ARBORICULTURAL REPORT

57 Thornhill Road, Ickenham, Uxbridge, UB10 8SQ

Arboricultural Impact Assessment
Date: March 2022

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Consulting with Trees
ARBORICULTURAL CONSULTANTS

CONTENTS

TREE SURVEY

1. INSTRUCTION AND TERMS OF REFERENCE

Consulting with Trees Ltd (CwT) received instruction from Mr Adnan Bashier to provide arboricultural input to development proposals at 57 Thornhill Road, Ickenham, Uxbridge, UB10 8SQ. The requested services comprise compilation of an Arboricultural Impact Assessment (AIA) to support a planning application for the development. The arboricultural documents have been produced in accordance with the following brief:

Tree Condition Survey: The survey is restricted to trees and hedges located on and immediately adjacent to the site and will comprise;

- visit the site and undertake a detailed inspection of the tree's health, vigour and structural integrity so as to determine their safe useful life expectancy (SULE) and to categorise the trees in accordance with BS 5837/2012 'Trees in relation to design, demolition and construction - Recommendations'
- assess the impact of the trees on the site and surrounding structures and consider future compatibility between the trees and any existing and proposed structures where such detail has been provided with the brief

Arboricultural Impact Assessment (AIA): The AIA is also limited to trees and hedges standing on or immediately adjacent to the site and will accord with BS 5837/2012

- collate tree survey data as part of the initial site visit detailed above, as necessary to inform the AIA
- produce AIA report comprising tree schedule (including tree condition findings), tree constraints plan (TCP), impact assessment and any potential, envisaged mitigation measures relative to the development proposals where such detail has been provided with your brief
- the brief advises that a topographical survey of the site is not available. As such, all trees and hedges will need to be plotted as part of the tree survey. Our desktop appraisal suggests that there are <10 individual trees and/or groups of trees and/or hedges that will be the subject of the AIA. A scaled site plan of the existing site layout will be required to provide baseline data for the TCP and the proposal assumes that this can be provided in dwg format in advance of our site visit.

2. SCOPE AND METHOD OF SURVEY

The report is concerned with the arboricultural aspects of the site only and restricted to trees and hedges on or immediately adjacent to the site where such trees and hedges are considered to be within the zone of influence of the development proposals. Having assessed the site and extent of proposed development, a total of 7 individual trees, 1 hedge and 3 groups of woody shrubs have been included in the report.

The survey has been carried out in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

All survey data has been collated in the tree schedule which is attached at appendix 1.

The trees are categorised into individual trees, groups and woodlands and additional data was recorded for hedges, shrubs and woody scrub where relevant.

The reference numbers of surveyed trees and groups of trees are shown on the Tree Constraints Plan (TCP) which is attached at appendix 2 and the annotated tree detail is based on data collated during our site survey. The 'Existing Site Layout' drawing provided with the brief has been used a source of baseline data for the TCP.

The tree survey was carried out from ground level only with the aid of binoculars where appropriate.

No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

Tree heights were measured using a Haga altimeter or, where inaccessible or where this level of accuracy was unnecessary, tree heights were estimated to the nearest 1m.

Trunk diameters are measured or, where inaccessible, estimated to the nearest 50mm. Diameters have been measured at 1.5m from ground level or as otherwise stated and in accordance with BS5837 recommendations.

Tree canopies have been measured or estimated where access has not been possible or where this level of accuracy was unnecessary.

This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.

Any estimated figures are followed by 'e' in the schedule.

SUMMARY OF GRADING CATEGORIES BS5837:2012

Trees for removal

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 and should be **removed** for reasons of sound arboricultural management. (Identified by **dark red** colouration on the TCP.)

These trees should not be a considered a constraint in terms of the development and planning process.

Trees to be considered for retention

A Those of **high** quality in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested) (Identified by **light green** colouration on the TCP).

B Those of **moderate** quality and in such a condition as to make a significant contribution (a minimum of 20 years is suggested) (Identified by **mid blue** colouration on the TCP).

C Those 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 below 150mm. (Identified by **grey** colouration on the TCP).

Category C trees will usually not be retained where they would impose a significant constraint on development. Category A and B trees will normally be retained.

The following **subcategories** are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.

1: Mainly arboricultural values.

A1 Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).

C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify for higher categories.

2: Mainly landscape values

A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

B2 Trees present in numbers, usually 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.

C2 Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary transient landscape benefit.

3: Mainly cultural values, including conservation.

A3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

B3 Trees with material conservation or other cultural value.

C3 Trees with no material conservation or other cultural value.

ARBORICULTURAL IMPACT ASSESSMENT

3. INTRODUCTION

The Arboricultural Impact Assessment (AIA) considers both the potential for development to impact on the treescape and the extent to which the value of the treescape, including the environmental and amenity benefits it provides in the wider landscape, may be considered a constraint to development proposals.

In this instance CwT have not been involved with the project design to date and have been consulted prior to submission of the planning application. Having assessed the site and extent of proposed development, a total of 7 individual trees, 1 hedge and 3 groups of woody shrubs have been included in the report. The AIA has considered the proposed layout detail as shown on the drawings provided with the brief, whilst taking account of the structures and extent of any hard surfacing that currently exist within, or within close proximity to, the root protection area (RPA) of existing trees.

The Tree Constraints Plan (TCP) at appendix 2 indicates the protection zones (as specified in BS5837/2012) that the trees will require if they are to be successfully retained as part of the development proposals. All development related activity should therefore avoid encroachment of the protection areas. Where encroachment is found to be unavoidable the feasibility for adequate impact mitigation through the adoption of appropriate specific protection measures, construction specifications and methodology, is considered in sections 5 to 7 below. Where considered feasible, the details of these protection measures should be used to inform production of an Arboricultural Method Statement (AMS). It is suggested that production of and adherence to the AMS could be secured by appropriate conditions attached to any planning permission.

These specifications must be strictly complied with to ensure that where considered necessary or desirable to retain trees, adequate provision will be made for their protection and successful retention.

The appraisal will also take account of the categorisation of the subject trees (as prescribed in BS 5837/2012 and detailed in section 2 above) and the feasibility and expedience of their long term retention so as to determine the merits of retaining them as opposed to their removal and replacement with better quality trees in a more suitable location. Categorisation of surveyed trees is recorded in the tree schedule at appendix 1 and annotated on the TCP at appendix 2.

4. THE PROPOSAL

This report deals solely with proposed development project comprising a modest extension to the rear of the existing dwelling, the majority of which is sited within the existing footprint. Our brief has advised that the AIA has been requested to support the submission of a planning application to be submitted to Hillingdon Borough Council.

5. APPRAISAL

Information obtained from Hillingdon Borough Council as part of our desktop assessment advises that the majority of the trees included in the survey, are the subject of Hillingdon Borough Council.tree preservation order ref TPO 404/1987. As such these trees are afforded protected under Section 210 of the Town and Country Planning Act 1990. The site also borders the Ickenham Village Conservation Area which is located to the SE of the site immediately adjacent to the rear boundary. The subject trees could therefore be considered to contribute to the setting of the conservation area. No other tree related legislative constraints were identified.

With the exception of the oak (T1), the significant trees included in the survey stand on neighbouring properties to the north and south of the site. See TCP at appendix 2. T1 is a large, mature, A category oak tree which stands in the rear garden, creating an impressive and dominant feature. It is located <14m from the rear wall of the existing conservatory and is the closest of the significant existing trees to the dwelling. Hedging and woody shrubs create effective boundary screening either side of the rear garden. Whilst the development proposals are restricted to the rear of the property it is considered likely that construction activity, including vehicle movements and material storage, will be necessary to the front of the property, with machinery and pedestrian access being required to the rear via the southerly side access. Whilst there are no significant trees at the front of the property, consideration should be given to protection of the boundary planting, which again comprises generally woody shrubs and creates some effective screening between the properties.

The potential for negative impact from the development proposals to existing trees is considered to be low and it is suggested that all significant trees can be appropriately protected in accordance with best practice guidance prescribed in BS 5837:2012 using standard protection measures.

Section 6 and 7 below consider the generic and site specific constraints that will need to be addressed as part of the development proposals and outline details of the mitigation measures considered appropriate to do so. Details of these mitigation measures and methodology for their successful implementation would normally be provided in an arboricultural method statement (AMS) and it is suggested that production of and adherence to the AMS could be secured by appropriate conditions attached to any planning permission.

6. MAIN GENERIC TREE CONSTRAINTS TO BE ADDRESSED BY THE ARBORICULTURAL METHOD STATEMENT (AMS)

Tree(s)	Issue(s)	Detail and relevance to project
Higher category trees T1 to T5	BS5837/ 2012	Whilst the British Standard advises restraint in attempts to retain too many trees or unsuitable trees on a development site, the premise would normally be to avoid removal of any A and B category trees i.e. healthy trees of good form and significant safe useful life expectancy (SULE) that are likely to continue to contribute to the aesthetics and amenity value of the site for >20years. The survey identified 3 category 'A' trees and 2 category 'B' trees, all which can be retained and appropriately protected from development.
T1 to T5	Legislative constraints	Information obtained via Hillingdon Borough Council website and the findings of our desktop appraisal advise that the mature trees at the rear of the site and in the adjoining gardens are the subject of tree preservation order ref TPO 404/1987 and as such these trees are afforded protection under Section 210 of the Town and Country Planning Act 1990. No other tree related legislative constraints were identified. The site also borders the Ickenham Village Conservation Area which is located to the SE of the site immediately adjacent to the rear boundary.
T2 to T6	Ownership	The majority of the surveyed trees are located within the neighbouring properties to the north and south of the rear garden and as such, will be the responsibility of the respective site owners. Whilst ingress of branches and roots to the site may be considered a legal nuisance and can be removed under Common Law, any resulting damage or death of the trees may be considered criminal damage. Works to protected trees, as specified above, will require LPA approval. Where trees are identified for retention, provision should be made to mitigate any potential risk of damage to these trees. Where works are proposed to neighbouring trees advanced dialogue with the owners is recommended even if the works do not require their consent. Any proposed tree works should be prescribed and/or approved by a suitably qualified arboriculturist.
All retained trees and hedges	Development operations	All construction activity including demolition, site clearance, foundation construction, surface treatments and any drainage or service runs should be the subject of an arboricultural method statement (AMS) which seeks to ensure compliance with appropriate site management and tree protection measures.

7. SITE SPECIFIC CONSTRAINTS AND POTENTIAL DEVELOPMENT IMPACT TO BE ADDRESSED BY THE ARBORICULTURAL METHOD STATEMENT (AMS)

Tree (s)	Issue(s)	Potential impact and recommended mitigation
All surveyed trees and hedges	Demolition and construction activity associated with the existing and proposed structures	The findings of the AIA suggest that all surveyed trees can be retained be retained and appropriately protected from the proposed development. Whilst not a consideration of the planning application, it is suggested that where there is a desire and/or intention to retain the established shrub borders, similar protection measures be included in the AMS to prevent unnecessary harm/damage to these shrubs. **Potential impact:** • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general construction activity • Excavation, ground level and surface type changes within the RPA of retained trees/hedges • Ground pollution such as cement contamination • Wounding or physical damage to the trees/hedges above or below ground as a result of demolition and/or construction traffic and/or activity. **Recommendations:** • Mitigate potential impact from development by adopting generic protection measures prescribed in BS 5837/2012 and where necessary, additional site specific protection measures to be prescribed in the AMS • Vehicular and machinery activity (including demolition) will be restricted to existing areas of hardstanding and/or areas outside the RPA of retained trees and/or additional temporary ground protection of appropriate specification for the loading • Method of demolition and specification of size and type of any mechanical operations will be detailed in the AMS • Any excavation within the RPA of retained trees e.g. drainage and service runs (see below), will be implemented using hand tools and/or an airspade and will be subject to arboricultural supervision, details of which will be prescribed in the AMS • All works within the RPA of retained trees will be subject to the bespoke AMS specification and methodology and an appropriate level of on site arboricultural supervision, the programme for which will be agreed with the retained arboriculturist prior to commencement of the development project.

Tree (s)	Issue(s)	Potential impact and recommended mitigation
All surveyed trees and hedges	Drainage and service runs	No details of drainage and/or services requirements had been confirmed at time of writing. As existing services are available within the site, it is envisaged that any additional services can be linked to these limiting the need for excavation and trenching works in sensitive areas. **Potential impact:** • Excavation associated with service trenches, soakaways, harvesting tanks and/or heat source pumps within the RPA of retained trees may result in the severing or wounding of live roots • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general activity required to install services and/or drainage facilities. **Recommendations:** • Any new and/or amendments, upgrading or maintenance of existing, drainage and service runs should seek to avoid the RPA of retained trees. • Location of any new service runs must avoid excavation within the RPA of retained trees • Should any need for excavation within the RPA be identified, the retained arboriculturist will be consulted and only once all alternatives have been considered and options exhausted, will a bespoke AMS be produced • Should encroachment of the RPA be proven to be unavoidable, service run installation will adopt trenchless techniques i.e. directional drilling and will ensure compliance with National Joint Utilities Group guidelines NJUG 4
All surveyed trees/ hedges	Hard and soft land-scaping	No details of any proposed hard and/or soft landscaping were available at time of writing. **Potential impact:** • Landscape works, usually implemented in the latter stages of a construction project can involve excavation, cultivation and changes to levels and surfacing that have the potential to negatively impact retained trees. **Recommendations:** • All retained trees will be protected for the duration of the project using a combination of standard protection in accordance with BS 5837/2012 and with specifications and methodology prescribed in the AMS • Where landscape works are required within the RPA of retained trees, the retained arboriculturist will be consulted and the scheduling, construction specifications and methodology for such works will be prescribed in a bespoke AMS.

8. CONCLUSIONS

- With the exception of T7, all surveyed trees are higher grade trees i.e. A and B category when assessed in accordance with BS5837:2012) and are the subject of a tree preservation order
- The majority of the treescape stands in neighbouring properties to the north and south of the rear garden of the site
- The oak tree (T1) stands in the rear garden of the site and is the closest tree to the development proposals
- All trees identified for retention can be retained and protected from the proposed development activity in accordance with best practice
- All retained trees will require appropriate protection i.e. adoption of generic tree protection measures as prescribed in BS 5837/2012 details of which should be provided in an arboricultural method statement (AMS)
- It is recommended that compliance with the AMS be secured by condition attached to any planning permission associated with this development.

Appendix 1

Tree Schedule

TREE SURVEY SCHEDULE KEY

1. TREE No: Allocated individual tree or group number, this may or may not be tagged on site.

2. TREE SPECIES: Common name followed by botanical name in brackets.

3. AGE CLASS:

Y : Young
SM : Semi-mature
EM : Early Mature
M : Mature
LM : Late Mature
OM : Over mature
V : Veteran (of biological, cultural or aesthetic value, usually beyond typical age range)

4. DBH: Diameter of the tree stem in millimetres measured at 1.5m from ground level.

5. CROWN SPREAD (CS): Shown as cardinal points N, S, E, W. Dimensions in metres taken from centre of stem.

6. HEIGHT (H, CH, FB) Height of tree in metres to the highest point (H). Height of canopy/foliage at lowest point (CH). May also record height and orientation of first branch (FB) union on tree stem. Measured in metres from ground level.

7. PHYSIOLOGY + STRUCTURE: General categorisation i.e. Good, Fair, Poor

8. CONDITION + SITE DETAIL: Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality and overall structural integrity that may influence SULE and BS categorisation (see 10 and 12 below). May include reference to other site structures and features.

9. PRESCRIPTION: May prescribe appropriate remedial works and/or works required to facilitate development proposals. **NB. ** in col. 9 = Works that are not essential to implementation of approved development and may require a separate application/notice where trees are the subject of a TPO and/or within a conservation area.**

10. SAFE USEFUL LIFE EXPECTANCY (SULE): Estimated number of years the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age and physiological and structural condition i.e. <10, >10, >20, >40. (NB. This assumes that there will be no physical changes to its immediate environment.)

11. ROOT PROTECTION AREA (RPA): Area of rooting volume that must be retained and protected from all development activity as prescribed in BS 5837/2012.

12. BS CATEGORY: (please refer to section 2 of this report **or** BS5837:2012 section 4.5 and Table 1 for detailed descriptions)

U: trees for removal – in such a condition that they cannot be realistically retained for longer than 10 years.
A: trees of high quality – with estimated remaining life expectancy of at least 40 years.
B: trees of moderate quality – with estimated remaining life expectancy of at least 20 years.
C: trees of low quality – with estimated remaining life expectancy of at least 10 years or young trees with a stem diameter < 150mm.

Abbreviations: **AGL** = above ground level. **e** = estimated measurement. **dw** – deadwood. **Av** = average. **Max** = maximum. **o/s** = outside. **adj.** = adjacent. **DDT** = Decay detection test. **NT** = Neighbouring tree

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T1	Pedunculate Oak *(Quercus robur)*	M	1000	8.0 7.8 9.0 6.0 e	23 4.5 6.0 S	Poor Fair	Located 13.7m from footprint of existing conservatory and creates the dominant feature of the rear garden. Generally sound and healthy. Canopy has been reduced creating a rather unnatural 'stumpy' branching habit. Canopy spread is suppressed by T2 (E) See photo P1 @ appendix 3.		12 452	>40	A1
T2	Pedunculate Oak *(Quercus robur)*	M	700 e	Av. 5.5 e	20 e 4.0 4.0 e	Fair Fair	T2 is located in the neighbouring property (NT) to the east and has been subject to similar crown reduction. The canopy is suppressed on the westerly aspect by T1. See photo P2 @ appendix 3.		8.4 222	>40	A1
T3	Lawson Cypress *(Chamaecyparis lawsoniana)*	M	Twin 350 360	Av. 3.0	17 1.5 N/A	Fair Fair	NT. Bifurcates @ 1.0m AGL. Dead lower canopy (SE), suppressed by T4.		6.0 113	>20	B1
T4	Horse Chestnut *(Aesculus hippocastanum)*	M	Twin 610 500	Av. 5.0	14 1.2 1.8 S	Fair Fair	NT. Growing into canopy of T3. Evidence of bacterial pathogen known as Bleeding Canker (*Pseudomonas syringae)* i.e. necrotic lesions on main stem and structural framework, although canopy currently		9.6 290	<20	B1

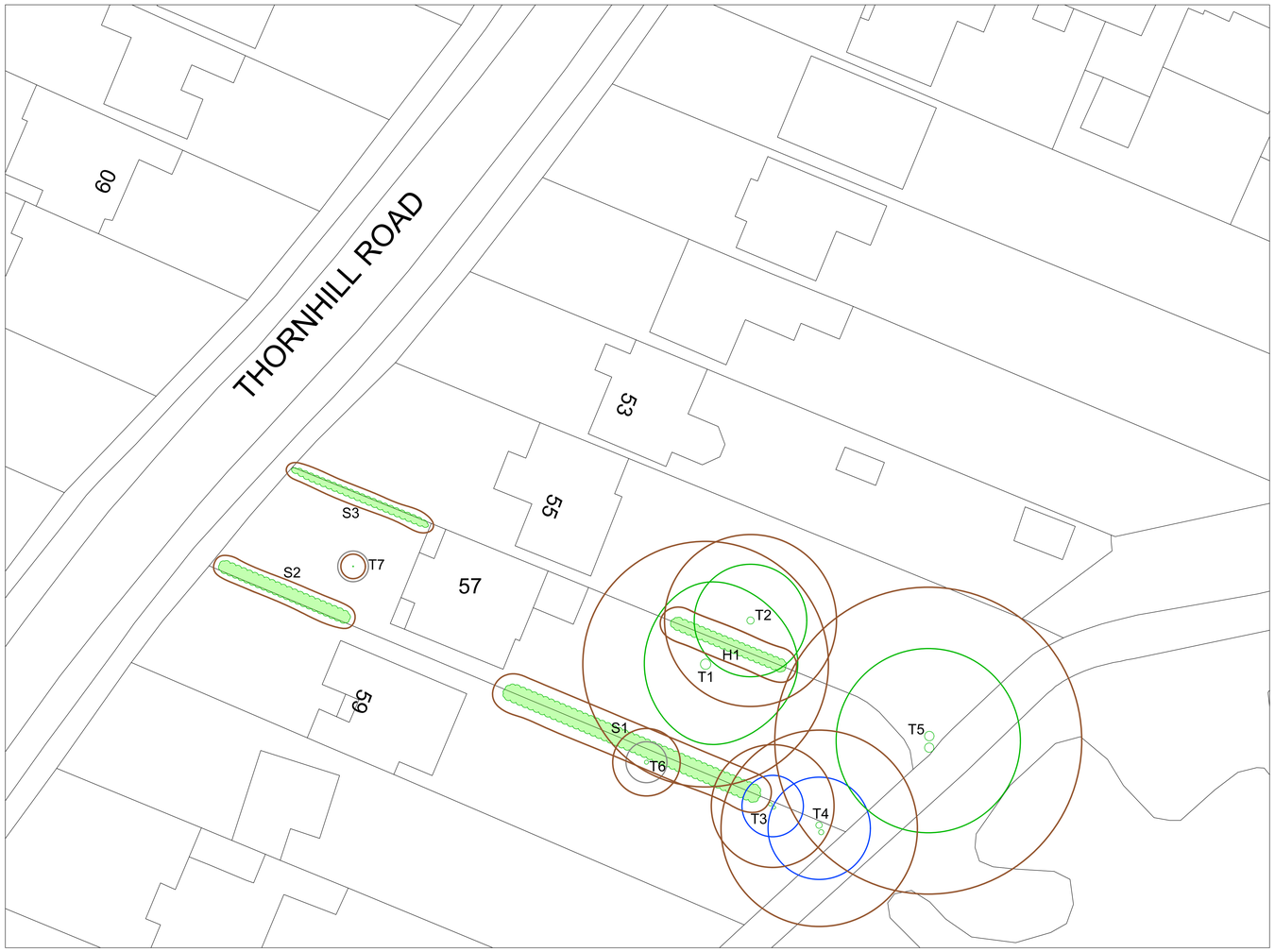
No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	1.5 3.0 NE H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
							appears full and generally healthy with minimal signs of any dw.				
T5	Monterey Pine *(Pinus radiata)*	M	Twin 920 900 e	Av. 9.0	25 e 1.5 4.0 S	Good Good	NT. Bifurcates @ base. Dominant northerly stem upright with good form. Southerly suppressed with significant weight and lean to S.		15 707	>40	A1
H1	Mixed hedge Beech *(Fagus sylvatica)* Yew *(Taxus baccata)* Holly *(Ilex aquifolium)*	M	Av. 80 e	Av. 1.0	Av. 3.0 GL N/A	Good Good	Formally managed boundary hedge in good form and condition. See photo P3 @ appendix 3.		1.0m o/s crown spread	>20	N/A
S1	Mixed shrub border Holly *(Ilex aquifolium 'Varigata')* Cheesewood *(Pittosporum spp)* Mexican Orange *(Choisya ternata)* Rhododendron *(Rhododendron spp)* Smoke Bush *(Cotinus coggygria)* Camelia *(Camelia spp.)* Mahonia *(Mahonia aquifolia)*	M	N/A	Av. 1.5	Av. 2.0 N/A N/A	Fair Fair	Mixed woody shrub border creates attractive boundary screen. See photo P4 @ appendix 3.		1.0m o/s crown spread	>20	N/A

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	1.5 3.0 NE H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T6	Hawthorn *(Crataegus monogyna)*	M	Twin 200 200 e	Av. 2.0	4.5 e 2.0 1.8 SE	Fair Fair	NT. Severely pruned/reduced resulting in poor form.	**Maintain as formal hedge.	3.3 34	>20	C1
T7	Dwarf Cypress *(Chamaecyparis spp.)*	M	110	Av. 1.5	2.5 GL N/A	Fair Fair	Central feature of rockery at front of dwelling. Necrotic areas of foliage on S/SE side of canopy. Potential colonisation of pathogen known as Phytophthora lateralis. See photo P5 @ appendix 3.	Recommend pollarding or removal due to close proximity to existing dwelling and to development proposals.	1.2 5.0	>20	C1
S2	Mixed shrub border Lilac *(Syringa vulgaris)* Berberis *(Berberis spp.)* Smoke Bush *(Cotinus coggygria)* Holly *(Ilex aquifolium)* Viburnum *(Viburnum spp.)* Escallonia *(Escallonia spp.)*	M	N/A	Av. 1.0	Av. 2.0 N/A N/A	Fair Fair	Formally pruned boundary screening. See photo P6 @ appendix 3.		0.5m o/s crown spread	>10	N/A
S3	Mixed shrub border Viburnum *(Viburnum spp.)* Hibiscus *(Hibiscus spp.)* Hydrangea *(Hydrangea spp.)* Buddleia *(Buddleia davidii* Box *(Buxus sempervirens)*	EM	N/A	Av. 0.5	Av. 1.5 N/A N/A	Fair Fair	Border planting.		0.5m o/s crown spread	>10	N/A

	Mexican Orange *(Choisya ternata)* Pieris *(Pieris 'Forest Flame')* Cotoneaster *(Cotoneaster spp.)*										

Appendix 2

Tree Constraints Plan (TCP)



Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S.Tree Category A
- B.S.Tree Category B
- B.S.Tree Category C
- B.S.Tree Category U
- G — Crown Spread (Group)
- S — Crown Spread (Group) Shrub
- Trees proposed for removal to facilitate development.

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule.Where significant obstructions to root growth exist, the predicted rooting pattern may be shown as an irregular offset polygon.

Root Protection area's (RPA):

- Radial format

N

Metres

0 10 20 30 40

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Job

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Title

TREE CONSTRAINTS PLAN

Scale

1:200 @ A0

Drawing No	Date	Revision
CwT-TCP-22-03-01	02/03/22	

Appendix 3

Photographs x 6

P1. Category A oak tree (T1) is the closest tree to the development proposals. It can be retained and protected in accordance with BS 5837:2012.

P2. The canopy of the neighbouring oak tree (T2) is suppressed by the dominant T1 resulting in an asymmetrical crown form.

	
P3. Mixed boundary hedge (H1), predominantly beech, creates an attractive and effective boundary screen	**P4. Woody shrubs (S1) line the southerly boundary of the rear garden and it is recommended that their protection is considered in the AMS if they are proposed for retention.**

P5. The dwarf cypress (T7) is in poor condition. It is suggested that its removal be considered for arboricultural reasons. This may also assist site logistics during development as it will require protection if it's retention is specified.

P6. As for the S1, the shrub borders in the front garden should be protected from development activity if their retention is required.