AP-2100

Rev

P01

t

m

a



BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- T33
The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- T33
These shrubs are located on the roof level of the car park within planting beds.
- Application Site boundary.
- Wider masterplan boundary.
- Shrubs on the roof level of the existing car parking building are to be removed as part of the Proposed Development.
- Tree to be removed as part of the Proposed Development.
- Shrub group to be removed as part of the Proposed Development.
- The crown element of this tree that overgrows the multi-storey car park building is to be reviewed for pruning requirements, should it need to be lifted and/or cut back to facilitate the demolition operations. Pruning will be undertaken to the minimum possible extent only after the main contractor and arboriculturist have discussed the situation and concluded whether pruning is needed - on a case-by-case basis for each tree. If the structure can be demolished without the need for pruning then this will be the preferred course of action.

This plan is appended to the Arboricultural Impact Assessment (250569-TMA-RP-AP-2700 - 'the AIA') that has been prepared as part of the Full Planning Application for the re-development of the Site. This plan is only to be consulted in the full context of the AIA to which it is appended - it is not to be referred to in isolation.

P00	Drawing created	HR
rev	date	description
Base Drawing: 22519LH_2DTOPO_F1		

Title
Existing Layout and Tree Works Plan

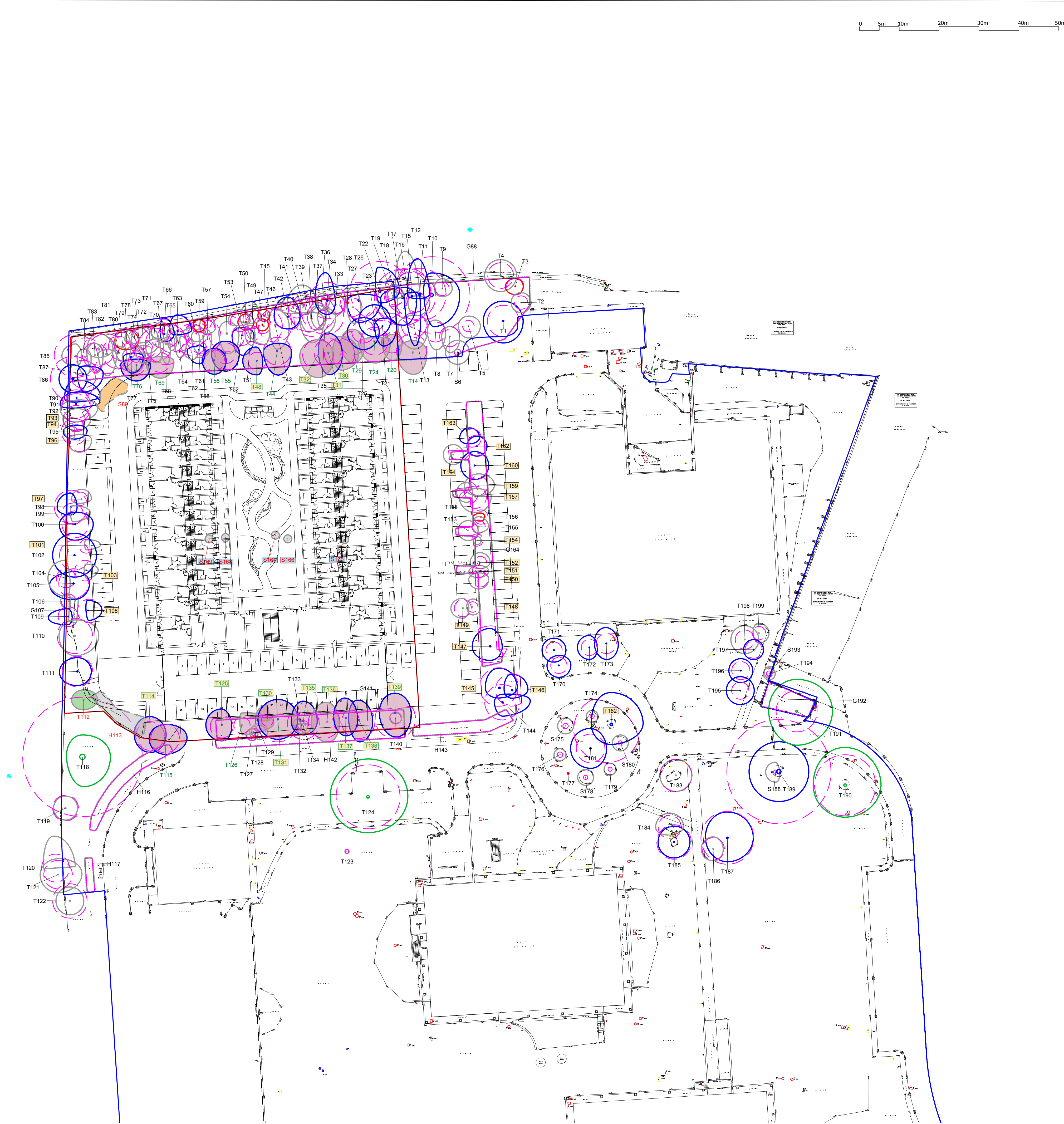
Client
Marson Property Ltd

Project
Hayes Park West, Uxbridge, London, UB4 8FE

Date	Drawn by	Authorised	Scale
09/09/2025	HR	CW	1:500@A1

Drawing No	Rev
250569-TMA-XX-DR-AP-2300	P00





BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- T33
The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- T33
These shrubs are located on the roof level of the car park within planting beds.
- Application Site boundary.
- Wider masterplan boundary.
- Shrubs on the roof level of the existing car parking building are to be removed as part of the Proposed Development.
- Tree to be removed as part of the Proposed Development.
- Shrub group to be removed as part of the Proposed Development.
- The crown element of this tree that overgrows the multi-storey car park building is to be reviewed for pruning requirements, should it need to be lifted and/or cut back to facilitate the demolition operations. Pruning will be undertaken to the minimum possible extent only after the main contractor and arboriculturist have discussed the situation and concluded whether pruning is needed - on a case-by-case basis for each tree. If the structure can be demolished without the need for pruning then this will be the preferred course of action.

This plan is appended to the Arboricultural Impact Assessment (250569-TMA-RP-AP-2700 - 'the AIA') that has been prepared as part of the Full Planning Application for the re-development of the Site. This plan is only to be consulted in the full context of the AIA to which it is appended - it is not to be referred to in isolation.

P00	Drawing created	HR
rev	date	description
Base Drawing:22519LH_2DTOPO_F1		

Title
Proposed Layout and Tree Works Plan

Client
Marson Property Ltd

Project
Hayes Park West, Uxbridge, London, UB4 8FE

Date	Drawn by	Authorised	Scale
09/09/2025	HR	CW	1:500@A1

Drawing No	Rev
250569-TMA-XX-DR-AP-2400	P00



General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

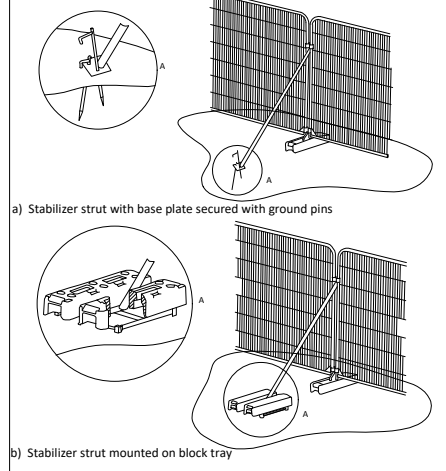
No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.

Figure 3 Examples of above-grounds stabilizing systems



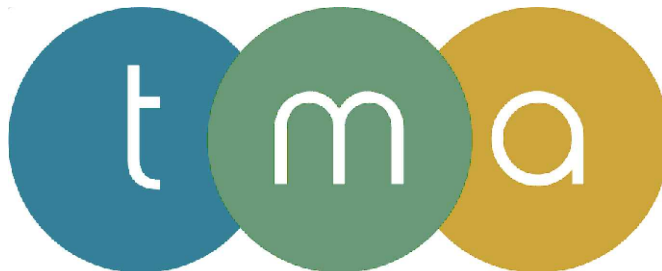
BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- Position of barrier protection. Barriers to be installed prior to the commencement of demolition works and maintained in position throughout this phase. No access permitted tree-side unless all particulars are agreed in advance with the arboriculturist.
- Exclusion zone tree-side of barrier protection. No access permitted unless all particulars are agreed in advance with the arboriculturist.
- Existing car park area to be retained and used as a compound area. All particulars relating to tree protection (e.g., position of barrier protection) are agreed in advance with the arboriculturist.
- Existing structure to be demolished in a top-down and pull-back method away from the adjacent tree at all times. Refer to the AIA for further information relating to tree protection in the context of its demolition.

This plan is appended to the Arboricultural Impact Assessment (250569-TMA-RP-AP-2700 - 'the AIA') that has been prepared as part of the Full Planning Application for the re-development of the Site. This plan is only to be consulted in the full context of the AIA to which it is appended - it is not to be referred to in isolation.

P00	-	Drawing created	HR
rev	date	description	drawn by
Base Drawing: 22519LH_2DTP0_F1			
Title			
Draft Tree Protection Plan - Demolition			
Client			
Marson Property Ltd			
Project			
Hayes Park West, Uxbridge, London, UB4 8FE			
Date	Drawn by	Authorised	Scale
09/09/2025	HR	CW	1:500@A1
Drawing No			Rev
250569-TMA-XX-DR-AP-2500			P00



General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

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Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

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It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

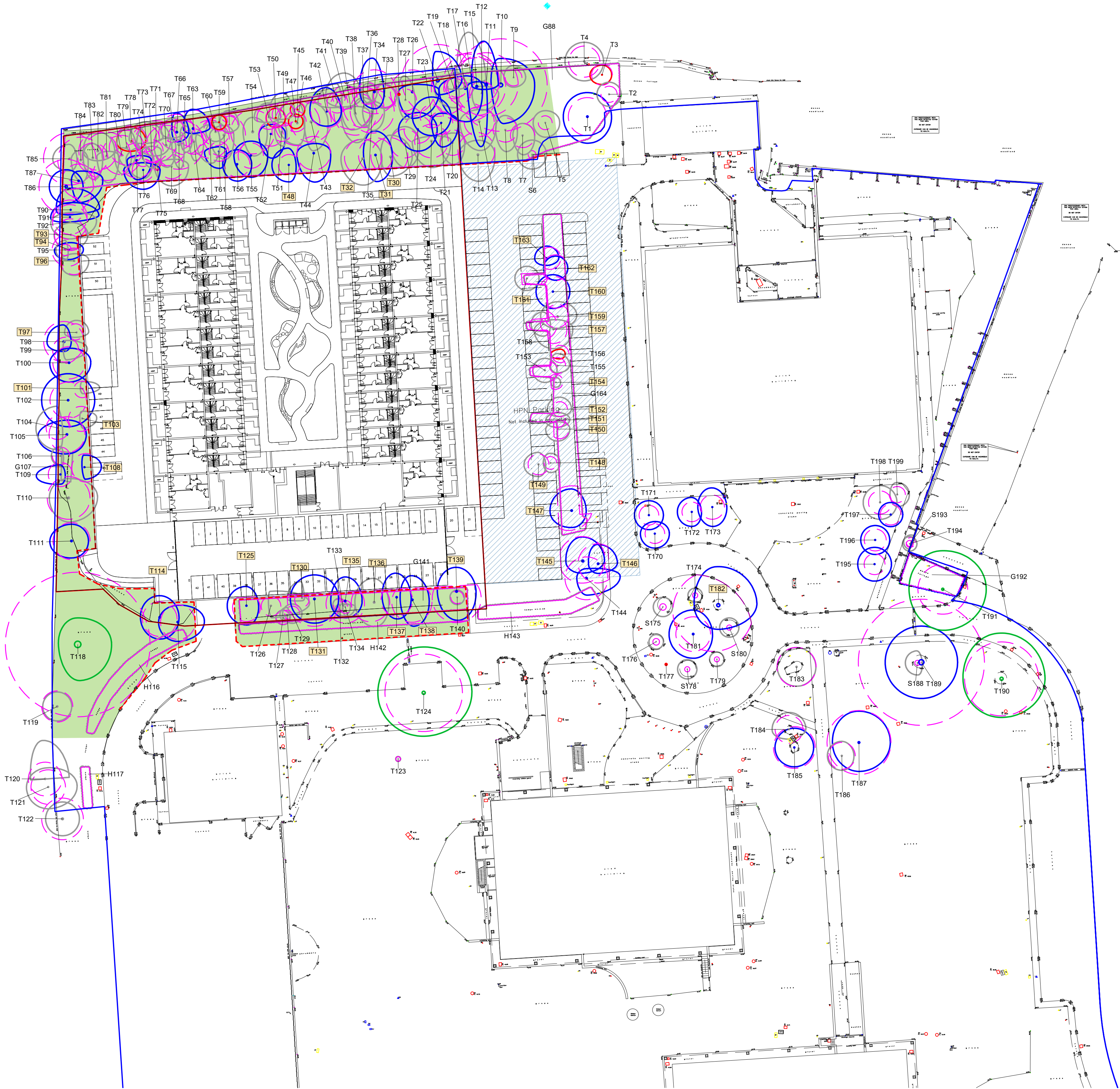
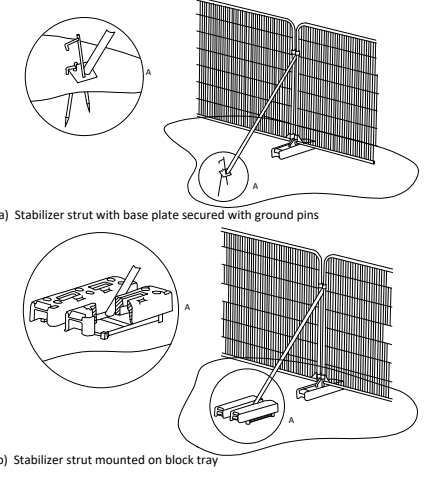
No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.

Figure 3: Examples of above-grounds stabilizing systems



APPENDIX B - Schedules

- 250569-TMA-XX-SH-AP-2200-P00 Tree Schedule

250569-TMA-XX-SH-AP-2200-P00 Tree Schedule

250569 - Hayes Park West

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	Fagus sylvatica (Common Beech)	9.5	33	1	5.0		5.0		5.5		5.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Leaning trunk - Minor.	16/06/2025	49.3	4.0	40+	B1/B2
Tree T2	Ulmus procera (English Elm)	5.0	14	1	2.5		2.5		2.5		2.5		1.5		Young	Structural condition Good. Physiological condition Good.	16/06/2025	8.9	1.7	10-20	C1/C2
Tree T3	Ulmus procera (English Elm)	8.0	18 COM	2	2.0		2.0		2.0		2.5		1.0		Early Mature	Structural condition Fair. Physiological condition Dead. Dutch elm disease. Dead tree / trees. Ivy or climbing plant.	16/06/2025	14.7	2.2	0-10	U
Tree T4	Salix caprea (Goat Willow/Great Sallow)	5.5	26 COM	2	4.0		4.0		4.0		4.0		0.5		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible.	16/06/2025	32.8	3.2	40+	C1/C2
Tree T5	Fraxinus excelsior (Ash)	6.5	12	1	2.5		3.0		3.0		2.5		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Stems - Sub-dominant.	16/06/2025	6.5	1.4	40+	C1/C2
Shrub S6	Elaeagnus commutata (Silver Berry)	3.5	6 COM	5	3.0		3.0		3.0		3.0		0.2		Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible.	16/06/2025	2.0	0.8	20-40	C1/C2
Tree T7	Padus avium (Bird Cherry)	7.0	21	1	2.5		2.5		4.0		2.0		3.0		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	20.0	2.5	40+	C1/C2
Tree T8	Padus avium (Bird Cherry)	7.5	21	1	3.0		2.5		4.5		2.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	20.0	2.5	40+	C1/C2
Tree T9	Ulmus procera (English Elm)	4.5	14 COM	2	2.5		2.5		2.0		2.0		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Dutch elm disease. Ivy or climbing plant. Suppressed crown - Major.	16/06/2025	9.4	1.7	10-20	C1/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

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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

250569 - Hayes Park West

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T10	Populus nigra (Black Poplar)	19.0	80	1	5.5		7.0		8.0		2.0		4.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Ivy or climbing plant. Leaning trunk - Minor. Unbalanced crown - Minor.	16/06/2025	289.5	9.6	20-40	B1/B2
Tree T11	Populus nigra (Black Poplar)	19.0	55	1	9.0		2.5		1.0		3.0		6.0		Mature	Structural condition Fair. Physiological condition Good. Ivy or climbing plant. Leaning trunk - Minor. Unbalanced crown - Minor.	16/06/2025	136.8	6.6	40+	B1/B2
Tree T12	Acer platanoides (Norway Maple)	5.0	21 COM	2	1.5		3.5		3.5		2.0		0.5		Semi Mature	Structural condition Fair. Physiological condition Good. Browsing / animal damage. Suppressed crown - Minor.	16/06/2025	20.4	2.5	20-40	C1/C2
Tree T13	Fraxinus angustifolia (Narrow Leaved Ash)	6.0	26	1	2.5		3.5		6.0		4.0		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Leaning trunk - Minor. Suppressed crown - Major. Unbalanced crown - Major.	16/06/2025	30.6	3.1	20-40	C1/C2
Tree T14	Fraxinus angustifolia (Narrow Leaved Ash)	11.5	30	1	3.0		3.5		5.5		4.0		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Fork - Weak with included bark. Pollard - Lapsed / Mature stems.	16/06/2025	40.7	3.6	40+	C1/C2
Tree T15	Populus nigra (Black Poplar)	10.0	49 COM	2	1.0		2.0		12.5		2.0		5.0		Mature	Structural condition Poor. Physiological condition Good. Branch weight - Heavy. Unbalanced crown - Minor. Historic stem failure.	16/06/2025	112.3	6.0	40+	B1/B2
Tree T16	Populus nigra (Black Poplar)	9.0	48	1	10.0		3.0		0.5		3.0		3.0		Mature	Structural condition Fair. Physiological condition Good. Leaning trunk - Major. Unbalanced crown - Major.	16/06/2025	104.2	5.8	20-40	C1/C2
Tree T17	Populus nigra (Black Poplar)	14.0	59	1	2.5		3.5		7.0		5.5		4.0		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Major. Suppressed crown - Minor. Unbalanced crown - Minor.	16/06/2025	157.5	7.1	20-40	B1/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

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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

250569 - Hayes Park West

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T18	Ulmus procera (English Elm)	7.5	18	1	N	NE	E	SE	S	SW	W	NW	2.0		Early Mature	Structural condition Good. Physiological condition Good. Suppressed crown - Minor.	16/06/2025	14.7	2.2	10-20	C1/C2
Tree T19	Acer platanoides (Norway Maple)	10.0	18	1	3.0		1.0		4.0		4.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Suppressed crown - Minor. Unbalanced crown - Minor.	16/06/2025	14.7	2.2	40+	C1/C2
Tree T20	Padus avium (Bird Cherry)	7.5	22	1	2.0		2.5		4.5		2.5		3.0		Early Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor. Suppressed crown - Minor. Unbalanced crown - Minor.	16/06/2025	21.9	2.6	40+	C1/C2
Tree T21	Padus avium (Bird Cherry)	10.0	20	1	2.0		3.5		5.0		2.0		2.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Ivy or climbing plant.	16/06/2025	18.1	2.4	40+	B1/B2
Tree T22	Populus nigra (Black Poplar)	14.0	62	1	6.0		5.0		3.0		1.0		2.5		Mature	Structural condition Fair. Physiological condition Good. Ivy or climbing plant. Suppressed crown - Minor. Unbalanced crown - Minor.	16/06/2025	173.9	7.4	40+	B1/B2
Tree T23	Ostrya carpinifolia (Hop Hornbeam)	10.0	20	1	4.0		4.0		4.0		4.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant. Location approximate.	16/06/2025	18.1	2.4	40+	B1/B2
Tree T24	Fraxinus angustifolia (Narrow Leaved Ash)	11.0	29	1	1.0		4.0		5.5		4.0		3.0		Mature	Structural condition Poor. Physiological condition Fair. Pollard - Lapsed / Mature stems. Suppressed crown - Minor. Unbalanced crown - Minor.	16/06/2025	38.0	3.5	10-20	C1/C2
Tree T25	Cerasus avium (Wild Cherry)	12.5	24	1	3.5		4.0		4.5		4.0		1.0		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Unbalanced crown - Minor.	16/06/2025	26.1	2.9	40+	B1/B2
Tree T26	Populus nigra (Black Poplar)	15.0	38	1	1.5		5.5		5.5		3.0		6.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Unbalanced crown - Minor.	16/06/2025	65.3	4.6	40+	B1/B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T27	Acer platanoides (Norway Maple)	8.0	19	1	N	NE	E	SE	S	SW	W	NW	3.0		Early Mature	Structural condition Poor. Physiological condition Good. Altered ground level - Recent. Root plate movement - Historic (suspected unstable).	16/06/2025	16.3	2.3	10-20	C1/C2
Tree T28	Populus nigra (Black Poplar)	0.0			0.0		0.0		0.0		0.0		0.0		Mature	Structural condition Poor. Physiological condition Dead. Access to inspect base - Not possible. Recent root plate failure.	16/06/2025			0-10	U
Tree T29	Fraxinus angustifolia (Narrow Leaved Ash)	8.0	25	1	3.5		3.0		5.0		3.0		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Pollard - Lapsed / Mature stems.	16/06/2025	28.3	3.0	20-40	C1/C2
Tree T30	Padus avium (Bird Cherry)	8.0	30	1	4.5		4.5		4.0		2.0		3.5		Early Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant. Unbalanced crown - Minor.	16/06/2025	40.7	3.6	40+	C1/C2
Tree T31	Padus avium (Bird Cherry)	11.0	29	1	5.0		3.5		5.5		2.5		4.5		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	38.0	3.5	40+	B1/B2
Tree T32	Padus avium (Bird Cherry)	9.0	30	1	4.0		4.0		5.5		4.5		4.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	16/06/2025	40.7	3.6	40+	C1/C2
Tree T33	Ulmus procera (English Elm)	8.0	19	1	2.5		2.5		2.5		2.5		1.0		Early Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant.	16/06/2025	16.3	2.3	10-20	C1/C2
Tree T34	Populus nigra (Black Poplar)	19.0	38	1	7.0		2.0		3.5		3.0		5.0		Mature	Structural condition Good. Physiological condition Good.	16/06/2025	65.3	4.6	40+	B1/B2
Tree T35	Cupressocyparis leylandii (Leyland Cypress)	10.0	38	1	2.0		2.5		4.0		2.0		3.0		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	65.3	4.6	10-20	C1/C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T36	Ulmus procera (English Elm)	10.0	19	1	2.0		2.0		2.0			1.0	2.0		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	16.3	2.3	10-20	C1/C2
Tree T37	Cupressocyparis leylandii (Leyland Cypress)	10.0	35	1	2.0		2.0		4.0			2.0	4.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	55.4	4.2	20-40	C1/C2
Tree T38	Cupressocyparis leylandii (Leyland Cypress)	12.0	37	1	1.5		3.0		6.0			3.0	0.5		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	61.9	4.4	20-40	C1/C2
Tree T39	Cupressocyparis leylandii (Leyland Cypress)	14.0	36	1	4.5		4.5		4.5			2.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	58.6	4.3	20-40	C1/C2
Tree T40	Prunus cerasifera (Cherry Plum (Myrobalan))	6.5	21	1	5.0		3.5		2.0			4.0	3.0		Early Mature	Structural condition Fair. Physiological condition Good. Suppressed crown - Minor. Unbalanced crown - Minor.	16/06/2025	20.0	2.5	40+	C1/C2
Tree T41	Prunus domestica (Plum)	6.0	18	1	4.0		1.0		1.0			4.0	3.0		Mature	Structural condition Fair. Physiological condition Good. Leaning trunk - Major.	16/06/2025	14.7	2.2	20-40	C1/C2
Tree T42	Prunus domestica (Plum)	8.0	27 COM	5	5.0		3.0		3.0			3.5	1.5		Mature	Structural condition Fair. Physiological condition Good. Epicormic growth - Bole / principal stems.	16/06/2025	34.7	3.3	20-40	B1/B2
Tree T43	Cupressocyparis leylandii (Leyland Cypress)	14.0	35	1	4.0		3.5		6.0			1.5	0.2		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Die-back - Throughout crown. Die-back - Mid crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	55.4	4.2	20-40	C1/C2
Tree T44	Fraxinus excelsior (Ash)	13.0	29	1	2.0		3.5		6.0			3.5	2.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	16/06/2025	38.0	3.5	40+	B1/B2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T45	Ulmus procera (English Elm)	8.0	13	1	1.5		1.5		1.5		1.5		2.0		Early Mature	Structural condition Fair. Physiological condition Dead. Dead tree / trees.	16/06/2025	7.6	1.6	0-10	U
Tree T46	Cupressocyparis leylandii (Leyland Cypress)	14.0	38 COM	2	5.0		1.5		4.5		4.0		0.2		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	68.6	4.7	20-40	C1/C2
Tree T47	Ulmus procera (English Elm)	9.0	18	1	1.5		1.5		1.5		1.5		3.0		Early Mature	Structural condition Fair. Physiological condition Dead.	16/06/2025	14.7	2.2	0-10	U
Tree T48	Quercus palustris (Pin Oak)	6.5	18	1	3.5		1.5		3.5		3.5		2.5		Semi Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	14.7	2.2	40+	B1/B2
Tree T49	Prunus domestica (Plum)	7.0	20	1	4.5		2.0		1.0		3.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Leaning trunk - Minor. Unbalanced crown - Minor.	16/06/2025	18.1	2.4	20-40	C1/C2
Tree T50	Ulmus procera (English Elm)	6.0	17	1	2.0		2.0		2.0		2.0		3.0		Early Mature	Structural condition Fair. Physiological condition Dead. Dutch elm disease. Dead tree / trees. Location approximate.	16/06/2025	13.1	2.0	0-10	U
Tree T51	Fraxinus excelsior (Ash)	11.0	17	1	2.0		1.0		3.0		1.5		3.0		Semi Mature	Structural condition Good. Physiological condition Good.	16/06/2025	13.1	2.0	20-40	C1/C2
Tree T52	Fraxinus excelsior (Ash)	14.0	21	1	2.0		3.0		5.0		2.5		2.5		Early Mature	Structural condition Good. Physiological condition Good. Leaning trunk - Minor. Unbalanced crown - Minor.	16/06/2025	20.0	2.5	40+	B1/B2
Tree T53	Prunus domestica (Plum)	5.5	20 COM	2	3.0		2.5		1.0		3.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Good. Fork - Weak with included bark. Location approximate.	16/06/2025	19.2	2.5	40+	C1/C2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T54	Cupressocyparis leylandii (Leyland Cypress)	12.0	38	1	3.0		3.0		5.0		2.0		1.5		Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor.	16/06/2025	65.3	4.6	20-40	C1/C2
Tree T55	Acer campestre (Field Maple)	12.0	22	1	3.0		3.5		4.5		3.5		2.5		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	21.9	2.6	40+	B1/B2
Tree T56	Acer campestre (Field Maple)	9.0	22	1	3.0		3.0		3.5		3.0		2.0		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	21.9	2.6	40+	B1/B2
Tree T57	Ulmus procera (English Elm)	8.5	15	1	3.0		2.0		1.5		2.0		3.0		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	10.2	1.8	20-40	C1/C2
Tree T58	Cupressocyparis leylandii (Leyland Cypress)	14.0	37	1	2.0		2.0		5.0		3.0		1.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	61.9	4.4	10-20	C1/C2
Tree T59	Ulmus procera (English Elm)	5.0	15	1	1.5		1.5		1.5		1.5		2.0		Early Mature	Structural condition Fair. Physiological condition Dead. Dutch elm disease. Dead tree / trees.	16/06/2025	10.2	1.8	0-10	U
Tree T60	Cupressocyparis leylandii (Leyland Cypress)	10.0	24	1	2.0		2.0		2.0		2.0		4.0		Early Mature	Structural condition Good. Physiological condition Fair.	16/06/2025	26.1	2.9	20-40	C1/C2
Tree T61	Acer campestre (Field Maple)	8.5	17	1	1.0		1.5		3.5		3.0		2.0		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	13.1	2.0	40+	B1/B2
Tree T62	Cupressocyparis leylandii (Leyland Cypress)	15.0	33	1	3.0		2.0		5.0		3.0		1.0		Mature	Structural condition Good. Physiological condition Fair. Die-back - Throughout crown. Deadwood - Minor.	16/06/2025	49.3	4.0	20-40	C1/C2
Tree T63	Populus nigra (Black Poplar)	12.0	32	1	4.0		3.5		1.0		2.0		5.0		Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	46.3	3.8	40+	B1/B2

Stem **green** Estimated value

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					N	NE	E	SE	S	SW	W	NW									
Tree T64	Cupressocyparis leylandii (Leyland Cypress)	11.0	22	1	1.5		2.0		4.0		1.0		1.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	21.9	2.6	10-20	C1/C2
Tree T65	Cupressocyparis leylandii (Leyland Cypress)	13.0	29 COM	2	2.5		1.5		3.0		1.0		1.0		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Throughout crown. Deadwood - Minor.	16/06/2025	38.6	3.5	10-20	C1/C2
Tree T66	Populus nigra (Black Poplar)	14.0	31	1	4.0		2.5		2.0		1.0		2.5		Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant.	16/06/2025	43.5	3.7	40+	B1/B2
Tree T67	Ulmus procera (English Elm)	7.0	20	1	2.5		2.5		1.5		2.5		2.0		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	18.1	2.4	20-40	C1/C2
Tree T68	Cupressocyparis leylandii (Leyland Cypress)	12.0	43	1	1.0		1.0		5.0		1.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown. Deadwood - Minor.	16/06/2025	83.6	5.2	20-40	C1/C2
Tree T69	Cerasus avium (Wild Cherry)	8.5	21	1	1.5		3.5		4.0		3.5		2.5		Early Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor.	16/06/2025	20.0	2.5	20-40	C1/C2
Tree T70	Cupressocyparis leylandii (Leyland Cypress)	12.0	35	1	1.5		2.0		4.5		2.5		1.0		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown. Deadwood - Minor.	16/06/2025	55.4	4.2	20-40	C1/C2
Tree T71	Cupressocyparis leylandii (Leyland Cypress)	14.0	36	1	4.0		3.0		3.0		4.0		2.5		Mature	Structural condition Poor. Physiological condition Poor. Branch - Broken. Die-back - Upper crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	58.6	4.3	10-20	C1/C2
Tree T72	Ulmus procera (English Elm)	12.0	20	1	1.0		2.0		3.5		2.0		1.5		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor. Location approximate.	16/06/2025	18.1	2.4	20-40	C1/C2
Tree T73	Ulmus procera (English Elm)	10.0	23	1	3.5		3.5		1.0		3.5		2.0		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	23.9	2.8	10-20	C1/C2

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Tree T74	Carpinus betulus (Hornbeam)	8.5	13	1	2.5		2.0		4.0		3.5		0.2		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	7.6	1.6	40+	C1/C2
Tree T75	Padus avium (Bird Cherry)	3.0	8	1	0.5		0.5		1.0		0.5		2.0		Young	Structural condition Fair. Physiological condition Dead. Dead tree / trees.	16/06/2025	2.9	1.0	0-10	U
Tree T76	Cerasus avium (Wild Cherry)	7.5	19	1	1.5		3.5		4.0		4.0		0.5		Early Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	16.3	2.3	40+	B1/B2
Tree T77	Quercus robur (English Oak)		30	1	1.0		3.0		4.0		2.0		4.0		Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	40.7	3.6	40+	B1/B2
Tree T78	Populus nigra (Black Poplar)	15.0	28	1	3.0		3.0		2.0		3.0		5.0		Mature	Structural condition Poor. Physiological condition Dead. Dead tree / trees.	16/06/2025	35.5	3.4	0-10	U
Tree T79	Cupressocyparis leylandii (Leyland Cypress)	12.0	30	1	4.0		2.0		4.0		2.0		3.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	40.7	3.6	10-20	C1/C2
Tree T80	Cupressocyparis leylandii (Leyland Cypress)	13.0	34	1	1.5		2.0		4.0		1.5		1.5		Mature	Structural condition Good. Physiological condition Good.	16/06/2025	52.3	4.1	20-40	C1/C2
Tree T81	Cupressocyparis leylandii (Leyland Cypress)	12.0	41 COM	2	1.0		2.5		5.5		2.0		1.5		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	79.3	5.0	10-20	C1/C2
Tree T82	Cupressocyparis leylandii (Leyland Cypress)	14.0	33	1	4.0		3.5		2.0		3.0		3.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor.	16/06/2025	49.3	4.0	20-40	C1/C2

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Tree T83	Cupressocyparis leylandii (Leyland Cypress)	11.0	26	1	N	NE	E	SE	S	SW	W	NW	1.0		Mature	Structural condition Poor. Physiological condition Poor. Branch - Broken. Branch - Suspended. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	30.6	3.1	10-20	C1/C2
Tree T84	Cupressocyparis leylandii (Leyland Cypress)	10.0	39 COM	3	2.0	1.5	4.5	2.0					1.0		Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	71.7	4.8	10-20	C1/C2
Tree T85	Cupressocyparis leylandii (Leyland Cypress)	15.0	45 COM	4	3.0	1.5	2.5	3.5					1.0		Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor.	16/06/2025	92.7	5.4	20-40	C1/C2
Tree T86	Aesculus hippocastanum (Horse Chestnut)	8.4	47	1	3.5	3.5	3.5	3.5					1.5		Early Mature	Structural condition Fair. Physiological condition Good. Ivy or climbing plant.	16/06/2025	99.9	5.6	40+	B1/B2
Tree T87	Fraxinus excelsior (Ash)	15.0	29	1	2.0	5.0	4.5	1.5					1.0		Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant.	16/06/2025	38.0	3.5	40+	B1/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

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250569 - Hayes Park West

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G88	Ulmus procera (English Elm)	6.0	11 AVE		2.0		2.0		2.0		2.0		1.0		Semi Mature	Structural condition Good. Physiological condition Good. Mixed species understory layer in woodland compartment located north of car park. Mix of small shrubs, saplings and some semi-mature trees in the north-western corner of the compartment. Notable trees plotted separately.Average DBH used.	16/06/2025	-	-	40+	C2
	Laurocerasus sp. (Laurel)																				
	Prunus domestica (Plum)																				
	Cotoneaster ludicus (Hedge Cotoneaster)																				
	Sambucus nigra (Elder)																				
	Crataegus sp. (Hawthorn sp.)																				
	Padus avium (Bird Cherry)																				
Shrub S89	Elaeagnus commutata (Silver Berry)	3.5	4	1									0.0		Early Mature	Structural condition Good. Physiological condition Good. Eleagnus hedge located by north-western corner of car park.	16/06/2025	-	-	20-40	C1
Tree T90	Carpinus betulus (Hornbeam)	8.0	22 COM	2	4.5		6.0		1.0		3.0		0.3		Early Mature	Structural condition Fair. Physiological condition Good. Twin-stemmed.	16/06/2025	21.9	2.6	20-40	B1/B2
Tree T91	Carpinus betulus (Hornbeam)	8.0	29 COM	3	3.0		6.0		1.0		4.0		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Bark wound - Mammal.	16/06/2025	39.9	3.6	10-20	B1/B2

Stem **green** Estimated value

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					N	NE	E	SE	S	SW	W	NW									
Tree T92	Carpinus betulus (Hornbeam)	8.0	30 COM	5	2.0		5.5		3.5		4.0		0.4		Mature	Structural condition Good. Physiological condition Good. Bark wound - Mammal.	16/06/2025	41.1	3.6	40+	C1/C2
Tree T93	Carpinus betulus (Hornbeam)	8.0	26 COM	3	2.5		3.5		3.0		3.5		0.3		Early Mature	Structural condition Good. Physiological condition Good. Bark wound - Mammal. Epicormic growth - Base.	16/06/2025	31.4	3.2	40+	C1/C2
Tree T94	Quercus robur (English Oak)	8.0	26	1	1.5		3.0		2.0		3.0		3.5		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	30.6	3.1	40+	B1/B2
Tree T95	Crataegus monogyna (Common Hawthorn/Quick/May)	4.5	9 COM	2	2.0		0.5		2.0		2.0		1.5		Semi Mature	Structural condition Good. Physiological condition Good. Twin-stemmed.	16/06/2025	4.4	1.2	40+	C1/C2
Tree T96	Alnus cordata (Italian Alder)	8.5	20	1	1.5		3.0		3.0		3.0		1.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	16/06/2025	18.1	2.4	40+	C1/C2
Tree T97	Alnus cordata (Italian Alder)	4.0	14	1	2.5		2.5		1.0		2.5		1.0		Semi Mature	Structural condition Good. Physiological condition Good.	16/06/2025	8.9	1.7	40+	C1/C2
Tree T98	Tilia cordata (Small Leaved Lime)	6.0	35	1	3.5		1.5		2.0		3.5		1.5		Semi Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant.	16/06/2025	55.4	4.2	40+	B1/B2
Tree T99	Cerasus avium (Wild Cherry)	5.0	22 COM	2	2.0		4.5		2.0		0.5		0.2		Semi Mature	Structural condition Fair. Physiological condition Good. Leaning trunk - Minor. Twin-stemmed.	16/06/2025	22.8	2.7	20-40	C1/C2
Tree T100	Cerasus avium (Wild Cherry)	8.0	28	1	3.0		4.5		4.0		4.0		0.2		Early Mature	Structural condition Good. Physiological condition Fair. Die-back - Upper crown. Ivy or climbing plant.	16/06/2025	35.5	3.4	40+	B1/B2
Tree T101	Alnus cordata (Italian Alder)	6.0	13	1	1.5		3.5		1.0		0.5		2.0		Semi Mature	Structural condition Fair. Physiological condition Good. Leaning trunk - Minor. Unbalanced crown - Minor.	16/06/2025	7.6	1.6	40+	C1/C2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T102	Carpinus betulus (Hornbeam)	11.0	31 COM	2	5.5		5.5		5.5		5.5		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Ivy or climbing plant.	16/06/2025	44.6	3.8	40+	B1/B2
Tree T103	Alnus cordata (Italian Alder)	9.0	20	1	1.5		3.0		2.0		0.5		1.0		Semi Mature	Structural condition Good. Physiological condition Good. Leaning trunk - Minor. Unbalanced crown - Minor.	16/06/2025	18.1	2.4	40+	C1/C2
Tree T104	Fraxinus excelsior (Ash)	11.0	20	1	4.5		1.0		4.5		4.5		4.0		Early Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant.	16/06/2025	18.1	2.4	20-40	C1/C2
Tree T105	Carpinus betulus (Hornbeam)	10.0	31	1	3.0		4.0		4.0		6.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	16/06/2025	43.5	3.7	40+	B1/B2
Tree T106	Fraxinus excelsior (Ash)	9.0	15	1	2.0		0.5		2.0		2.0		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant.	16/06/2025	10.2	1.8	40+	C1/C2
Group G107	Carpinus betulus (Hornbeam)	2.0	3 AVE		1.0		1.0		1.0		1.0		0.2		Young	Structural condition Good. Physiological condition Good. Row of Hornbeam saplings.	16/06/2025	-	-	40+	C2
Tree T108	Alnus cordata (Italian Alder)	9.0	21	1	2.5		3.5		2.5		0.5		1.5		Early Mature	Structural condition Good. Physiological condition Good. Leaning trunk - Minor. Unbalanced crown - Minor.	16/06/2025	20.0	2.5	40+	B1/B2
Tree T109	Fraxinus angustifolia (Narrow Leaved Ash)	9.0	21	1	2.0		1.0		2.0		5.0		2.5		Early Mature	Structural condition Fair. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	20.0	2.5	40+	B1/B2
Tree T110	Fraxinus angustifolia (Narrow Leaved Ash)	11.0	37	1	4.0		6.0		5.0		4.0		0.2		Mature	Structural condition Poor. Physiological condition Good. Branch - Broken. Leaning trunk - Minor. Pollard - Lapsed / Mature stems. Shedding limb / limbs - Major. Shedding limb / limbs - Recent.	16/06/2025	61.9	4.4	10-20	C1/C2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T111	Acer campestre (Field Maple)	8.0	32	1	3.5		3.5		3.5		4.5		0.1		Early Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Base.	16/06/2025	46.3	3.8	40+	B1/B2
Tree T112	Acer campestre (Field Maple)	6.5	26	1	2.5		3.5		2.5		3.0		1.5		Early Mature	Structural condition Good. Physiological condition Good. Dense crown. Leaning trunk - Minor.	16/06/2025	30.6	3.1	40+	C1
Hedge H113	Elaeagnus commutata (Silver Berry) Acer campestre (Field Maple)	2.0	3 AVE		2.0		2.0		2.0		2.0		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Eleagnus hedgerow and 2 Field Maple saplings located to south-west of car park.	16/06/2025	-	-	40+	C2
Tree T114	Acer campestre (Field Maple)	9.5	30	1	4.5		4.0		4.5		4.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Epicormic growth - Base.	16/06/2025	40.7	3.6	40+	B1
Tree T115	Acer campestre (Field Maple)	10.0	30	1	3.5		5.5		4.0		4.0		0.2		Early Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Base.	16/06/2025	40.7	3.6	40+	B1
Hedge H116	Fagus sylvatica (Common Beech)	2.5	9 AVE		1.0		1.0		1.0		1.0		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Beech hedge to south-west of car park entrance. Average DBH used.	16/06/2025	-	-	40+	C2
Hedge H117	Fagus sylvatica (Common Beech)	2.5	9 AVE		1.0		1.0		1.0		1.0		0.1		Semi Mature	Structural condition Good. Physiological condition Good. Beech hedge to west of road leading south from car park. Average DBH used.	16/06/2025	-	-	40+	C2
Tree T118	Quercus robur (English Oak)	16.0	135	1	5.5		7.0		7.5		4.0		0.5		Post Mature	Structural condition Fair. Physiological condition Fair. Decay / structural defect in crown limb / limbs - Minor. Deadwood - Major. Deadwood - Minor. Hollow trunk - Open cavity. Rare or notable specimen.	16/06/2025	706.9	15.0	40+	A1

Stem **green** Estimated value

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Tree T119	Alnus glutinosa (Common Alder)	7.0	27	1	3.0		3.0		3.0		3.0		1.5		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	33.0	3.2	40+	C1
Tree T120	Salix caprea (Goat Willow/Great Sallow)	3.0	29 COM	2	8.0		5.0		0.0		3.0		0.0		Mature	Structural condition Poor. Physiological condition Good. Access to inspect base - Not possible. Fallen tree / trees - Whole tree. Failed into site from adjacent land to west.	16/06/2025	38.5	3.5	10-20	C1
Tree T121	Salix caprea (Goat Willow/Great Sallow)	7.0	29 COM	3	4.0		6.0		4.5		4.5		1.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Die-back - Upper crown. Tree located off site.	16/06/2025	40.4	3.6	40+	C1
Tree T122	Tilia x vulgaris (Common Lime)	8.5	36	1	3.5		3.5		3.5		3.5		1.0		Early Mature	Structural condition Good. Physiological condition Fair. Die-back - Upper crown. Deadwood - Major. Deadwood - Minor.	16/06/2025	58.6	4.3	20-40	C1
Tree T123	Cerasus avium (Wild Cherry)	1.5	4	1	0.5		0.5		0.5		0.5		1.0		Young	Structural condition Fair. Physiological condition Fair. Bark wound - Physical damage or vandalism. Young planted tree / trees.	16/06/2025	0.7	0.5	20-40	C1
Tree T124	Quercus cerris (Turkey Oak)	13.5	67	1	9.5		10.0		9.0		9.5		3.5		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Foreign object - Ingrown metal.	16/06/2025	203.1	8.0	40+	A1
Tree T125	Quercus palustris (Pin Oak)	8.0	23	1	4.0		2.5		4.0		4.0		3.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured.	16/06/2025	23.9	2.8	40+	B1/B2
Tree T126	Salix caprea (Goat Willow/Great Sallow)	6.5	17	1	3.0		8.0		2.5		0.5		0.5		Early Mature	Structural condition Poor. Physiological condition Good. Fallen tree / trees - Partial collapse.	16/06/2025	13.1	2.0	20-40	C1
Tree T127	Fraxinus excelsior (Ash)	7.0	12	1	1.5		1.5		1.5		1.5		3.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Location approximate.	16/06/2025	6.5	1.4	40+	C1/C2

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					N	NE	E	SE	S	SW	W	NW									
Tree T128	Quercus robur (English Oak)	4.0	8	1	1.5		0.5		1.5		1.5		1.0		Young	Structural condition Good. Physiological condition Good. Location approximate.	16/06/2025	2.9	1.0	40+	C1/C2
Tree T129	Quercus robur (English Oak)	5.5	13	1	2.0		2.0		2.0		2.0		1.0		Semi Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant. Location approximate.	16/06/2025	7.6	1.6	40+	C1/C2
Tree T130	Padus avium (Bird Cherry)	5.5	12	1	3.5		0.5		0.5		3.0		3.0		Semi Mature	Structural condition Good. Physiological condition Good. Unbalanced crown - Minor.	16/06/2025	6.5	1.4	40+	C1/C2
Tree T131	Padus avium (Bird Cherry)	8.5	36 COM	5	5.0		5.0		5.0		5.0		3.0		Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Epicormic growth - Base. Fork - Weak with included bark.	16/06/2025	61.4	4.4	40+	B1/B2
Tree T132	Padus avium (Bird Cherry)	6.0	11	1	1.5		0.5		1.5		1.5		1.5		Young	Structural condition Good. Physiological condition Good. Location approximate. Matured sucker.	16/06/2025	5.5	1.3	40+	C1/C2
Tree T133	Padus avium (Bird Cherry)	6.0	8	1	0.5		1.5		2.0		1.5		1.5		Young	Structural condition Good. Physiological condition Good. Location approximate. Matured sucker.	16/06/2025	2.9	1.0	40+	C1/C2
Tree T134	Padus avium (Bird Cherry)	6.0	11	1	0.5		2.0		2.0		0.5		1.5		Young	Structural condition Good. Physiological condition Good. Location approximate. Matured sucker.	16/06/2025	5.5	1.3	40+	C1/C2
Tree T135	Padus avium (Bird Cherry)	8.5	31	1	5.0		3.5		3.5		3.0		3.0		Early Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Historic.	16/06/2025	43.5	3.7	40+	B1/B2
Tree T136	Acer campestre (Field Maple)	10.0	31	1	5.0		3.0		5.0		4.0		2.5		Early Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Bole / principal stems. Ivy or climbing plant.	16/06/2025	43.5	3.7	40+	C1/C2
Tree T137	Acer campestre (Field Maple)	9.5	26	1	5.0		3.0		4.5		3.0		3.0		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Ivy or climbing plant.	16/06/2025	30.6	3.1	40+	B1/B2

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					N	NE	E	SE	S	SW	W	NW									
Tree T138	Acer campestre (Field Maple)	9.0	33	1	5.0		3.5		5.5		2.5		2.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Ivy or climbing plant.	16/06/2025	49.3	4.0	40+	B1/B2
Tree T139	Fraxinus angustifolia (Narrow Leaved Ash)	11.0	38	1	5.0		4.0		6.0		4.0		4.0		Mature	Structural condition Fair. Physiological condition Good.	16/06/2025	65.3	4.6	40+	B1/B2
Tree T140	Acer campestre (Field Maple)	5.0	11	1	1.5		1.5		1.5		1.5		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Location approximate.	16/06/2025	5.5	1.3	40+	C1/C2
Group G141	Ligustrum sp. (Privet sp.) Lonicera sp. (Honeysuckle sp.) Padus sp. (Bird Cherry) Acer campestre (Field Maple)	3.0	4 AVE		1.5		1.5		1.5		1.5		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Mixed species understory layer to south of car park. Average DBH used.	16/06/2025	-	-	20-40	C2
Hedge H142	Fagus sylvatica (Common Beech)	2.5	9 AVE		1.0		1.0		1.0		1.0		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Beech hedge to south of car park. Average DBH used.	16/06/2025	-	-	40+	C2
Hedge H143	Fagus sylvatica (Common Beech)	2.5	9 AVE		1.0		1.0		1.0		1.0		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Beech hedge to south-east of car park. Average DBH used.	16/06/2025	-	-	40+	C2

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T144	Tilia x vulgaris (Common Lime)	10.0	37	1	2.0		7.0		3.5		2.0		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Leaning trunk - Minor.	16/06/2025	61.9	4.4	40+	B1/B2
Tree T145	Tilia x vulgaris (Common Lime)	10.0	40	1	5.0		4.5		2.5		3.5		1.0		Early Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Base. Leaning trunk - Minor.	16/06/2025	72.4	4.8	40+	B1/B2
Tree T146	Tilia x vulgaris (Common Lime)	10.0	31	1	4.0		4.0		2.0		2.0		0.1		Early Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor. Leaning trunk - Minor.	16/06/2025	43.5	3.7	20-40	B1/B2
Tree T147	Fraxinus angustifolia (Narrow Leaved Ash)	6.5	31	1	4.5		3.0		3.5		4.5		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Fork - Weak with included bark.	16/06/2025	43.5	3.7	40+	B1
Tree T148	Alnus cordata (Italian Alder)	5.0	11	1	2.0		2.0		2.0		1.5		1.0		Semi Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Base.	16/06/2025	5.5	1.3	40+	C1
Tree T149	Alnus cordata (Italian Alder)	5.5	18	1	2.5		1.5		2.5		3.0		1.5		Semi Mature	Structural condition Good. Physiological condition Good. Epicormic growth - Base.	16/06/2025	14.7	2.2	40+	C1
Tree T150	Fraxinus excelsior (Ash)	5.5	15	1	1.5		2.5		2.5		2.5		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible.	16/06/2025	10.2	1.8	40+	C1
Tree T151	Fraxinus excelsior (Ash)	5.5	13	1	1.5		2.5		1.5		2.5		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible.	16/06/2025	7.6	1.6	40+	C1
Tree T152	Fraxinus excelsior (Ash)	5.5	13	1	2.5		2.5		1.5		2.5		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible.	16/06/2025	7.6	1.6	40+	C1
Tree T153	Alnus cordata (Italian Alder)	8.0	17	1	2.5		2.5		2.5		2.5		1.5		Semi Mature	Structural condition Good. Physiological condition Good. Leaning trunk - Minor.	16/06/2025	13.1	2.0	40+	C1

Stem **green** Estimated value

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N	NE	E	SE	S	SW	W	NW														
Tree T154	Padus avium (Bird Cherry)	3.5	12	1	1.0		1.0		1.0		1.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown.	16/06/2025	6.5	1.4	10-20	C1
Tree T155	Padus avium (Bird Cherry)	3.5	14	1	2.5		2.5		1.5		1.5		1.0		Semi Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown.	16/06/2025	8.9	1.7	10-20	C1
Tree T156	Padus avium (Bird Cherry)	3.5	15	1	1.0		1.0		1.0		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Dead. Dead tree / trees.	16/06/2025	10.2	1.8	10-20	U
Tree T157	Fraxinus angustifolia (Narrow Leaved Ash)	7.5	22	1	2.0		4.0		4.0		4.0		2.5		Semi Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Branch - Broken. Branch - Suspended.	16/06/2025	21.9	2.6	20-40	C1
Tree T158	Alnus cordata (Italian Alder)	7.5	19	1	2.5		1.5		2.5		2.5		1.0		Semi Mature	Structural condition Good. Physiological condition Good. Leaning trunk - Minor.	16/06/2025	16.3	2.3	40+	C1
Tree T159	Fraxinus angustifolia (Narrow Leaved Ash)	7.5	20	1	3.0		4.0		2.5		3.5		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Branch - Suspended. Deadwood - Minor.	16/06/2025	18.1	2.4	40+	C1
Tree T160	Cerasus avium (Wild Cherry)	4.5	24	1	3.5		3.5		3.5		3.5		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Ivy or climbing plant.	16/06/2025	26.1	2.9	40+	B1
Tree T161	Alnus cordata (Italian Alder)	5.5	16	1	2.5		2.5		2.5		2.5		1.5		Semi Mature	Structural condition Good. Physiological condition Good.	16/06/2025	11.6	1.9	40+	C1
Tree T162	Cerasus avium (Wild Cherry)	4.5	21	1	2.5		2.5		2.5		2.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Good. Ivy or climbing plant.	16/06/2025	20.0	2.5	40+	B1
Tree T163	Cerasus avium (Wild Cherry)	4.5	17	1	2.5		2.5		1.5		2.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Good. Leaning trunk - Minor.	16/06/2025	13.1	2.0	40+	B1

Stem **green** Estimated value

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Group G164	Elaeagnus commutata (Silver Berry)	1.5	4 AVE		1.0		1.0		1.0		1.0		0.2		Semi Mature	Structural condition Good. Physiological condition Good. Mixed species shrub bed to east of car park. Notable trees plotted separately. Average DBH used.	16/06/2025	-	-	20-40	C2
	Cotoneaster ludicus (Hedge Cotoneaster)																				
	Quercus robur (English Oak)																				
	Rosa sp. (Rose sp.)																				
Shrub S165	Corylus avellana (Common Hazel)	1.5	2 COM	5	1.0		1.0		1.0		1.0		0.2		Young	Structural condition Good. Physiological condition Good.	16/06/2025	0.2	0.3	40+	C1
Shrub S166	Laurocerasus sp. (Laurel)	1.0	2 COM	5	1.0		1.0		1.0		1.0		0.2		Young	Structural condition Good. Physiological condition Good.	16/06/2025	0.2	0.3	40+	C1
Shrub S167	Corylus avellana (Common Hazel)	1.5	2 COM	5	1.0		1.0		1.0		1.0		0.2		Young	Structural condition Good. Physiological condition Good.	16/06/2025	0.2	0.3	40+	C1
Shrub S168	Laurocerasus sp. (Laurel)	1.0	2 COM	5	1.0		1.0		1.0		1.0		0.2		Young	Structural condition Good. Physiological condition Good.	16/06/2025	0.2	0.3	40+	C1
Shrub S169	Laurocerasus sp. (Laurel)	1.0	2 COM	5	1.0		1.0		1.0		1.0		0.2		Young	Structural condition Good. Physiological condition Good.	16/06/2025	0.2	0.3	40+	C1
Tree T170	Betula pendula (Silver Birch)	7.5	17	1	2.5		3.0		3.0		3.0		2.0		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	13.1	2.0	40+	B1

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T171	Betula pendula (Silver Birch)	8.5	17	1	3.0		3.0		3.0		3.0		1.0		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	13.1	2.0	40+	B1
Tree T172	Betula pendula (Silver Birch)	8.5	17	1	3.0		2.0		3.0		3.0		1.5		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	13.1	2.0	40+	B1
Tree T173	Betula pendula (Silver Birch)	8.0	21	1	4.0		3.0		4.0		3.0		1.0		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	20.0	2.5	40+	B1
Tree T174	Pinus sp. (Pine sp.)	2.5	4 COM	5	1.5		1.5		1.5		1.5		0.2		Young	Structural condition Good. Physiological condition Good.	16/06/2025	0.9	0.5	40+	C1
Shrub S175	Photinia sp. (Photinia)	2.5	5 COM	2	2.0		2.0		2.0		2.0		0.5		Young	Structural condition Good. Physiological condition Fair. Die-back - Throughout crown.	16/06/2025	1.4	0.7	10-20	C1
Tree T176	Pinus sp. (Pine sp.)	2.5	5 COM	4	1.5		1.5		1.5		1.5		0.2		Young	Structural condition Good. Physiological condition Fair.	16/06/2025	1.5	0.7	10-20	C1
Tree T177	other (Other)	0.0	40	1	0.0		0.0		0.0		0.0		0.0		Mature	Structural condition Good. Physiological condition Dead. Dead stump.	16/06/2025	72.4	4.8	0-10	U
Shrub S178	Photinia sp. (Photinia)	2.5	4 COM	5	2.0		2.0		2.0		2.0		0.2		Young	Structural condition Good. Physiological condition Good.	16/06/2025	0.9	0.5	20-40	C1
Tree T179	Pinus sp. (Pine sp.)	2.5	4 COM	3	1.5		1.5		1.5		1.5		0.2		Young	Structural condition Fair. Physiological condition Good.	16/06/2025	0.9	0.5	20-40	C1
Shrub S180	Photinia sp. (Photinia)	3.0	4 COM	5	2.0		2.0		2.0		2.0		0.2		Early Mature	Structural condition Good. Physiological condition Good.	16/06/2025	0.9	0.5	20-40	C1

Stem **green** Estimated value

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					N	NE	E	SE	S	SW	W	NW									
Tree T181	Quercus robur (English Oak)	9.0	30	1	5.0		4.0		5.0		5.0		1.5		Early Mature	Structural condition Good. Physiological condition Good. Oak processionary moth nests present in crown. In the interest of public safety a suitably qualified contractor should be hired to safely remove and dispose of all nests.	16/06/2025	40.7	3.6	40+	B1
Tree T182	Acer saccharinum (Silver Maple)	12.5	65	1	8.0		8.0		5.0		5.0		1.5		Mature	Structural condition Fair. Physiological condition Good. Epicormic growth - Bole / principal stems. Pollard - Regrown.	16/06/2025	191.1	7.8	40+	B1
Tree T183	Acer campestre (Field Maple)	6.5	33 COM	3	4.0		4.0		4.0		4.0		2.0		Semi Mature	Structural condition Good. Physiological condition Good.	16/06/2025	51.8	4.1	40+	C1
Tree T184	Acer campestre (Field Maple)	6.0	24 COM	3	3.5		3.5		2.0		3.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Good. Fork - Weak with included bark.	16/06/2025	26.3	2.9	40+	C1
Tree T185	Acer campestre (Field Maple)	7.5	36 COM	4	4.0		4.0		4.0		4.0		1.5		Mature	Structural condition Fair. Physiological condition Good. Coppice stool - Coppice origin / Mature stems. Fork - Weak with included bark.	16/06/2025	58.8	4.3	40+	B1
Tree T186	Acer campestre (Field Maple)	9.0	23 COM	3	3.0		2.5		3.0		3.0		1.5		Semi Mature	Structural condition Fair. Physiological condition Good. Epicormic growth - Base. Unbalanced crown - Minor.	16/06/2025	24.4	2.8	40+	C1
Tree T187	Acer campestre (Field Maple)	8.5	55 COM	5	6.5		6.5		6.0		5.5		1.0		Mature	Structural condition Fair. Physiological condition Good. Coppice stool - Coppice origin / Mature stems. Fork - Weak with included bark.	16/06/2025	138.3	6.6	40+	B1
Shrub S188	Laurocerasus sp. (Laurel)	3.0	4 COM	5	2.5		1.0		2.5		2.5		0.2		Semi Mature	Structural condition Good. Physiological condition Good.	16/06/2025	0.9	0.5	40+	C1

Stem **green** Estimated value

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Tree T189	Platanus x hispanica (London Plane)	16.0	109	1	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	1.0		Mature	Structural condition Fair. Physiological condition Good. Decay / structural defect - Principal stems. Decay / structural defect - Suspected. Epicormic growth - Bole / principal stems. Fungal fruiting body - structural decay suspected. Pollard - Regrown. Repollard advised.	16/06/2025	537.5	13.1	40+	B1
Tree T190	Quercus palustris (Pin Oak)	16.5	64	1	9.5	9.0	8.0	8.0	8.0	8.0	8.0	8.0	3.0		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	16/06/2025	185.3	7.7	40+	A1
Tree T191	Quercus robur (English Oak)	14.5	43	1	8.0	9.0	8.5	7.0	7.0	7.0	7.0	7.0	4.0		Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor. Oak processionary moth nests present in crown. In the interest of public safety a suitably qualified contractor should be hired to safely remove and dispose of all nests.	16/06/2025	83.6	5.2	40+	A1
Group G192	Ilex sp. (Holly sp.) Quercus robur (English Oak) Quercus ilex (Holm Oak) Taxus sp. (Yew sp.)	4.0	8 AVE		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.2		Early Mature	Structural condition Good. Physiological condition Good. Mixed species group to south-east main building. Average DBH used.	16/06/2025	-	-	40+	B2
Shrub S193	Camellia sp. (Missing Species)	2.5	8 COM	3	1.5	0.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		Young	Structural condition Good. Physiological condition Good.	16/06/2025	3.0	1.0	20-40	C1
Tree T194	Cerasus avium (Wild Cherry)	5.0	6	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.0		Young	Structural condition Good. Physiological condition Good. Leaning trunk - Minor.	16/06/2025	1.6	0.7	40+	C1

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					N	NE	E	SE	S	SW	W	NW									
Tree T195	Betula pendula (Silver Birch)	8.0	18	1	3.5		3.5		3.5		3.5		2.0		Early Mature	Structural condition Good. Physiological condition Good. Excavation within root zone - Suspected.	16/06/2025	14.7	2.2	40+	B1
Tree T196	Betula pendula (Silver Birch)	9.5	19	1	3.0		3.0		3.0		3.0		1.5		Early Mature	Structural condition Good. Physiological condition Good. Altered ground level - Recent. Excavation within root zone - Suspected.	16/06/2025	16.3	2.3	40+	B1
Tree T197	Betula pendula (Silver Birch)	9.0	18	1	2.5		2.5		2.5		2.5		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Excavation within root zone - Suspected.	16/06/2025	14.7	2.2	20-40	B1
Tree T198	Betula pendula (Silver Birch)	9.0	20	1	3.5		3.5		3.5		3.5		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Bark wound - Physical damage or vandalism. Excavation within root zone - Recent.	16/06/2025	18.1	2.4	20-40	C1
Tree T199	Betula pendula (Silver Birch)	7.5	14	1	2.5		2.5		2.5		1.5		2.0		Early Mature	Structural condition Poor. Physiological condition Fair. Die-back - Throughout crown. Excavation within root zone - Recent.	16/06/2025	8.9	1.7	10-20	C1

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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 arboricultural 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



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