



TREE SURVEY - HEALTH & SAFETY

Proj. No 11132	9 Ravenscourt Close, Ruislip, Middlesex, HA4 7PP	
Client:	Daniel Sparrowhawk	
Date of Report:	21/08/2024	

Contact Details

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1.0 Introduction

1.1 Terms of Reference

- 1.1.1 Hayden's Arboricultural Consultants Limited has been commissioned by Daniel Sparrowhawk to prepare a Tree Survey for trees at 9 Ravenscourt Close, Ruislip, Middlesex, HA4 7PP.
- 1.1.2 In accordance with instructions from Daniel Sparrowhawk, this report provides a detailed health and safety audit of all the relevant trees within the site's curtilage.
- 1.1.3 The site survey was carried out on 2nd August 2024. The relevant qualitative and quantitative tree data was recorded to assess the condition of the existing trees in relation to their existing environment and the risk they pose to persons and property in the immediate vicinity.
- 1.1.4 Information is given on condition, age, size and indicative positioning of the trees in line with the Visual Tree Assessment (VTA) method as developed by Mattheck and Breloer (1994).

1.2 Scope of Works

- 1.2.1 The trees were inspected from ground level with no climbing inspections undertaken. No samples have been removed from the site for analysis. The survey does not cover the arrangements that may be required in connection with the removal of existing underground services.
- 1.2.2 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.
- 1.2.3 An intrinsic part of tree inspection is the assessment of risk associated with trees near persons and property. Most human activities involve a degree of risk with such risks being commonly accepted if the associated benefits are perceived to be commensurate. In general, risk relating to trees tends to increase with the age of the trees concerned, as do the benefits. It will be deemed to be accepted by the client that the formulation of the recommendations for all the management of the trees will be guided by the cost-benefit analysis (in terms of amenity) of the tree work that would remove all the risk of tree related damage.

1.3 Documentation

- 1.3.1 The following documentation was provided prior to the commencement of the production of this report:
 - Email of instruction from Daniel Sparrowhawk on 16th July 2024
 - Tree Preservation Order ref. 792



2.0 The Site

2.1 Site Description

- 2.1.1 The site is 9 Ravenscourt Close, Ruislip, Middlesex. It is a large, semi-detached dwelling with a generous rear garden. Residential dwellings in the cul-de-sac border the site's north and south aspects, with woodland and open space bordering its west aspect. The trees surveyed were located within and adjacent to the site's curtilage.

2.2 Soils

- 2.2.1 The soil type commonly associated with this site are slowly permeable and seasonally wet, slightly acid but base-rich loams and clays. They are of moderate fertility and mainly support seasonally wet pastures and woodlands type habitats. This soil type constitutes approximately 19.9% the total English land mass.
- 2.2.2 The data given was obtained from a desk top study which provides indications of likely soil types. This information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.

2.3 Statutory Tree Protection

2.3.1 Tree Preservation Order(s)

The Local Planning Authority (LPA), London Borough of Hillingdon Council, have deemed it appropriate to provide statutory protection to trees on and neighbouring this site through the serving of a Tree Preservation Order (TPO) ref no. TPO 792. The effect of this on anyone wishing to undertake work on preserved trees is to require them to obtain written permission from London Borough of Hillingdon Council prior to actioning any tree work. The purpose of this process is to try to ensure that the works are appropriate, proportionate and in keeping with the long-term aims of the TPO. However, given that trees are living organisms and the locality within which they are set is liable to change, it is often the case that LPA decisions relating to TPO applications require regular review to reflect the current situation rather than the historical perspective of the original date of protection.

There are certain circumstances where written permission from the LPA may not be necessary before undertaking works. These include:

- Making a tree safe if it is an imminent threat to people or property.
- Removing deadwood or a dead tree.

Anyone wishing to undertake work as an exemption to the written permission process **are required** to provide the LPA with 5 days' notice prior to attending to a tree which they deem as being dead or dangerous unless such works are required in an emergency. It is the tree owner's responsibility to provide proof that the tree was indeed dead or dangerous should this exception be challenged; hence, it is advisable always to request an inspection by the LPA prior to carrying out such operations. Furthermore, even in the event of an emergency, there is still a duty to notify the LPA that work has been completed including supplying an explanation of the necessity. Failure to comply with the requirements of TPO legislation can lead to a maximum fine of up to £20,000 per tree in the Magistrates Court. Fines in the Crown Court are unlimited.



3.0 Tree Survey

- 3.1 The trees have been surveyed in sufficient detail to meet the needs of the health and safety audit.
- 3.2 A total of three individual trees have been identified. These have been numbered T001, T002 and T003 respectively.
- 3.3 An accurate topographical survey was not available at the time of inspection. Therefore, the position of the trees shown on the attached drawing no. 11132-D-TWA has been fixed by use of a hand-held GPS surveying unit. Given this, the position of the trees must be considered indicative, although drawing no. 11132-D-TWA provides a fair representation of the relationship of the trees as distributed across the site.
- 3.4 Three trees recorded in the Schedule of Trees require intervention. Of these, the tree requiring the **most urgent** action is as follows.

Within six months:

T001	Remove deadwood. Remove Ivy and reinspect in winter.
T002	Remove deadwood.
T003	Remove major deadwood aspect overhanging rear garden.

- 3.5 Details of all proposed tree works together with priorities are given on the attached Schedule of Trees and Schedule of Works.
- 3.6 In order to consider the long-term amenity benefits of the trees at this location, an assessment has been made of the Safe Useful Life Expectancy (SULE) of each tree. This is an estimate based on the visual evidence at the time of inspection, combined with knowledge of the growth habits and characteristics of the species involved and moderated by any localised site conditions. Clearly this must be treated only as a guide because trees are living organisms which react to macro and micro changes to their environment. Nonetheless, this information can be useful in targeting resources to the trees predicted to suffer the earliest degradation. A summary of the SULE is as follows:

Safe & useful life expectancy 20+ years	T001, T002 and T003
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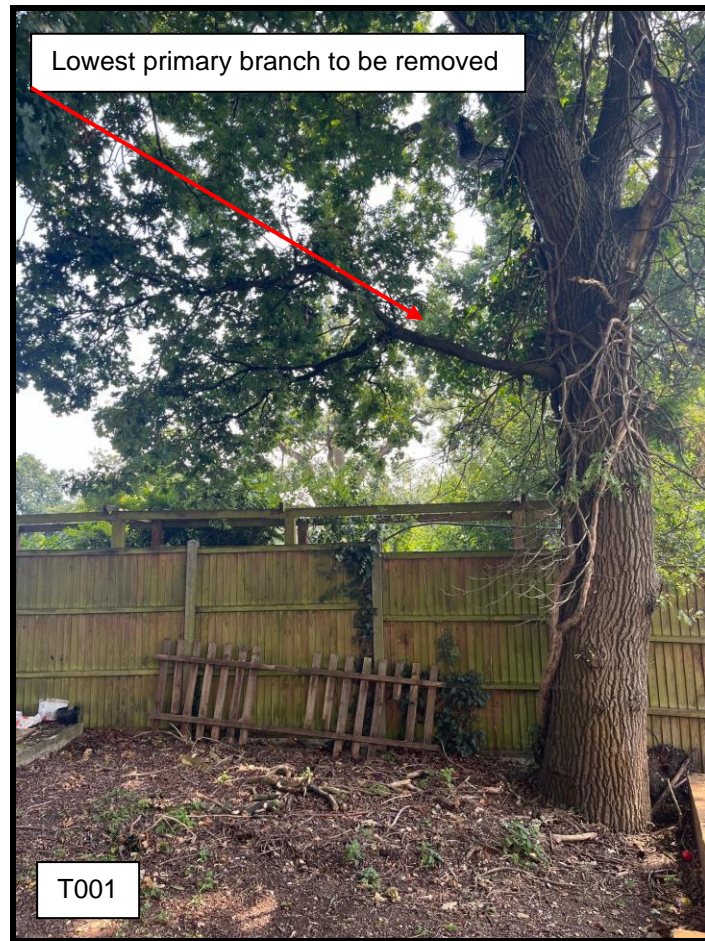
3.7 Oak (T001)

- 3.7.1 Oak (T001) is circa. 17m high with a crown spread of 6m to the north, 8m to the east, 8.5m to the south and 6m to the west. It is located in the rear garden of 9 Ravenscourt Close and is an integral component of the tree belt in and adjacent to the rear gardens of properties in Ravenscourt Close and Whiteheath Avenue.



- 3.7.2 A children's play area has been constructed beneath the south / south west aspect of its crown. This has been constructed above ground and has a porous, rubber surface (i.e. tiger mulch). No visual evidence of any fungal pathogens were observed around the base or on the lower stem and tapping the lower stem up to a height of 2m above ground level (agl) with a sounding hammer did not reveal the presence of any notable decay. Barbed wire from a historic fence is encased in the stem's north aspect at circa. 0.2m agl and this should be carefully removed where present and not encased in the stem. A dead primary branch extends to the north west at circa. 4m agl, above the tree displays multi-stemmed form. Dead Ivy partially impeded a detailed inspection of all the unions, but those that were visible appear stable. Ivy also impeded a detailed inspection of the dominant stem extending north between 4.5 and 7m agl. Dense foliage partially impeded a detailed inspection of the crown, however in the sections observed no notable defects that gave cause for concern were identified. Moderate deadwood is present throughout the crown but this is to be expected. Overall the tree displays normal, healthy vigour.
- 3.7.3 Given the above, whilst (T001) is not considered to pose an imminent risk, it is recommended that the deadwood and Ivy is removed and tree reinspected during the winter months. It is also considered that the proposed works to remove the lowest primary branch extending to the northwest (circa. 100mm in diameter), raise its crown to 5m agl by the removal of secondary and tertiary branches and tip back its crown over the play area to the southwest by no more than 2m will have a negligible impact on both its amenity value and longevity. Below are photographs of (T001) and the proposed works.

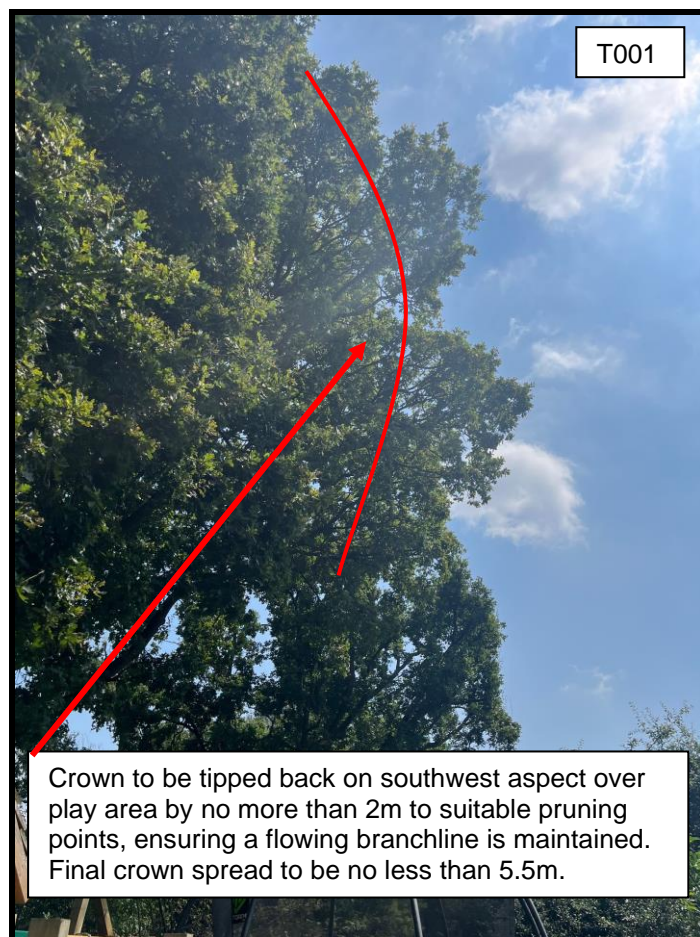




Lowest primary branch to be removed

T001



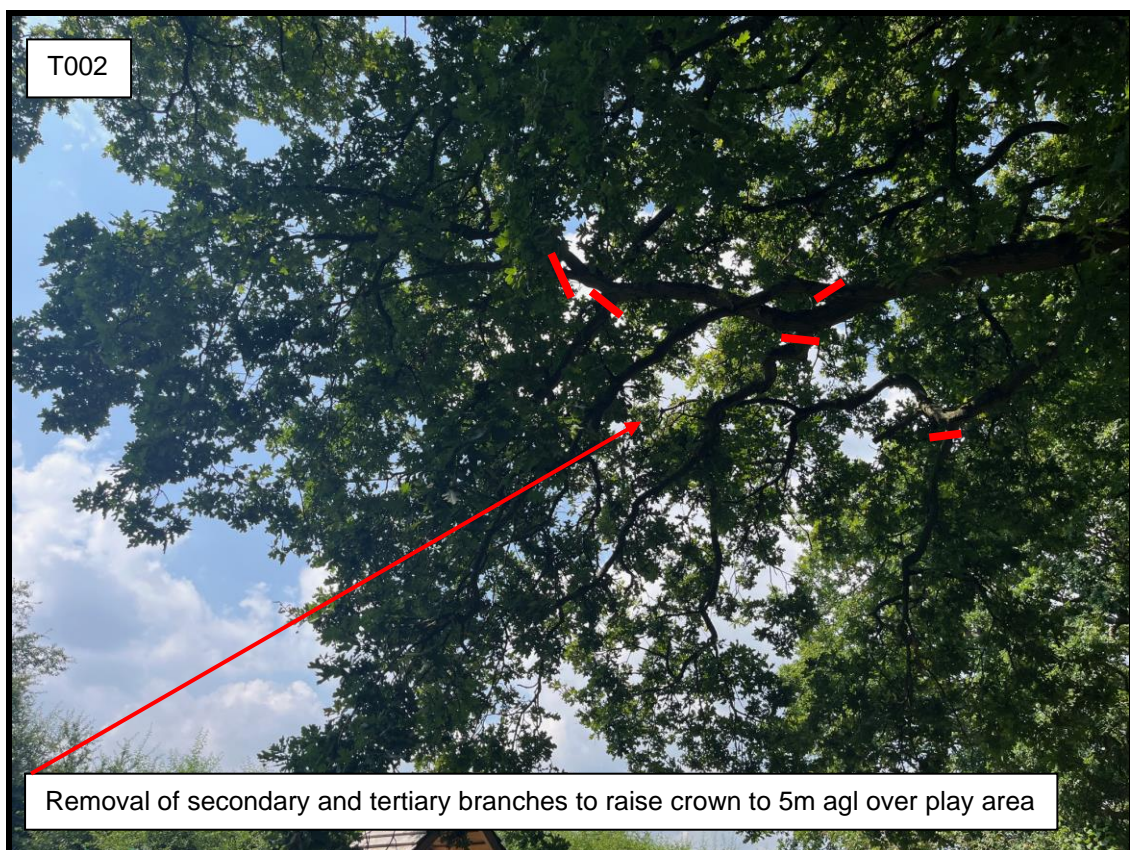


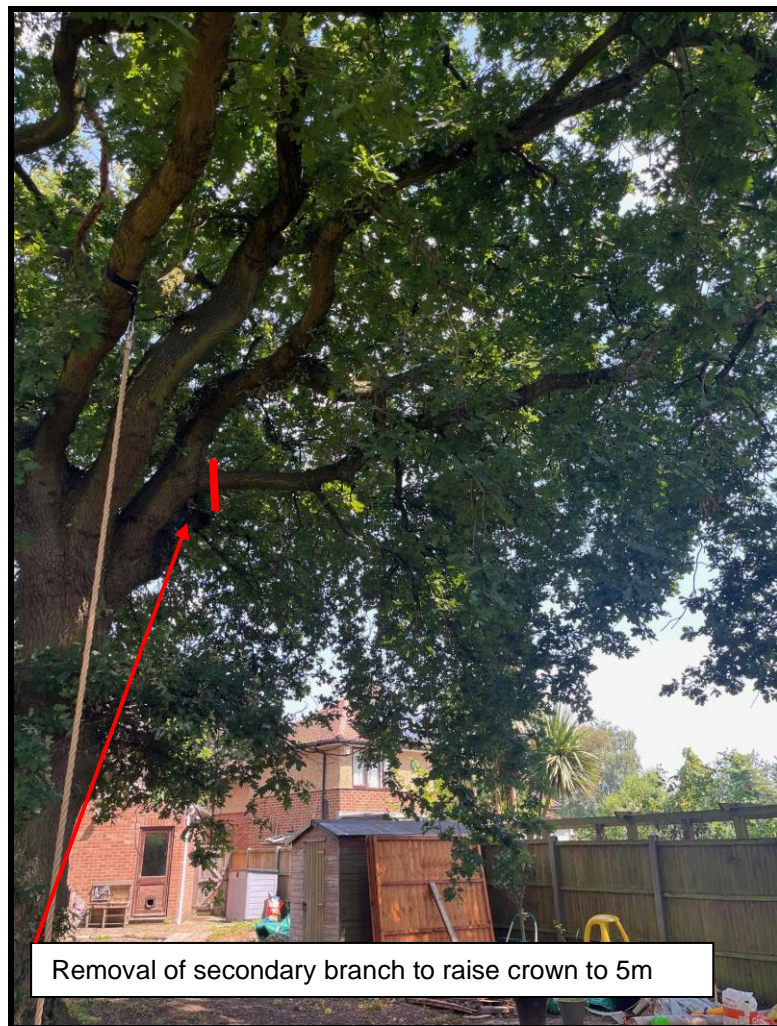
3.8 Oak (T002)

- 3.8.1 Oak (T002) is circa. 15.5m high with a crown spread of 7m to the north, 8.5m to the east, 11m to the south and 7m to the west. It is also located in the rear garden of 9 Ravenscourt Close and an integral component of the tree belt in and adjacent to the rear gardens of properties in Ravenscourt Close and Whiteheath Avenue.
- 3.8.2 No visual evidence of any fungal pathogens were observed around the base or on the lower stem and tapping the lower stem up to a height of 2m above ground level (agl) with a sounding hammer did not reveal the presence of any notable decay. On the northeast aspect of the stem, at circa. 0.4m agl between two buttress roots, is a small cavity that measures circa. 0.15m in depth before solid wood is encountered. This small cavity is localised and not considered to be of any concern. Old pruning wounds on the stem display good occlusion and dense epicormic growth emanates from many of the historic wounds. The tree displays multi-stemmed form at circa. 3.5m agl and the unions appear stable. Slight fibre buckling is present at the base of the southern extending stem but this is also not of concern. The northern aspect of the crown has historically been reduced and the regrowth is circa. 2m in length. The crown is low on its southern aspect and overhangs the play area. Dense foliage partially impeded a detailed survey of the entire crown, but in the sections observed no notable defects that gave cause for concern were identified. Moderate deadwood is present throughout the crown but this is to be expected. Overall the tree displays normal, healthy vigour.



3.8.3 Given the above, whilst (T002) is not considered to pose an imminent risk, it is recommended that the deadwood is removed. It is also considered that the proposed works to raise its crown to 5m agl by the removal of epicormic stem growth and secondary and tertiary branches will have a negligible impact on both its amenity value and longevity. Below are photographs of (T002) and the proposed works.





3.9 Oak (T003)

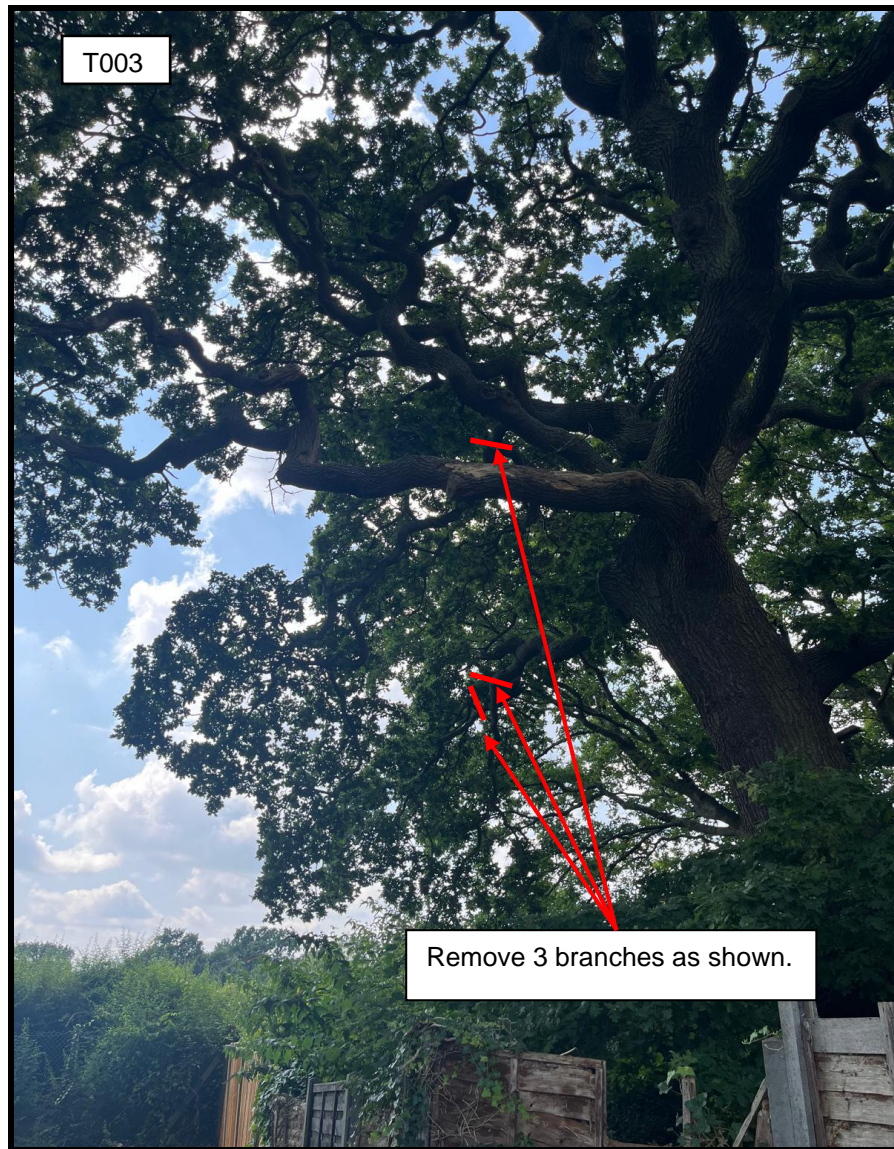
- 3.9.1 Oak (T003) is located in the rear garden of 10 Ravenscourt Close. It is circa. 17m high with an estimated crown spread of 9m to the north, 8.5m to the east, 9m to the south and 9m to the west. It is also an integral component of the tree belt in and adjacent to the rear gardens of properties in Ravenscourt Close and Whiteheath Avenue.
- 3.9.2 Restricted access into the neighbouring rear garden at the time of the visit impeded a detailed inspection of the tree being undertaken. However, whilst major deadwood was present throughout its crown, overall the crown displayed normal, healthy vigour.
- 3.9.3 Although restricted access impeded a detailed inspection, it is considered the removal of deadwood and proposed secondary and tertiary branches from the south western extending branches will have a negligible impact on both its amenity value and longevity. Below are photographs of (T003) and the proposed works.





Major deadwood overhanging rear garden
of 9 Ravenscourt Close to be removed





- 3.10 Given the dynamic nature of trees and their environment, the condition of the trees could alter at any time.

4.0 Tree Works

- 4.1 All tree works should be carried out in line with British Standard 3998:2010 – “British Standard Recommendations for Tree Works”.
- 4.2 As Oak T001, T002 and T003 are protected by TPO ref: 792, as detailed at item 2.3, no works can take place until consent has been obtained from London Borough of Hillingdon Council.
- 4.3 The trees inspected and detailed within this report have been selected for inclusion due to their influence on the site. Where works have been recommended to trees outside the ownership of the site, these can only progress with the agreement of the landowner except where it involves portions of the trees overhanging the boundary.



5.0 Conclusions

- 5.1 Given all the above it is considered that the trees discussed within this report provide a variety of benefits including aesthetic quality and wildlife habitat.
- 5.2 Three individual trees have been plotted. They have been identified as requiring surgery.
- 5.3 The proposed works have been prioritised based on the situation, type and scale of the problem and the perceived risk of harm/failure. Inevitably this is a subjective matter but is based on an amalgamation of knowledge and experience.

6.0 Recommendations

- 6.1 As can be seen from the above, tree works have been identified. These have been prioritised and fully detailed. It is recommended that these works be actioned according to the proposed timescales.
- 6.2 Routine annual inspections should be undertaken to ensure the trees are maintained in as safe a condition as possible given the balance between the wildlife habitats, landscape value and personal safety.
- 6.3 The tree surgery works proposed as part of the survey are recommended to mitigate any identified health and safety problems, to promote longevity in retained trees and to consider long-term landscaping implications. To this end, should these recommendations be overruled, this survey stands as the opinion of Hayden's Arboricultural Consultants Limited and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the LPA, cannot be the responsibility of this practice.



7.0 Limitations & Qualifications

Tree inspection reports are subject to the following limitations and qualifications.

General exclusions

Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during its production. No checking of independent third-party data will be undertaken. Hayden's Arboricultural Consultants Limited will not be responsible for the recommendations within this report where essential data is not made available or is inaccurate.

This report will remain valid for one year from the date of inspection subject to the recommendations specified within being adhered to. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.

However, if any additional alterations to the property or soil levels are carried out and/or further tree works undertaken other than specified within the report, it will become invalid and a new tree inspection strongly recommended.

It will be appreciated, and deemed to be accepted by the client and their insurers, that the formulation of the recommendations for the management of trees will be guided by the following: -

1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations - tree safety, good arboricultural practice (tree work) and aesthetics.

The client and their insurers are deemed to have accepted the limitations placed on the recommendations by the sources quoted in this report. Where sources are limited by time constraints or the client, this may lead to an incomplete quantification of the risk.

Signed:



August 2024

For and on Behalf of Hayden's Arboricultural Consultants Limited



8.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS 3998:2010* BSI, London.

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012* BSI, London.

Ministry of Housing, Communities & Local Government. (2014). *Tree Preservation Orders and trees in conservation areas*. London: Ministry of Housing, Communities & Local Government.

Mattheck & Breloer H. (1994). *Research for Amenity Trees No.4: The Body Language of Trees*, HMSO, London.

NHBC Standards (2007) *Chapter 4.2 'Building Near Trees'*. National House-Building Council.

Strouts R.G. & Winter T.G. (1994). *Research for Amenity Trees No.2: Diagnosis of Ill-Health in Trees*. Department of the Environment, HMSO, London.

Weber K., Mattheck C. (2003). *Manual of Wood Decays*. The Arboricultural Association.



9.0 Appendices

Appendix	A	Species List & Tree Problems
Appendix	B	Schedule of Trees
Appendix	C	Schedule of Works
Appendix	D	Explanatory Notes
Appendix	E	Tree Preservation Order Enquiry/Response
Appendix	F	Advisory Information
	1.	European Protected Species and Woodland Operations Checklist (v.4)
Appendix	G	Drawing no. 11132-D-TWA



Appendix A - Species List & Tree Problems



Species List:

Oak


Quercus sp


Tree Problems:

This gives a brief description of the problems identified in the attached Tree Survey.

Name: Deadwood	
Symptoms/damage type and cause:	This relates to dead branches in the crown of the tree. In most cases, this is caused by the natural ageing process of the tree or shading due to its proximity to neighbouring trees. However, in some situations, it may be related to fungal, bacterial or viral infection.
Consequence:	Depending upon the location and mass of deadwood removal of the affected tissue may be necessary to prevent harm to persons or property as the wood will become unstable as it decays and in some circumstances is likely to fall from the tree with little or no warning.
Control:	Detailed monitoring should be undertaken on those trees showing signs of excessive deadwood production to identify the underlying cause.
Species affected:	Most tree species.
Images:	 



Name: Epicormic growth	
Symptoms/damage type and cause:	This is the production of numerous shoots on the main stem and branches of the tree. They are produced by the bursting into life of otherwise dormant buds. It is commonly associated with elevated levels of stress on the tree.
Consequence:	Whilst epicormic growth is usually symptomatic of an issue elsewhere within the tree, heavy proliferation can cause the trees resources to become depleted or may mask significant structural weaknesses within the framework of the tree.
Control:	Pruning off epicormic growth may be necessary to improve the visual amenity of the tree or prevent the development of a hazard or obstruction. No direct means of prevention are available other than therapeutic measures to alleviate stresses on the tree.
Species affected:	Most tree species, including European Lime, Willow species, Sweet Chestnut, and Silver Maple.
Images:	

Name: <i>Hedera helix</i> (Ivy)	
Symptoms/damage type and cause:	Ivy may grow to varying degrees on all areas of a tree from the base to the upper crown. It is possible that in doing so it will out-compete the host tree for available light thereby suppressing the host.
Consequence:	This is generally only harmful to the tree on already unhealthy specimens which may be constricted by large ivy stems around the trunk or may have their top growth suppressed by a mass of flowering shoots in the crown. Ivy can also mask potentially dangerous faults on a tree.
Control:	Ivy should only be removed if necessary because it provides abundant cover to wildlife and then by severing twice close to the ground and removing a length of stem thereby causing the gradual dying away of the aerial parts of the plant providing extended benefit to wildlife whilst relieving the pressure on the tree.
Species affected:	Most trees can be affected.
Images:	



Appendix B

Schedule of Trees

TREE SCHEDULE H&S

9 Ravenscourt Close, Ruislip, Middlesex

Surveyed By: Nick Hayden Date: 02/08/2024
Managed By: Nick Hayden

TreeNo	Species	DBH	Height	Age	Crown Spread	Problems / Comments	Work Required	Priority
		On site	Crown Base	SULE				
T001	English Oak	670	17	EM	N6, E8, S8.5, W6	Children's play area beneath crown. This has been constructed above ground and has a porous, rubber surface. No evidence of any fungal fruiting bodies around base or on the lower stem. Tapping around base and lower stem to a height of circa. 2m above ground level (agl) with a nylon sounding hammer did not reveal the presence of any notable decay. Barbed wire from a historic fence has become encased in the stem's north aspect at circa. 0.2m agl. This is not of concern but should be removed where present and not encased in the stem. Old pruning wound at circa. 2m agl on east aspect displays ongoing occlusion. Epicormic growth emanates from further occluded stem wounds. Moderate sized dead primary branch extending to the west at circa. 4m agl, above which at circa. 4.5m agl the tree displays multi-stemmed form. Dead Ivy partially impeded a detailed inspection of all unions, but those that can be viewed appear stable. Companion tree, with slightly asymmetric crown on north west aspect. Lower crown lifted over neighbouring garden to the east, epicormic growth at reduction points. Ivy impeded a detailed inspection of dominant stem extending to the north between circa. 4.5 and 7m agl. Active bird nest in upper section of the stem. Dense foliage partially impeded a detailed inspection of this and the remaining stems, however in the sections that could be observed, no notable defects that gave cause for concern were identified. Minor / moderate deadwood throughout crown, otherwise tree displays normal healthy vigour.	Remove deadwood. Remove Ivy and reinspect in winter (2). Remove lowest primary branch extending north (100mm diameter). Crown lift to 5m agl by the removal of secondary and tertiary branches. Tip back southwest aspect of crown over play area by no more than 2m to suitable pruning points, ensuring a flowing branchline is maintained and as shown in the photographs at section 3.7 of report ref: 11132.	2
		Yes	0-2m	20+ years				
T002	English Oak	780	15.5	M	N7, E8.5, S11, W7	Exposed buttress roots. No evidence of any fungal fruiting bodies around base or on the lower stem. Tapping around base, buttress roots and lower stem to a height of circa. 2m agl with a nylon sounding hammer did not reveal the presence of any notable decay. On the north east aspect at circa. 0.4m agl between two buttress roots is a small cavity, measuring circa. 15cm in depth before solid wood is present. This is localised and therefore not of any notable concern. Dominant companion, albeit slight crown asymmetry on west aspect due to neighbouring tree. Old pruning wounds on stem display good occlusion. Stem displays multi-stemmed form from circa. 3.5m agl, with all the unions appearing stable. Dense epicormic growth on lower stem beneath unions, all of which emanates from historic pruning locations. Slight fibre buckling at base of south extending stem. Rope swing attached to lowest primary branch extending south, monitor attachment so it doesn't become encased in stem. Low crown over play area to south. North aspect of crown historically reduced, regrowth circa. 2m in length. Dense crown partially impeded detailed survey of entire crown, but no notable defects of concern observed in sections viewed. Minor and moderate sized deadwood throughout crown, otherwise tree displays normal, healthy vigour.	Remove deadwood (2). Crown lift to 5m by the removal of epicormic stem growth and secondary and tertiary branches shown in the photographs at section 3.8 of report ref: 11132. (3).	3
		Yes	0-2m	20+ years				

TreeNo	Species	DBH	Height	Age	Crown Spread	Problems / Comments	Work Required	Priority
		On site	Crown Base	SULE				
T003	English Oak	1000	17	M	N9, E8.5, S9, W9	Located in neighbouring garden. Restricted access impeded a detailed inspection. Plotted for reference and to identify minor works. Crown displays normal, healthy vigour.	Remove major deadwood on southeast aspect overhanging rear garden (2). Crown lift by the removal secondary and tertiary branches shown in the photographs at section 3.9 of report ref: 11132 (3).	2
		No	2.1-4m	20+ years				

Appendix C

Schedule of Works

SCHEDULE OF WORK IRRESPECTIVE OF DEVELOPMENT

9 Ravenscourt Close, Ruislip, Middlesex

Surveyed By: Nick Hayden
Surveyed: 02/08/2024
Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
T001	English Oak	Remove deadwood. Remove Ivy and reinspect in winter (2). Remove lowest primary branch extending north (100mm diameter). Crown lift to 5m agl by the removal of secondary and tertiary branches. Tip back southwest aspect of crown over play area by no more than 2m to suitable pruning points, ensuring a flowing branchline is maintained and as shown in the photographs at section 3.7 of report ref: 11132.	2
T003	English Oak	Remove major deadwood on southeast aspect overhanging rear garden (2). Crown lift by the removal secondary and tertiary branches shown in the photographs at section 3.9 of report ref: 11132 (3).	2
T002	English Oak	Remove deadwood (2). Crown lift to 5m by the removal of epicormic stem growth and secondary and tertiary branches shown in the photographs at section 3.8 of report ref: 11132. (3).	3

Appendix D

Explanatory Notes

Explanatory Notes

Categories

Below is an explanation of the categories used in the attached Tree Survey.

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
Age	<p>Recorded as one of seven categories:</p> <p>Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.</p> <p>S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.</p> <p>E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.</p> <p>M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.</p> <p>O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.</p> <p>D Dead.</p>
Height	Recorded in metres, measured from the base of the tree.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.
Life Expectancy	<p>Relates to the prospective life expectancy of the tree and is given as 4 categories:</p> <p>40 years+;</p> <p>20 years+;</p> <p>10 years+;</p> <p>less than 10 years.</p>
Crown Spread	Indicates the radius of the crown from the base of the tree, recorded in metres, in each of the northern, eastern, southern and western aspects.
Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 "Building Near Trees".

Visual Amenity	<p>Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows:</p> <p>Low An inconsequential landscape feature.</p> <p>Moderate Of some note within the immediate vicinity, but not significant in the wider context.</p> <p>High Item of high visual importance.</p>
Problems/Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.
Work Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the "Problems/comments" category.
Priority	<p>This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey.</p> <p>1 Urgent – works required immediately;</p> <p>2 Works required within 6 months;</p> <p>3 Works required within 1 year;</p> <p>4 Re-inspect in 12 months,</p>

Terms and Definitions

Arboriculturalist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. <i>NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.</i>
Services	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Veteran Tree	Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. NOTE - these characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem.

Appendix E

Tree Preservation Order Enquiry/Response

Town and Country Planning Act 1990
LONDON BOROUGH OF HILLINGDON TREE PRESERVATION ORDER No. 792
(2021)
In respect of

TPO 792_GROUP 1 ALL THE OAKS WITHIN RAVENSCOURT CLOSE RUISLIP

The LONDON BOROUGH OF HILLINGDON Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the LONDON BOROUGH OF HILLINGDON TREE PRESERVATION ORDER No. 792 (2021).

Interpretation

2. — (1) In this Order “the authority” means the LONDON BOROUGH OF HILLINGDON.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. — (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

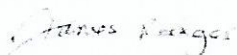
4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this day of

CONFIRMATION OF ORDER

This Order (Tree Preservation Order Number 792) was confirmed, without modification, by the London Borough of Hillingdon's Planning Committee on the 11th January 2022.

Signed on behalf of the London Borough of Hillingdon



Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

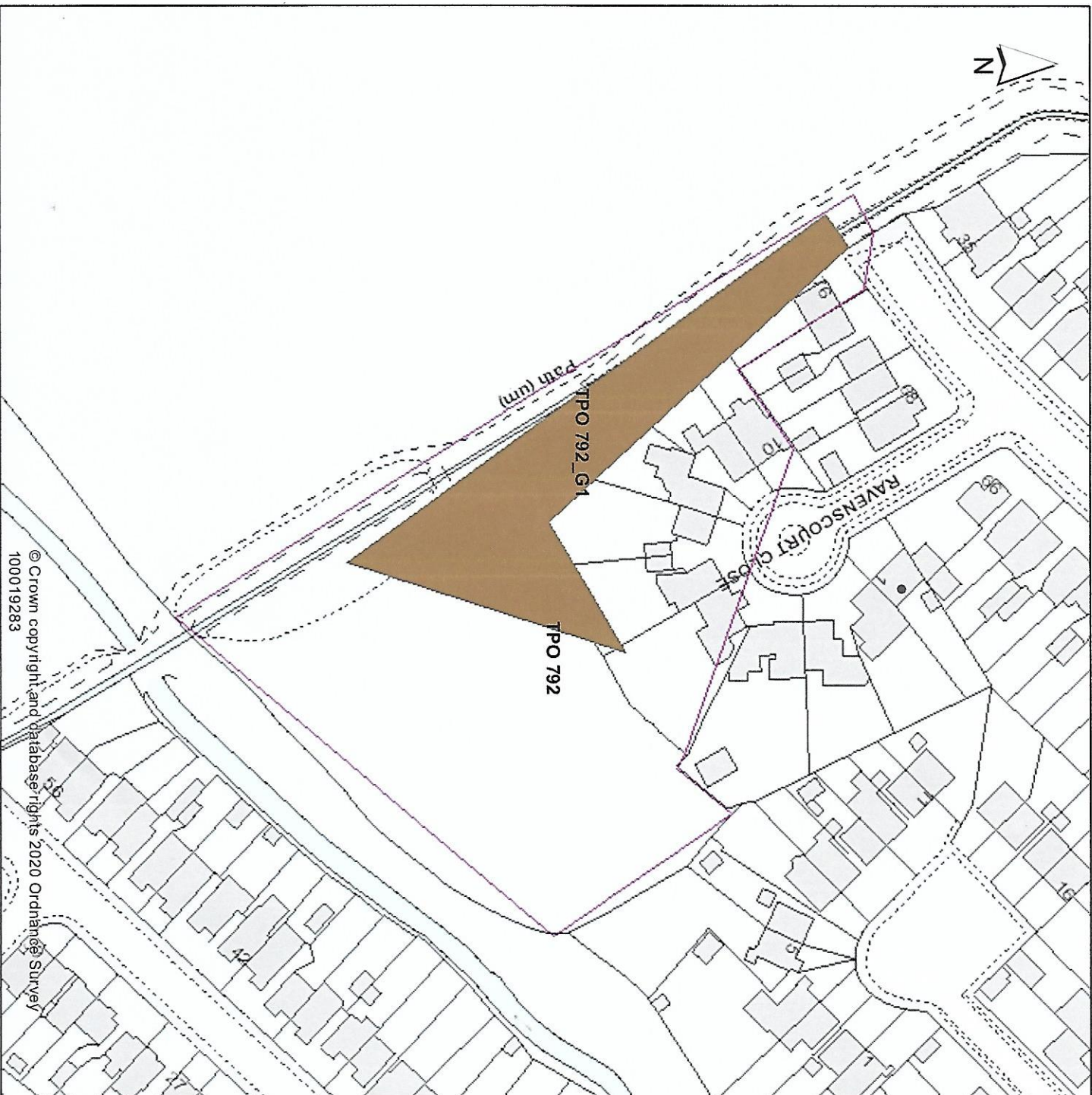
Trees specified individually
(encircled in black on the map)

Trees specified by reference to an area
(within a dotted black line on the map)
None

Groups of trees
(within a broken black line on the map)

Reference on map	Description	Botanical name	Situation
G1	Oaks	<i>Quercus sp.</i>	Back gardens and land at rear of properties within Ravenscourt Close

Woodlands
(within a continuous black line on the map)



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100019283

Signed on behalf of the
London Borough of Hillingdon

Authorised by the Council
to sign in that behalf

James Redger

Ravenscourt Close

Tree Preservation Order Number
792

**LONDON BOROUGH OF
HILLINGDON**
Residents' Services

Civic Centre, Uxbridge, Middx, UB8 1UW
Telephone No. 01895 250111

Scale: 1:1,250

Date: October 2021



Appendix F

Advisory Information

1.

European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist



Checklist

1

Are you within, or close to, the known mapped range of any of the protected species OTHER THAN BATS which are potentially everywhere? Tick any that apply.
See distribution maps in the Good Practice Guidance for each species -

- ☐ Dormice
- ☐ Otters
- ☐ Great crested newts
- ☐ Sand lizards
- ☐ Smooth snakes

YES

NO

2

Does your wood contain any of the following habitats? Tick any that apply.

- ☐ Old trees with holes and crevices which might be used bats
- ☐ Species rich scrub/coppice, early growth stage plantations and forest interfaces
- ☐ Rivers on which otters might be found
- ☐ Ponds which might be occupied by great crested newts
- ☐ Open areas on heathy soils

YES

NO

3

Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply.

Indicate which sources of information you have checked:

- ☐ National Biodiversity Network (www.nbn.org.uk)
- ☐ Local Biological Records Centre
- ☐ Local Wildlife Trust
- ☐ Other

Specify Other:

YES

NO

4

Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply.

- ☐ Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts)
- ☐ Sightings (or echo-location)
- ☐ Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood)
- ☐ Confirmed breeding or roosting sites (i.e. evidence of sites actually being used)

Details:

YES

NO

**CHECK
POINT**

If you have answered NO to ALL of the above then only bats need to be considered in your operations.

If you have answered YES to any of the above then the species concerned must be considered as well as bats.

Notes

5

Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so?
Details: Use reverse of form to expand as required:

YES

NO

A licence is not required but continue to sections 6 and 7 below

You will need to obtain a licence BEFORE carrying out the work (see EPS Licence Application Forms and Notes)

6

Whether or not a licence is required...

Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply.

- ☐ Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan)
- ☐ Shown to operators and/or their supervisor
- ☐ Marked with paint or hazard tape
- ☐ Shown on the site plan

Other means:

YES

NO

You may commit an offence if you do not tell your operators about the protected species in your wood.

7

Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations?

Details:

YES

NO

You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.

Appendix G

Hayden's Drawing

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
Woodland Management Plans ●
Project Management ●
Ecological Surveys ●



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