



# **Arboricultural Impact Assessment**

**for planning purposes**

119 Ducks Hill Road  
Northwood  
London  
HA6 2SQ

**January 2025**

**240778-PD-21**

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## 1 EXECUTIVE SUMMARY

- 1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Bulmer + Counter Architects Ltd* ('the Client').
- 1.2 The proposed development at *119 Ducks Hill Road* ('the Site') is for the demolition of the existing dwellinghouse and garage and construction of a new dwellinghouse and garden outbuilding ('the Proposed Development'), within the area administrated by the *London Borough of Hillingdon* ('the LPA').
- 1.3 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 3rd of September 2024 by the Author. The details of this survey are found within the Report appendices.
- 1.4 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.
- 1.5 According to online information, an area TPO (ref. *TPO 281*) applies to all trees in and adjacent to the Site that were present when the order was made in 1981. The relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012* therefore apply to these trees.
- 1.6 The Proposed Development requires the removal of 2no. trees (T5 & T33), 1no. hedgerow (H34), 2no. shrub groups (S12 & S13), and part removal of 2no. shrub group (S11 & S35), all of which are considered in BS5837 terms to be *Category C* (i.e., low-quality).
- 1.7 In light of the large number of trees that will be retained within the Site and the limited visibility of the trees and shrubs specified for removal, it is considered that the impact of their removal on the visual character of the local area will be low.
- 1.8 The Proposed Development does not require demolition works within the RPAs of retained trees, and requires only minor works within the RPAs of retained trees. Therefore, the impact on trees that are retained as part of the Proposed Development is considered to be low provided the details of this Report and the appended TPP are adhered to in full.
- 1.9 It is considered appropriate that the details of new tree planting and any other elements of the Proposed Development that are not addressed fully in this Report (e.g., services installation) are provided in response to a suitably worded condition.

## 2 INTRODUCTION

### Instruction

2.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Bulmer + Counter Architects Ltd* ('the Client').

### Author

2.2 This Report was written by Lee Davies ('the Author'). Lee is an arboricultural consultant dealing with trees in relation to all forms of human activity, including built development. He is a *Chartered Arboriculturist*, a *Professional Member* of the *Arboricultural Association*, and holds the *Level 6 Diploma in Arboriculture* (ABC).

### Proposed development

2.3 The proposed development at *119 Ducks Hill Road* ('the Site' - see *Figure 1*) is for the demolition of the existing dwellinghouse and garage and construction of a new dwellinghouse and garden outbuilding ('the Proposed Development'), within the area administrated by the *London Borough of Hillingdon* ('the LPA').

### Scope

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

### Site survey

#### Survey date

2.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 3rd of September 2024 by the Author. The details of this survey are found within the Report appendices.

#### Health and safety

2.6 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 general area discussed in this Report within the indicative coloured line and sourced from Google Earth (note: this is not the red line boundary plan of the Proposed Development).

## Report preparation

### External documents

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

- ASES A1738-T TOPOGRAPHICAL SURVEY AND FRONT ELEVATION;
- 119 Ducks Hill - Planning-P-100 PR PLANS;
- 119 Ducks Hill - Planning-P-101 PR PLANS;
- 119 Ducks Hill - Planning-P-102 PR BLOCK PLAN;
- 119 Ducks Hill - Planning-P-103 ELEVATIONS;
- 119 Ducks Hill - Planning-P-104 STREET SCENE ELEVATION;
- 119 Ducks Hill - Planning-P-105 SECTIONS;
- 119 Ducks Hill - Planning-P-106 SECTION DD;
- 119 Ducks Hill - Planning-P-107 SITE PLAN WITH TREE INFO;
- 119 Ducks Hill - Planning-P-108 GROUND FLOOR; and
- 119 Ducks Hill - Planning-P-109 FIRST FLOOR.

## Appendices

2.8 The appendices of this Report include:

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

## Tree works

2.9 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*.

2.10 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

2.11 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*".
- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
- **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**

2.12 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.

### 3 SITE INFORMATION

#### Current Site use

3.1 The Site is in *Northwood*, a suburban area in the *London Borough of Hillingdon*, located approximately 1.5 miles from *Northwood* town centre. The Site comprises a detached dwellinghouse with a front and rear garden, a detached garage, and four sheds of varied construction in the rear garden.



*Figure 2: Looking southeast toward the Site from Ducks Hill Road, showing T1 (right) and T7 (centre-left).*

#### Relevant planning history

3.2 There is no relevant planning history, in the context of this report and the Proposed Development.

## Geotechnical information

### **British Geological Survey**

- 3.3 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* (comprised of clay, silt and sand), over which no superficial deposits are recorded.
- 3.4 There are no publicly available borehole logs within or adjacent to the Site that are provided by the BGS.

### **Root morphology**

- 3.5 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil<sup>1</sup>. 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.

## 4 TECHNICAL ARBORICULTURAL DETAILS

### Landscape details

#### **Distribution**

4.1 The tree survey recorded a total of 30no. trees, 1no. tree group, 3no. hedgerows and 5no. shrub groups. Included in these totals are one off-Site tree (T38) and one off-Site tree group (G39). Most trees at the Site are located within the rear garden. However, the front garden also contains several mature trees.

#### **Visibility**

4.2 Visually, the most notable trees at the Site are the Oak (T1) and Monterey cypress (T2) located adjacent to the Site's front boundary to *Ducks Hill Road* (see *Figure 3* below). Other trees in the Site's front garden are also visible from *Ducks Hill Road*. However, they are relatively small compared to T1 and T2 and generally less significant in visual terms.

4.3 The visibility of trees in the rear garden from public vantage points on *Ducks Hill Road* is obscured by the existing dwelling, with only the upper crowns of the tallest trees visible above the roof (see *Figure 2* above). Trees within the rear garden are also visible from *Fringewood Close*. Though, this may be limited to trees T19-T28, which provide a screen along the rear boundary.



*Figure 3: Looking northeast towards the Site, showing T1 (centre) and T2 (centre-right).*

## BS5837 details

### Survey criteria

4.4 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

4.5 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:

- *Category A* (i.e., high-quality): 1no. tree;
- *Category B* (i.e., moderate-quality): 14no. trees and 1no. tree group;
- *Category C* (i.e., low-quality): 14no. trees, 3no. hedgerows, and 5no. shrub groups; and
- *Category U* (i.e., poor-quality): 1no. tree.

### **Root Protection Areas**

4.6 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 standardised circular RPAs have not been amended.

### **Statutory protections**

#### **Conservation Areas**

4.7 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**

4.8 The LPA publishes details of its *Tree Preservation Orders* ('TPOs') online. According to this information, an area TPO (ref. *TPO 281*) applies to all trees in and adjacent to the Site that were present when the order was made in 1981, which includes T1 and T2 and possibly the larger ash and hornbeam in the rear garden (i.e., T14, T15, T16, T31 & T32). The relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012* therefore apply to these trees. However, this information is indicative and should not, therefore, be relied upon as definitive.

## 5 PLANNING POLICY AND GUIDANCE

### National

#### Background information

5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')<sup>2</sup>, published in December 2024.

5.2 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

5.3 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

5.4 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

5.5 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

5.6 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.

### Local policies 2012 & 2020

5.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy DMHB 11: 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 DMHB 14: 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.*"
- **Policy EM4: Open Space and Informal Recreation** - "*The Council will seek to protect existing tree and landscape features and enhance open spaces with new areas of vegetation cover (including the linking of existing fragmented areas) including front and back gardens*".
- **Policy EM7: Biodiversity and Geological Conservation** - "*Hillingdon's biodiversity and geological conservation will be preserved and enhanced with*

*particular attention given to: ... 5. The provision of biodiversity improvements from all development, where feasible."*

## 6 ARBORICULTURAL IMPACT ASSESSMENT

### Removals

#### Numerical data

6.1 The Proposed Development requires the removal of 2no. trees (T5 & T33), 1no. hedgerow (H34), 2no. shrub groups (S12 & S13), and part removal of 2no. shrub group (S11 & S35), all of which are considered in BS5837 terms to be *Category C* (i.e., low-quality).

#### Reasons for removals

6.2 All tree removals are specified to directly facilitate the Proposed Development, which includes the logistical requirements of its implementation.

#### Impacts of removals

6.3 In light of the large number of trees that will be retained within the Site and the limited visibility of the trees and shrubs specified for removal, it is considered that the impact of their removal on the prevailing visual character of the local area will be low.

### Mitigation greening

6.4 At this stage of the planning process, the Proposed Development has not provided details regarding the planting of new trees and other forms of vegetation. However, as the development has such limited impact on trees and vegetation this is not considered a strict requirement of the application. It is considered that there is sufficient capacity for new planting located within the Site should this be required.

6.5 Details relating to the provision of a landscape specification can be provided, in response to a suitable planning condition if required.

### Pruning

#### Numerical data

6.6 The Proposed Development requires the pruning of 3no. *Category C* trees (T7, T29 & T30) and 4no. *Category B* trees (T17, T24, T25, T26 & T27).

#### Specifications of pruning

6.7 The necessary pruning comprises a lateral crown reduction of T7 by removing 1.5-2m from the southeast side, and the crown lifting of trees in the rear garden to provide 3m overhead clearance.

### **Reasons for pruning**

- 6.8 The pruning of T7 is required to provide the necessary clearance for construction of the new dwelling, which may include the erection of scaffolding between the new dwelling and tree crown.
- 6.9 The crown lifting pruning of T17, T24, T25, T26 and T27 is required to provide clearance over the proposed outbuilding where this does not already exist.

### **Impacts of pruning**

- 6.10 The pruning of T7 will be restricted to slender regrowth from a previous crown reduction and is considered to have only a low impact to the overall health and condition of the tree.
- 6.11 The crown lifting pruning of T17, T24, T25, T26 and T27 is also achievable by removing small secondary branches only, with little impact on the long-term health and structural condition of the trees.



**Figure 4:** Looking east towards the birch tree (T7) showing the slender regrowth from previous crown reduction pruning that will require lateral pruning on the southeast side. .

## Retained tree juxtapositions

6.12 In relation to the retained trees and vegetation (including any outside of the Site), the Proposed Development does not place any increased pressure upon these items that may result in inappropriate management (e.g., major branch removal or heavy pruning). The Proposed Development is therefore considered to be acceptable, regarding its juxtaposition to the retained trees and vegetation.

6.13 Cyclical pruning of T7, T17, T24, T25, T26 and T27 will likely be required to maintain separation between its crowns and the new dwelling and outbuilding. However, this management is not considered to be particularly onerous and can be undertaken as part of the ongoing maintenance of the Site which contains many trees.

## Arboricultural oversight during works

6.14 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, 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 (that are discussed from the following sub-section within this Report).

6.15 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 as per the recommendations of *Table B.1 of BS5837*):

- 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);
- to oversee excavation and possible root pruning within the RPA of T32;
- to oversee root investigation prior to the installation of screw piles and decking pedestals; and
- upon the completion of works to implement the Proposed Development.

## Site access and logistics

6.16 It is expected that access to the Site for the duration of the Proposed Development will be from Ducks Hill Road to the west.

## Demolition works

### **General protection details**

6.17 The draft TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of the Proposed Development (for both the demolition and construction phases) based on the details that are currently available. This TPP includes an outline AMS (i.e., indicative of the basic principles of works), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures.

6.18 The demolition of the existing dwellinghouse does not require works within the RPAs of retained trees. No special methods of work are therefore proposed.

## Construction works

### Dwelling construction

6.19 The construction of the new dwelling will not require excavation or other works within the RPAs of retained trees (based on the footprint of the proposed layout provided). No special measures are therefore required to prevent root damage. However, care must be undertaken during construction to ensure that excavation for the dwelling foundation does not enter the RPA of T7 where it can be avoided.

6.20 It will be necessary to ensure that site operations do not cause damage to trees or the soil environment upon which they rely. Details of the measures to be taken to protect trees are included in the Tree Protection Plan that is found at Appendix A.

### Patio construction

6.21 The proposed patio area to the rear of the new dwelling will enter approximately 2.8% of the RPA of T32 (as illustrated on the TPP at Appendix A). It is considered unlikely that this minor incursion will have a significant negative impact on the health or stability of this tree and no special measures are proposed. However, the excavation and any root pruning should be undertaken under the observation of the arboriculturist to ensure any potential impact is kept to a minimum.

### Outbuilding and decking

6.22 The construction of an outbuilding is proposed within the rear garden and within a small proportion of the RPAs of T26-T31 (covering no more than 11% of each RPA). The outbuilding will be constructed using screw pile foundations and will not require substantial excavation or level changes within the RPAs of the retained trees. Only hand excavations to investigate the screw pile locations will be required to ensure that any significant roots (over 25mm in diameter) that are growing within the top 600mm of soil are avoided where this is possible.

6.23 The proposed outbuilding construction includes the installation of raised composite decking within the RPAs of T17, T20 and T31. The decking will cover approximately 27% of the RPA of T17. However, it will be constructed above the existing ground level with gaps to allow rainwater to pass through to the ground below. The decking will be constructed upon pedestals, which will likely require only the top 50-100mm of turf and soil to be removed to allow geotextile and hardcore to be laid prior to installation.

6.24 Overall, it is considered that the affected trees will be subject to only a low impact from this element of the Proposed Development, so long as the general principles of tree protection are adhered to during the outbuilding construction. Where RPAs are not excluded by tree protection fencing, ground protection should be used during the setting out and installation of screw piles, with the specification agreed in advance with the arboriculturist.

## Services and utilities

6.25 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established. In this context, it is not possible to determine the level of impact of this element of the designs to the retained trees.

6.26 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the retained trees, any impact to affected trees can be managed by following the recommendations of BS5837 (i.e., by working in accordance with an AMS and through the use of appropriate methods of work - a specific AMS ought to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837), which includes as a normative reference the *National Joint Utilities Guidance*<sup>3</sup>.

## Planning policy considerations

### National policies

6.27 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.3), the Proposed Development is considered to respond to these policies in the following manners:

- **Paragraph 136** - New tree planting details have not been developed at this stage. However, it is considered that there is sufficient capacity for new planting located within the Site should this be required, which can be provided in response to a suitable planning condition.
- **Paragraph 187** - The Proposed Development will neither enhance nor significantly detracts from the visual character of the local area as provided by trees.

### Regional policies

6.28 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.5), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy G7: Trees and Woodlands** - All trees of value (i.e., *Category A* and *B* trees) will be retained as part of the Proposed Development. As the development has such limited impact on trees and vegetation, new planting is not considered a strict requirement of the application. However, there is sufficient capacity for new planting located within the Site should this be required and secured by way of a planning condition.

### **Local policies**

6.29 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.7), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy DMHB 11: Design of New Development** - It is considered that the Proposed Development broadly maintains the existing verdant character of the local area and visual amenity provided by existing trees within the Site.
- **Policy DMHB 14: Trees and Landscaping** - New tree planting details have not been developed at this stage. However, it is considered that there is sufficient capacity for new planting located within the Site should this be required, which can be provided in response to a suitable planning condition.
- **Policy EM4: Open Space and Informal Recreation** - It is considered that the Proposed Development broadly maintains the existing verdant character of the local area, and retained trees can be adequately protected from harm so long as the measures set out in this report and the appended TPP are adhered to in full.
- **Policy EM7: Biodiversity and Geological Conservation** - Comments provided for *Policy EM4* also apply here.

## 7 CONCLUSIONS

- 7.1 The Proposed Development requires the removal of 2no. trees (T5 & T33), 1no. hedgerow (H34), 2no. shrub groups (S12 & S13), and part removal of 2no. shrub group (S11 & S35), all of which are considered in BS5837 terms to be *Category C* (i.e., low-quality).
- 7.2 In light of the large number of trees that will be retained within the Site and the limited visibility of the trees and shrubs specified for removal, it is considered that the impact of their removal on the visual character of the local area will be low.
- 7.3 The Proposed Development does not require demolition works within the RPAs of retained trees, and requires only minor works within the RPAs of retained trees. Therefore, the impact on trees that are retained as part of the Proposed Development is considered to be low provided the details of this Report and the appended TPP are adhered to in full.
- 7.4 It is considered appropriate that the details of new tree planting and any other elements of the Proposed Development that are not addressed fully in this Report (e.g., services installation) are provided in response to a suitably worded condition.

## 8 APPENDICES CONTENTS

### APPENDIX A

- 240778-P-10 Tree Survey
- 240778-P-11a Existing Layout and Tree Works Plan
- 240778-P-12a Proposed Layout and Tree Works
- 240778-P-13a TPP

### APPENDIX B

- 240778-PD-10 Tree Schedule

# APPENDIX A

- 240778-P-10 Tree Survey
- 240778-P-11a Existing Layout and Tree Works Plan
- 240778-P-12a Proposed Layout and Tree Works
- 240778-P-13a TPP



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)

 G2  
 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.

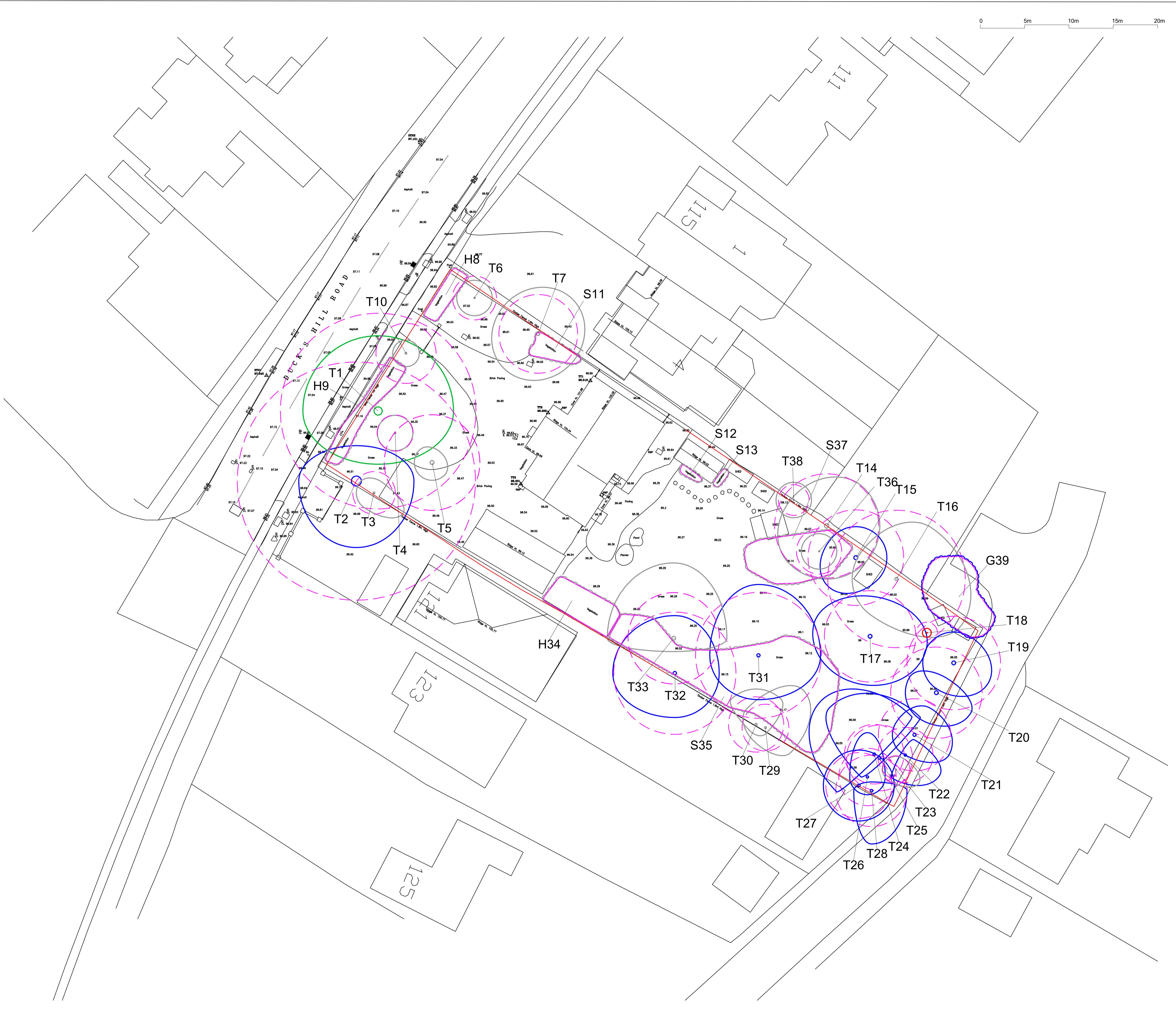
 Category B  
 Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

 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.

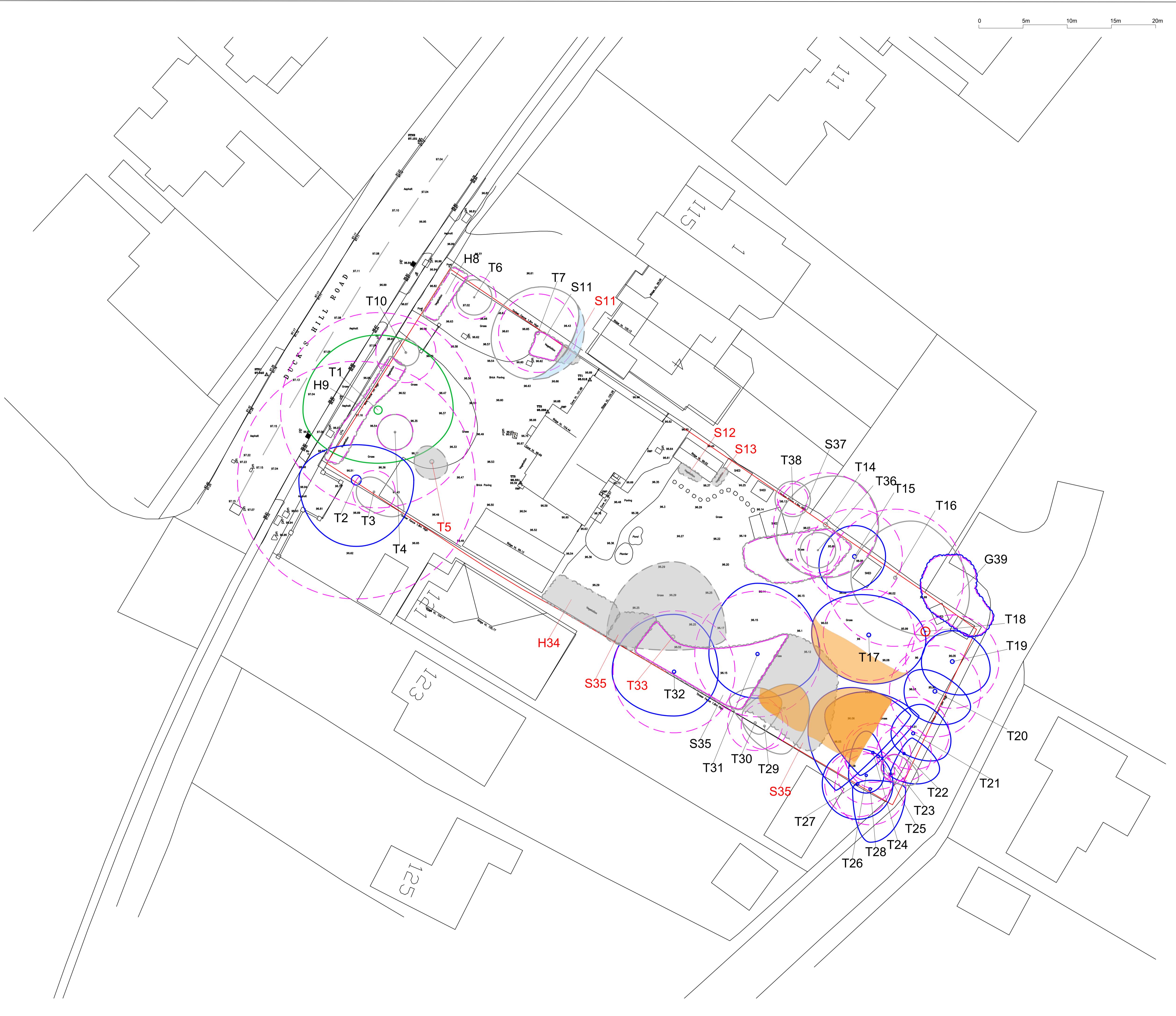
 Category U  
 Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

 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.

Application Site boundary.



rev	date	description	drawn by
		Base Drawing: x	
<hr/>			
Title	BS 5837 Tree Survey Plan		
Client	Bulmer + Counter Architects Ltd		
Project	119 Ducks Hill Road, Northwood, London, HA6 2SQ		
Date	05/09/2024	Drawn by	HR
		Authorised	LD
		Scale	1:200@A1
Drawing No	240778-P-10	Rev	-





## 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

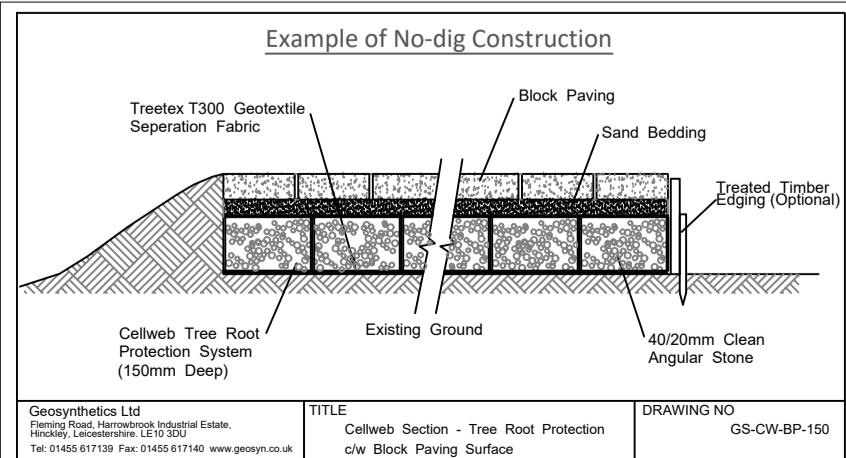
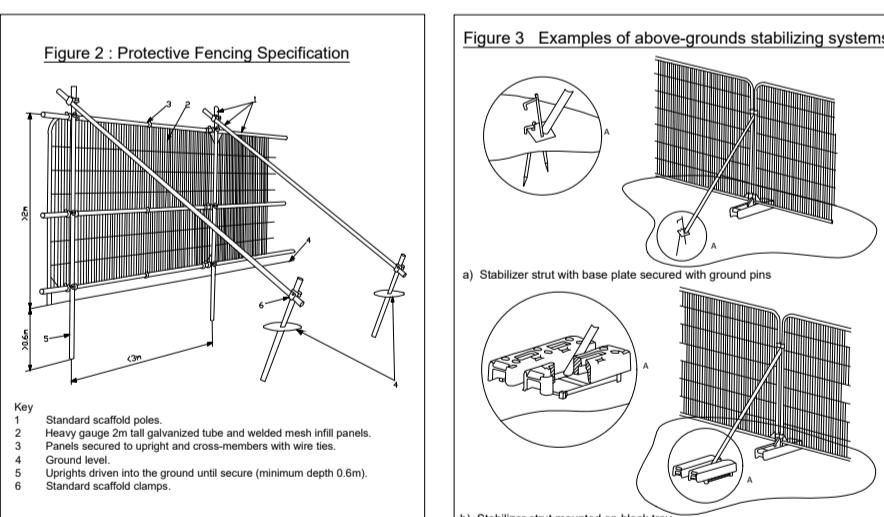
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

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.



TIM MOYA ASSOCIATES

# **APPENDIX B**

- 240778-PD-10 Tree Schedule

## 240778 - 119 Ducks Hill Road

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 <sup>2</sup> )	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W									
Tree T1	Quercus robur (English Oak)	19.0	92	1	8.5	8.5	6.0	8.5				3.0		Mature	Physiological condition Good. Deadwood - Major. Pruning wounds - Historic. Shedding limb / limbs - Recent.	03/09/2024	382.9	11.0	40+	A2
Tree T2	Cupressus macrocarpa (Monterey cypress)	22.0	112	1	4.0	6.5	7.5	6.5				7.0		Post Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Structure. Crown reduction - Historic. Pruning wounds - Historic.	03/09/2024	567.5	13.4	20-40	B2
Tree T3	Cupressocyparis leylandii (Leyland Cypress)	5.0	20	1	1.5	4.0	2.0	2.0				0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent.	03/09/2024	18.1	2.4	20-40	C2
Tree T4	Ilex aquifolium (Holly)	4.0	17	1	2.0	2.0	2.0	2.0				1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent.	03/09/2024	13.1	2.0	40+	C2
Tree T5	Cupressocyparis leylandii (Leyland Cypress)	6.0	45	1	1.5	2.0	2.0	2.0				1.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Formally maintained.	03/09/2024	91.6	5.4	20-40	C2
Tree T6	Ilex aquifolium (Holly)	5.0	20 COM	3	2.0	2.0	2.0	2.0				0.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent.	03/09/2024	19.2	2.5	40+	C2
Tree T7	Betula pendula (Silver Birch)	12.0	37	1	5.5	5.0	5.5	5.0				2.0		Mature	Structural condition Fair. Physiological condition Poor. Bark exudation. Crown reduction - Historic. Epicormic growth - Base / bole / principal stems. Crown - Sparse upper crown.	03/09/2024	61.9	4.4	10-20	C1
Hedge H8	Laurocerasus officinalis (Cherry Laurel)	2.0	15	1	2.0	2.0	2.0	2.0				0.0		Mature	Structural condition Fair. Physiological condition Good. Hedgerow - Maintained.	03/09/2024	-	-	10-20	C2

Stem green Estimated valueStem AVE Average stem diameter for tree groupsStem COM Combined stem diameter in accordance with BS5837

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

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# 240778 - 119 Ducks Hill Road

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 <sup>2</sup> )	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Hedge H9	Laurocerasus officinalis (Cherry Laurel)	2.0	15	1	2.0	2.0	2.0	2.0	2.0	2.0	0.0	0.0	0.0		Mature	Structural condition Fair. Physiological condition Good. Hedgerow - Maintained.	03/09/2024	-	-	10-20	C2
Tree T10	Chamaecyparis lawsoniana (Lawson Cypress)	5.0	28 COM	2	1.5	1.5	1.5	1.5	0.0				0.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Formally maintained as part of front boundary hedge.	03/09/2024	36.2	3.4	10-20	C2
Shrub S11	Symporicarpos albus (Snowberry)	1.5	2 COM	5									0.0		Mature	Structural condition Fair. Physiological condition Fair. Formally maintained shrub group	03/09/2024	-	-	10-20	C2
Shrub S12	Laurocerasus officinalis (Cherry Laurel)	2.0	6	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Formally maintained shrub group	03/09/2024	-	-	10-20	C2
Shrub S13	Laurocerasus officinalis (Cherry Laurel)	1.5	6	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Formally maintained shrub group	03/09/2024	-	-	10-20	C2
Tree T14	Fraxinus excelsior (Ash)	17.0	49	1	6.0	6.0	6.0	5.0	8.0						Mature	Structural condition Fair. Physiological condition Fair. Branch - Broken. Branch - Suspended. Die-back - Upper crown. Decay / structural defect - Base. Decay / structural defect - Open cavity / cavities. Pruning wounds - Historic. Pest & Disease - Ash dieback ( <i>Hymenoscyphus fraxineus</i> ) suspected.	03/09/2024	108.6	5.9	10-20	C1
Tree T15	Carpinus betulus (Hornbeam)	15.0	45	1	3.5	3.5	4.5	3.5	1.5						Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Major. Stems - Co-dominant. Suppressed crown - Minor.	03/09/2024	91.6	5.4	20-40	B1
Tree T16	Fraxinus excelsior (Ash)	16.0	64 COM	5	7.0	9.0	5.0	5.0	8.0						Mature	Structural condition Fair. Physiological condition Fair. Die-back - Throughout crown. Deadwood - Major. Multi-stemmed. Pruning wounds - Historic. Pest & Disease - Ash dieback ( <i>Hymenoscyphus fraxineus</i> ) suspected.	03/09/2024	189.1	7.8	10-20	C1

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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# 240778 - 119 Ducks Hill Road

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 <sup>2</sup> )	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W									
Tree T17	Quercus robur (English Oak)	12.0	43	1	4.5	6.5	5.5	6.5		1.0		1.0		Early Mature	Structural condition Good. Physiological condition Good.	03/09/2024	83.6	5.2	40+	B2
Tree T18	Corylus avellana (Common Hazel)	1.5	10	1	0.5	0.5	0.5	0.5		0.0				Mature	Structural condition Poor. Physiological condition Poor. Dead stem with Young epicormic growth	03/09/2024	4.5	1.2	0-10	U
Tree T19	Cupressocyparis leylandii (Leyland Cypress)	8.0	44	1	3.5	4.5	3.5	3.5		1.0				Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Managed as part of a hedge	03/09/2024	87.6	5.3	20-40	B2
Tree T20	Cupressocyparis leylandii (Leyland Cypress)	8.0	43	1	2.0	4.5	3.5	3.5		1.0				Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Managed as part of a hedge	03/09/2024	83.6	5.2	20-40	B2
Tree T21	Cupressocyparis leylandii (Leyland Cypress)	8.0	34	1	3.5	4.5	2.5	2.5		1.0				Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Managed as part of a hedge	03/09/2024	52.3	4.1	20-40	B2
Tree T22	Cupressocyparis leylandii (Leyland Cypress)	8.0	26	1	2.0	4.5	3.0	0.5		1.0				Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Managed as part of a hedge	03/09/2024	30.6	3.1	20-40	B2
Tree T23	Cupressocyparis leylandii (Leyland Cypress)	8.0	13	1	1.5	3.0	1.5	1.5		1.0				Mature	Structural condition Good. Physiological condition Good. Suppressed crown - Minor. Managed as part of a hedge	03/09/2024	7.6	1.6	20-40	C2
Tree T24	Carpinus betulus (Hornbeam)	15.0	28	1	6.0	0.5	6.0	8.5		2.0				Mature	Crown reduction - Historic.	03/09/2024	35.5	3.4		B2
Tree T25	Carpinus betulus (Hornbeam)	18.0	31	1	6.5	0.5	3.0	8.0		2.0				Mature	Crown reduction - Historic.	03/09/2024	43.5	3.7		B2

Stem green Estimated value

Stem AVE Average stem diameter for tree groups

Stem COM Combined stem diameter in accordance with BS5837

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# 240778 - 119 Ducks Hill Road

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 <sup>2</sup> )	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T26	Carpinus betulus (Hornbeam)	18.0	27	1	5.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		Mature	Crown reduction - Historic.	03/09/2024	33.0	3.2		B2
Tree T27	Carpinus betulus (Hornbeam)	18.0	31	1	4.0	4.0	4.0	4.0		2.0			2.0		Mature	Crown reduction - Historic. Pruning wounds - Historic.	03/09/2024	43.5	3.7		B2
Tree T28	Carpinus betulus (Hornbeam)	18.0	33	2	1.0	4.0	6.0	2.0		2.0			2.0		Mature	Crown reduction - Historic. Decay / structural defect - Open cavity / cavities. Pruning wounds - Historic.	03/09/2024	51.1	4.0		B2
Tree T29	Carpinus betulus (Hornbeam)	10.0	22	1	6.0	4.0	2.0	3.0	3.0				3.0		Early Mature	Structural condition Fair. Physiological condition Fair.	03/09/2024	21.9	2.6	20-40	C2
Tree T30	Carpinus betulus (Hornbeam)	10.0	26	1	4.0	1.5	1.0	4.0	3.0				3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Major.	03/09/2024	30.6	3.1	20-40	C2
Tree T31	Carpinus betulus (Hornbeam)	19.0	59	4	8.0	7.0	5.0	5.5	1.5				1.5		Mature	Structural condition Fair. Physiological condition Good. Crown reduction - Historic. Multi-stemmed.	03/09/2024	158.7	7.1	40+	B2
Tree T32	Carpinus betulus (Hornbeam)	19.0	57	4	6.5	5.0	5.0	7.0	1.5				1.5		Mature	Structural condition Fair. Physiological condition Good. Bark wound - Minor. Multi-stemmed.	03/09/2024	149.5	6.9	40+	B2
Tree T33	Betula pendula (Silver Birch)	20.0	43	1	8.5	6.0	1.5	7.5	2.0				2.0		Mature	Structural condition Fair. Physiological condition Poor. Crown reduction - Historic. Crown - Sparse upper crown.	03/09/2024	83.6	5.2	10-20	C1
Hedge H34		8.0	51	1	1.5	1.5	1.5	1.5	0.0				0.0		Mature	Structural condition Fair. Physiological condition Good. Hedgerow - Maintained. Dimensions - Largest stem diameter within group recorded.	03/09/2024	-	-	20-40	C2

Stem green Estimated value

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Stem COM Combined stem diameter in accordance with BS5837

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# 240778 - 119 Ducks Hill Road

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 <sup>2</sup> )	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Shrub S35	Syringa vulgaris (Common Lilac)	2.0	5	5 AVE	1.5	1.5	1.5	1.5	1.5	1.5	0.0	0.0	Mature	Structural condition Fair. Physiological condition Fair. Mixed shrub species Dimensions - Height, spread and stem diameter estimated as an average for the group.	03/09/2024	-	-	10-20	C2		
	Syphoricarpos albus (Snowberry)																				
	Sambucus nigra (Elder)																				
	Rhododendron sp. (Rhododendron sp.)																				
	Mahonia aquifolium (Oregon Grape)																				
	Laurocerasus officinalis (Cherry Laurel)																				
	other (Other)																				
Tree T36	Arbutus unedo (Strawberry Tree)	4.0	21	4	2.0	2.0	2.0	2.0	0.0				Mature	Structural condition Fair. Physiological condition Fair.	03/09/2024	20.5	2.6	10-20	C2		
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					N	NE	E	SE	S	SW	W									
Shrub S37	Syringa vulgaris (Common Lilac)	2.0	7 AVE	1	1.5	1.5	1.5	1.5	1.5	1.5	0.0			Early Mature	Structural condition Fair. Physiological condition Fair. Mixed shrubs Dimensions - Height, spread and stem diameter estimated as an average for the group.	03/09/2024	-	-	10-20	C2
	Spiraea japonica (Spirea)																			
	Ilex aquifolium (Holly)																			
Tree T38	Ilex aquifolium (Holly)	6.0	14 COM	2	2.0	2.0	2.0	2.0	2.0	2.0	2.0			Semi Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown. Location - Off-Site	03/09/2024	9.4	1.7	20-40	C2
Group G39	Quercus robur (English Oak)	10.0	35 AVE	1	3.0	3.0	3.0	3.0	3.0	3.0	3.0			Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Largest stem diameter within group estimated Location - Off-Site	03/09/2024	-	-	20-40	B2
	Cupressocyparis leylandii (Leyland Cypress)																			

Stem green Estimated value

Stem AVE Average stem diameter for tree groups

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tree management software

### Summary table with retention category

	Group	Hedgerow	Shrub	Tree	Total
A2	0	0	0	1	1
B1	0	0	0	1	1
B2	1	0	0	13	14
C1	0	0	0	4	4
C2	0	3	5	10	18
U	0	0	0	1	1
Total	1	3	5	30	39

### Summary table with life stage

	Group	Hedgerow	Shrub	Tree	Total
Early Mature	1	0	1	3	5
Mature	0	3	4	23	30
Post Mature	0	0	0	1	1
Semi Mature	0	0	0	3	3
Total	1	3	5	30	39

Table 1 of BS5837 (2012)

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan	
<b>Trees unsuitable for retention (see note)</b>			
<b>Category U</b>  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	<ul style="list-style-type: none"> <li>* 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)</li> <li>* Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>* 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</li> </ul>	<b>RED</b>	
NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>			
<b>Category A</b>  <b>Trees of high quality</b> 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).
<b>Category B</b>  <b>Trees of moderate quality</b> 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.
<b>Category C</b>  <b>Trees of low quality</b> 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.



### TMA Environmental Consultants

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