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Tree Survey Report

Site Details: 114 Bushey Road, Ickenham, UB10 8JX

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1.0 – Summary of Instruction

Instructions were received from our client to undertake a tree survey at 114 Bushey Road, Ickenham, UB10 8JX. The tree survey seeks to identify the species of the existing tree stock at the property and assess the health and condition of the trees by following the Visual Tree Assessment (VTA) process.

The assessment was undertaken utilising Stage 1 of the Visual Tree Assessment (VTA) method of inspection. (See Section 1.1).

The Stage 1 VTA assesses the trees' for their physiological health, structural condition and allows for management recommendations to be made where necessary based on sound arboricultural principles and best practice guidelines.

Following the tree survey, the Tree Survey Report also seeks primarily to satisfy Planning Pre-application requests from the Local Planning Authority (LPA) as detailed in Section 3.0 below.

Instructions were to:

- Carry out a ground level Stage 1 Visual Tree Assessment (VTA) of significant individual trees and tree groups (hedges) located within the curtilage of the property boundaries at 114 Bushey Road.
- Provide a Tree Survey Report detailing the individual trees and hedges assessed in the survey and any management recommendations made, including reasons for the suggested works. (See Section 1.1). ***(Pre-app request.)***
- Advise all proposed tree removals which will be necessary to facilitate the development scheme being proposed at the property, including proposed changes to outside landscaping in the rear garden. ***(Pre-app request.)***
- Advise and detail all proposed new tree planting to be undertaken at the property. ***(Pre-app request.)***
- Provided a Tree Position Plan (TPP) indicating all existing individual trees and/or hedges to be removed and areas where new trees are to be planted. ***(Pre-app request.)***
- Provide information on selected species, nursery standard sizes and the amount of new trees to be planted in areas indicated on the site plan. ***(Pre-app request.)***

The tree survey undertaken at 114 Bushey Road was undertaken in accordance with the above instructions.

The Tree Health and Condition Assessment Report is to include all relevant tree data, time scales and priorities for any necessary tree surgery work, further investigations, or non tree surgery remedial actions, deemed necessary following the Stage 1 VTA survey.

Section 3.0 provides background information and a reproduction of the Pre-app response for information purposes, highlighting the elements requested to be included in the Tree Survey Report.

1.1 – Visual Tree Assessment (VTA)

The Visual Tree Assessment (VTA) method of inspection is an internationally recognised tree hazard assessment method developed by Prof. Claus Mattheck & Helge Breloer. : *The Body Language of Trees: A Handbook for Failure Analysis: No. 4 (Research for Amenity Trees)*.

The basis of VTA is the identification of (external) symptoms which a tree produces in reaction to a weak spot or area of mechanical stress. These can then be interpreted in terms of potential hazard features within a tree.

Stage 1 of the VTA process involves a visual assessment of the tree(s) undertaken from ground level only, using certain tools where necessary. Tools such as binoculars for upper crown observations, a metal probe for testing cracks, cavities, splits or fractured parts and a nylon sounding mallet for audible resonance testing, may all be used during the Stage 1 VTA. Below ground tree roots or buried parts are not inspected. The physiological condition and vitality of trees is also assessed as part of the Stage 1 VTA.

The tree inspection survey undertaken at 114 Bushey Road was conducted in accordance with Stage 1 of the VTA process, which allows for General Management Recommendations (GMR) or Preliminary Management Recommendations (PMR) to be made where necessary.

- **General Management Recommendations – (GMR)** for remedial tree surgery works are made in the interest of good tree management and in accordance with industry best practice guidelines;
(N.B. GMRs may also include beneficial non tree surgery works such as Ivy removal from trees, soil amelioration, installing strimmer guards around stem bases, removal of stakes and tree ties on established young trees etc.)
- **Preliminary Management Recommendations – (PMR)** may have been made where *further investigation into tree health and condition is required before a GMR decision can be made.

**Further investigation normally refers to (but is not restricted to):*

- *Stage 2/3 of the Visual Tree Assessment (VTA) process, which involves semi invasive testing with Tomography, Resistograph and Fractometer equipment on areas of the tree where a significant internal structural defect is suspected during the Stage 1 VTA. Stage 2/3 VTA investigations may be recommended due to external symptoms being observed during the Stage 1 VTA survey, which raise reasonably foreseeable hazard risk concerns, including the presence of parasitic fungi fruiting bodies.*
 - *Stage 2/3 VTA can determine in much greater detail the extent and severity of suspected internal wood decay and/or structural defects and also determine the strength of supporting wood tissue.*
- *Recommendations for a climbed or aerial inspection to be undertaken, to assess the upper sections of the tree stem or crown, where a significant structural defect is suspected but could not be quantified during the Stage 1 VTA undertaken from ground level.*

*The VTA system is based on the theory of tree biology and physiology, as well as tree architecture and structure. This method is used by Arborists to identify visible signs on trees that indicate good health, or potential problems. Symptoms of decay, growth patterns and defects are identified and assessed as to their potential to cause whole-tree, part-tree and/or branch failure. This system is based around methods discussed in *The Body Language of Trees: A Handbook for Failure Analysis: No. 4 (Research for Amenity Trees)* by Prof. Claus Mattheck & Helge Breloer. (HMSO, 1994).*

1.2 – Visual Tree Assessment (VTA) in a Seasonal Context

There are both advantages and disadvantages to carrying out VTA assessments in summer versus the winter:

Spring/Summer

Advantages: Vitality can be easily assessed and deadwood is clearly visible.

Disadvantages: Trees in full (heavy) leaf (e.g. Lime) can obscure assessment of branch/trunk defects. Pathogenic fungal bodies are not always present at this time of year.

Autumn/Winter

Advantages: Branch/trunk structure more readily visible from the ground and fruiting bodies of fungi are best spotted at this time of year.

Disadvantages: Vitality is not so readily assessed and deadwood is not so easily identifiable.

2.0 – Report Limitations

- *All observations of tree conditions were taken from ground level, a visual assessment of external features only, assisted (as required) by the use of binoculars, a metal probe for inspection of cavities, splits etc. and a rubber sounding mallet for audible resonance testing. All on site, individual trees were assessed utilising Stage 1 of the Visual Tree Assessment (VTA) method of tree inspection. (See Section 1.1).*
- *Below ground tree roots and buried parts were not inspected.*
- *Off site, neighbouring trees, or trees growing outside of the boundaries of the 114 Bushey Road were not inspected as part of the survey.*
- *Only trees (including tree groups/hedges) identified as being under the management responsibility of the owners of 114 Bushey Road were inspected during the Stage 1 VTA survey.*
- *Detailed background information is not known concerning the past history of the site, the soil type, geology or hydrology of the environs. No inspection material has been acquired by Tree Sense Arboricultural Consultants for assessment by a laboratory.*
- *Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, is not part of the VTA process and is not therefore, considered in any detail in this report. Tree Sense Arboricultural Consultants cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.*
- *The recommendations made in this report relate to the assessment of the trees and their surroundings at the time of inspection and for trees / hedges which have been predetermined for removal to facilitate the development works at the property, including for new tree planting proposals.*
- *Treatment recommendations assume that the client understands that tree management is a continuing process, requiring regular attention and that as part of this process the condition of the trees should be thoroughly reassessed at regular, timely intervals, with hazard checks after periods of likely tree stress, e.g. after periods of severe weather.*
- *Weather conditions were dry with sunny intervals on the day of the survey (13th February 2026).*
- *All assessments of historical tree management are approximate based on the appearance of the individual tree/tree group inspected at the time of the survey.*
- *Tree heights have been estimated to within 1m.*
- *Stem diameters have been measured where accessible to within 50mm.*
- *A Tree Position Plan (TPP) is provided in Appendix B to indicate existing trees, trees/hedges to be removed and where new tree planting is proposed.*
- *The purpose of the TPP is only to indicate the approximate location of trees identified during the tree survey and assign them a tree or group number (T1, G1 etc), to ensure other parties undertaking the works can locate and identify the correct tree(s) and cross reference with information provided in Sections 5.0 and 5.1.*
- *The Tree Survey Report does not intend to provide an Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012, which has not been requested either by the client or the LPA.*
- *Where a tree is subject to a Tree Preservation Order (TPO) and/or stands within a designated Conservation Area, it will be necessary for the tree owner or his/her appointed agent to ensure appropriate compliance with planning requirements, before any recommended, non-urgent treatments can be undertaken. (See Section 9.0).*

2.1 – Time Limits

It should be understood that trees are not static objects, but growing, living organisms; and their condition, size and relationship to buildings, structures and other trees can change significantly and sometimes unpredictably over a period of time. Therefore, this report has a maximum validity period of 16 months from the date of publication. Any subsequent reports published within this period will supersede this report. The validity of the report is also subject to all management recommendations being undertaken to standards detailed in section 7.0 and within the advised priority time frames.

Scheduled re-inspection should be undertaken at regular intervals as set out in this report. Interim assessments are only undertaken at the request of the client. (See Re-inspection Section 8.0).

2.2 – Severe Weather Limitations

Impacts of severe drought, storm, inundation, flooding, land slip or subsidence are not covered by this report.

3.0 – Background

Development works are being proposed at 114 Bushey Road to construct a new rear extension to the existing detached house and undertake landscape changes within the rear garden.

At the request of our client following feedback from the Local Planning Authority (LPA) at the Planning Pre-application Stage, the tree survey was undertaken on the 13th February 2026.

Following the survey, the Tree Survey Report seeks to address and provide all relevant information to the satisfaction of the Pre-app request as reproduced in blue text below, with the points highlighted to indicate the elements which have been addressed in the Tree Survey Report:

Other

Trees and Biodiversity:

As a householder development, any future application would be exempt from national biodiversity net gain requirements, however this would not override Local Policy requirements with respect to mitigation for any losses of site biodiversity.

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all developments are expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit, and that planning applications for proposals that would affect existing trees will be required to provide an accurate ***tree survey*** showing the location, height, spread and species of trees.

Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to off site provision.

Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the design and layout of new development should retain and enhance any existing features of biodiversity value within the site. Where loss of a significant existing feature of biodiversity is unavoidable, replacement features of equivalent biodiversity value should be provided on-site.

The site contains trees to the front, sides and rear. Where possible, publicly visible trees should be retained as they contribute to the visual amenity of the street scene. The proposed two storey side extension would likely require the removal of some trees and/or hedgerows.

Any future application should be supported by an **arboricultural survey** to establish the extent of tree removal required for the development. Suitable mitigation would need to be provided for any losses incurred, as per the above policies.

Given the prominent setting of the application site on a corner plot, additional boundary planting and hedging would be welcome.

The proposal lies in Flood Zone 1, and outside of any critical drainage area. Any proposed hardstanding (e.g. patio) should be permeable, however in principle there would be no flooding/drainage concerns.

In terms of ecology and protected species, the site lies within an urban location and the roof appears to be in reasonable condition. As such, it is unlikely for bats to be present and it would not appear proportionate to request a Preliminary Roost Assessment, in this instance.

Therefore, within this document the following information is included:

- Accurate tree survey (Sections 5.0 and 5.1) – For individual trees and tree groups (hedges) respectively;
- Details of tree removals (Section 5.0, 5.2 and Appendix B)
- Details of replacement tree planting (Section 5.2 and Appendix B).

3.0 – Background – Cont'd

Care must be taken by the client to ascertain whether or not any trees under their management control are subject to Tree Preservation Orders (TPO) or have trees situated within designated Conservation Areas. Non emergency tree surgery work should not be undertaken without following the correct procedures when dealing with TPO trees or those situated within a Conservation Area (See Section 9.0).

4.0 – General Site Observations

The property at 114 Bushey Road features a detached house on a corner plot located at the junction of Bushey Road and Hoylake Crescent to the north.

The property features private front and rear gardens, with the front garden primarily in use as a driveway for vehicle parking. The driveway is block paved in the main and accessed via a crossover on the southern side directly from the Bushey Road carriageway which leads to an incorporated garage on the south side of the dwelling. A small area of lawn features to the north of the driveway surface.

In terms of trees and hedging at the front, One semi mature Common Beech tree is present in close proximity to the front (western) boundary, to the north of the driveway crossover. A group of mixed species (*primarily Holly and Pyracantha*) hedging features in the north-west corner, which dictates the front boundary north of the Beech tree and runs in a curve around the front boundary edge. A semi mature Hawthorn also features in close proximity to the existing fenceline which closes off the side access point into the rear garden on the north side of the dwelling and is set amongst the mixed species boundary hedging.

The rear garden cannot currently be accessed directly from the front, however access would be available from the north side with the removal of the static fencing which is currently in situ.

The rear garden features a paved patio surface set off of the existing rear elevations of the house and is primarily lawn surfaced at the natural ground level, with the exception of a paved pathway which leads from the patio to the existing greenhouse structure towards the rear (eastern) boundary.

A raised pond features in the central area of the rear garden (*as you look east from the patio*), with another raised planting bed located along the south side. Both raised structures are of brick and stone construction, approx. 5-6 courses in height above the natural ground level.

A set of currently functioning double gates are located in the north-east corner of the rear garden, which allow access onto a "side driveway" from Hoylake Crescent. An area of hard standing features inside the gates with the greenhouse structure to the south and located tight to the eastern boundary line. A small timber shed also features in the south-east corner of the rear garden.

The rear garden is populated by a number of low quality shrubs and an abundance of under storey planting internal to the garden; including a mass of Box on the north side fencing and numerous clumps of grasses (*Likely the native Carex pendula variety*), with more significant (but generally small) trees and shrubs present along the north side boundary line and within the raised planting bed to the south. At the back of the raised pond, a large tree is also present in a planting bed which is incorporated into the raised pond structure.

In terms of the more significant individual trees and hedging groups, the dominant trees include an over mature Silver Birch and an Evergreen Magnolia within the south side planting bed, a spreading Cherry Laurel close to the south boundary (near the shed) and a Hazel tree growing in a raised bed incorporated into the pond structure at the back.

The north side boundary features a number of unremarkable small form trees and shrubs which run the length of the north side boundary line. Three trees were included along the east side boundary, one tree located just inside the double gates, with two low quality shrubs between the greenhouse and the shed, growing tight to the eastern boundary line.

In terms of the more significant trees and tree groups (hedging) recorded in the survey, fifteen individual trees and two tree groups were included. Smaller shrubs, ornamental plants and under storey vegetation were not recorded in the tree survey.

Details of all of the surveyed individual trees and tree groups can be found in the Individual Tree Data Table in Section 5.0 and the Tree Groups Section 5.1.

5.0 – Individual Tree Data Table

The following table provides the tree survey information for individual trees recorded during the tree survey undertaken on the 13th February 2026.

Tree groups (hedges) information is recorded in Section 5.1 – On Site Tree Groups and Hedges (Within the site boundaries).

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread Average (m)	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments and Actions	Re –inspect (Months)
T1	Buddleia	4	1 – 40 2 – 75 3 – 75 4 – 100	N – 2 E – 2 S – <1 W – 2	3	M	Fair	Fair	<p>Multi stemmed (4).</p> <p>Historically pruned unsympathetically.</p> <p>South side secondary branches cut leaving stubs remaining and decay in the remaining stubs evident.</p> <p>Low population of live growth throughout the crown. Minor sized deadwood prolific.</p> <p>Remove tree – See Section 5.2.</p>	-
T2	Camellia.sp	3	1 – 40 2 – 40 3 – 75	N – 21 E – 2 S – 1 W – 1	<1	M	Normal	Good	<p>Multi stemmed (3).</p> <p>Densely populated with evergreen foliage.</p> <p>No sign of historical pruning.</p> <p>Remove tree – See Section 5.2.</p>	-
T3	Common Myrtle	3	1 – 40 2 – 40 3 – 40 4 – 75	N – 1 E – 1 S – 1 W – 1	<1	M	Normal	Good	<p>Multi stemmed (4).</p> <p>Densely populated with evergreen foliage.</p> <p>No sign of historical pruning.</p> <p>Remove tree – See Section 5.2.</p>	-
T4	Viburnum.sp	6	1 – 75 2 – 75 3 – 100 4 – 25 5 – 25	N – 2 E – 2 S – 2 W – 2	1	M	Normal	Good	<p>Multi stemmed (5).</p> <p>High proliferation of live shoots and buds.</p> <p>No evidence of historical pruning.</p> <p>Remove tree – See Section 5.2.</p>	-
T5	Holly Leaved Sweet Spire	5	1 – 75 2 – 100	N – 2 E – 1 S – 2 W – 1	1	M	Normal	Good	<p>Twin stemmed.</p> <p>Dense population of foliage.</p> <p>No evidence of historical pruning, other than some trimming evident on the south side where branches and foliage are likely to overhang the boundary line with the neighbouring property on Hoylake Crescent.</p> <p>Tree being retained.</p>	16

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread Average (m)	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments and Actions	Re –inspect (Months)
T6	Magnolia.sp	4	1 – 75 2 – 75	N – 1 E – 1 S – 1 W – 1	2	SM	Normal	Good	<p>Twin stemmed.</p> <p>High proliferation of live shoots and buds.</p> <p>No evidence of historical pruning.</p> <p>Remove tree – See Section 5.2.</p>	-
T7	Viburnum tinus	3	1 – 40 2 – 25	N – 1 E – 0.5 S – 1 W – 0.5	<1	SM	Fair	Fair	<p>Twin stemmed.</p> <p>Poor proliferation of foliage (evergreen species) with leaves visibly chlorotic.</p> <p>Remove tree – See Section 5.2.</p>	-
T8	Hazel	9	1 – 100 2 – 150 3 – 150 4 – 200 (Est.)	N – 3 E – 3 S – 3 W – 3			Fair*	Fair*	<p><i>* = visible sections of the tree only due to dense Ivy colonisation.</i></p> <p>Multi stemmed (4). Estimated due to dense Ivy colonisation.</p> <p>Growing in the raised planter section on the east side of the raised pond structure.</p> <p>Dense Ivy present from the stem base covering the stems and continuing into the crown framework to near chronic levels of colonisation.</p> <p>Historical pruning evident (but not recently).</p> <p>Remove tree – See Section 5.2.</p> <p><i>N.B. Cannot be retained with the planned removal of the raised pond structure.</i></p>	-

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread Average (m)	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments and Actions	Re –inspect (Months)
T9	Silver Birch	11	400	N – 4 E – 4 S – 4 W – 4	3	OM	Fair	Poor	<p>Single stem.</p> <p>Large coalesced basal decay cavity on the south - north sides, decayed, hollowed out trunk with daylight visible through the cavity. Sounding hammer testing of the trunk above the cavity to at least two metres returned results to suggest the trunk is significantly hollow above the visible cavity.</p> <p>Buttressing on the south side of the tree has also decayed and separated.</p> <p>Numerous large burrs are present on the stem from base level, above the cavity and at the top of the stem at the crotch with the crown framework limbs. Burrs also visible on the lower and mid portions of the two main crown framework limbs.</p> <p>Burrs are areas of reaction wood laid down by the tree and are often a sign of physiological stress. Typically a reaction to a virus, fungi or other disease caused by boring insects and can weaken the tree's structure.</p> <p>Taking the target area into consideration (the rear garden), the age of the tree the clear evidence of significant stem hollowing and the presence of numerous large burrs, the tree exceeds risk tolerance levels for long term retention, over and above the otherwise proposed removal of the tree due to the planned removal of the raised planting bed structure where the tree is growing from.</p> <p>Remove tree – See Section 5.2.</p> <p>The removal of T9 should be undertaken as a priority within 1-2 months allowing for tree surgery contractor availability.</p> <p><i>N.B. Cannot be retained with the planned removal of the raised planting bed on the south side.</i></p> <p>(SEE APPENDIX A FOR SUPPORTING PHOTOGRAPHS)</p>	-
T10	Aucuba (Spotted Laurel)	2.5	multiple (20+) 10-20	N – 0.5 E – 0.5 S – 0.5 W – 0.5	<1	SM	Normal	Good	<p>Multiple small stems from base level.</p> <p>Dense evergreen foliage.</p> <p>Remove tree – See Section 5.2.</p> <p><i>N.B. Cannot be retained with the planned removal of the raised planting bed on the south side.</i></p>	-
T11	Box	2	75	N – 0.5 E – 0.5 S – - W – 0.5	<1	SM	Normal	Good	<p>Twin stemmed. Growing between T10 and T12.</p> <p>Good foliage cover.</p> <p>Remove tree – See Section 5.2.</p> <p><i>N.B. Cannot be retained with the planned removal of the raised planting bed on the south side.</i></p>	-

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread Average (m)	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments and Actions	Re -inspect (Months)
T12	Evergreen Magnolia	5	1 – 100 2 – 40	N – 1 E – 1 S – 1 W – 1	<1	SM	Normal	Good	<p>Twin stemmed.</p> <p>Dense evergreen foliage. Seasonal buds in good proliferation.</p> <p>Remove tree – See Section 5.2.</p> <p><i>N.B. Cannot be retained with the planned removal of the raised planting bed on the south side.</i></p>	-
T13	Cherry Laurel	3	200	N – 1 E – 3 S – - W – 3	<1	SM	Normal	Good	<p>Single stemmed.</p> <p>Dense evergreen foliage with lateral growth extending east and west along the fence line. Southern crown suppressed by dense neighbouring Cypress hedging beyond but tight to the southern boundary fence line.</p> <p>Tree being retained as growing outside of the raised planting bed which is planned for removal.</p>	16
T14	Common Beech	11	400	N – 4 E – 4 S – 4 W – 4	6	SM	Normal	Good	<p>Single stem.</p> <p>Lower primary branches removed historically on the south side of the stem at approx. 2m. Pruning wounds unoccluded with poor reaction wood evident.</p> <p>Balanced crown form from five fastigate framework limbs.</p> <p>Epicormic branch growth has emerged from the stem on the west side at approx. 1m which has historically been cut back as the branches would otherwise extend over the public footpath.</p> <p>Tree being retained.</p>	16
T15	Hawthorn	6	300 (Est.)	N – 2 E – 2 S – 1 W – 2			Fair*	Fair*	<p><i>* = visible sections of the tree only due to dense Ivy colonisation and the tree is surrounded by Pyracantha.</i></p> <p>Single stem. Estimated due to dense Ivy colonisation.</p> <p>Historically topped.</p> <p>Dense Ivy colonisation on the stem and travelling into the crown framework and nearing chronic levels of colonisation.</p> <p>Remove Ivy from the tree to prevent chronic colonisation and shoot/bud suppression.</p>	16

Additional Notes:

Ivy colonisation in trees is a very common problem, which if left unchecked on retained trees can result in growth suppression of the tree, increased wind loading (sail factor) which in turn increases the risk of trees being uprooted in windy conditions. Being evergreen, Ivy may also obscure from view external symptoms of structural defects or disease indicators (i.e. cavities, cracks/splits, bacterial cankers, fungi fruiting bodies etc), preventing close assessment of trees' structural condition.

Key to Table 5.0

- 1) Height describes the height of the tree from ground level in metres.
- 2) Stem Diameter is the diameter of the trunk measured in millimetres at approx 1.5m from ground level. For multi stemmed trees, the stem measurement is shown for each stem at 1.5m from ground level. (Est.) indicates estimated measurement, normally due to obstructions such as dense Ivy growth on the stem or restricted access to the tree preventing an actual measurement to be taken.
- 3) Crown Spread is the average radius of branch spread from the centre of the tree in the direction of each cardinal point in metres.
- 4) Crown Height is the distance between the lowest crown branches and ground level in metres.
- 5) Age Class is represented as: Y= Young, MA= Middle Aged, SM= Semi Mature, M= Mature, OM = Over Mature, V = Veteran, D = Dead.
- 6) Physiological Condition indicates the biological health, vigour and vitality of the tree.
- 7) Structural Condition indicates the mechanical integrity of the tree, its stem, buttressing and crown framework.
- 8) Re – inspect indicates the period of time from the date of the report publication before re inspection is recommended.

Major sized deadwood = over 25m diameter.

Minor sized deadwood = under 25mm diameter.

5.1 – On Site Tree Groups and Hedges (Within the site boundaries)

Other than the on site individual trees, certain other “groups” of trees were observed during the tree survey and were assessed and recorded as collective groups in the Tree Survey Report.

Group 1 (G1)

Comments

G1 consists of mixed species which collectively make up a boundary hedge line around the curve of the front northern boundary. Notable species in the hedge group are Holly, Pyracantha, Lilac and Hazel, with Ivy growth also visible.

Avg. Height = 1.5m

Avg. Crown Spread = 0.5m

Avg. Crown Height = <1m

Age Class = M

Physiological Condition = Normal

Structural Condition = Fair

The collective hedge line has been historically trimmed and maintained at a reasonable height, providing largely evergreen screening from the road(s). The hedge is very densely populated but generally in good condition both physiologically and structurally.

The G1 hedge is being retained.

Management Recommendations

Maintain a regular trimming regime to manage the height and spread of the hedging, particularly if branches begin to extend over the adjacent public footpaths on Bushey Road and Hoylake Crescent.

Trimming once every two years would be a suitable interval to aim for, to ensure the hedge is maintained without the need for excessive pruning.

5.2 – Tree Removals and New Tree Planting

The Tree Position Plan (TPP) in Appendix B indicates the proposed trees to be removed at the property and the approximate locations for new tree planting.

Existing Tree Removals:

In the context of the overall development proposal, existing trees are proposed to be removed for the following reasons:

- 1) To facilitate the necessary space required for the new side and rear extensions to the house;
- 2) As part of the garden re-landscaping, the existing raised pond and raised south side planting bed are proposed to be removed and the contained soil levels reduced to the natural ground level of the remaining garden. As such, all trees growing from within the planting beds cannot be retained, as the reduction in the soil levels will also require the removal of the roots of the trees and plants containerised within the raised planting bed;
- 3) T9 (Silver Birch) is one of the trees growing within the south side planting bed. However, this tree also would require removal if that was not the case due to its structural condition exceeding risk tolerance levels for long term retention in respect of the target area. (See Section 5.0 and Appendix A for supporting photographs).

New Tree Planting:

New tree planting is proposed at the property in the rear garden as part of the overall development project, which will mitigate the proposed tree losses and in fact, greatly improve the tree stock at the property.

The client is keen to create a level of year round privacy screening and security at the property, due to it's corner plot location.

Hence, the requirements are for evergreen trees to be planted along the north side boundary line for privacy screening from Hoylake Crescent and in the south-east corner of the rear garden for privacy screening from the neighbouring property beyond the eastern (rear) boundary.

The new trees to be planted following advice given by Tree Sense Arboricultural Consultants and more directly from Barchams Tree Nursery will be:

- 15 – 18 individual *Ligustrum japonicum* trees planted at intervals of approx 1.2m between each tree along the north side boundary;
- 3 individual *Ligustrum japonicum* trees planted at intervals of approx. 1.2m between each tree in the south-east corner of the rear garden.

The size of the trees will be Light Standard, with a stem girth of 8-10cm and a height of 2.5-3m.

The new trees are to be planted by a professional landscaping or tree surgery contractor in accordance with guidelines detailed in *BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations* and in line with their own tree planting method statement and other published best practice guidelines.

A planned schedule of aftercare must also be installed and undertaken following the planting of the new trees, to give the trees the best chance of survival, establishment and longevity.

Planting methods and aftercare planning are to be undertaken by the appointed tree planting contractor.

6.0 – Report Summary

This Tree Survey Report sets out to provide all relevant information as requested by the Local Planning Authority at the Planning Pre-Application stage of the process, following a tree survey undertaken at 114 Bushey Road on the 13th February 2026.

Within the context of the development works proposed, the unavoidable tree removals required to facilitate not only the house extension works, but also the rear garden landscaping will be strongly mitigated by the numerous new trees being planted.

The existing tree stock at the rear of the property consists largely of unremarkable, poorly managed small trees and shrubs, with one or two exceptions such as the Magnolia T12.

The Silver Birch (T9) is the dominant tree at the rear of the property, but following the Stage 1 Visual Tree Assessment (VTA) of this tree, its structural condition was of serious concern as detailed in Section 5.0 and highlighted with supporting photographs in Appendix A. T9 is to be removed along with the other trees and plants which are growing from the raised planting bed on the south side of the garden, which is to be removed and the soil level reduced to the natural ground level of the garden.

The removal of T9 is to be treated as a priority and be done within 1-2 months allowing for tree surgery contractor availability and booking.

The information provided in the Tree Survey Report seeks to satisfy the LPA's Pre-app requests as it meets the requirements of their Pre-app advice notes which have been reproduced in Section 3.0 for reference.

7.0 – Tree Work Standards

All remedial tree surgery work referenced in this report must be undertaken to conform to standards and procedures set out in *BS 3998:2010 BS 3998:2010 Tree work – Recommendations*. (As updated)

- Tree Sense Arboricultural Consultants are happy to recommend a trusted tree surgery contractor if required, to ensure that all recommended tree surgery work is performed to a high standard.
- Tree Sense Arboricultural Consultants only recommend contractors who are approved by The Arboricultural Association to ensure that the highest standards of tree surgery work are met at all times.

8.0 – Re-inspection

A period of 16 months between inspections of retained trees is recommended to allow for alternate Spring/Summer – Autumn/Winter tree inspections. This report has a maximum validity period of 16 months from the publication date shown on the front cover and any report produced subsequently after this publication date will invalidate and supersede this edition accordingly.

All re-inspection surveys are the sole responsibility of the client to commission by contacting Tree Sense Arboricultural Consultants in reasonable time to ensure updated assessment reports remain valid.

9.0 – Legal and Planning Consents

- Where applicable, appropriate legal and planning consent must be gained before undertaking any tree work; for example if the tree(s) are subject to a Tree Preservation Order (TPO), permission must first be obtained from the Local Authority by application following the procedure set out in the Town and Country Planning Act (1990/Regulations 1999/Amendment 2008/09) . Permission is not required for emergency tree work on dead, dying or dangerous TPO trees; however the Local Authority should always be advised and photographs taken before and after the work, as proof that tree surgery work was necessary if questioned at a later date.
- Six weeks notice is required to be given to the Local Authority via a Section 211 Notice for any proposed tree surgery work on trees situated within a designated Conservation Area. Six weeks must be allowed for the Local Authority to respond to the advice before the work can be undertaken.
- Permission is not required for emergency tree work on dead, dying or dangerous trees within Conservation Areas; however the Local Authority should always be advised and photographs taken before and after the work, as proof that tree surgery work was necessary if questioned at a later date.
- Tree owners have a responsibility as a common law duty of care as well as responsibilities under statutory law, to ensure that trees growing within the boundaries of their property are maintained to minimise the potential for harm befalling other people or property.
- In the course of undertaking any tree work, the client is advised to ensure that operational assessments and procedures are in place, and to take due consideration of the legal requirements.

- Key legislation includes (but is not restricted to):
 - The Wildlife and Countryside Act (1981)
 - Occupiers Liability Act (1957/84)
 - Highways Act (1980/86)
 - Town and Country Planning Act (1990/Regulations 1999/Amendment 2008/09)
 - The Countryside Rights of Way Act (2000)
 - The Conservation (Natural Habitats etc.) Regulations (1994)
 - The Badgers Act (1992)

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Tree Sense Arboricultural Consultants

Appendix A – Supporting Photographs

The following photographs were taken at the time of the tree survey on the 13th February 2026 and are provided to highlight and support certain issues and recommendations made in the Tree Survey Report:

T9 (Silver Birch):

Photo 1



Photo 2



T9 - Silver Birch, shown in Photo 1 located in the south side raised planting bed which is proposed to be removed as part of the rear garden landscaping element of the development.

The tree is Over Mature in terms of its age classification for the species and has been deemed to exceed risk tolerance levels for safe long term retention.

Photos 2 and 3 indicate the numerous large burs around the stem base and the crotch where the crown framework begins.

Photo 4 shows the completely hollowed out trunk from decay. Photo taken from the west side of the tree with daylight and the garden visible through the hollowed out stem.

Sounding hammer testing above and around the cavity suggested significant internal decay and hollowing up to approx. 2m high in the stem.

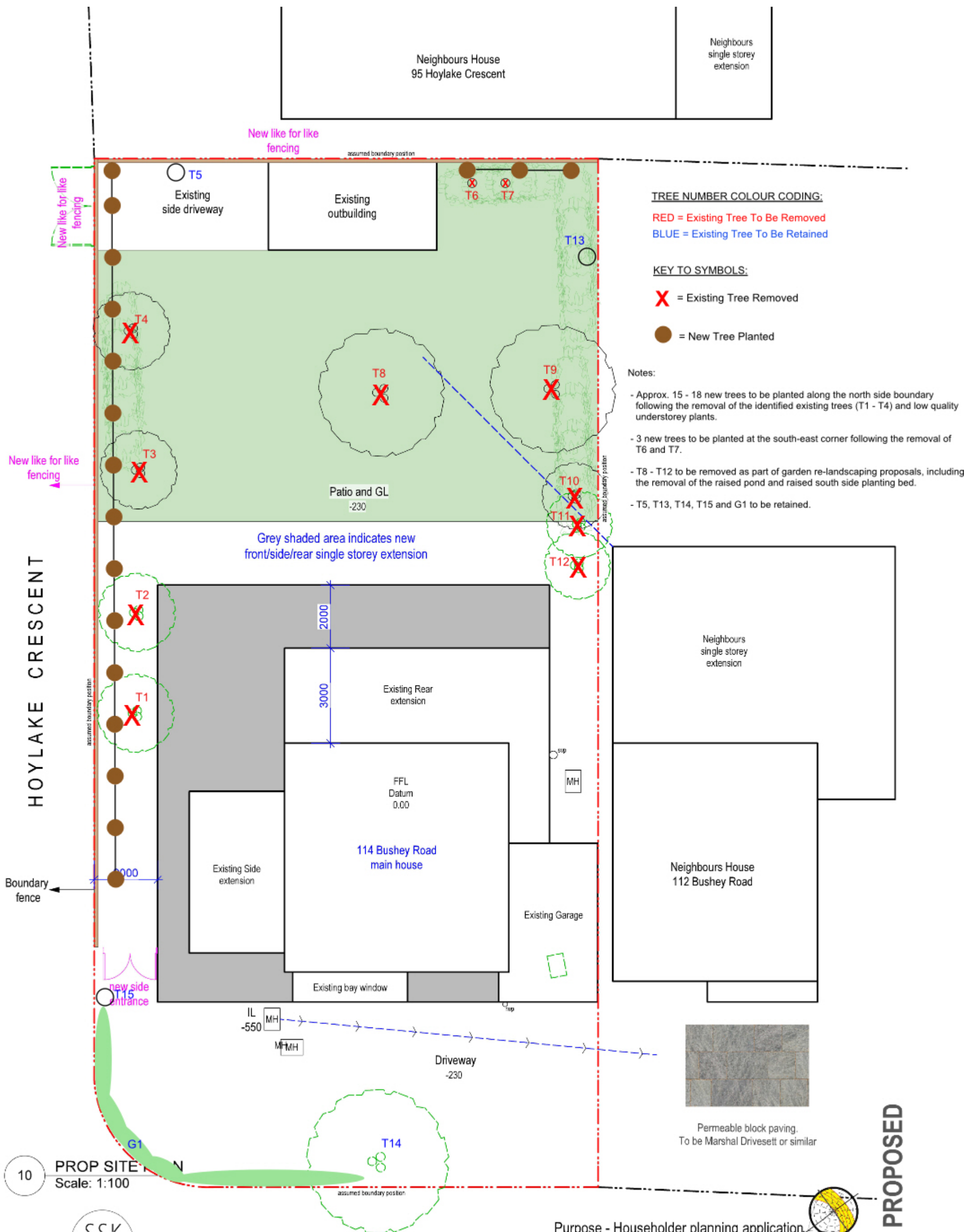
Photo 3



Photo 4



Appendix B – Tree Position Plan (TPP)



TREE NUMBER COLOUR CODING:

RED = Existing Tree To Be Removed
 BLUE = Existing Tree To Be Retained

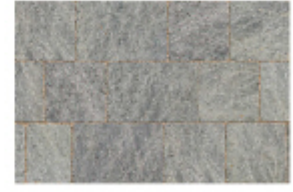
KEY TO SYMBOLS:

X = Existing Tree Removed
 ● = New Tree Planted

Notes:

- Approx. 15 - 18 new trees to be planted along the north side boundary following the removal of the identified existing trees (T1 - T4) and low quality understorey plants.
- 3 new trees to be planted at the south-east corner following the removal of T6 and T7.
- T8 - T12 to be removed as part of garden re-landscaping proposals, including the removal of the raised pond and raised south side planting bed.
- T5, T13, T14, T15 and G1 to be retained.

Grey shaded area indicates new front/side/rear single storey extension

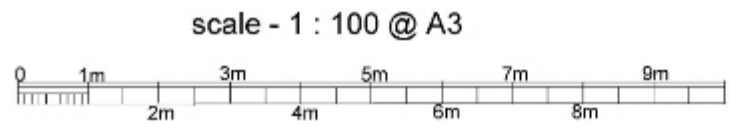


Permeable block paving. To be Marshal Drivesett or similar

10 PROP SITE PLAN Scale: 1:100



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Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer. © SSK architects owns the copyright of this drawing which must not be reproduced in whole or part without the written permission.	PROJECT: 114 Bushey Road, Uxbridge, UB10 8JX	DATE: 30/02/2026
	DWG NO: PROP SITE 10	REVISION

PROPOSED