

Arboricultural Statement:
Virtus Lon 14 – DC6 Prologis Park Heathrow

Prepared for:
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1. Introduction and background

- 1.1 I received instruction from Scott Jones, Commercial Manager for Bouygues Energies + Services via email of 6 May 2025 in respect of continued arboricultural consultancy in relation to their construction of a data centre site for Virtus Lon 14 at DC6 Prologis Park Heathrow.
- 1.2 I have previously attended the site and prepared an Arboricultural Method Statement in January 2024 under document reference 852/24.
- 1.3 With the exception of some established yet still young infrastructure planting along the western boundary to the site (interface with existing internal estate road), there are no retained existing trees within the site. However, there are third-party trees growing beyond the boundary, in particular the northern boundary adjacent to the rail corridor.
- 1.4 The local planning authority is Hillingdon Council, and I have previously been provided with an extract of the relevant planning grant. Condition 6 pertains to arboricultural matters and sub-point c requires that *'where the Arboricultural Method Statement recommends that tree protection measures for a site will be monitored and supervised by an Arboricultural Consultant at key stages of the development, records of the site inspection/meeting shall be submitted to the local planning authority'*.
- 1.5 It has previously been established that there is no local authority administered statutory protection such as tree preservation orders or a conservation area designation that impact upon the assessment site.
- 1.6 Project Landscape Architects BCA Design Ltd prepared a Tree Removal, Retention and Protection Plan under contract number 2345-23, drawing 01. In addition to this, drawing 02 is a Landscape Concept Plan. Both of these documents are pertinent to this review and Statement.
- 1.7 Recommendations for the consideration and management of trees during a construction period are set out within BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.8 I conducted my site review on the morning of Friday 23 May 2025. I met with Jonathan Robson, Construction Project Engineer, who escorted me around the site, and photographs reproduced within this Statement were taken during that visit.

2. Summary of Arboricultural Matters Statement of January 2024

- 2.1 Associated with the conversion of the building to a data centre, there is a requirement for uprated security, also incorporating acoustic barriers/wall construction, on the southern boundary where adjacent to residential properties off Nine Acres Close.
- 2.2 Prior to my Arboricultural Method Statement, a new taller internal security fence had been erected, set back to the rear of the existing palisade fence running along the northern boundary. Beyond this, there is a dense screen of typically semi-mature trees that grow on the neighbouring rail corridor land. As it was necessary for this fence to be recessed into the ground for security reasons, an open trench had been excavated at the rear of the car park and inevitably a number of smaller diameter tree roots were severed as part of this process.
- 2.3 EV charging points have also been installed at the rear of the car parking bay with vertical charging point bollards erected. This had been implemented ahead of my visit, albeit the final connections were still being made whilst I visited site. I understand that the cable routing for the charging points was immediately to the rear of the car park kerb and, in any event, this point would have been separated from the off-site trees by the previously opened trench.
- 2.4 Overhanging elements of the trees growing along the northern boundary in particular had previously been subject to crown lifting pruning so as to give clearance to the proposed security fence. There had been some internodal pruning and this was inspected in the winter months before any current regeneration since the pruning event.
- 2.5 In terms of remaining on-plot trees, these emerge from planting beds protected to a degree by kerb upstands. These trees are restricted to the western boundary.
- 2.6 There has been some supplementary planting of broad leafed whips, shrubs etc and subsequent mulching of landscaping beds with heavy bark mulch.

3. Review of current trees

- 3.1 The current situation is illustrated by way of the images below.

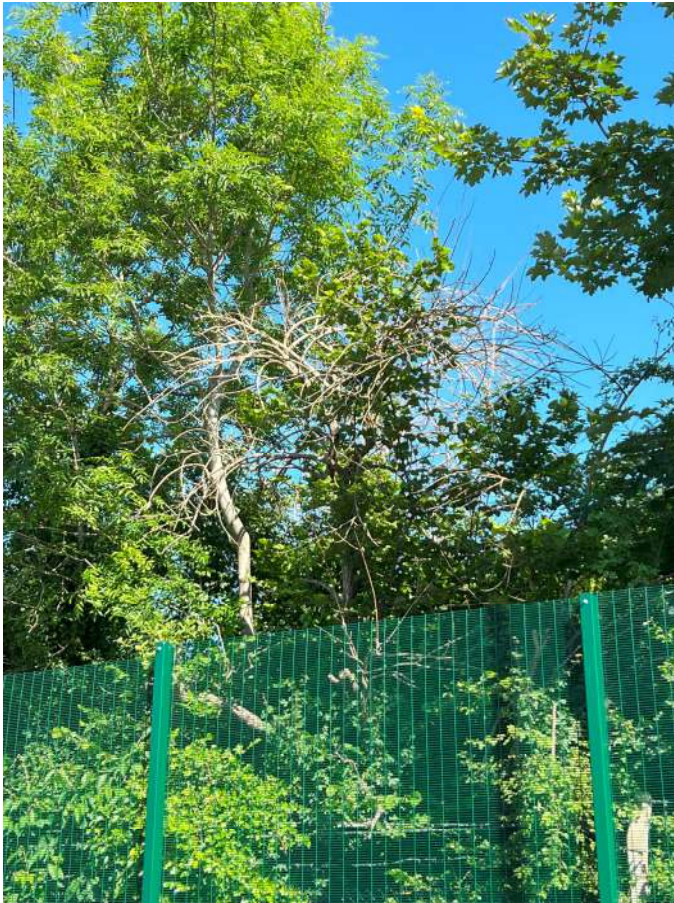
Photograph 1: Showing the third-party tree group beyond the northern boundary in relation to the internal security fence and car park.



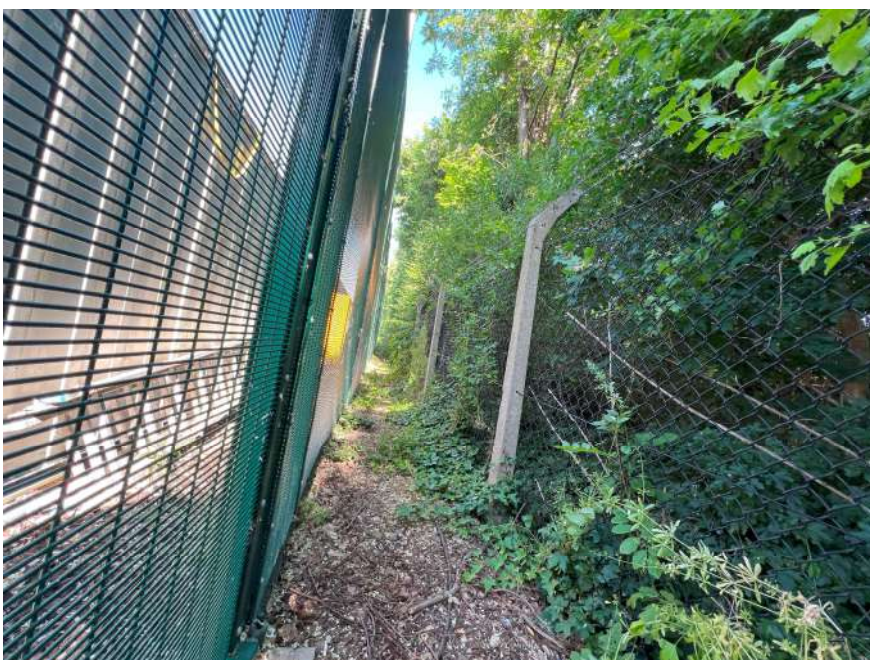
Photograph 2: Trees were previously pruned to provide clearance to the fence and CCTV masts. There is no obvious negative impact as a result of previous root severance.



Photograph 3: Only a minor willow stem has died back. This poses no safety/security concern and has live growth from an adjacent hazel intermingling.



Photograph 4: Access strip with gate allows for future maintenance.



Photograph 5: Landscaping has been planted without any deep cultivation.



Photograph 6: Trees along the eastern boundary are all beyond the original palisade fence.



Photograph 7: The acoustic barrier has not impacted the retained trees along the southern boundary.



Photograph 8: the existing infrastructure tree planting along the western boundary remains and a new native hedge has been planted.



4. Closing observations

- 4.1 Phase 1 of the building refit is coming to an end, and this will be the only element that impacts upon the external areas at ground floor level.
- 4.2 The temporary offices located within the car park are to be removed at the completion of Phase 1. The nearest field maple trees have adequate clearance off these buildings. However, it is important that care is taken with adequate banksman supervision while these buildings are being hoisted onto the transport vehicles to ensure no physical damage to tree crowns. The rest of the egress route is not restricted by any overhanging trees etc.
- 4.3 Only one modest dying-back willow stem was noted in the off-site tree belt due north of the site boundary. This is intermingled with live growth of a younger hazel shrub beneath and does not pose any significant safety concern to either the internal car parking area or the boundary security fence.
- 4.4 In the main, the tree belt to the north of the car park has not manifested any significant symptoms of stress following the previous trench associated with the installation of the taller security fence itself.
- 4.5 Minor internodal stubs remain where internodally pruned branches have died back to the next live junction point. Given the context of the tree group, no remedial further pruning work is necessary at this stage.
- 4.6 It is noted that, in the long term, additional selective branch pruning for overhanging elements will be necessary in order to maintain clearance from both the lamp columns intended to illuminate the car park but also the CCTV pole positioned along this boundary. Currently there is at least 1.5m clearance from these points of infrastructure, meaning that it would likely be necessary to review tree pruning to give clearance in around 2027/2028. Such works can be specified and carried out in accordance with best practice.
- 4.7 Recently established trees will require an ongoing regime of maintenance, watering and monitoring to ensure successful establishment. No other specific points of arboricultural post-construction monitoring are necessary or justified.

Signed:



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