Merewood
Arboricultural Consultancy Services

Arboricultural ASSOCIATION
Professional Member
No. PRO 1047

Arboricultural Implications Assessment and method statement for a proposed development at Woodland View Old Mill Lane Cowley UB8 2JH

Client: S & E Property Ltd
Woodland View
Mill Lane
Cowley
Uxbridge
UB8 2JH

Prepared by
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Date
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1.0 Introduction

1.1 Instruction

1.1.1 I am instructed by M C Contracting to undertake an Arboricultural Survey at Woodland View, Old Mill Lane, Cowley, Uxbridge. I am also instructed to assess the likely impact of development proposals and produce an Arboricultural Method Statement detailing how trees shall be protected from the proposed construction activity.

1.1.2 The survey is required to support planning proposals for the demolition of existing structures and construction of a replacement detached dwelling with associated parking and landscaping.

1.2 The Site

1.2.1 Woodland View is a detached property on the west side of Old Mill Lane, Cowley, located to the south-west of Uxbridge town centre. The house is served by a single entrance driveway leading to a parking area at the front of the house and it has a garden extending to the rear of the property.

1.2.2 The site is rectangular in shape and is bordered by Old Mill Lane, to the east, by the River Colne to the west and by other residential properties on all other sides.

1.2.3 The topography of the site is more or less level.

1.2.4 It has been established at the time of the survey that the trees at Woodland View, Old Mill Lane, Cowley are protected by their location within a designated Conservation Area (Cowley Lock Conservation Area). Under the provisions of the Town and Country Planning Act 1990 (Tree Regulations 1999) Section 211, any tree in excess of 75mm diameter (measured 1m from ground level) is protected. Prior to working any such tree in a Conservation Area (including pruning or felling), it is necessary to give six weeks' notice of intent to carry out the work to the Local Planning Authority.

1.3 Survey date

1.3.1 The trees at Woodland View, Old Mill Lane, Cowley, Uxbridge were surveyed on Friday, September 20th, 2024.

1.4 Scope and Purpose of the report

1.4.1 The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (hereafter referred to as B.S. 5837). The guidelines set out a structured assessment methodology to assist in determining which trees would be

deemed either as being suitable or unsuitable for retention.

1.4.2 The purpose of this report therefore is therefore to firstly present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the development of the site.

1.4.3 The report is designed to support a planning application for development proposals at the above site. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development

1.5 Documents referred to

1.5.1 The tree survey and this report have been prepared with reference to the following documents:
The proposed site layout plan
The schedule of tree constraints (appendix 1)
The tree protection plan

2.0 Results

2.1 Results summary

2.1.1 Appendix 1 presents details of the individual trees and groups found during the assessment including heights, stem diameters and rpa's, crown spread (normally measured to cardinal points unless otherwise indicated), an indication of physiological and structural condition, age class, any appropriate management recommendations, estimated life expectancy and a BS5837 category of quality.

2.1.2 The survey has revealed that that of the 4 trees surveyed, 0 are category 'A'; 4 are category 'B'; 0 are category 'C' and 0 are category 'U' trees.

3.0 Arboricultural Impact Assessment

3.1 Proposed tree works

3.1.1 The proposed development will not require the removal or pruning of the trees.

3.2 Changes to soil levels

3.2.1 There are no changes to soil levels proposed within the RPA's of the retained tree.

3.3 The Impact of Demolition

3.3.1 The removal of the existing house does not involve the removal or pruning of

any trees. Machinery needed to undertake the demolition will be able to operate from either the front of the building, or within the footprint of the building thereby avoiding impact on root protection areas

3.4 The Impact of Excavations

3.4.1 The tree protection plan (see method statement) shows where fencing is to be erected prior to the commencement of works on the site. The fencing is distal to the CEZ, exceeding the requirements of B.S. 5837.

3.5 The Impact of Construction Site Activities

3.5.1 The site working area will be established to the front of the property away from the RPA's of trees. There is plenty of space for this to be possible. Furthermore, additional working areas can be established around the site to serve the various phases of the development without affecting any of the trees..

3.5.2 The working area at the front of the house is to be used for the mortar mixing to ensure there is no detrimental effect on the trees.

3.6 Summary

3.6.1 The proposed new build can be undertaken with minimal impact to the surrounds. Full provision can be made for the protection of the retained trees to remain in order to ensure its continued viability following the completion of construction.

Simon Hawkins Dip Arb L6 (ABC), ND Arb, MArborA

Appendix 1 - Tree Survey Methodology

1. The ground level survey of the trees has been carried out in accordance with the criteria set out in Chapter 4 of B.S 5837. The survey has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence on the proposals.
2. The purpose of this report is to modify the recommendation found in the tree constraints schedule for the future use of this site. Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full *Safety Survey* or *Management Plan* which are specifically designed to minimise risk and liability associated with the responsibility for trees. No climbed inspections or specialist decay detection were undertaken.
3. Evaluation of tree condition within the assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months in accordance with sound arboricultural practice as recommended by the National Trees Safety Group guidance 'Common Sense Risk Management for Trees'.
4. Trees have been divided into one of four categories based on Table 1 of B.S.5837, '*Cascade chart for tree quality assessment'*. For a tree to qualify under any given category it should fall within the scope of that category's definition.

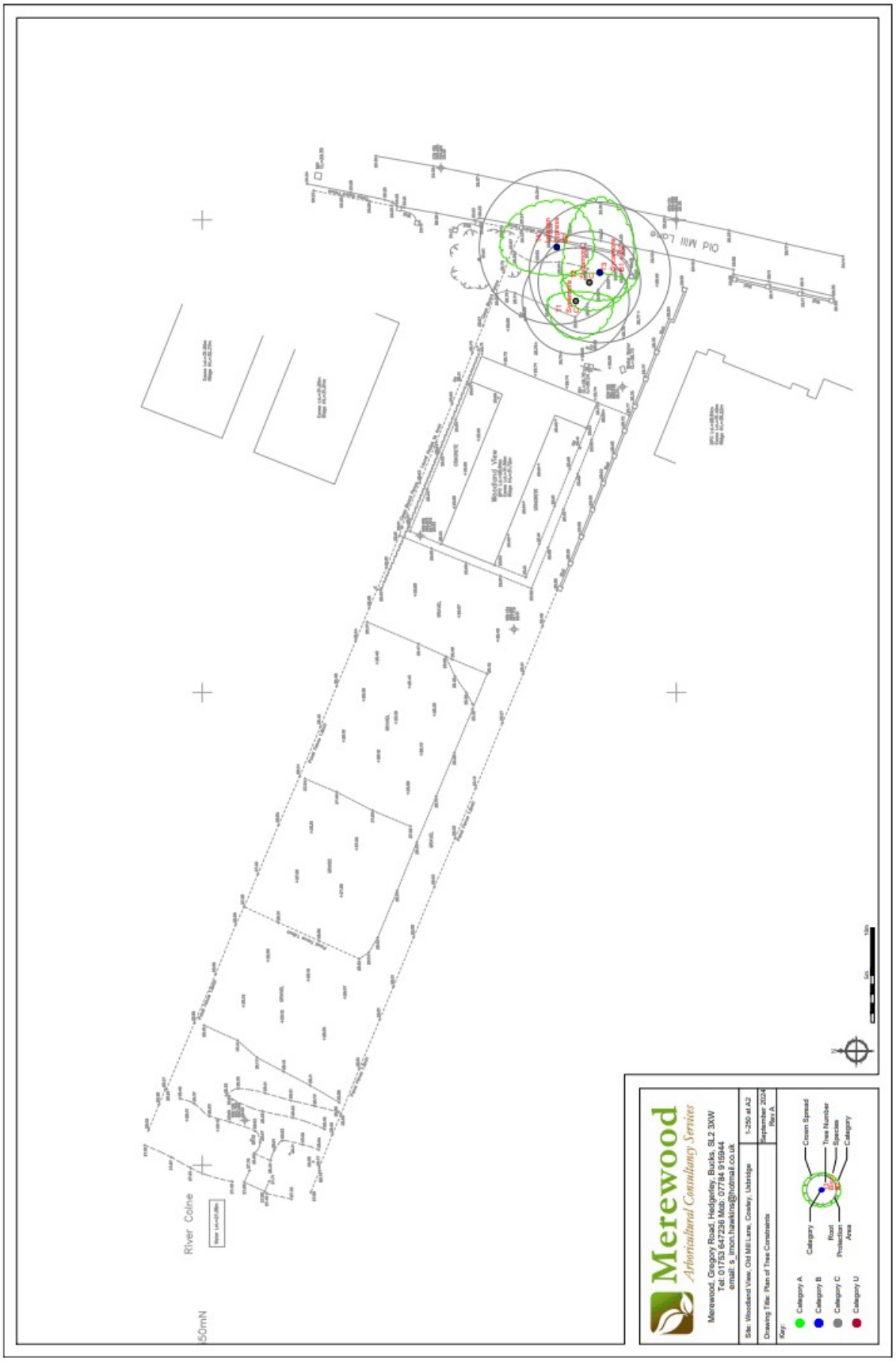
Category U - Red	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
Category A - Green	**Those trees of the highest quality and value**: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
Category B - Blue	**Trees of moderate to high quality and value**: in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).
Category C - Grey	**Trees of low quality and value**: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm
Subcategory 1 concerns mainly arboricultural values, how good a specimen is in terms of form and physiological condition; the value of a tree as a component in a group or in a formal or semi-formal arboricultural feature such as an avenue.	
Subcategory 2 concerns mainly landscape values and considers the importance of a tree or group of trees as an arboricultural or landscape feature. Trees present in larger numbers, such as woodlands for example may attract a higher rating than they would as individuals because of their collective value.	
Subcategory 3 concerns mainly cultural values including conservation, historical, commemorative, or other value such as veteran or wood pasture.	

5. RPA's of single stemmed trees are calculated according to the following formula:
   RPA radius = 12 x stem diameter (measured at 1.5m above ground level)
6. Where a tree has more than one stem, the equivalent single stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of the total. The radius of the RPA is then calculated by multiplying the equivalent stem diameter by 12 (ref B.S. 5837:2012 para 4.6.1). Where access is restricted an estimate of the stem diameter is provided and this is indicated in the appropriate column.

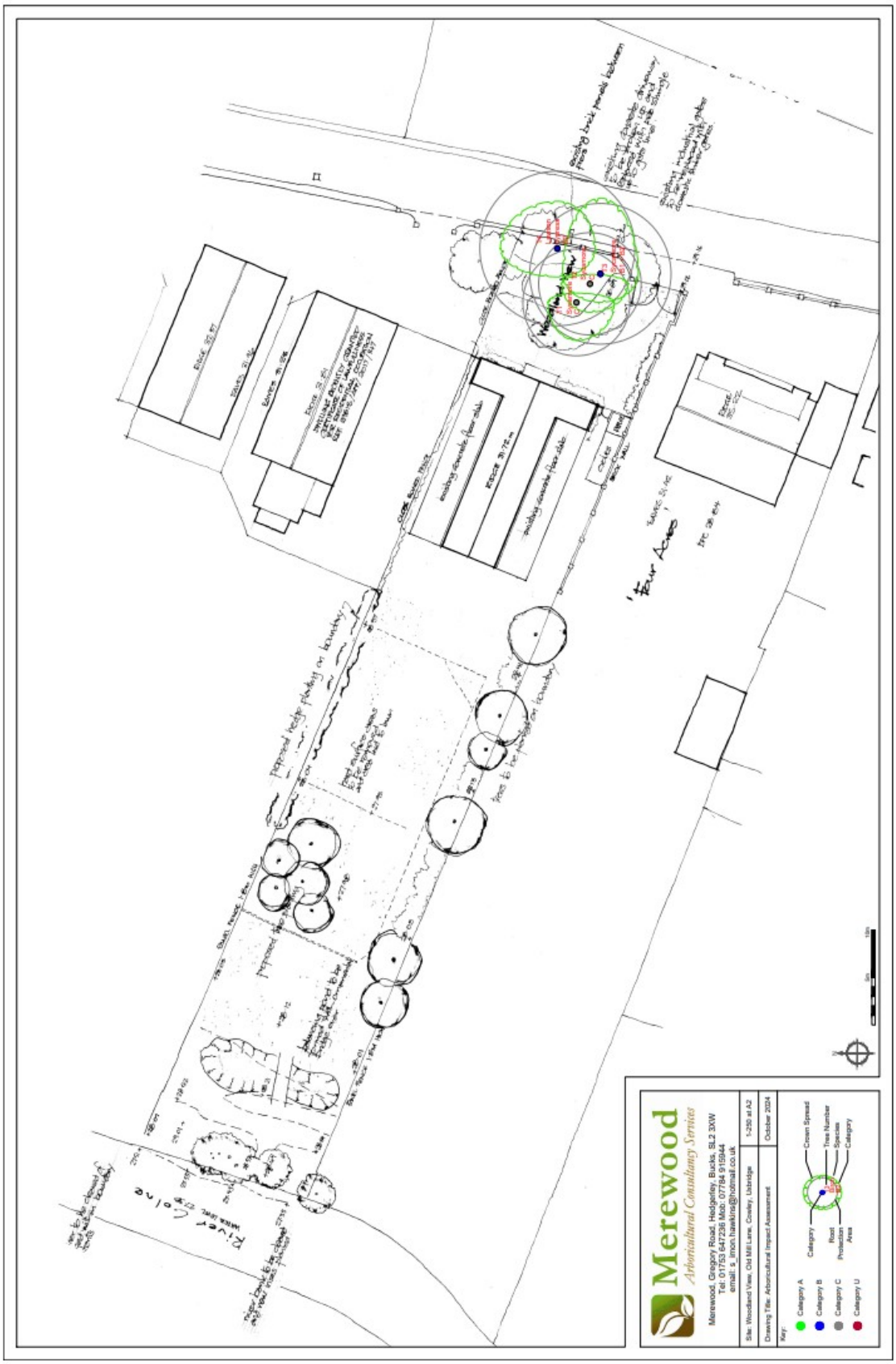
Appendix 2
Schedule of tree constraints

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T1	Sycamore	15	470	3	4	1	4	G	G	M		40+	C
T2	Sycamore	18	450	3	4	1	3	G	G	M		40+	C
T3	Sycamore	20	620	4	4	8	3	G	G	M		40+	B1 + B2
T4	Lawson cypress	20	680	6	4	5	3	G	G	M		40+	B2

Appendix 3
Plan of Tree Constraints



Appendix 4
Impact Assessment Plan



Appendix 5
Arboricultural Method Statement

1.1 **Preliminary works**

1.1.1 Prior to the commencement of works a set up meeting between the main contractor, any (relevant) sub-contractors and the arboricultural consultant will take place.

1.1.2 The meeting will establish a line of communication between the working parties and to understand the parameters of the site, underlining the importance of maintaining and respecting tree protection barriers.

1.2 **Erection of tree protection fencing**

1.1.1 The tree protection plan (appendix 1) shows the line and position of the root protection fencing to be erected prior to any other works taking place on site.

1.1.2 The root protection fencing installation shall be approached from within the central working zone to avoid damage within the root protection area (RPA) itself, in accordance with the recommendations of BS 5837/2012, as illustrated by Fig. 1.

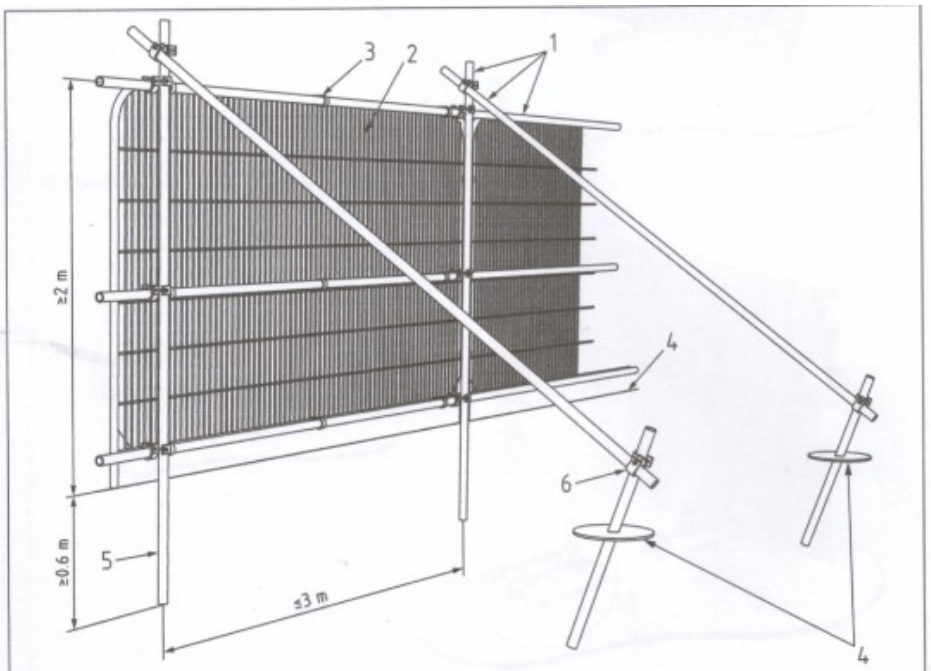


Fig. 1 Protective fencing in accordance with B.S. 5837

1.1.3 The fencing for the root protection zones shall be constructed of scaffold tube uprights (set at 3m intervals with diagonal braces driven securely into the ground). Thereafter 'Heras' type fencing shall be attached to the scaffold framework using either steel strapping or scaffold clamps. The fencing shall comply with the requirements of the British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

1.1.4 The fenced off areas are to be regarded as a Construction Exclusion Zone (CEZ). This area is to be considered sacrosanct and strictly off limits to any construction activity including any movement of machinery, storage of materials or parking of contractors' vehicles.

Fig 2. Signage attached to fencing reinforces the protection afforded by these barriers

1.1.5 The fencing protecting the RPA is not to be moved unless this has been specifically detailed in the AMS or with the written agreement of the LPA.

1.1.6 There is to be no burning of any materials or substances within 10m of the root protection barriers.

1.1.7 There is to be no storage of cement bags, chemicals or any other toxic or potentially toxic substances within the CEZ.

1.1.8 Once the fencing has been properly installed, the retained arboricultural consultant will visit the site to confirm the correct installation of the fencing.

1.1.9 The installation of the fencing will be photographed and recorded and a record of this will be passed on to the arboricultural officer at the Local Authority.

1.3 **Access**

1.3.1 Access to the site will be made by way of the front of the property by way of the existing entrance

1.3.2 Materials required at the back of the house will be transported by forklift truck, hand or by wheelbarrow.

1.4 **Mortar mixing**

1.4.1 Concrete (when not delivered direct by concrete lorry) and mortar will be mixed to the front of the house in a dedicated area.

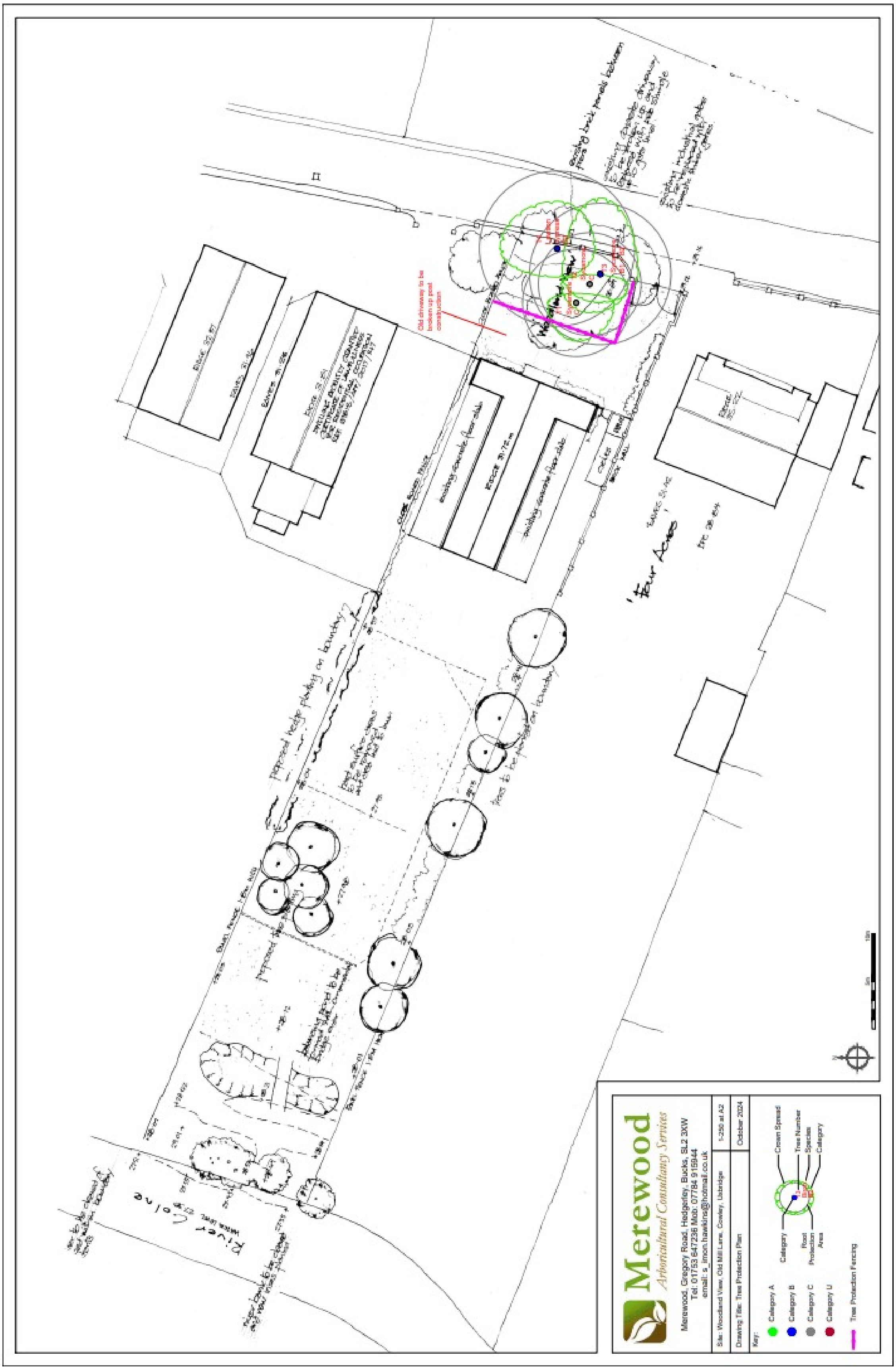
1.4.2 All mortar mixing and handling of any other hazardous materials shall take place outside the rpa's of trees. Water run-off from the cleaning of concrete mixers is to be directed away from rpa's and should take place as far from trees as possible.

1.5 **Post construction**

1.5.1 Following the conclusion of all construction operations, scaffolding and protective fencing will be removed to allow for landscaping operations such as turf reinstatement to take place.

1.5.2 Great care is needed at this stage from ground work contractors to continue to observe tree protection requirements. No machines are to be used within rpa's which specifically includes rotovators.

Appendix 6
Tree Protection Plan



Appendix 7
Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.

- I hold the Level 6 Professional Diploma in Arboriculture. This is the highest level of award in the industry.

- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 30 years, during which time I have been involved with both the private and public sector.

- I hold the LANTRA award for professional tree inspections

- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry.

- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.

- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.

- I have appeared at numerous appeals, informal hearings and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of a Tree Preservations Order.