ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

47 Sweetcroft Lane
Uxbridge
UB10 9LE

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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Romin Kumar to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the demolition of an existing residential dwelling and the construction of a three-storey, six-bedroom house alongside a new garage at the front of the dwelling and associated hard and soft landscaping at 47 Sweetcroft Lane, Uxbridge, UB10 9LE.

This report complies with the planning policies of London Borough of Hillingdon and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The initial arboricultural survey was carried out on 24th October 2024. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

Tree preservation order No. 32A was shown to cover numerous trees within the site and within the neighbouring gardens. Therse trees have been recorded as T1, T2, T3, T9, T10, T15 and T26 on the tree constraints plan.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

The proposed dwelling and detached garage will be located outside the root protection areas of retained trees.

Two individual trees and two sections of two groups require removal to facilitate the proposals. One individual tree and two groups have been assessed as category 'C' specimens and one individual tree was assessed as a category 'U' specimen. The removals are required due to a combination of direct conflict with the dwelling and garage and to provide adequate space for construction activities. The trees to be removed are considered low in value and their removal is not considered to be detrimental to the surrounding landscape as they are not visible from external viewpoints, furthermore, a new landscaping scheme is to be provided with the planning application that will include suitable replacement planting and screening to site.

The proposals include the replacement of the existing driveway surface within the root protection areas of T1-G11 with a small additional area of new driveway to be constricted with the root protection area of T9. Sympathetic methodologies described in this report must be implemented to minimise the impact on the retained trees.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 4 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees. locality. Furthermore, based on evidence provided, trees shown as retained in this report are feasible to protect throughout construction.

1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by Romin Kumar to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the demolition of an existing residential dwelling and the construction of a three-storey, six-bedroom house alongside a new garage at the front of the dwelling and associated hard and soft landscaping at 47 Sweetcroft Lane, Uxbridge, UB10 9LE.

1.1.2 This report complies with the planning policies of London Borough of Hillingdon and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To survey all trees within and adjacent to the site with trunk diameters of 75mm or more at a height of 1.5m.
- To assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value.
- To provide information relating to planning constraints that may restrict works to trees at the site.
- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

1.3.1 This report includes:

- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
- An arboricultural impact assessment at section 3, a tree retention plan at Appendix 3 and a root protection area incursions plan at Appendix 4.
- An arboricultural method statement at section 4 and a tree protection plan at Appendix 5.

1.4 Documents and information provided

1.4.1 The following documents were used to aid the preparation of this report:

- Survey Solutions – Topographical Survey Ref: 39276BWLS-01.
- Design and Access Statement.
- GAA – Proposed Location and Block Plan Ref: 21060-GAA-ZZ-00-DR-T-0101.
- GAA – Site Plan Ref: 21060-GAA-ZZ-00-DR-T-0102.
- GAA – Garage Drawings Ref: 21060-GAA-ZZ-00-DR-T-0201.

- GAA – Proposed Basement Plan Ref: 21060-GAA-ZZ-00-DR-T-2001.
- GAA – Proposed Ground Floor Plan Ref: 21060-GAA-ZZ-00-DR-T-2002.
- GAA – Proposed First Floor Plan Ref: 21060-GAA-ZZ-00-DR-T-2003.
- GAA – Proposed Second Floor Plan Ref: 21060-GAA-ZZ-00-DR-T-2004.
- GAA – Proposed Roof Plan Ref: 21060-GAA-ZZ-00-DR-T-2005.
- GAA – Section A-A Ref: 21060-GAA-ZZ-00-DR-T-2201.

1.5 Limitations of report

1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

1.5.2 The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or invasive ground investigation was carried out for this report. Where existing site constraints are present such as ivy-covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree dimensions were estimated by eye as accurately as possible.

1.5.3 The tree survey represents a preliminary overview of the condition and value of trees at the site. It is not a detailed assessment of any individual tree and although management recommendations are included, this report will not be sufficient to be used as a detailed condition and safety survey.

1.5.4 The information and measurements in this report are representative of the date of the site visit. The tree survey data will need to be updated to reflect tree growth and changes in the condition of the trees after prolonged periods.

2 INITIAL TREE SURVEY

2.1 Tree survey information

2.1.1 The following information was recorded in the tree survey schedule for each individual tree (average dimensions are recorded for groups):

- Tree reference number. (T=tree, G=group, H=hedgerow). Tree numbers suffixed with PA on the tree constraints plan indicate that the tree position is approximate.
- Species (common and scientific name).
- Overall tree height (m).
- Stem diameter (mm) per stem or average diameter for multi-stemmed trees with six or more stems.
- Branch spread (m) measured to the four cardinal points.
- Existing height (m) above ground level of lowest significant branch and direction of growth (for individual trees only).
- Existing height (m) above ground level of canopy.
- Age class (young, semi mature, early mature, mature, over mature or veteran).
- Physiological condition (good, fair, poor).
- Structural condition (good, fair, poor).
- Comments (general description of tree(s) including any notable features).
- Tree categorisation (see below).
- Root protection area (m^2).
- Root protection radius (m).

2.2 Tree categorisation

2.2.1 The condition and value of each tree was evaluated based on the current land use. Each tree or tree group has been awarded either category A, B, C or U and a subcategory of either 1,2 or 3 or a combination of the subcategories.

2.2.2 Tree categorisation summary:

- A – Trees of good condition and high arboricultural, landscape or conservation value. Must have a potential life span in excess of forty years.
- B – Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value. Must have a potential life span in excess of twenty years.
- C – Unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm. Must have a potential life span in excess of ten years.
- U – Trees of such impaired condition that they cannot realistically be retained as living trees in the context of the current land use for more than ten years. These trees do not need to be removed if they are not dangerous and do not conflict with the proposed development but should not be considered a constraint to development.

2.2.3 Tree sub categorisation summary:

- 1 – Trees have mainly arboricultural value, e.g. trees of good condition, form and vitality or rare tree species.
- 2 – Trees have mainly landscape value, e.g. trees of landscape prominence, that serve to screen unsightly views or that are required for privacy. Also trees present in groups that attain higher collective rating that they would as individuals.
- 3 – Trees with mainly cultural value including conservation, e.g. commemorative trees, trees of historical significance or veteran trees.

2.2.4 Each tree can only be categorised as A, B or C but may comply with more than one subcategory.

2.3 Root protection areas

2.3.1 A root protection area represents a calculation of the minimum volume of rooting medium required to support a tree. It is a standardised calculation based on the stem diameter(s) measured at 1.5m and is not necessarily representative of the actual root spread or total rooting area of a tree. The formulas used to calculate root protection areas are shown below:

Table 1: Root protection area formulas

Number of stems	Root protection area formula
Single stemmed trees	$\frac{(\text{stem diameter (mm)} \times 12)^2 \times \pi}{1000}$
Trees with two to five stems	$\sqrt{(\text{stem diameter 1})^2 + (\text{stem diameter 2})^2 \ldots + (\text{stem diameter 5})^2}$
Trees with more than five stems	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

2.3.2 The root protection areas are plotted onto the tree constraints plan in Appendix 1 and are recorded in the tree survey schedule in Appendix 2. These are represented as a circle on the plan (unless significant rooting constraints are present), and are colour coded depending on the category the tree has been awarded. Where existing site conditions/features are present that are deemed likely to have affected the root morphology, the root protection areas have been represented as a polygon of equivalent area.

2.3.3 The disturbance of a tree's root system can result in crown dieback and even death of the tree. Roots are used to support the tree structurally as well as the absorption of moisture and nutrients from the soil. They also act as storage and transport for water and nutrients. It is therefore important to protect roots and their ability to function during the construction period and post development.

2.3.4 The majority of root growth is usually found within the top 600mm of soil. As such, even a shallow disturbance within a root protection area can potentially have a significant impact on the tree.

2.4 Site visit

2.4.1 A site visit was carried out on 24th October 2024. The weather conditions at the time were dry and overcast. The visibility was adequate for completing visual tree inspection from ground level. Deciduous trees were partial in leaf.

2.5 Site layout

2.5.1 The site is located on the south side of Sweetcroft Lane and can be accessed via a driveway. The site comprises a detached dwelling with a parking area and a dilapidated lean-too to the north of the dwelling and a large garden containing areas laid to lawn, mixed trees and shrubs is located to the rear of the dwelling. The surrounding land use consists of residential dwellings and gardens to the north, east and west and Hillingdon Court Park to the south.

2.5.2 None of the trees surveyed for this report were assessed to be of ancient or veteran status.

2.6 Findings

2.6.1 A total of 25 individual trees, four tree groups and two hedgerows were surveyed. Their locations are shown on the tree constraints plan at Appendix 1 and details and measurements are shown in the tree survey schedule at Appendix 2.

2.6.2 A summary of their British Standard categorisation is shown at Table 2 below.

Table 2: Tree categorisation summary

Tree category	Individual tree	Tree group	Hedgerow
A	-	-	-
B	8	-	-
C	16	4	2
U	1	-	-
Total	25	4	2

2.7 Statutory tree protection

2.7.1 London Borough of Hillingdon's online mapping tool was used on 22nd October 2024 to check whether there are any tree preservation orders (TPOs) within the site. Tree preservation order No. 32A was shown to cover numerous trees within the site and within the neighbouring gardens. Trees covered by the tree preservation order have been annotated on the tree constraints plan and tree survey schedule at Appendix 1 and 2.

2.7.2 The online mapping tool can be updated at any time, therefore any persons proposing to undertake tree works should still check the status of the trees with the local planning authority prior to undertaking any tree works. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.

2.7.3 The site is not located within a Conservation Area.

3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The proposals

3.1.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, the root protection area plan at Appendix 4 and the tree protection plan at Appendix 5.

3.1.2 The proposals are to demolish the unoccupied detached dwelling and construct a three-storey, six-bedroom house with detached garage. The existing driveway surface will be replaced and reconfigured and new landscaping will be incorporated.

3.2 Tree removals

3.2.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 3 below.

Table 3: Tree removals summary

Tree number	Species	Category	Reason for tree removal
T12	Eucalyptus (Eucalyptus spp)	C1	The removal of T12 is required due to direct conflict with the proposed dwelling. T12 is in fair structural condition due to its heavy east leaning stem. It is considered the removal of T12 will not be detrimental to the surrounding landscape as its not visible from external viewpoints.
G18	Mixed	C2	Two sections of G18 require removal due to a combination of direct conflict with the proposed garage and dwelling, and to provide adequate construction space. Sections to be removed will be mitigated with replacement screen planting. The remaining sections of G18 to be retained will continue to provide adequate screening to site.
G30	Mixed	C2	Two sections of G30 require removal due to a combination of direct conflict with the proposed dwelling and hardstanding and to provide adequate construction space. Sections to be removed will be mitigated with replacement screen planting and fencing. The remaining sections of G30 to be retained will continue to provide adequate screening to site.
T31	Cherry (Prunus avium)	U	T31 doesn't directly conflict with the proposals, its removal is recommended due to its poor structural condition and to provide sufficient construction space. It is considered that T31 would have a short remaining life potential due to structural defects and significant decay and would subsequently require removal regardless of the development.

3.3 Access facilitation pruning

3.3.1 A summary of the proposed pruning required to enable the proposals is shown at Table 4 below.

Table 4: Summary of access facilitation pruning

Tree number	Species	Works required	Reason for works
H7	Cherry laurel (Prunus laurocerasus)	Laterally reduce back to edge of access drive	To provide adequate construction space for the replacement driveway surface.
T9	Lawson cypress (Chamaecyparis lawsoniana)	Crown lift to 3m	To allow for the installation of tree protection fencing.
T10	Lawson cypress (Chamaecyparis lawsoniana)	Crown lift to 3m	To allow for the installation of tree protection fencing.

3.3.2 It is advised on safety grounds that the owner of trees T1-T3 is informed of large deadwood within the canopies that overhangs the sites driveway. It is recommended that they remove deadwood over 50mm in diameter or 1m in length over access track. These works are not required to enable the proposals and should therefore not be a constraint to the development.

3.3.3 All works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

3.3.4 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

3.3.5 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.

3.4 Building footings in proximity to trees

3.4.1 The proposed three-storey dwelling and detached garage will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

3.5 Hard standing in proximity to trees

3.5.1 The existing tarmac driveway will be resurfaced within the root protection areas of T1-G11 in the areas hatched pink on the root protection area incursions plan. The driveway to be resurfaced extends south from Sweetcroft lane into the site. The replacement surface is proposed to be permeable which must be installed carefully as described in the arboricultural method statement.

3.5.2 A new section of driveway will encroach the root protection areas of T9 in the area hatched green on the root protection area incursions plan. The percentage of encroachment into the root protection area of T9 is 7.6m2 or 12.5% of the total root protection area.

3.5.3 Where new hard standing is constructed within the root protection area of T9, an engineered solution is required to mitigate harm to the roots and the viability of the rooting medium. The design of the hard standing should therefore result in the following three outcomes:

1. The hard standing should be constructed without the need to sever or prune shallow roots (most tree roots are usually found near to the surface).

2. Compaction of the underlying soil should be avoided both during the construction period and post development.

3. The hard standing should not significantly inhibit moisture ingress and gaseous diffusion into or out of the soil.

3.5.4 The detailed specification (including levels) for the new hard standing to be constructed within root protection areas shall be provided by an engineer but must be signed off by the project arboriculturist before implementation to ensure the roots and rooting medium are adequately protected. To achieve the three outcomes described above, the design for hard standing within root protection areas must adhere to the following basic specification (see also Appendix 6):

- Within the root protection areas, the hard standing shall be constructed directly onto the existing ground level without soil stripping. The surface vegetation (e.g. grass sward) shall be carefully removed using hand tools but the underlying soil must be fully retained and protected. If necessary, a layer of sharp sand (or other inert granular fill) may be used to fill divots to create a level surface onto which the hard standing can be constructed.
- The hard standing must be constructed onto a three-dimensional cellular confinement system (such as CellWeb TRP or equivalent product signed off by the project arboriculturist) filled with no-fines angular stone. This will provide a permeable base for the surface that will spread loads to reduce compaction of the soil beneath (compacting the rooting medium will have a significant detrimental impact on root function and the health of surrounding trees).
- CellWeb TRP is available from 75mm-200mm depth, depending on the soil conditions and the load it is designed to support. Further guidance should be sought from the geocell manufacturer when specifying the detailed surface design. In some cases, it may be necessary to lay additional sub-base beneath the cellular confinement system, however this must also be permeable and laid onto the existing ground level.
- The cellular confinement system shall be installed directly onto a geotextile membrane (such as a TreeTex® 300). A second membrane shall be installed above the cellular confinement system as well. These membranes will prevent soil, construction debris and other materials migrating through the cellular confinement system, which would otherwise impact on the porosity of the completed surface. The membranes should also help filter pollutants from vehicles leeching into the rooting medium.
- The wearing course for the new surface must be permeable (loose gravel, resin bound gravel, porous asphalt or permeable block paving) to allow continued moisture ingress and gaseous diffusion with the rooting medium.
- Although a three-dimensional cellular confinement system should not in itself require edge supports, edge restraints may be needed for the wearing course. Standard kerb stones set in concrete haunches that are usually dug into the ground will not be suitable for use within root protection areas due to the likely damage to shallow tree roots. As an alternative, one of the following edging types may be used:

    1. Treated timber, peg and board edging.
    2. Proprietary metal or plastic edging strips.
    3. Railway sleepers affixed to the ground.
    4. Standard concrete kerbs on concrete-filled geocells (this method is only suitable if the concrete-filled geocells are installed above the existing ground level).

5. Small concrete kerbs set in concrete (above existing ground level) and potentially also pegged into place.

3.5.5 Existing hard standing will be removed and replaced with soft landscaping from within the root protection areas of T10 and G11 in the area hatched cyan on the root protection area incursions plan. This must be undertaken carefully as described in the arboricultural method statement.

3.6 Services

3.6.1 Details of the routing of services for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

3.6.2 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

3.7 Landscaping in proximity to trees

3.7.1 New permanent garden fencing will be installed within the root protection area of G11. The fencing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) must be used. The level of the fence must also follow existing ground levels as there may be no re-grading of levels within root protection areas.

3.7.2 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing will occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.

4 ARBORICULTURAL METHOD STATEMENT

4.1 General requirements

4.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

4.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

4.2 Phasing of works

4.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 5: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals and access facilitation pruning specified in the arboricultural impact assessment. Completion of these works will be required to enable the installation of tree protection barriers.
2	Installation of tree protection barriers.	Tree protection fencing and temporary ground protection shall be installed in the primary locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase. Tree protection fencing shall be moved to their secondary location immediately following the removal of hardstanding from within the root protection areas of T10 and G11.
5	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. New and replacement hardstanding shall be constructed sensitively within the root protection areas of T1-G11 as described in this method statement.
6	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

4.3 Initial tree works

4.3.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for

access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.

4.3.2 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.

4.3.3 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.

4.3.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

4.3.5 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

4.3.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

4.4 Tree protection barriers

4.4.1 The root protection areas of retained trees must be left free from disturbance and protected from contamination or compaction during the proposed works. Protection shall comprise of tree protection fencing, temporary ground protection and existing hardstanding.

4.4.2 The tree protection fencing and temporary ground protection shall be installed in their primary locations and signed off by the project arboriculturist before any plant activity, ground works or demolition/construction activities commence at the site. Tree protection fencing shall be moved to their secondary location immediately following the removal of hardstanding from within the root protection areas of T10 and G11. The remaining tree protection fencing shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.

4.4.3 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 7). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.

4.4.4 Signs shall be affixed to the fencing as shown in Appendix 8 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

4.4.5 Ground protection in the area highlighted purple on the tree protection plan shall form the base of the new driveway. The specification for ground protection in this area shall be a

cellular confinement system (such as CellWeb TRP or equivalent product signed off by the project arboriculturist) with a temporary surface such as a sacrificial geocell (the lower geocell is later to be used as the base for the permanent hard standing driveway), or plastic/metal road plates.

4.4.6 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) or temporary ground protection shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

4.5 Storage and handling of harmful chemicals

4.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

4.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities

4.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.

4.6.2 Care must be taken when unloading deliveries of construction materials from flatbed lorries in close proximity to trees to avoid damage to tree crowns. As such, a designated banksmen

must always be utilised to ensure the trees are not contacted when unloading a vehicle with a hi-ab arm.

4.7 Replacing existing surfacing within root protection areas of T1-G11

4.7.1 The existing tarmac surface within the root protection areas of T1-G11 shall provide ground protection for construction traffic. Vehicular access across the root protection areas shall be prohibited between the time the existing surface is removed, and the new surface is installed.

4.7.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection areas by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.

4.7.3 The existing sub-base shall be reused (augmented as necessary) for the new surface. If it is deemed necessary to remove any of the sub-base to enable the correct levels for the finished surface (these must first be signed off by the project arboriculturist), removal of the sub-base must occur carefully in shallow increments following the same methodology required for removing the wearing course.

4.7.4 Where the existing surface is removed from within the root protection areas of T10 and G11 and replaced with soft landscaping, as much of the sub-base shall be retained below ground level as is feasible with a layer of topsoil imported.

4.8 Constructing new hard standing within root protection area of T9

4.8.1 Within the root protection area of T9, the new driveway surface shall be constructed to the basic specification described in the arboricultural impact assessment. The detailed specification (including levels) shall be provided by an engineer but must be signed off by the project arboriculturist before implementation to ensure compliance with arboricultural requirements.

4.8.2 Prior to construction of the driveway surface, the existing ground vegetation (e.g. grass sward or up to 50mm of leaf litter) shall be removed using controlled hand tools such as a spade or turf cutter. The underlying soil must be fully retained and protected. Plant machinery may not be used to scrape vegetation unless under the supervision of the project arboriculturist and tree stumps should be removed from root protection areas carefully using a stump grinder. If obvious surface tree roots are present or if the soil if known to be shallow, then use of plant machinery will not be appropriate.

4.8.3 If access is required onto a cellular confinement system before the wearing course installed, a temporary surface (such as thick plywood or metal boards depending on the load needing support) shall be installed above a geotextile membrane to prevent soil and other building debris blocking the airspaces in the cellular confinement system, which could otherwise reduce the porosity of the completed surface.

4.8.4 When the cellular confinement system has been filled with clean angular stone, this should not be compacted to the point it compacts the underlying soil. Four passes with a smooth roller (max weight 1000kg without vibration) or several passes by a tracked excavator should be sufficient. Checks should be made before laying the wearing course to ensure the infill is fully consolidated.

4.8.5 It is considered that the finished level of the no-dig surface can be tied into the level of the replacement driveway surface. It is anticipated that the surfacing works will be undertaken simultaneously, enabling the correct levels to be achieved.

4.9 Installing new permanent fencing within root protection area of G11

4.9.1 Installation of permanent fencing within the above root protection area of G11 will require access into the construction exclusion zones. Only pedestrian access will be permitted into the construction exclusion zones and scaffold board pathways shall be used in wet conditions. Ideally these works shall occur during the soft landscaping phase of development when it is safe to dismantle the tree protection fencing.

4.9.2 The fencing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) shall be used. The level of the fences must follow existing ground levels as there should be no re-grading of levels within root protection areas.

4.9.3 The postholes shall be hand excavated with care taken to avoid damaging or severing roots with a diameter greater than 25mm. Ideally the postholes shall be pre-dug to ensure significant roots can be avoided. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zones.

4.10 Soft landscaping within root protection areas

4.10.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers. The detailed specification for soft landscaping is to be confirmed but will potentially include turfing and tree/shrub planting within root protection areas.

4.10.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zones will still apply during the soft landscaping phase of development.

4.10.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.

4.10.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.

4.10.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

4.11 Pre-commencement arboricultural consultancy input

4.11.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:

1. The construction management plan.

2. The routing of utility services.
3. Final levels based on the detailed design.

4.11.2 If these aspects of the project have a material impact on the guidance in this method statement, the arboricultural method statement shall be updated and the revised information submitted to the local authority tree officer for approval.

4.12 Pre-commencement meeting

4.12.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.
2. To explain the implications of the tree preservation order.
3. To discuss the chronology and phasing of the project with the site manager.
4. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
5. To sign off that the tree protection fencing has been installed in the correct primary locations and to the agreed specification. To agree revised locations subject to the phasing of the development.
6. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

4.12.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

4.13 Arboricultural supervision

4.13.1 The project arboriculturist shall supervise the removal of existing hard surfacing within the root protection areas of T1-G11 if plant machinery is used.

4.14 Arboricultural monitoring

4.14.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

4.14.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting.

4.15 Process if an unforeseen issue relating to trees arises

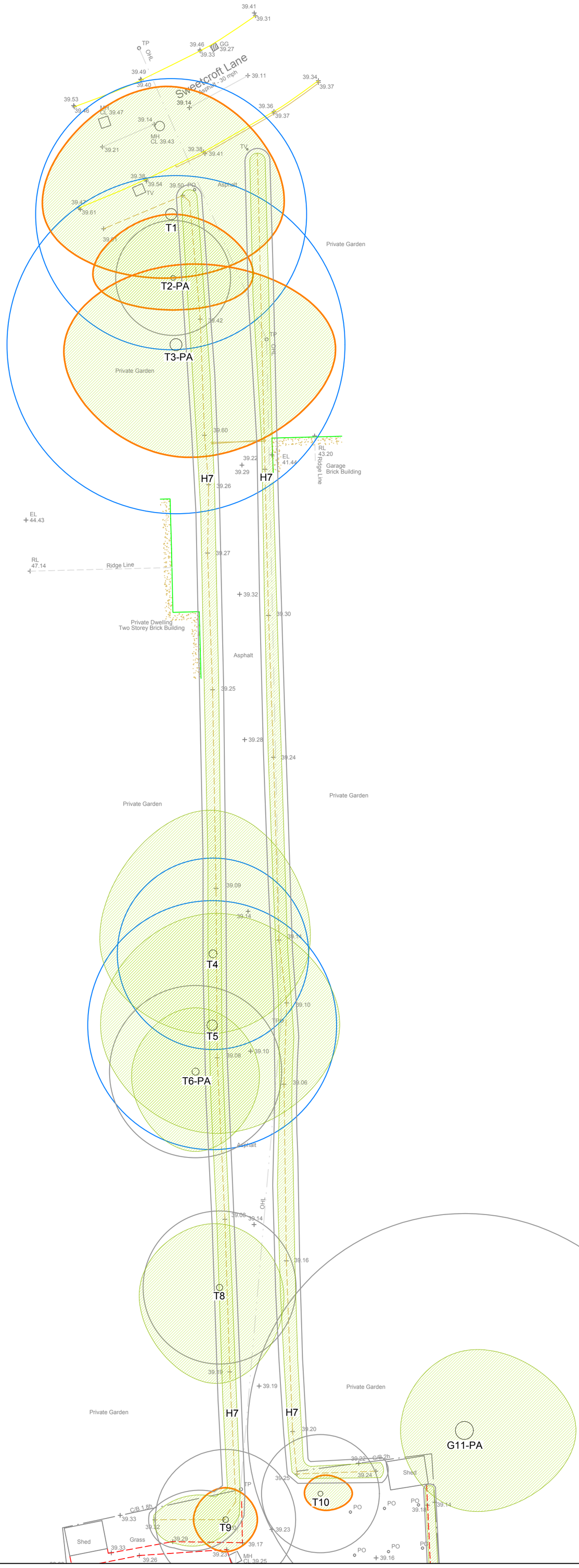
4.15.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

4.15.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

4.15.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

Appendix 1: Tree Constraints Plan

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20



* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Canopy of tree with tree preservation order
- Canopy of tree without tree preservation order

Drawing no: PJC/6711/24/A **Rev:** - **Sheet number:** 1 of 2

Site:

47 Sweetcroft Lane
Uxbridge
UB10 9LE

Drawing title: Tree Constraints Plan

Date drawn: 05/11/2024

Scale: 1:200 at A2

Drawn by: NH **Checked by:** PD

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Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

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Drawing no: PJC/6711/24/A **Rev:** - **Sheet number:** 2 of 2

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Appendix 2: Tree Survey Schedule

Site: 47 Sweetcroft Lane

Survey date: 24/10/2024

Surveyor: N.Hollett

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T1	Pedunculate oak (Quercus robur)	15	710	N: 8 E: 7 S: 4 W: 8	Crown: 2 average Branch: 2 average	Mature	Good	Good	TPO - Third party tree. Slightly sparse crown with deadwood over road and access track. Previously crown lifted with poor finishing cuts. Cable within crown.	Remove deadwood over 50mm in diameter or 1m in length over access track. These works are not a constraint to the development.	B1+2	228.1	8.5
T2	Pedunculate oak (Quercus robur)	13	300 est	N: 4 E: 5 S: 2 W: 5	Crown: 4 average Branch: 4 east	Semi mature	Good	Good	TPO - Third party tree. Viewed from site only. Deadwood over access track. Historic limb damage within crown. Previously crown lifted. Crown slightly suppressed by T1 and T3. cable within crown.	Remove deadwood over 50mm in diameter or 1m in length over access track. These works are not a constraint to the development.	C1+2	40.7	3.6
T3	Pedunculate oak (Quercus robur)	16	750 est	N: 5 E: 10 S: 7 W: 7	Crown: 3 south Branch: 4 east	Mature	Good	Good	TPO - Third party tree. Viewed from site only. Historically reduced to southwest towards dwelling with decay at pruning points. Deadwood within crown. Previously crown lifted.	Remove deadwood over 50mm in diameter or 1m in length over access track. These works are not a constraint to the development.	B1+2	354.5	10.6
T4	Pedunculate oak (Quercus robur)	14	500 est	N: 9 E: 6 S: 5 W: 7	Crown: 3 west Branch: 4 average	Mature	Good	Good	Third party tree. Viewed from site only. No direct access to tree. Co-dominant stems from 2m. Previously crown lifted east over access track. Companion tree to T5. minor deadwood within crown.	No action required.	B1+2	113.1	6.0
T5	Pedunculate oak (Quercus robur)	15	650	N: 7 E: 8 S: 7 W: 7	Crown: 4 average Branch: 4 west	Mature	Good	Good	Ownership unclear as located within centre of H7. H7 inhibit access to tree. Mult stemmed from 2.5m with reaction growth wood around union. Minor deadwood within crown.	No action required.	B1+2	191.2	7.8
T6	Scots pine (Pinus sylvestris)	13	450 est	N: 4 E: 4 S: 5 W: 4	Crown: 3 south Branch: 4 average	Mature	Fair	Fair	Third party tree. Viewed from site only with no direct access to tree. Ivy on stem into crown. Typical example of species.	No action required.	C1+2	91.6	5.4

Site: 47 Sweetcroft Lane

Survey date: 24/10/2024

Surveyor: N.Hollett

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
H7	Cherry laurel (Prunus laurocerasus)	2-3 average	Under 75 average	1-2 average	0 average	Semi mature	Good	Good	Hedgerow lining both side of the access track. Maintained to 2m in height. Provides screening to neighbouring gardens.	Laterally reduce back to access drive edge.	C2	2.5 average	0.9 average
T8	Pedunculate oak (Quercus robur)	9	400 est	N: 4 E: 4 S: 6 W: 5	Crown: 3 south Branch: 3 south	Mature	Fair	Fair	Ownership unclear as located within centre of H7. H7 inhibit access to tree. Small sparse crown with deadwood. Previously crown lifted over track. Some historic pruning wounds within crown.	No action required.	C1+2	72.4	4.8
T9	Lawson cypress (Chamaecyparis lawsoniana)	11	370	N: 2 E: 2 S: 2 W: 2	Crown: 1 average Branch: 2 average	Semi mature	Good	Good	TPO - Exposed roots to east. No major visible defects. Typical example of species.	Crown lift to 3m to allow for the installation of tree protection fencing.	C1+2	61.9	4.4
T10	Lawson cypress (Chamaecyparis lawsoniana)	10	310	N: 1 E: 2 S: 1 W: 1	Crown: 1 south Branch: 3 average	Semi mature	Fair	Fair	TPO - Sparse crown with minor deadwood. Dual stemmed from 6m with included bark. Minor damage to tarmac from roots.	Crown lift to 3m to allow for the installation of tree protection fencing.	C1+2	43.5	3.7
G11	Poplar (Populus spp)	19 average	800, 800 est	4-6 average	2 average	Mature	Good	Fair	Third party trees. Restricted view of trees from site. 2x companion trees. Included bark visible at unions. Some historic crown reduction pruning visible in south crown.	No action required.	C1+2	579.1	13.6 amended on tree constraints plan.
T12	Eucalyptus (Eucalyptus spp)	7	200	N: 4 E: 4 S: 1 W: 0	Crown: 2 north Branch: 1.5 south	Semi mature	Fair	Fair	East leaning stem. Historically reduced crown.	Fell to ground level.	C1	18.1	2.4

Site: 47 Sweetcroft Lane

Survey date: 24/10/2024

Surveyor: N.Hollett

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T13	Lime (Tilia spp)	7	340	N: 4 E: 4 S: 4 W: 3	Crown: 2 average Branch: 4 average	Mature	Fair	Fair	Historically pollarded to 4m with minor decay at old pollard points. Significant suckers around base and rooting area. Provides some screening to site.	No action required.	C1+2	52.3	4.1
T14	Lime (Tilia spp)	7	390	N: 3 E: 3 S: 3 W: 3	Crown: 1 average Branch: 2 average	Mature	Fair	Fair	Historically pollarded to 4m with minor decay at old pollard points. Significant suckers around base and rooting area. Epicormic growth on stem. Provides some screening to site.	No action required.	C1+2	68.8	4.7
T15	Weeping willow (Salix babylonica)	12	780	N: 8 E: 5 S: 7 W: 9	Crown: 2 average Branch: 2 average	Mature	Good	Good	TPO - Co-dominant stems from 2m. Historically pollarded. Minor woodpecker damage present. Large exposed root to north.	No action required.	B1	275.3	9.4
T16	Lawson cypress (Chamaecyparis lawsoniana)	11	270	N: 1 E: 1 S: 1 W: 1	Crown: 3 average Branch: 4 average	Semi mature	Good	Fair	Co-dominant stems from 6m with included bark. Slightly sparse crown.	No action required.	C1	33.0	3.2
G17	Mixed (apple, pear, plum)	2-4 average	Up to 200, 80 average	1-3 average	0 average	Young-semi mature	Good	Fair	Mixed fruit trees. Some small saplings. Some historic pruning visible. Apple trees bearing fruit.	No action required.	C2	2.9 average	1.0 average
G18	Mixed (laurel, privet, holly, bay, yew)	3-6 average	Up to 75 average	1-3 average	0 average	Semi mature	Good	Good	Mixed boundary group. Previously laterally maintained. Provides screening to site.	Remove two sections highlighted on the tree retention plan.	C2	2.5 average	0.9 average

Site: 47 Sweetcroft Lane

Survey date: 24/10/2024

Surveyor: N.Hollett

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T19	Pedunculate oak (Quercus robur)	12	350 est	N: 6 E: 6 S: 7 W: 7	Crown: 2 south Branch: 3 south	Semi mature	Good	Good	Third party tree. Viewed from site only. Multi stemmed from 3m with reaction growth wood. Minor deadwood in crown.	No action required.	C1+2	55.4	4.2
T20	Pedunculate oak (Quercus robur)	10	390	N: 4 E: 5 S: 8 W: 7	Crown: 2 south Branch: 3 south	Semi mature	Good	Good	Minor deadwood within crown. Located on boundary with stem leaning on fence.	No action required.	C12	68.8	4.7
T21	Pedunculate oak (Quercus robur)	13	400	N: 3 E: 5 S: 6 W: 6	Crown: 3 east Branch: 3 east	Mature	Good	Good	Previously crown lifted. Yew at base inhibits view of crown. Minor deadwood. No major visible defects.	No action required.	B1+2	72.4	4.8
T22	Pedunculate oak (Quercus robur)	131	410	N: 5 E: 6 S: 4 W: 7	Crown: 5 average Branch: 4 average	Mature	Good	Fair	Multi stemmed from 4m with minor bark inclusion and reaction growth wood. Yew inhibits view of crown. Minor deadwood.	No action required.	C1+2	76.1	4.9
T23	Yew (Taxus baccata)	7	210, 190, 180	N: 5 E: 4 S: 5 W: 3	Crown: 0 average Branch: 0 average	Semi mature	Good	Good	Previously pruned. Multi stemmed from base. Crossing/grafted branches. Large limb previously removed south.	No action required.	C1+2	50.9	4.0
T24	Apple (Malus domestica)	6	240, 260	N: 4 E: 2 S: 0 W: 4	Crown: 2 west Branch: 1 average	Semi mature	Good	Fair	Multi stemmed from 1m. Crown bias north over shed. Historic limb removal o.5m south with cavity and decay. Dead limb over shed roof.	No action required.	C1	55.6	4.2

Site: 47 Sweetcroft Lane

Survey date: 24/10/2024

Surveyor: N.Hollett

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T25	Pedunculate oak (Quercus robur)	15	400 est	N: 7 E: 7 S: 8 W: 6	Crown: 4 north Branch: 4 average	Mature	Good	Good	Third party tree. Viewed from site only with no direct access to tree. Previously crown lifted. No major visible defects.	No action required.	B1	72.4	4.8
T26	Eucalyptus (Eucalyptus spp)	20	1050 est	N: 7 E: 10 S: 7 W: 8	Crown: 4 east Branch: 6 average	Mature	Good	Good	TPO - Third party tree. Viewed from site only with no direct access to tree. Large co-dominant stems from 2m with reaction growth wood at union. Limited view of crown. Some historic pruning wounds visible.	No action required.	B1+2	498.8	12.6
T27	Cherry (Prunus avium)	6	490	N: 4 E: 4 S: 4 W: 4	Crown: 2 average Branch: 1.5 average	Mature	Fair	Poor	Mult stemmed from 1.5m. Minor decay within unions. Bottled stem formation.	No action required.	C1	108.6	5.9
H28	Cherry laurel (Prunus laurocerasus)	4 average	Up to 75 average	1-2 average	0 average	Semi mature	Good	Good	Provides screening to site. No major visible defects.	No action required.	C2	2.5 average	0.9 average
T29	Purple plum (Prunus cerasifera)	8	280 est	N: 5 E: 6 S: 6 W: 7	Crown: 2 west Branch: 2 average	Semi mature	Fair	Fair	third party tree. Viewed from site only. Multi stemmed from 2m with included bark and reaction growth wood. Slightly sparse crown. Pruned over site.	No action required.	C1	35.5	3.4
G30	Mixed (laurel, beech, maple, privet)	2-5 average	Up to 75 average	1-3 average	0 average	Semi mature	Good	Fair	Boundary group providing screening to site. Previously laterally pruned.	Remove two sections highlighted on the tree retention plan.	C2	2.5 average	0.9 average

Site: 47 Sweetcroft Lane

Survey date: 24/10/2024

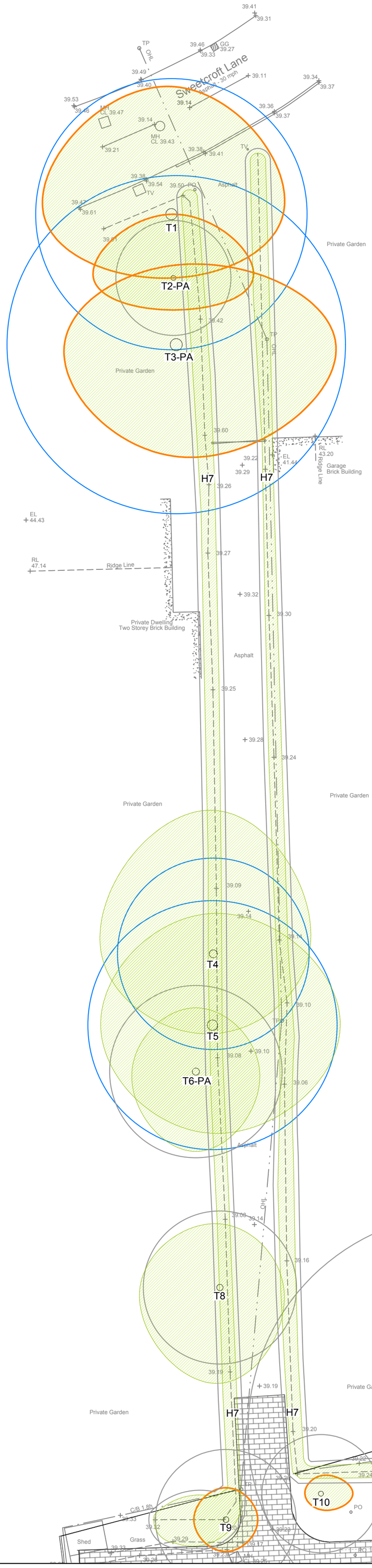
Surveyor: N.Hollett

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T31	Cherry (Prunus avium)	3	250	N: 2 E: 1 S: 1 W: 0	Crown: 1 north Branch: 2 north	Semi mature	Poor	Poor	Historic stem failure resulting in significant decay and structural defects on south stem. Only 1x sparse limb. Short potential only due to structural defects.	Fell to ground level.	U	28.3	3.0

Appendix 3: Tree Retention Plan

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20



* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Canopy of tree with tree preservation order to be retained
- Canopy of tree without tree preservation order to be retained
- Canopy of category C* tree to be removed
- Canopy of category U* tree to be removed
- Outline of building to be demolished

Drawing no: PJC/6711/24/B **Rev:** - **Sheet number:** 1 of 2

Site:

47 Sweetcroft Lane
Uxbridge
UB10 9LE

Drawing title: Tree Retention Plan

Date drawn: 08/11/2024

Scale: 1:200 at A2

Drawn by: NH **Checked by:** PD

PJC Consultancy
Rocks Yard, Victoria Road,
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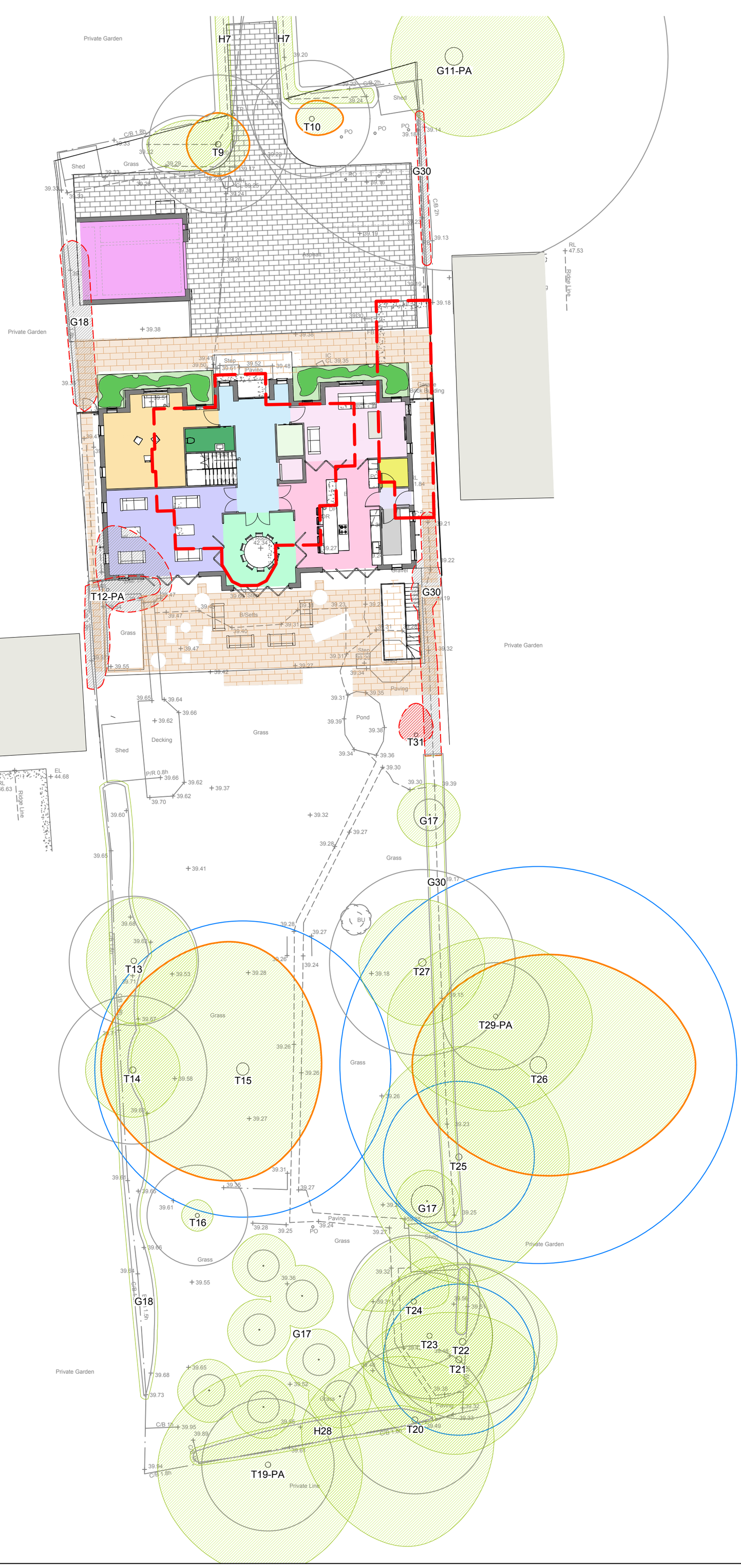
Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20



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- Canopy of category C* tree to be removed
- Canopy of category U* tree to be removed
- Outline of building to be demolished

Drawing no: PJC/6711/24/B **Rev:** - **Sheet number:** 2 of 2

Site:

47 Sweetcroft Lane
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Drawing title: Tree Retention Plan

Date drawn: 08/11/2024

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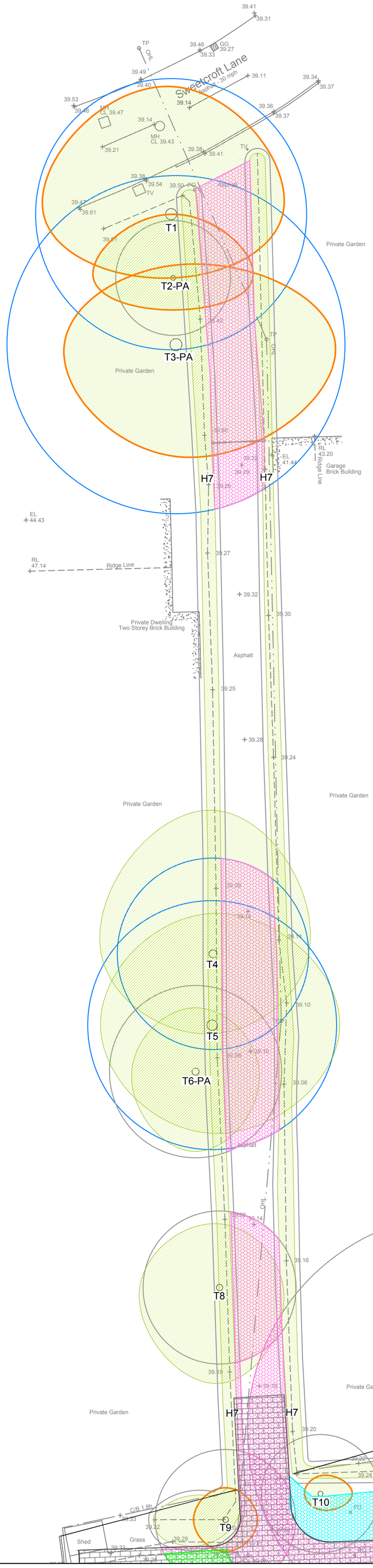
Appendix 4: Root Protection Area Incursions Plan

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20



* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Canopy of tree with tree preservation order to be retained
- Canopy of tree without tree preservation order to be retained
- Existing hardstanding to be replaced within root protection areas
- Existing hardstanding to be removed and replaced with soft landscaping within root protection areas
- New hardstanding to be constructed within root protection areas

Drawing no: PJC/6711/24/C **Rev:** - **Sheet number:** 1 of 2

Site:

47 Sweetcroft Lane
Uxbridge
UB10 9LE

Drawing title: Root Protection Area Incursions Plan

Date drawn: 08/11/2024

Scale: 1:200 at A2

Drawn by: NH **Checked by:** PD

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, Eas
Sussex, BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.co
w: www.pjcconsultancy.com

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Canopy of tree with tree preservation order to be retained
- Canopy of tree without tree preservation order to be retained
- Existing hardstanding to be replaced within root protection areas
- Existing hardstanding to be removed and replaced with soft landscaping within root protection areas
- New hardstanding to be constructed within root protection areas

Drawing no: PJC/6711/24/C **Rev:** - **Sheet number:** 2 of 2

Site:

47 Sweetcroft Lane
Uxbridge
UB10 9LE

Drawing title: Root Protection Area Incursions Plan

Date drawn: 08/11/2024

Scale: 1:200 at A2

Drawn by: NH **Checked by:** PD

PJC Consultancy
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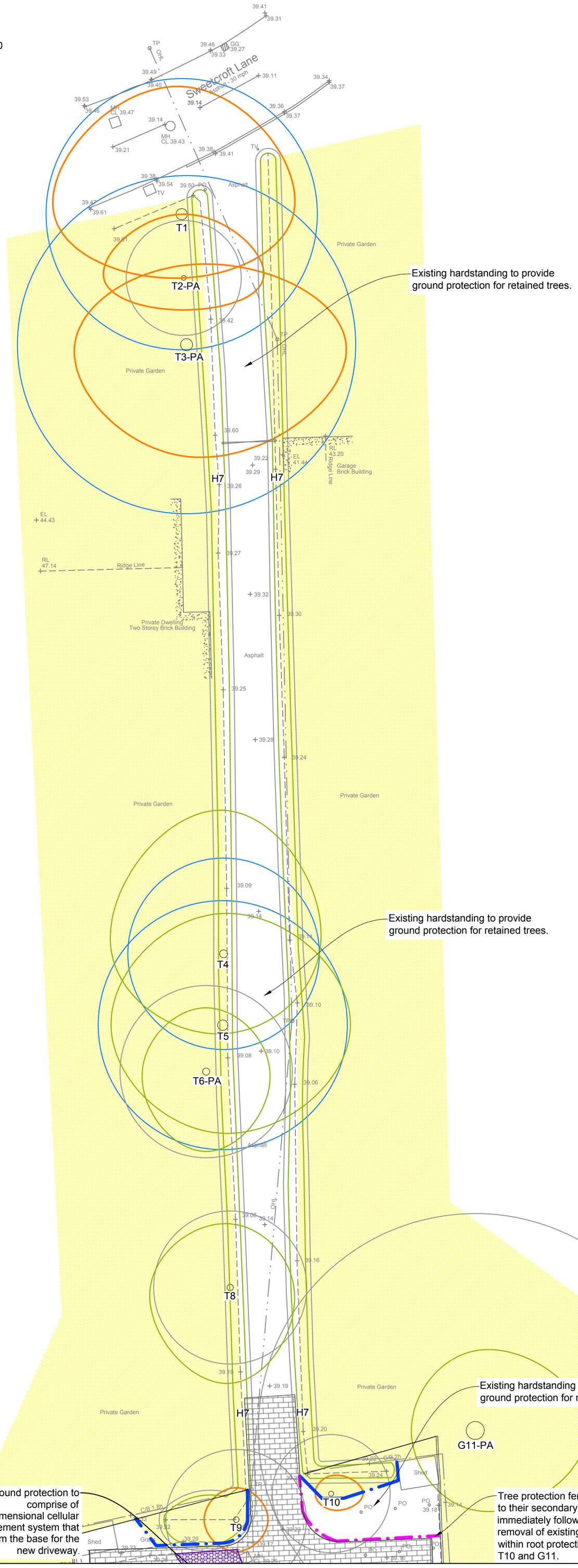
Appendix 5: Tree Protection Plan

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20



* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Canopy of tree with tree preservation order to be retained
- Canopy of tree without tree preservation order to be retained
- Tree protection fencing - primary location
- Tree protection fencing - secondary location
- Temporary ground protection
- Construction exclusion zone

Example protective fencing sign

Drawing no: PJC/6711/24/D **Rev:** - **Sheet number:** 1 of 2

Site:

47 Sweetcroft Lane
Uxbridge
UB10 9LE

Drawing title: Tree Protection Plan

Date drawn: 08/11/2024

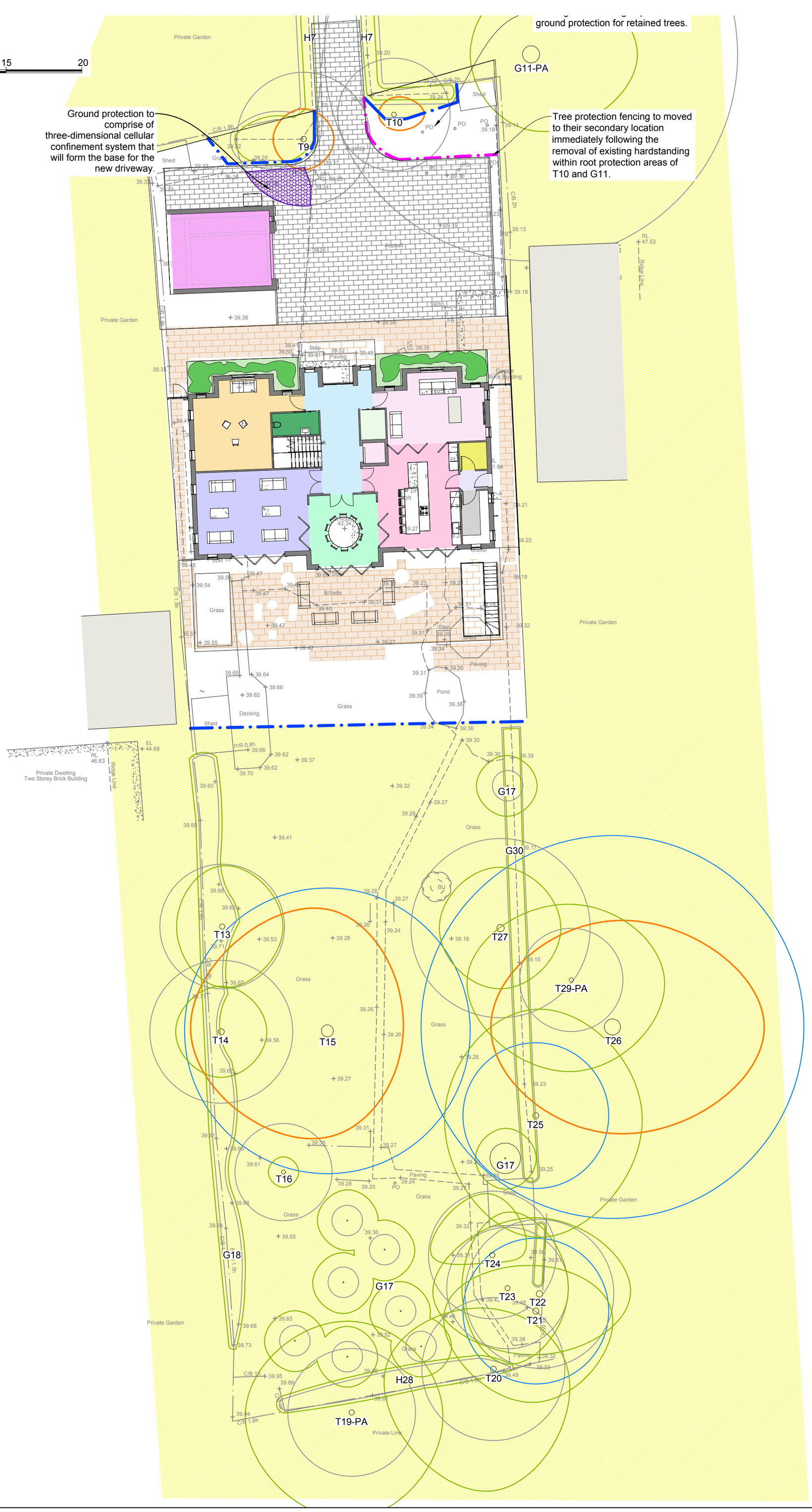
Scale: 1:200 at A2

Drawn by: NH **Checked by:** PD

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, Eas
Sussex, BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.co
w: www.pjcconsultancy.com

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20



* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

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- Root protection area for category C* tree to be retained
- Canopy of tree with tree preservation order to be retained
- Canopy of tree without tree preservation order to be retained
- Tree protection fencing - primary location
- Tree protection fencing - secondary location
- Temporary ground protection
- Construction exclusion zone

Example protective fencing sign

Drawing no: PJC/6711/24/D **Rev:** - **Sheet number:** 2 of 2

Site:

47 Sweetcroft Lane
Uxbridge
UB10 9LE

Drawing title: Tree Protection Plan

Date drawn: 08/11/2024

Scale: 1:200 at A2

Drawn by: NH **Checked by:** PD

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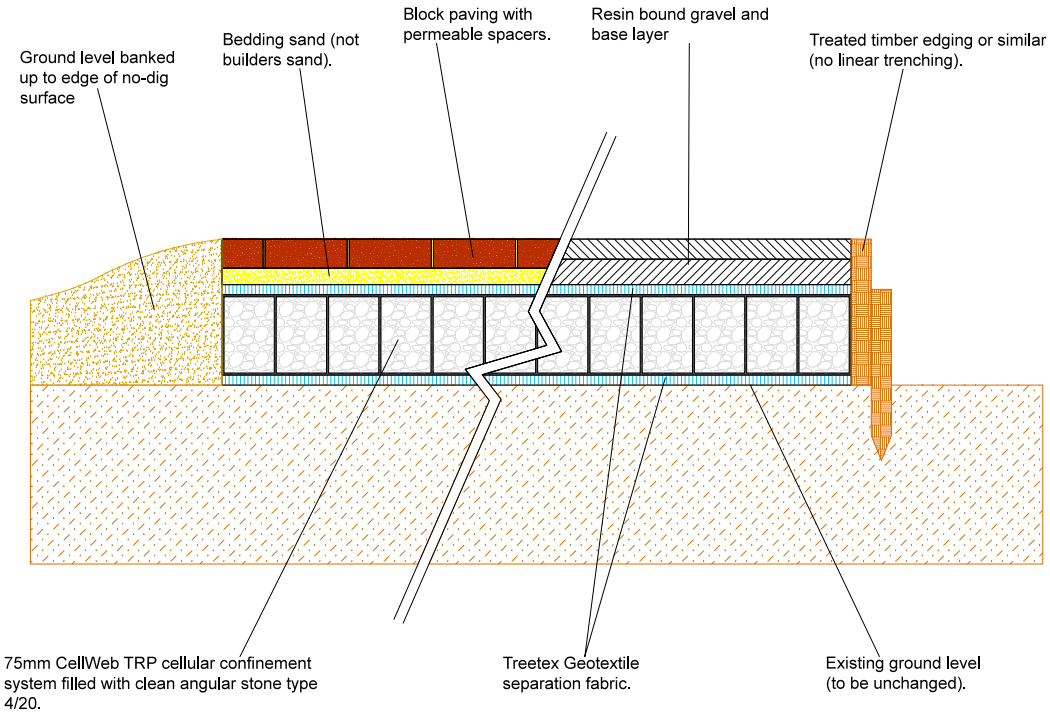
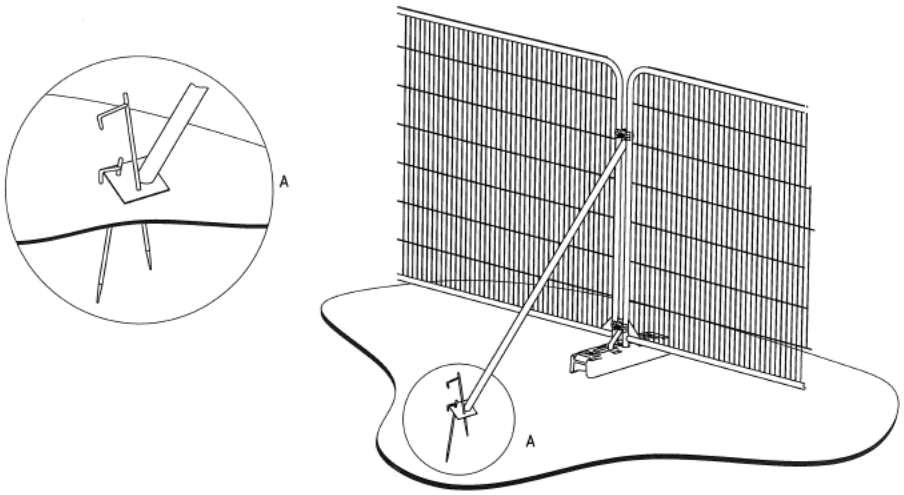
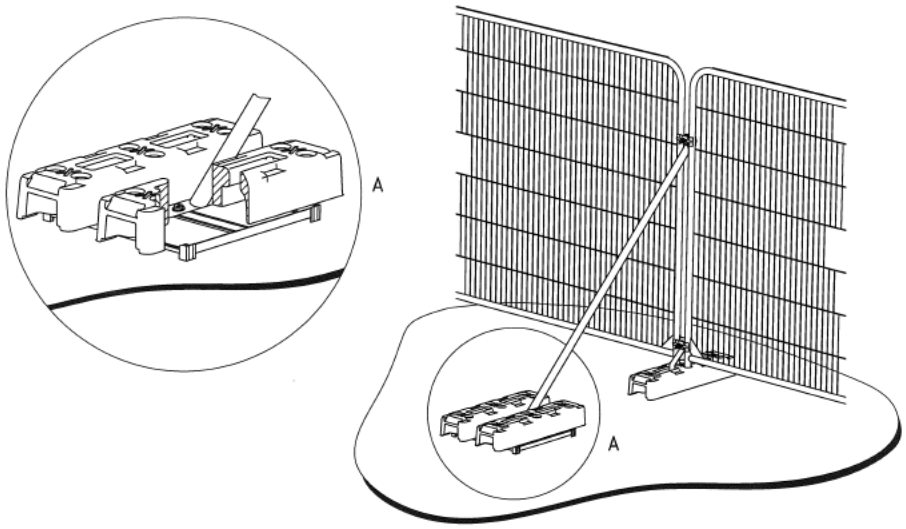
Appendix 6: Example No-dig Surface Specification



Appendix 7: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix 8: Example Protective Fencing Sign

CONTACT DETAILS

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