
Arboricultural Report

Development at Cherry Yard, Holloway Farm Harmondsworth Road West Drayton

5th October 2016



Client

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Summary

- The report provides a tree survey of land at Cherry Yard, Holloway Farm, Harmondsworth Road, West Drayton and an arboricultural impacts assessment of the site, which may be used to inform the planning process.
- The project involved the construction of a vehicle maintenance shed on the site of a large glasshouse and located on the existing hardstanding, and the creation of a car parking area on newly laid hard core. These are set within Cherry Yard, Holloway Farm, the greater site area which consists of a plant nursery, vehicle haulage company and service station.
- The London Borough of Hillingdon has confirmed that none of the trees are covered by Tree Protection Orders and that there is no part of the site is within a Conservation Area.
- The site contains no high quality (BS 5817:2012 Category A) trees.
- Recommended root protection areas are mapped in this report. No construction activities have taken place within root protection areas.
- Based on the current condition of the trees and the tree constraints plan, we consider that there have been minimal impacts on the arboricultural interest of the site following, the development of the buildings and car parking areas on the site.

1. INTRODUCTION

- 1.1. Greenlight Environmental Consultancy Limited has been commissioned by Transdev plc to prepare an arboricultural report for land at Cherry Yard, Holloway Farm, Harmondsworth Road, West Drayton, Middlesex.
- 1.2. The report covers two sites within Holloway Farm, Site 1, the CCH premises, and Site 2, the location of previous glasshouse. Both sites lie within the London Borough of Hillingdon on the western edge of Greater London.
- 1.3. The site is situated to the west of Harmondsworth Road, a single carriageway which links West Drayton to the north to Holloway Lane to the south. The site is currently within a portion of land called Cherry Yard, Holloway Farm that contains, alongside the CCH site, a plant nursery, transport company and service station. The ground within the site is partially laid to concrete with areas of loose gravel for access and some small buildings.
- 1.4. The two sites have been subject to change, namely the demolition of a glasshouse and replacement with a large vehicle maintenance shed and extension to the concrete apron. Also, an area that was likely to have been open ground has been laid to compacted hard core and used for car parking. There has also been a short section of hedgerow removal to aid circulation of vehicles at the rear of Site 1. Access is via a pre-existing entrance to Holloway Farm, where no changes have been made, however a concrete track has been created from Site 1 into Site 2 to access the entrance to the vehicle maintenance shed.
- 1.5. The site access is located at grid reference TQ 06356 78263.
- 1.6. The report includes a survey of those trees that may have been affected by development and an assessment of the arboricultural impact of the development on the trees.

2. METHODOLOGY

- 2.1. The tree survey and arboricultural aspects have been prepared in accordance with recommendations provided in BS 5837:2012, Trees in relation to design, demolition and construction – recommendations.
- 2.2. The site survey included trees, within the boundaries of the site and those considered to be potentially affected by development proposals, with a stem diameter over 75mm at 1.5m height.

- 2.3. The tree inspection took place from ground level using visual tree assessment methods, with the use of binoculars and Suunto clinometer. The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.4. Details for each tree were recorded with management recommendations if deemed necessary, a category grading according to BS 5837:2012, and tree protection distance.

Constraints

- 2.5. No internal decay devices or other invasive tools to assess tree condition were used.
- 2.6. No soil excavation or root inspection was carried out.
- 2.7. The survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3. DESKTOP REVIEW

- 3.1 The site is located in Greater London at Grid reference TQ 06333 78323, the nearest postcode is UB7 0AA. The closest settlement is the suburban edge of West Drayton 130m to the north. The village of Harmondsworth lies 380m to the southwest on Holloway Lane. The village of Sipson is 800m to the east. There are few individual properties in the landscape, which is shaped by previous and current gravel extraction, pasture and arable fields.
- 3.2 The site is located on a triangular piece of land between Harmondsworth Road to the east and rough pasture land further east beyond the boundary. To the west of the site boundary are further pasture fields. To the north lies the M4 motorway which runs west to east, a sunken transport route which is well tree lined. South, beyond the larger site enclosure, lies Holloway Lane, which links Harmondsworth to the west to the east of West Drayton. Holloway Lane is also well tree lined and the southern edge of the larger site enclosure is densely vegetated. Within the surrounding landscape there are arable fields extending south to Heathrow Airport. However, the surrounding landscape is predominantly arable fields and gravel extraction to the east and parkland and extensive ponds to the west. Field enclosure is mixed species hedgerows and mature trees. Further to the north the landscape is urban, and the south is dominated by Heathrow Airport and associated infrastructure.
- 3.3 The sites lies within the boundary of Cherry Yard, Holloway Farm that contains other businesses. The southern part of the site, beyond the link road to the other businesses, comprises a fenced area of hard core that is currently used for staff parking, subject to an application for retrospective planning permission. There is a short section of concrete drive to on the eastern boundary providing access to the new vehicle maintenance area. This part of the site currently comprises an area of hard standing of concrete slab with loose gravel to the north, and two sheds, the larger of which is new and subject to an application for retrospective planning permission. Beyond the sheds is a large pre-existing concrete apron that served the demolished glasshouse. The site is enclosed by mature vegetation to the west, north and east which includes lime (*Tilia spp.*), Cherry (*Prunus spp.*), Norway maple (*Acer platanoides*), ash (*Fraxinus excelsior*), and gum (*Eucalyptus spp.*) The site is approximately 0.30 hectares. There is small portion of land fenced off in the northern corner of the site, reserved for the owner of the site.
- 3.4 Access to the both sites is via an existing entrance from the single carriageway Harmondsworth Road which lies to the east. The entrance is relatively open to accommodate passing vehicles,

however it becomes enclosed as one moves north and south by mature tree lines, including conifer, which appear to be highway trees.

3.5 Interrogation of the Borough Council's interactive map of protected trees confirms that there are no Tree Preservation Orders covering the trees on and around the site and that no part of the development site stands within the Conservation Area.

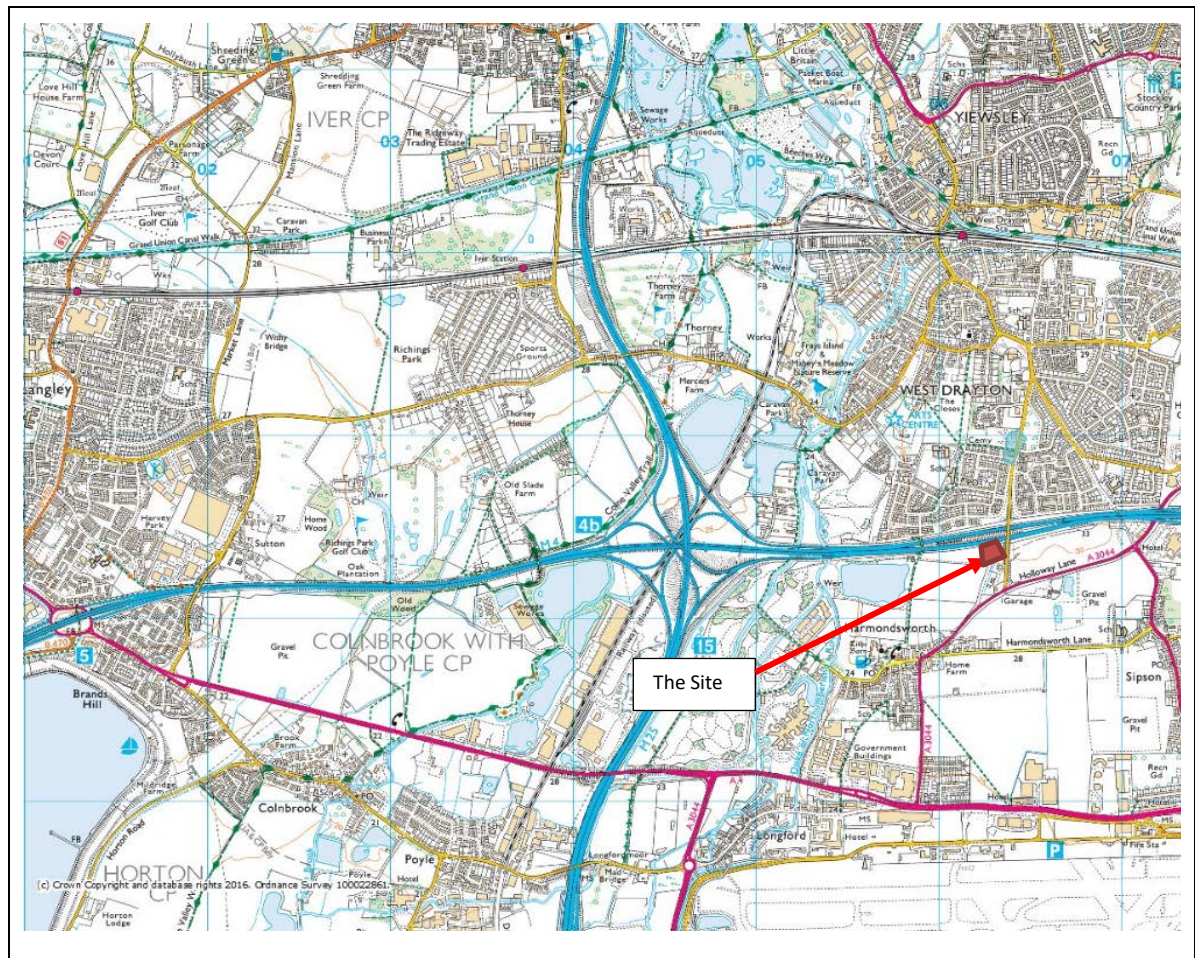


Figure 1, Site location

4. FIELD STUDY

- 4.1 The trees on the site are plotted on a plan shown in Figure 2 below. A schedule of the detailed survey data is reproduced in a table at appendix A.
- 4.2 Onsite business has extended activities and constructed additional hard standing in the form of a car park of compacted hard core and the replacement of a glasshouse with a large vehicle maintenance shed. This may have led to additional traffic flows into and around the site if the business has expanded during this time.
- 4.3 The site is enclosed by mature vegetation. To the west is H1, the extension of the overgrown hedge/treeline running the full length of the western property boundary, a mixture of elm, sycamore and hawthorn with much declining elder and becoming engulfed with ivy and bindweed. Behind the pre-existing small shed are several stems of gum (*Eucalyptus spp.*). To the north are the trees and shrubs lining the M4 corridor. To the east is a narrow belt of trees which includes lime (*Tilia spp.*), Cherry (*Prunus spp.*), Norway maple (*Acer platanoides*) and ash (*Fraxinus excelsior*), growing on the embanked verge of Harmondsworth Road where it crosses the M4.

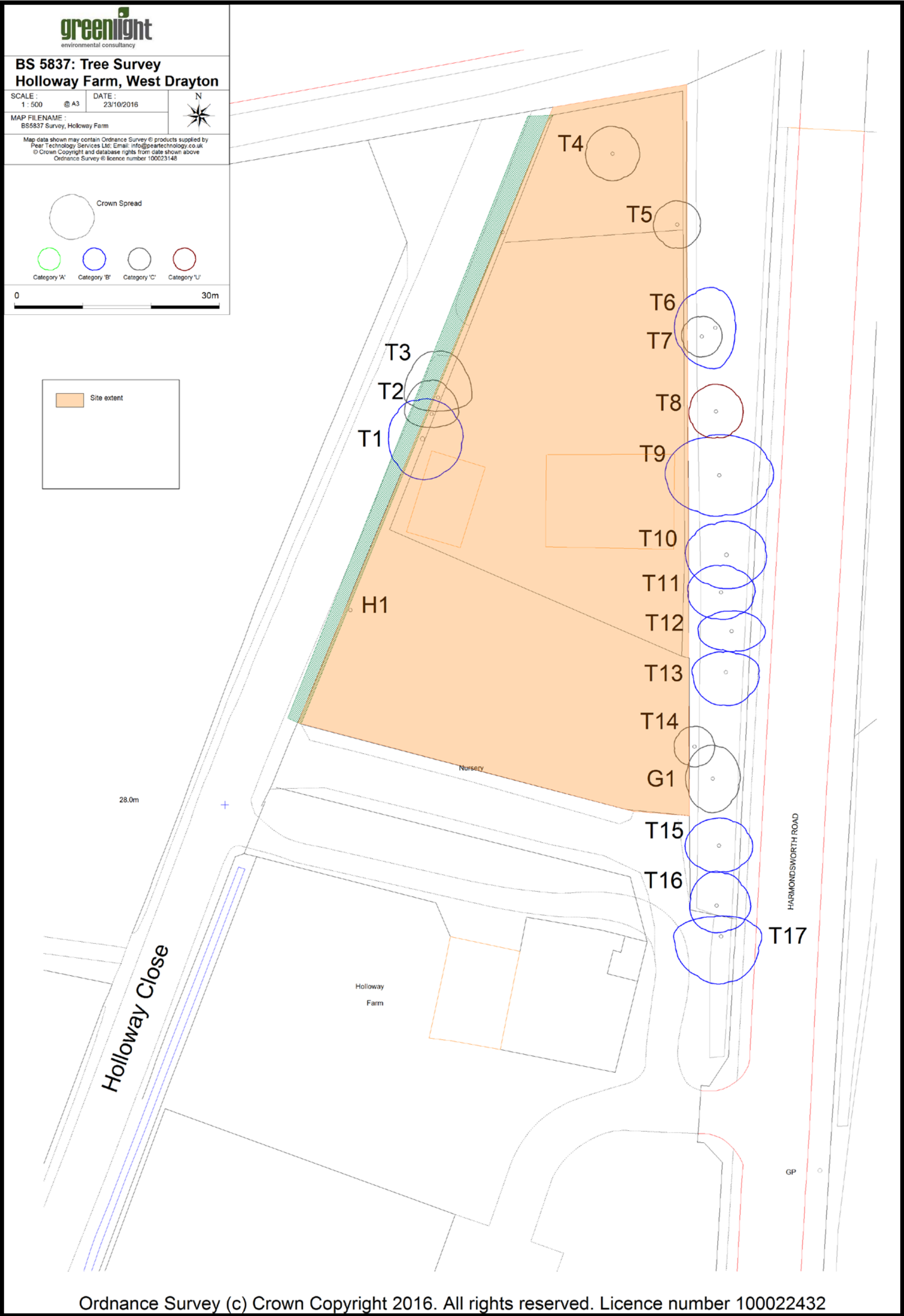


Figure 2: Tree Survey

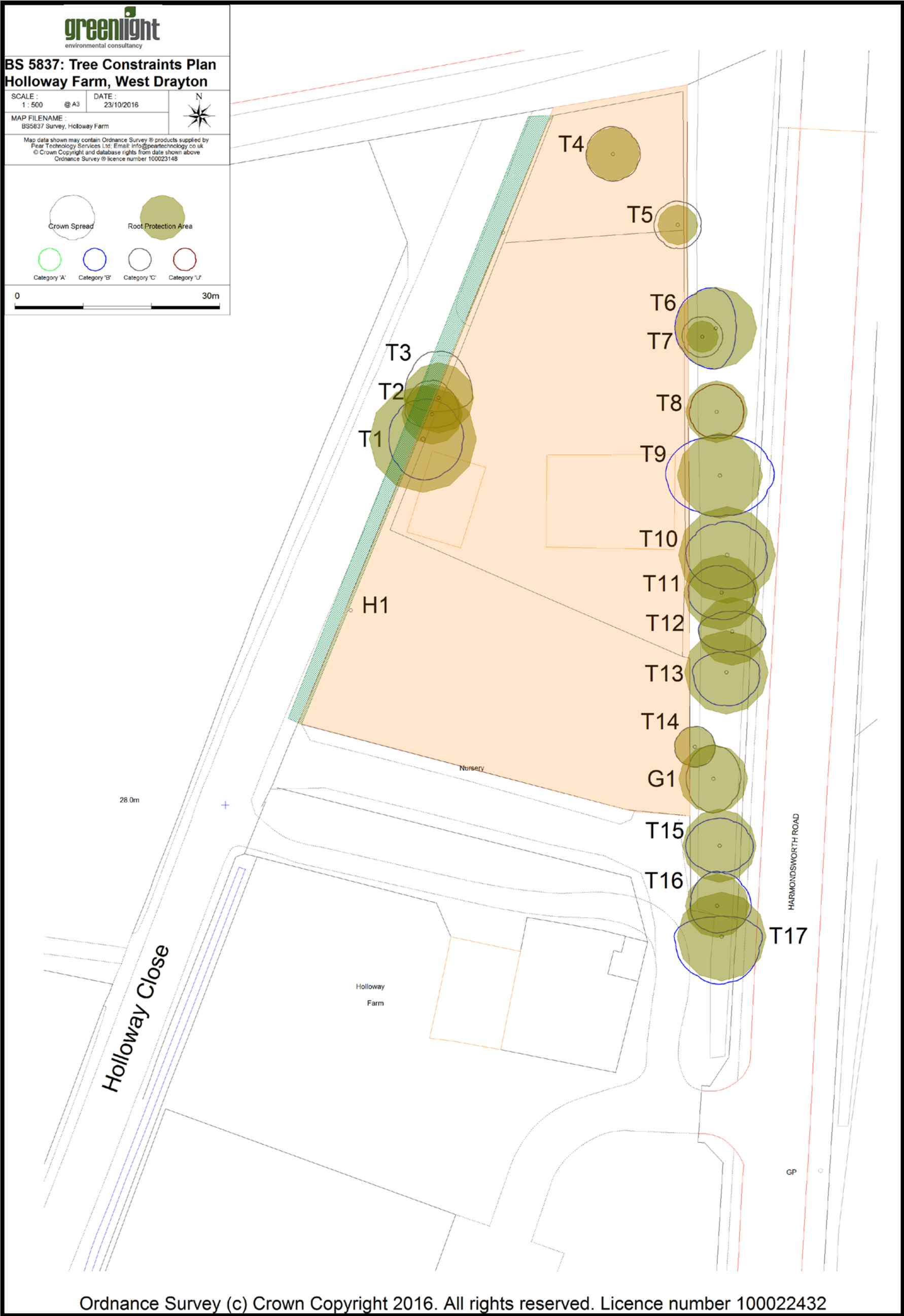


Figure 3: Tree Constraints Plan

5 ASSESSMENT OF ARBORICULTURAL IMPLICATIONS

- 5.1 The area shown on the plan in Fig 3. consists of the entrance to the site from Harmondsworth Road for all businesses and beyond the link road to the access road that runs along the western side of the site is an area of compacted gravel hardstanding. The boundaries have not changed since the development took place. It appears that all vegetation on the boundaries of the site have been retained. The hedgerow trees and shrubs are showing no signs of decline that can be attributed to the creation of the hardstanding. The elm is in decline for reasons quite unrelated to the development.
- 5.2 To the northern of the hardstanding is the site which previously bore a large glasshouse and two additional buildings. The site is now largely laid to concrete to accommodate access. There is an area of loose gravel in the northern part of the site. The glasshouse and auxiliary buildings have been demolished and a lightweight shed built for vehicle maintenance operations with access to the shed from the south. The original concrete hard standing has been extended to meet the concrete access track from the site entrance.
- 5.3 There is no evidence to suggest there has been any removal of boundary vegetation in the development of the vehicle maintenance area. The site is enclosed on three sides by dense tree and shrub cover and is only open to the south where a chain-link fence forms the boundary. The principle tree cover stands on the eastern boundary between the site and Harmondsworth Road. The road here is embanked to provide bridged passage across the M4. The trees stand half way up the embankment at a good distance and within a fenced area to maintain an open, non- compacted surface and no development has encroached upon the root protection areas.
- 5.4 The majority of trees are of moderate quality with an expected remaining life expectancy of over 40 years and most are ascribed a category "B" quality. They are good specimens but with minor defects that preclude them from Category A. The cascade chart for tree quality assessment from BS5837:2012 is reproduced in appendix D.

5.5 Table 1 –Quality assessment of trees recorded in survey in accordance with BS5837:2012

	Trees	Groups	Hedges	TOTALS
Category U	1	0	0	1
Category A	0	0	0	0
Category B	10	0	0	10
Category C	6	1	1	8
TOTALS	17	1	1	19

5.6 Those category C trees, whilst desirable to retain where practicable, are of insufficient quality as to constrain development.

5.7 It is noticeable that the cherry trees T8, T14 and G1 are in decline. However, this decline is not recent and it is considered that they were in their current condition before any of the recent development activity. The cherry T14 is very close to the new access road and there will require regular pruning to prevent branch growth obstructing vehicular access. There may be pressure for its removal in due course, and as with most of the cherry on the site, it is a poor quality tree. Should the cherry die out completely, a gap may be created at G1 and it is recommended that replacement planting is foreseen, perhaps of lime and maple as they have proven to grow successfully in this location.

5.8 The Tree Constraints Plan in Figure 3 shows the trees retained after development. This plan shows the distance that construction should normally be kept away from the retained trees to provide the Root Protection Area (RPA) recommended in BS 5837: 2012 and how there has been no encroachment into any of the RPAs.

6 CONCLUSIONS

- 6.1 Based on the current condition of the trees, and the tree constraints plan, and we consider that there have been minimal impacts on the arboricultural interest of the site.
- 6.2 Recommended root protection areas are mapped in this report. No construction activities have taken place within root protection areas, except where hard-standing areas have been installed adjacent to hedgerows, however the previous condition of the site is unknown and these hedgerows show no signs of stress at the present time.

7 BIBLIOGRAPHY

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Appendix A

Tree Survey Detail

Tree ID	Common Name	Maturity	Height (m)	Height and direction of first significant branch (m)	Diam (mm)	RPA radius (m)	RPA Area (m ²)	Spread - N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Category	Life Expectancy	Phys Condition	Tree work recommendations	Comment
T1	Blue Gum	Semi-mature	15	2m N	640	7.68	185	6	6	6	5	B2	>40 yrs	Fair	No action	
T2	Blue Gum	Semi-mature	14	2.5m N	360	4.32	59	5	4	2	4	C2	>40 yrs	Fair	No action	
T3	Blue Gum	Semi-mature	13	4m E	420	5.04	80	7	5	2	5	C2	>40 yrs	Fair	No action	
T4	Wild Cherry	Young	10	0.5m E	*130	1.56	8	4	4	4	4	C2	20 to 40 yrs	Good	No action	
T5	Common Ash	Semi-mature	10	2.5m S	240	2.88	26	3.5	3.5	3.5	3.5	C2	20 to 40 yrs	Fair	No action	
T6	Common Lime	Mature	16	2m W	490	5.88	109	6	3	6	6	B2	>40 yrs	Good	No action	
T7	Common Hawthorn	Semi-mature	5	1.8m W	190	2.28	16	3	3	3	3	C2	>40 yrs	Fair	No action	
T8	Wild Cherry	Semi-mature	10	3m W	370	4.44	62	4	4	4	4	U	<10 yrs	Decline	Remove	
T9	Norway Maple	Mature	16	2m W	510	6.12	118	6	8	6	8	B2	>40 yrs	Good	No action	
T10	Common Lime	Mature	17	2m W	580	6.96	152	5	6	5	6	B2	>40 yrs	Good	No action	
T11	Common Lime	Mature	16	2m N	450	5.40	92	4	5	4	5	B2	>40 yrs	Good	No action	
T12	Common Lime	Semi-mature	16	2m W	*250	4.87	75	3	5	3	5	B2	>40 yrs	Good	No action	
T13	Common Lime	Mature	16	3m W	500	6.00	113	3	5	5	5	B2	>40 yrs	Good	No action	

Tree ID	Common Name	Maturity	Height (m)	Height and direction of first significant branch (m)	Diam (mm)	RPA radius (m)	RPA Area (m2)	Spread - N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Category	Life Expectancy	Phys Condition	Tree work recommendations	Comment
T14	Wild Cherry	Semi-mature	8	3m W	240	2.88	26	3	3	3	3	C2	<10 yrs	Decline	No action	To be removed
T15	Norway Maple	Semi-mature	12	1.8m N	440	5.28	88	4	5	4	5	B2	>40 yrs	Good	No action	
T16	Norway Maple	Semi-mature	12.5	2m W	380	4.56	65	5	5	4	4	B2	20 to 40 yrs	Decline	No action	
T17	Common Ash	Mature	12	1.3m E	530	6.36	127	3	6	7	7	B2	>40 yrs	Good	No action	
G1	Wild cherry	Young	6	n/a	n/a	1.56	8	5	4	5	4	C2	10 to 20 yrs	Decline	No action	Foresee replacement due to limited life expectancy
H1	Mixed native hedge	Semi-mature	6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	C2	20 to 40 yrs	Fair	No action	

Key Age class: **Young** (1st qtr of life expectancy) **Semi-mature** (2nd qtr of life expectancy) **Early-mature** (3rd qtr of life expectancy) **Mature** (final qtr of life expectancy)

Over mature (beyond life expectancy and declining naturally)

Veteran (of great age for its species and possibly of conservation value)

* **derived measurement using protocols in BS5837**

Appendix B - Photographic record of selected trees



Overview of site entrance and ash T17



Mixed native hedge H1



Blue gum trees T1-T3



Lime trees T6-8



Norway maple trees T10-13



Declining maple T16

Appendix C

BS 5837:2012 Table 1 Cascade for tree quality assessment

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	✦ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ✦ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ✦ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve: see 4.5.7.</i>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value