

ARBORICULTURAL IMPACT ASSESSMENT

BS 5837:2012 Trees in Relation to Design,
Demolition and Construction-Recommendations

**Arboricultural Survey and
Impact Assessment Report
MFG FS 692 Pinner Service Station,
High Road Eastcote HA5 2ET
For
Motor Fuel Group**



March 2021 ref 3080

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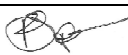
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TREE CONDITION AND ARBORICULTURAL IMPACT ASSESSMENT

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1.0 INTRODUCTION

- 1.01** Lingard Farrow Styles were commissioned in March 2021 to carry out a tree survey and assessment of the existing trees and prepare an Arboricultural Impact Assessment (AIA) and a Tree Protection Plan (TPP) to support a planning application for a proposed jet wash facility at the existing Pinner Service Station. The site inspection was carried out in March 2021 and proceeded in line with the recommendations outlined in the British Standard '**Guide for Trees in Relation to Design, Demolition and Construction**' (BS 5837:2012) section '**Tree Surgery, Tree Categorisation and Tree Constraints Plan**'.
- 1.02** The issues to be addressed in this report include:
- The condition and amenity value of the tree within the site.
 - The relevant Planning Policy.
 - The impact of the proposed development on the tree resource.
- 1.03** The survey involved a visual inspection of 6no specimen trees and mature shrubs all in accordance with BS 5837:2012. The visual inspection was carried out from ground level and aided by the use of binoculars to assist in the high-level condition assessment of the trees. Trees were not climbed.
- 1.04** Tree dimensions were measured using a combination of a Richter Diameter Tape, Leica Disto Laser Rangefinder and a Nikon 550 Forestry Pro Laser Rangefinder. Trees were recorded with a stem diameter of 75mm plus (measured at a height of 1.5m above ground level unless otherwise stated in the tree schedules). Trees less than this stem diameter were recorded as shrubs or hedges. Any multistem tree diameters were measured and recorded as an aggregate diameter in accordance with BS 5837:2012. The visual inspection was carried out from Trees were not tagged.
- 1.05** This report is to be read in conjunction with Lingard Farrow Styles Tree Survey and Tree Protection Plan (TPP) dwg no 3080-001
- 1.06** Weather conditions at the time of the tree assessment were cold and overcast.
- 1.08** The trees on site are currently protected under TPO 20 and the Eastcote Village Conservation Area.
- 1.08** Adcock Associates latest layout dwg no 19839-82 PA04 has been used to inform this assessment.

2.0 SITE DESCRIPTION

- 2.01** The service station site is located off the B466 High Road Eastcote within the village of Eastcote, Pinner. The development proposals include the construction of new jet wash bay within the existing service station forecourt.

The proposed development site currently comprises a grass area and a parking area. The site is bordered by open woodland (TPO 20) to the north west and southwest, and residential development to the southeast and northeast. The site is open with a low mesh fence along the north boundary separating access to adjoining the River Pinn.

- 2.02** All specimen trees and tree groups were assessed within 8m of the site to the west. The nearest tree to the proposal is T03, a low grade Ash. The remaining 5no trees and mature shrubs are within the tree group area to the west. Their location is in close proximity to the proposed development and therefore the Root Protection Areas (RPA's) were assessed to consider any impacts from the proposed development.

- 2.03** The two specimen trees (T05 and T04) to the south west of the proposals are relatively large specimens and are prominent to public views. As such they warrant a higher grading.

3.0 EXISTING TREES

- 3.01** The quality and value of each tree or group of trees is recorded in the attached tree schedules. Each tree is allocated to one of four categories each of which is explained under the headings 'Tree Categorisation' in Section 4.0 and the Cascade Chart for Tree Quality Assessment shown in table 1 (appendix 11.2)

A	Good	Retain at all cost
B	Medium	Retain
C	Fair	Retain
U	Dead	Remove from site

The position of the trees is indicated on the attached Lingard Farrow Styles identification plan dwg.no 3080-001.

- 3.02** Although this is not a safety inspection, the general condition of the trees is recorded and management recommendation may be made particularly where safety issues may be of concern from this brief ground level inspection. Trees should be subject to regular tree condition inspections and appropriate management and a full tree condition inspection is recommended and particularly on completion of any development.
- 3.03** The survey involved recording each tree or group within the site boundary with a stem diameter of above 75mm when measured at a height of 1.5m above ground level. In addition, trees over this size growing on land adjacent to the site, which are at or within a distance equal to 12 times their stem diameter from the boundary (or 10 times the stem diameter in the case of multistemmed trees). This is to ensure that adequate consideration is given during site

development planning to root zones and canopies from adjacent trees which may impact on the site.

- 3.04** Additional information recorded in the tree schedules is shown in appendix 11.1 table 1 and is in accordance with BS 5837:2012.

4.0 TREE CATEGORISATION

- 4.01** The primary purpose of this report is to provide an assessment of the trees and to determine their suitability for retention on the proposed development. To assist in this assessment the trees are categorised and given an appropriate grading. This grading is recorded in the attached tree schedules (appendix 11.2), by colour code the tree survey LFS dwg no 3079-001 and the Cascade Chart for Tree Quality Assessment shown in table 1 (appendix 11.3)
- 4.02** Where young trees occur as individual specimens i.e. trees with stems less than 150mm diameter at 1.5m above ground level they are graded as C trees. Although these trees may have the potential to develop into mature specimens, they should not be allowed to dominate site layout considerations. In such cases there would be an opportunity to lift and transplant smaller trees to other locations.
- 4.03** The number of trees/mature shrubs in each category are:

Grade A	1no tree T04
Grade B	1no tree T05
Grade C	4no trees and hedges S01,T02,T03,H06
Grade U	None

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.01** Arboricultural impacts are a predicated change in condition as a result of a proposed development activity. This assessment provides an evaluation of the probable direct and indirect effects on the existing trees and the effect of the trees on the development . The assessment considers the condition and character of the trees and includes, where required, impact mitigation recommendations.
- 5.02 Impact of the Proposed Development on Trees**
All 6no existing trees and mature shrubs assessed will be retained.

Fig 1.Tree losses & management required to implement the proposals

T: Spec.				
TG/SG: Group				

H: Hedge				
BS 5837 Grade	A High quality	B Moderate	C Low quality	U Unsuitable
Trees Removed	nil	nil	nil	nil
Trees Managed	nil	nil	T03,T04	nil

5.03 The medium /long term impact of the proposed development on amenity, landscape character and screening is therefore considered to be low.

5.04 Potentially damaging construction activities adjacent to trees.

Fig 2. Trees that require to be protected by special precautions

T Spec. TG/SG Group H Hedge				
BS 5837 Grade	A High	B Moderate	C Low	U Unsuitable
Trees protected by special precautions other than fencing and/or ground protection	T04	nil	T03	nil

The proposed development impact on retained trees is considered to be low. All potentially damaging construction activities can be controlled by arboricultural supervision and appropriate construction method statements.

6.0 BUILD PRACTICABILITY

6.01 The potentially damaging effects of construction activities have been considered as follows:

Fig 3. Potential effects of construction activity

Activity	Scope of Activity	Impact
1.Site access	The proposal utilizes existing hard surfaced road for main site access and most intensive construction activities	Nil
2.Contractors parking	Provided by an existing car park adjacent to the development site	Nil
3.Workspace	Provided within the existing	Nil

	adjoining car park without affecting the Root Protection Areas of any retained trees	
4.Storage	Storage areas can be provided on site and outside the Root Protection Areas of all retained trees	Nil

6.02 Future pressure for tree removal

Trees retained in close proximity to structures and hard surfacing have the potential to cause damage. Where these impacts are perceived as high there is likely to be pressure to remove retained trees. The assessment of how proposed development will be affected by retained trees is as follows:

Fig 4. Potential effects of future growth

Activity	Outcome	Impact
1.Shading	The proposal jet facility will have no shading effects during the day therefore no future pressure on retained trees.	Nil
2.Structural damage	The proposed jet wash facility is, to a greater degree, already within a hard surfaced area therefore there will be no anticipated damage from root activity. There may be pressure to marginally reduce the overhanging low level growth from the mature Cedar tree to the west of the facility to prevent vehicle obstruction . This is considered as normal maintenance requirements and this maintenance is already being undertaken by the site owners.	Low

6.03 Protection and Construction

All excavation, soil-stripping or site grading within the protected area must be monitored by an ACW (Arboricultural Clerk of Works). Passage of vehicles across the unprotected soil surface must also be avoided, especially when the soil is wet, as this will cause breakage of the surface roots, soil compaction and consequently reduced soil aeration. Surviving roots may not be able to grow through the compacted soil. As all the trees are on adjoining land the proposed and existing site fencing will provide protection to the immediate RPA's.

6.04 Conclusions on Impacts

Given that the specified protection is implemented to protect the retained trees (as specified in the Arboricultural Method Statement section 7.0), the development proposal will have a low impact on the value of the existing trees to the local public amenity or landscape character.

7.0 ARBORICULTURAL METHOD STATEMENT

- 7.01** Once layout proposals have been finalized the British Standard recommends a Tree Protection Plan (TPP) is prepared. (LFS dwg.no 3080-001)
- All retained trees will be protected with existing fencing and warning signs in accordance with BS 5837:2012 prior to commencement of site construction works (see appendices 11.4 and 11.5) and in agreement with the Local Planning Authority Arboricultural Officer.
- Site supervision during any proposed tree work operations are to be undertaken by a suitably qualified person in conjunction with the Local Authority Arboriculture Officer. All tree work is to be carried out in accordance with BS 3998:2010 Tree Work Recommendations.

7.02 The Root Protection Area (RPA)

This is established using Table 2 from the standard BS 5837:2012 which is a 12 x multiplier of the stem diameter when measured at a height of 1.5m above ground level or 10 x in the case of multi stemmed trees. The precise distance required by each tree as a Root Protection Area expressed as a radius is indicated on the attached tree schedules (appendix 11.3) and will be shown on the tree survey drawing (LFS dwg no 3080-001) which supports the layout proposals. These distances provide an Construction Exclusion Zone (CEZ) for site construction works. The erection of a substantial temporary barrier is required at these distances and the type of suitable fencing is illustrated in appendix 11.5 . These measurements or distances are provided in metres as a radial measurement, unless otherwise stated, which is taken from the centre of the stem.

7.03 Rationale for Tree Protection

The part of the tree most susceptible to damage is the root system, which because it is not immediately visible, is most frequently ignored, although the stem and branches are also vulnerable. Damage or death of the root system will affect the health, growth, vigour, life expectancy and safety of the rest of the tree. This is because the majority of the tree's root system is found within the top 600mm of the soil profile, extending radially for a distance frequently in excess of the tree's height.

The parts of the root system which are active in water and nutrient uptake are very fine, typically less than 0.5mm diameter. It is essential that the conditions in the soil remain conducive to healthy growth of these fine roots so that water and nutrients necessary for healthy tree growth can be absorbed, in addition to water and nutrients, roots, in order to function, require oxygen from the soil for the purpose of respiration. Diffusion between the soil and the atmosphere is essential. Anything which disturbs this balance will affect the condition of the root system and in turn the health of the tree. Compaction of the soil within the rooting zone of a tree will create

long term damage through preventing respiration and the percolation of water. Vehicles tracking over the soil are responsible for such damage and such action must be reduced or avoided during construction works.

7.04 Construction Exclusion Notices

On completion of the exclusion zone protection by barriers and/or ground protection construction works can commence. All weather notices should be erected on the barrier with words such as 'Construction Exclusion Zone – Keep Out' (see appendix 11.4). A qualified and experienced person will visit the site to check the tree protection and signs until the protection is removed.

7.05 Additional Considerations

In addition the following should be addressed or avoided:

- a) Care should be taken when planning site operation to ensure that wide or tail loads, or plant with booms such as jibs and counterweights can operate without coming into contact with retained trees. Such contact can result in serious damage to them and might make their safe retention impossible. Consequently any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance of trees is maintained at all times. In some circumstances it may be impossible to maintain adequate clearance thus necessitating access facilitation pruning.
- b) Material which will contaminate the soil e.g. concrete mixings, diesel oil and vehicle washings should not be discharged within 10m of the tree stem.
- c) Fires should not be lit in a position where their flames can extend to within 5m of foliage, branches or stem. This will depend on the size on the size of the fire and the wind direction.
- d) Notice boards, telephone cables or other services should not be attached to any part of the tree.
- e) Trees to be felled that are adjacent to, or, that lie within a continuous canopy of trees to be retained will be removed with particular care. In some cases, a tree may have to be removed in section to avoid damage.

7.06 Maintaining the Protective Barrier

Special attention should be given to maintain the 'Protective Barrier' during the construction phase ensuring that it remains rigid and complete. In order to avoid disturbances to the Protective Barrier once it is installed it should be inspected on a daily basis. Repairs shall be made immediately should it be damages or not fit for the purpose intended.

7.07 Site Construction Area

Position to be outside the Root Protection Areas (RPA's) with access to be agreed with the contractor prior to commencement.

7.08 Contractors Car Parking

Position to be outside the Root Protection Areas (RPA's) with access to be agreed with the contractor prior to commencement.

7.09 Intensity and nature of Construction Activity

It is anticipated that construction activity will be low. All Construction Exclusion Zones will be fenced off prior to commencement.

7.10 Phasing of Construction Works

Any phasing plan must include reference to the maintenance of tree protection zones particularly with material storage and service runs.

7.11 Space required for all Foundation Excavation and Construction Works

All proposed excavated materials are to be stored well outside the RPA's of the retained trees. Position to be agreed prior to site works commencement.

7.12 Construction of Screen Post Holes

The installation of the proposed screens will require limited excavation within the Root Protection Zones to erect their post supports. (see detail in Appendix 11.5) The methodology for protecting the tree roots during screen erection work is as follows:

- Place boards around work area to prevent compaction and contamination.
- Carefully scrape away the topsoil and grass area to the west and north with hand tools to a depth of 50mm or until primary tree roots are located.
- Carry out initial hand work investigation to location screen supports holes using a metal bar taking care not to damage tree roots. Where roots over 50mm diameter are encountered the hole shall be repositioned if possible.
- Hand dig to a minimum depth of 600mm by 600mm square with hand tools the post holes. Careful use of an 'air spade' is an acceptable alternative to the use of hand tools.
- During excavation any roots greater than 25mm diameter will be left undamaged in situ. Any roots less than 25mm will be cut cleanly with sharp secateurs. If no roots are located, complete the hole mechanically with 1 tonne tracked excavator (micro digger).
- If roots greater than 25mm diameter are encountered, carefully expose the roots and wrap with wet hessian and sleeve with a split plastic pipe to protect. Hand dig either side of the root to expose a post hole area unaffected by roots. Continue excavation until the correct depth is reached.
- Line the bottom and sides of the post holes with one piece DPC type non permeable membrane gauge plastic sleeves to prevent harmful leaching of lime. Pour concrete into the hole, avoiding spillage to the surrounds. Remove all arisings from site.
- Backfilling to consist of concrete foundation to the post holes only with make-up of compacted type 1 aggregate. Ground finish under completed screen to consist of either loose gravel or topsoil to ensure water and air penetration to tree roots. Concrete strip foundations not to be used.

- A watching brief will be required during construction works to monitor protection works.

7.13 Underground Service Routes

There will be a small length of new connecting underground drainage within the RPA's of trees nos T03 and T04. To reduce impact on the RPA.s the drainage route will closely follow the existing kerb line where root activity will be less. To avoid damage to shallow feeder roots all changes of level will be minimized and monitored during site operations. Prior to commencement of the works, boards will be placed around the work area to prevent compaction and contamination. All excavations for the drainage route will be undertaken by hand or mini digger and as described in the methodology in section 7.12 . The presence of shallow underground vent pipes in in the adjoining service area precludes an alternative drainage route through the existing hard standing.

7.14 Changes in Ground Level

There are no significant level changes proposed within any of the established RPA's of retained trees at the time of writing this report.

7.15 Space for Cranes, Plant and Scaffolding

The limited factors in terms of these considerations are the trees and the size and weight of the equipment. Often tall vehicles collide and cause collision injury to trees environment and the tree's physiology. For this reason, care must be taken when operating cranes to avoid collision injury occurring. All plant must be tracked on, off and around the site avoiding the established RPA's. Where there is no alternative and with acceptance of a Method Statement by the LAP tracking over root plates may be possible, if load bearing ground plates are used and are sufficient to support the spread and load of the plant equipment.

7.16 Space for site Huts, Temporary Latrines and other Structures.

Site huts and latrines are to be located within an area of the site that is outside the RPA's.

7.17 The Type and Extent of Landscaping Works required within Tree Protection Areas.

Any landscape design should take account of the existing trees and any proposed planting within their RPA's should be notched planted to avoid conflict.

7.18 Space for Storing Materials, Spoil and Fuel and for the Mixing of Cement and Concrete.

Such activities can have implications on tree health if they occur within the established RPA or if they have the ability to run into an RPA. All such activities will be kept clear of such special areas. A 'Cement Washing Zone' should be created at least 15m away from any retained tree.

7.19 The Effects of Slope on the Movement of Potentially Harmful Liquid Spillage on or into Protected Areas.

It is essential that allowances will be made for the slope of the ground so that damaging material such as concrete washings, mortar or diesel oil cannot run towards tree root zones. In such areas a ground level barrier of timbers covered with heavy duty PVC dug into the ground outside of the tree root zones will be required. This barrier will require daily inspection to

monitor its integrity. In all cases site operations are to take account of this requirement in site planning, set up and operation.

7.20 Summary of Arboricultural Considerations During Construction Stage.

a) Construction Exclusion Zone Fencing

- Timing for setting out, construction and completion of fencing or ground protection in accordance with phasing plan.
- Specification for fencing and/or ground protection to be in accordance with BS5837:2012

b) Storage of Materials/Offices/Fuels

- Identification and reservation of land for storage of materials
- Parking of vehicles, location of offices, welfare facilities and fuels .

c) Removal of Hard Surfacing

- Existing surface to be removed by hand working from the closest point to the tree working outwards.
- Material is to be broken with hand tools.

d) Services

- Location of services including sewerage, gas, water, electricity and their impact on any RPA's.
- Timing of excavation where they pass within or close to retained trees in accordance with any phasing plan.

e) Review/Site Inspection of Existing Trees

- Review of trees and Method Statement to be undertaken prior to the commencement of development to address phasing and land use.
- Arrangements for review/monitoring of method Statement.
- Review to allow for amendment /variation by agreement.

8.0 IMPACT OF PROPOSALS ON EXISTING TREES

IMPACT 1. Construction Phase Tree Protection

- 8.4** The root protection area (RPA) and canopy of the key trees can be protected during construction phase by establishing a Construction Exclusion Zone (CEZ). A specification of the

tree protection is given in appendix 11.5. This will include ground protection as described in 11.5.

8.5 The proposals indicate that a new screen will be constructed around the jet wash bay. The proposed line of the new screen will have an incursion into the RPA of tree no T03 within the adjoining TPO area. To minimise any damage to the root system it is proposed to construct the screen post holes with a detail as shown in appendix 11.5 and methodology as described in Section 7.12.

8.6 In addition there will be a new line of underground drainage, which will have an incursion into the RPA's of trees nos T03 and T04. To minimise any damage to the root systems it is proposed to construct the drainage with a methodology as described in sections 7.12 and 7.13.

9.0 LEGAL AND PLANNING CONSTRAINTS REGARDING TREES ON SITE

9.01 The legal considerations referred to are general constraints that relate to arboriculture and do not cover any other legal matters that may be relevant on this site.

9.02 National Planning Policy Framework (NPPF):

This sets out national planning policy.

Paragraph 170 requires that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 175 requires that:

- c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy.

9.03 The Wildlife and Countryside Act 1981 protects nesting birds and to disturb nesting birds can be a criminal offence. Therefore, if tree works are programmed during the nesting season, between March and August. Should nesting birds be present then all but essential works will be postponed. If in undertaking essential works a nest or nests are found to be present, then further advice will be sought from the relevant authority.

9.04 Tree Preservation Orders and Conservation Area Status.

The law on TPOs is in **Part VIII of the Town and Country Planning Act Town and Country Planning (Trees) Regulations 1999**. When any tree is protected by a TPO or are situated within a Conservation Area it is an offence (1) cut down (2) uproot (3) top (4) lop (5) wilfully damage or (6) wilfully destruct a tree without the express written permission from local Planning Authority (LPA), there are exceptions;

- Cutting down trees in accordance with one of Natural Resources Wales grant schemes, or where the Natural Resources Wales has granted a felling licence.
- Cutting down or cutting back a tree which is dying, dead, or dangerous.
- In line with an obligation under an Act of Parliament.
- At the request of certain organisations specified in the order.
- A tree which is directly in the way of development that is about to start for which detailed planning permission has been granted.
- In a commercial orchard or pruning fruit trees in accordance with good horticultural practice.
- To prevent or control a legal nuisance.

9.05 Wildlife and Countryside Act (as amended) Conservation (Natural Habitat) Regulations

(1994) 5.1 In Britain, all bats and their roost sites are currently protected by law. The part that protects them is found within the Wildlife and Countryside Act 1981 and as amended by schedule 12 of the Countryside and Rights of Way Act 2000 and by the conservation Regulations 1994 under Section 39 (1).

The legislation makes it an offence to intentionally or recklessly damage, destroy or obstruct access to a site used by bats whether bats are present at the time or not. This can include work on trees whether it is surgery, felling, the covering or filling of cavities or the installation of rod braces and flexible cable braces where a bat roost is present.

There are some 16 species of bat native to the British Isles, all are insectivorous and depend to some extent on habitat in which trees are a significant element. Bats are a protected species and are in decline both globally and nationally. Therefore, they are to be fully considered before any tree work commences and particularly if the trees are mature. If a bat roost is known to be in any tree that is to be removed or worked on, a licence must be obtained from Natural England.

Where there is a risk that bat roosts may be present, it is incumbent upon the owner to commission a specialist bat survey to identify bat roosts before instruction for tree surgery to commence. Failure to do so and in the event of disturbing a roost site and upon conviction is an offence. Maximum penalties for committing offences relating to bats or their roosts can amount to imprisonment for a term not exceeding six months or to fines of up to Level 5 on the standard scale under the Criminal Justice Act 1982/1991 (i.e. £5,000 in April 2001) per roost or bat disturbed or killed or both.

9.06 Forestry Act 1987

A felling licence is required wherever an excess of 5 cubic meters of timber is felled per calendar quarter. Exceptions to the Act include felling trees which when measured at 1.3m above ground level have a stem diameter of 8cm or below.

Other exceptional felling includes:

- Thinning of trees with a stem diameter of 10cm or below
- Coppicing of trees with a diameter of 15cm or below

Exceptions are also afforded to work carried out by statutory undertakers i.e. removal of dangerous/dead trees, prevention of abatement of a nuisance and to prevent the spread of quarantined pests or diseases in accordance with a notice served by a Forestry Commission Plant Health Officer.

When full planning permission is authorised, both statutory obligations described above are no longer applicable and are transcended by the Town and Countryside Planning Act of 1990, which permits tree removal for the purpose of development.

The site will not be subject to the provisions of the Forestry Act.

9.07 Statute and Common Law

A landowner should be aware that both statute and common law dictates regular inspections of trees on land in their control are necessary where such trees could cause injury or damage in the event they should fall or shed any parts. A person suitably qualified in arboriculture should undertake such routine inspections and any remedial tree works recommended within the time constraint specified, to prevent injury or damage occurring. A landowner should retain records of all inspections and any remedial tree works that have resulted from such inspections.

9.07 Hedgerow Regulations 1997

Hedgerows are protected by the Hedgerows Regulations 1997. A summary of the regulations is contained in the Defra leaflet 'The Hedgerows Regulations: Your Questions Answered'. More detailed guidance is contained in 'The Hedgerows Regulations 1997: A Guide to the Law and Good Practice'.

Permission is required from the local planning authority before removing hedges that are:

- At least 20 metres in length
- Over 30 years old
- Contains at least 7 woody species per 30m

- Contains fewer woody species per 30m but includes one of the following : *Populus nigra ssp betulifolia*, *Tilia platyphyllos*, *Tilia cordata*, *Sorbus torminalis* or certain plant species.

Hedgerows with particular historical associations or in areas covered by a Historic Landscape Characterisation are often protected on the basis of historic importance and their wildlife value.

10.0 REPORT LIMITATIONS

- 10.01** This report is a pre-development survey and is not a risk assessment or a detailed report on the health and condition of the trees.
- 10.02** Every attempt has been made to provide a realistic and accurate assessment of trees and their condition at the time of this inspection. No responsibility can be accepted for a damage or injury as a result of the failure of any tree or its parts due to faults not apparent upon a visual inspection carried out at this session, or for faults developing subsequent to the survey. Similarly, no liability can be accepted for the condition of the trees that are obscured in part or whole e.g. neither by dense ivy or other foliage nor for any that proved inaccessible. Certain features which might provide evidence of ongoing decay or decline e.g. seasonal fruiting bodies, damage to foliage, insect emergence holes may not be in evidence. Only those features present at the time of the inspection could be assessed.
- 10.03** Reference is made in this report for the possibility of additional assessment of specimen trees particularly with reference to long term safety and stability. This assessment could be assisted by the use of a Tomograph such as the PICUS sonic Tomography which assesses the internal condition of the tree by using sonic waves. The standard technology involves the attachment of sensors to measuring mails.
- 10.04** This report is based on the tree circumstances and condition at the time of the survey. It must be recognized that the circumstances may be altered radically over the course of any developmental process and that such changes cannot be accurately predicted, i.e. such a change could be the effect of localised wind turbulence created by the new development. As trees grow they respond and mechanically adapt to their surroundings and exposure limits. Unless stated in writing the inspection shall not include any underground parts of the tree. It does not consider damage resulting from the extraction of moisture from shrinkable clay soils by tree root causing subsidence or by heave occurring through soil rewetting following removal trees on the site. Recommendations relating to foundation design or material specification are beyond the scope of this report.
- 10.05** The position of the specimen trees and mature shrubs are accurate in accordance with the site survey.

11.0 APPENDICES

- 11.1 Tree Schedule Explanatory Notes**
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11.1 TABLE 1 Tree Schedule Explanatory Notes

Number: Sequential Tree, Group or Woodland reference number.

Name: Scientific name (Common name in brackets).

Height: Recorded in metres by inclinometer in each discrete area and estimated from the measured tree.

Lwr crn ht: Lower crown height, the height of the canopy above the ground.

Trunk diam: Tree stem diameter in millimetres at 1.5 m above adjacent ground level rounded up to nearest 50 mm. For multi-stemmed trees, a cumulative diameter is calculated (in accordance with BS 5837:2012 Annex C).

Crown Spread: Measured in metres & taken at four cardinal points (N E S W).

1st Sig branch: Existing height in metres above ground level of the first significant branch with direction of growth (if available).

Life stage	Y	Young	Recently planted or establishing tree.
	SM	Semi-mature	Age less than one-third life completed. Established tree but one that has not reached its potential ultimate height and has significant growth potential.
	EM	Early-mature	One-third to two-thirds life completed. A tree reaching its ultimate potential height, whose growth rate is slowing down but will still increase in stem diameter and crown spread.
	M	Mature	Two thirds plus life completed. Specimen with limited potential for any significant increase in size but with a reasonable life expectancy.
	LM	Late-mature (Over-mature in the BS)	Two-thirds plus life completed and declining. A tree that has passed its optimum growth rate and may require specialist management. These trees may offer significant benefits in terms of nature conservation
	V	Veteran	A tree that 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 .

Category: A grade given in accordance with BS 5837:2012 - Tree Categories (see copy of Table 1 from BS 5837:2012 below).

Comments: General observations e.g. collapsing, the presence of any decay and physical defect and including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

Life Expectancy: Estimated remaining contribution in years in terms of amenity (<10, 10+, 20+, 40+).

Physiological condition	G	Good	Tree that appears to be in good condition and healthy without significant defects.
	F	Fair	Tree that appears to be structurally sound but due to minor defects is downgraded from good.
	P	Poor	Tree which shows signs of poor health, in decline and/or with significant defects.
	D	Dead	Tree which is moribund or has died.

Recommendations: Preliminary management recommendations based on the site as surveyed and for any likely pruning likely to be required should any development proceed.

RPA-R (m) - Root Protection Area (RPA) Radius - The radius of an indicative circle of the RPA.

RPA (m²) - RPA Area in metres squared.

11.2 TREE SCHEDULES

CLIENT: Motor Fuel Group PROJECT: Pinner Service Station, High Road Eastcote, Pinner PROJECT REFERENCE: Ref 3080	SURVEY DATE: 11 March 2021 DWGS NOS: LFS: 3080-001 Tree Survey and TPP	COLUMN KEY: # Estimated dimension CS Crown spread H Height SD Trunk diameter & type LC Lower crown height LS Life stage YR Life expectancy GR Grade /category RPA Rad/m ² Root Protection Area	AGE: Y Young SM Semi mature EM Early mature M Mature LM Late mature V Veteran	GR – GRADE/CATEGORY A – Good quality. B – Moderate quality. C – Low quality U – Unsuitable. Remove.
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No.	Name (Common & Scientific)	H m	TD mm	Crown Spread (m)				LC m	LS	YR	GR	COMMENTS & PHYSIOLOGICAL CONDITION	RECOMMEND	RPA Rad.	RPA M ²
				N	S	E	W								
S01	Spotted Laurel (<i>Aucuba Crotonifolia</i>)	3.0	n/a	1.5	1.5	1.5	1.5	gl	M	10 +	C2	Mature specimen shrub with good form in grass area.	No work	n/a	n/a
T02	Common Ash (<i>Fraxinus excelsior</i>)	10.0	165	2.0	2.0	2.0	2.0	n/a	Y	10-	C2	Emergent sapling adjacent to fence line.	No work	3.30	34
T03	Common Ash (<i>Fraxinus excelsior</i>)	12.0	170 + 290 + 270	5.5	5.0	7.0	3.0	5.0	SM	10-	C2	3 stems @ground level. Ivy clad. Occluded wounds. Extensive die back. Poor specimen in decline Reactive growth@ stem junction.	Consider mid -long term retention or replacement with new species.	1.80	10
T04	Deodar Cedar (<i>Cedrus deodora</i>)`	16.0	680+ 300	7.0	7.5	7.0	6.0	n/a	EM	40 +	A2	Within TPO area. Good specimen of significant stature. Dense ivy growth precludes full assessment.	No work in this contract	3.00	28

												Overhanging canopy to forecourt recently tip trimmed. Small Elder shrub @base. Die back up to 2m. Co-dominant stem to east. Prominent specimen in public view.			
T05	Common Ash (<i>Fraxinus excelsior</i>)	18.0	#460	5.5	5.5	5.5	5.5		M	20-	B2	Prominent specimen on edge of the development site. Highly visible to the public. Dense ivy growth precludes full assessment. Minor die back. Occluded wounds. Small cavity @4.5m South. Canopy overhangs footpath and road to southeast. Main stem bifurcates @4m.	No work	5.40	92
H06	Mixed Hedge	18.0	#460	4.0	6.0	4.0	6.0		M	20 +	C2	Boundary hedge to TPO area. Mixed species of Bramble, Hawthorn, Ash saplings, Privet.	No work	9.00	255

11.3 TABLE 1 from BS 5837:2012

Trees in relation to design, demolition & construction – Recommendations. Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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.</i>			RED 
Trees to be considered for retention Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	1 Mainly arboricultural qualities 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)	2 Mainly landscape qualities Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features	3 Mainly cultural values, including conservation Trees, groups, or woodlands of significant conservation, historical, commemorative, or other value (e.g. veteran trees or wood-pasture)	GREEN 
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	BLUE 
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	GREY 

11.4 TREE PROTECTION SIGNS

No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the plans and particulars which shall have been previously approved by the local planning authority in writing.

The areas forming the Construction Exclusion Zone are to be protected by Tree Protection Barriers as per the recommendations in BS 5837:2012 (Figure 2) or as specified below.

This fencing is to be erected before any work commences on site and is to remain in place undamaged for the duration of all work or each phase. It will only to be removed once all work is completed and if required by planning condition, with the formal consent of the local planning authority.

If the fencing be broken or removed during the course of carrying out the development, it shall be promptly repaired or replaced to the satisfaction of the local planning authority.

Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of on the above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority.

Other than works detailed within this method statement or approved in writing by the local planning authority, no works at all (including storage or dumping of materials) shall take place within the exclusion zones defined by the protective fencing.

The fencing is to carry waterproof warning notices denying access within the RPA. The following signs or similar will be attached to the fence panels.



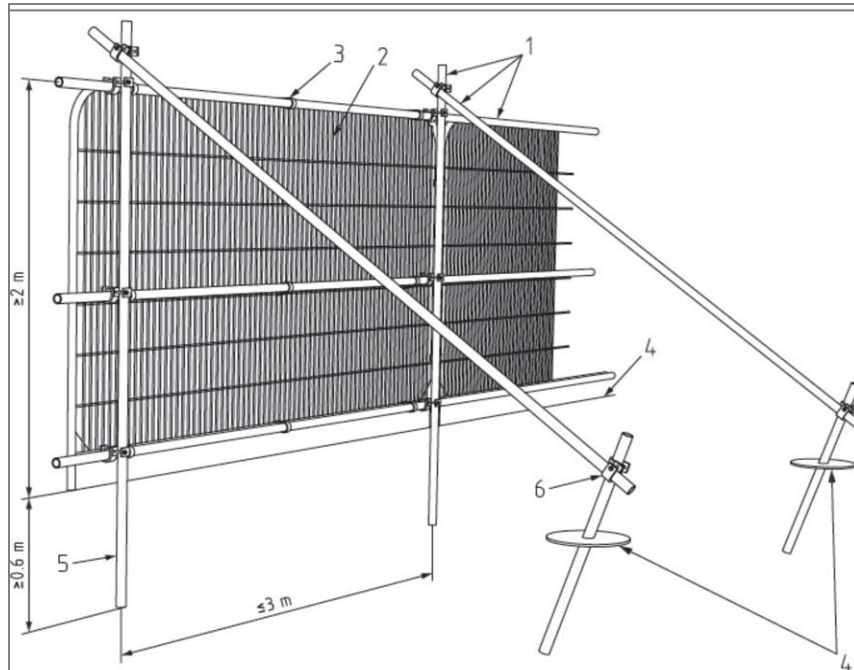
Arboricultural Site Considerations – To be displayed in a prominent place.

1. Tree Protective Barriers must be regarded as sacrosanct and must not be removed or altered without prior consultation with either the Local Planning Authority (LPA) or the arboricultural consultant responsible for the site supervision.
2. Ground protection must not be lifted or removed without prior consultation with either the LPA or the arboricultural consultant responsible for the site supervision.
3. Damage caused to protective fencing or ground protection must be reported to the site supervisor immediately to ensure efficient repair.
4. No materials, chemicals, machinery, or vehicles must be stored within the Construction Exclusion Zone as defined on the Tree Protection Plan (TPP) and identified on site by fencing and above ground root protection.
5. No materials must be rested against a tree's trunk or machinery chained to it.
6. No pruning of trees may be undertaken by anyone other than an arborist, and all work must be approved by the supervising arboricultural consultant.
7. Any physical damage caused to a tree retained on site must be reported to the site manager so remedial work can be undertaken without delay.
8. Builder's sand, which contains salt, must not be used to back fill excavation within or in close proximity to tree roots, as this can have a toxic affect. Sharp sand can be used instead.
9. Material that will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, must not be discharged within 10 metres of a tree stem.
10. Fires must not be lit in a position where their flames can extend to within 5 m of foliage, branches, or trunk. This will depend on the size of the fire and wind direction.
11. Notice boards, telephone cables or other services must not be attached to any part of a tree.

11.5 SPECIFICATION FOR TREE AND ROOT PROTECTION BARRIERS

Fencing specification reproduced from BS 5837:2012 Trees in relation to design, demolition, and construction – Recommendations.

1.High Construction Pressure

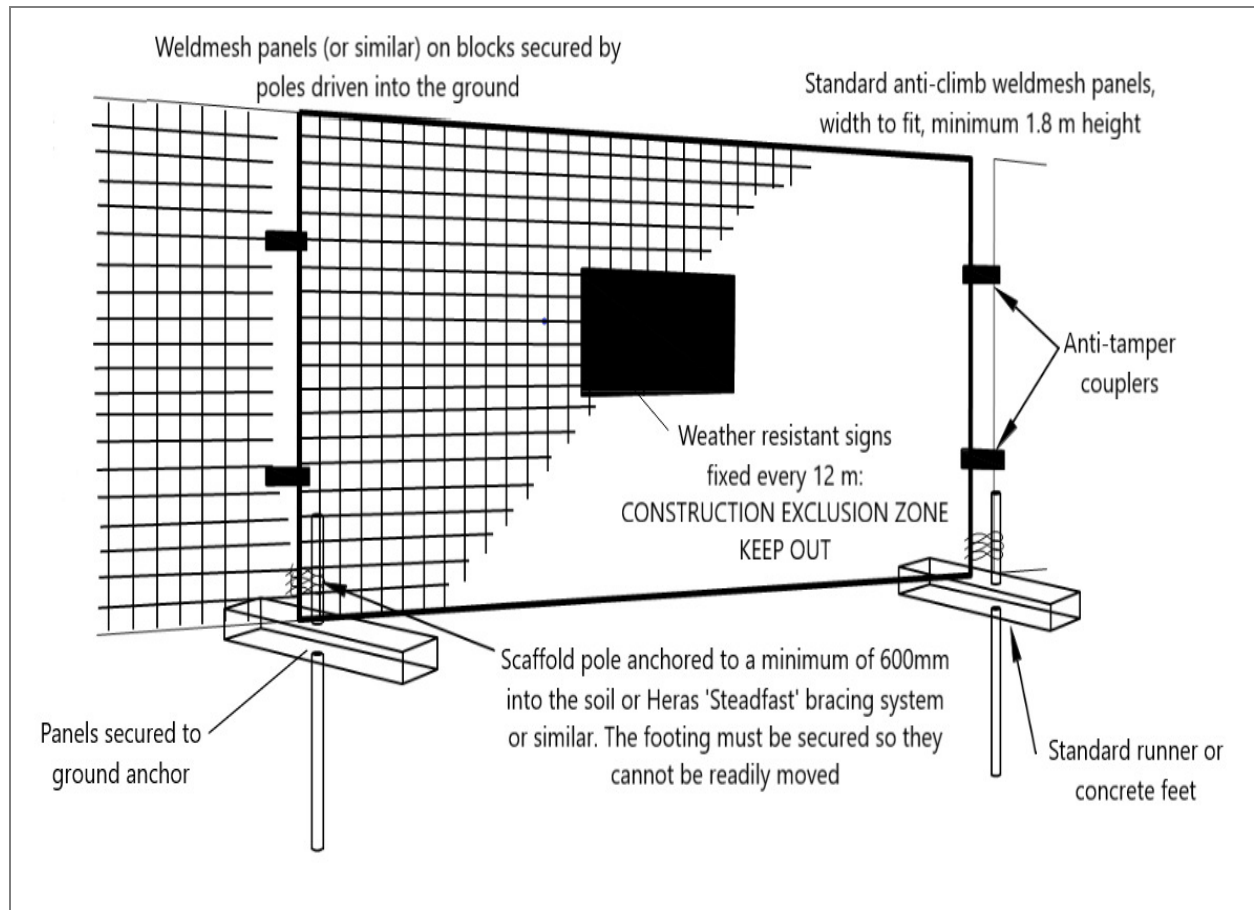


Key.

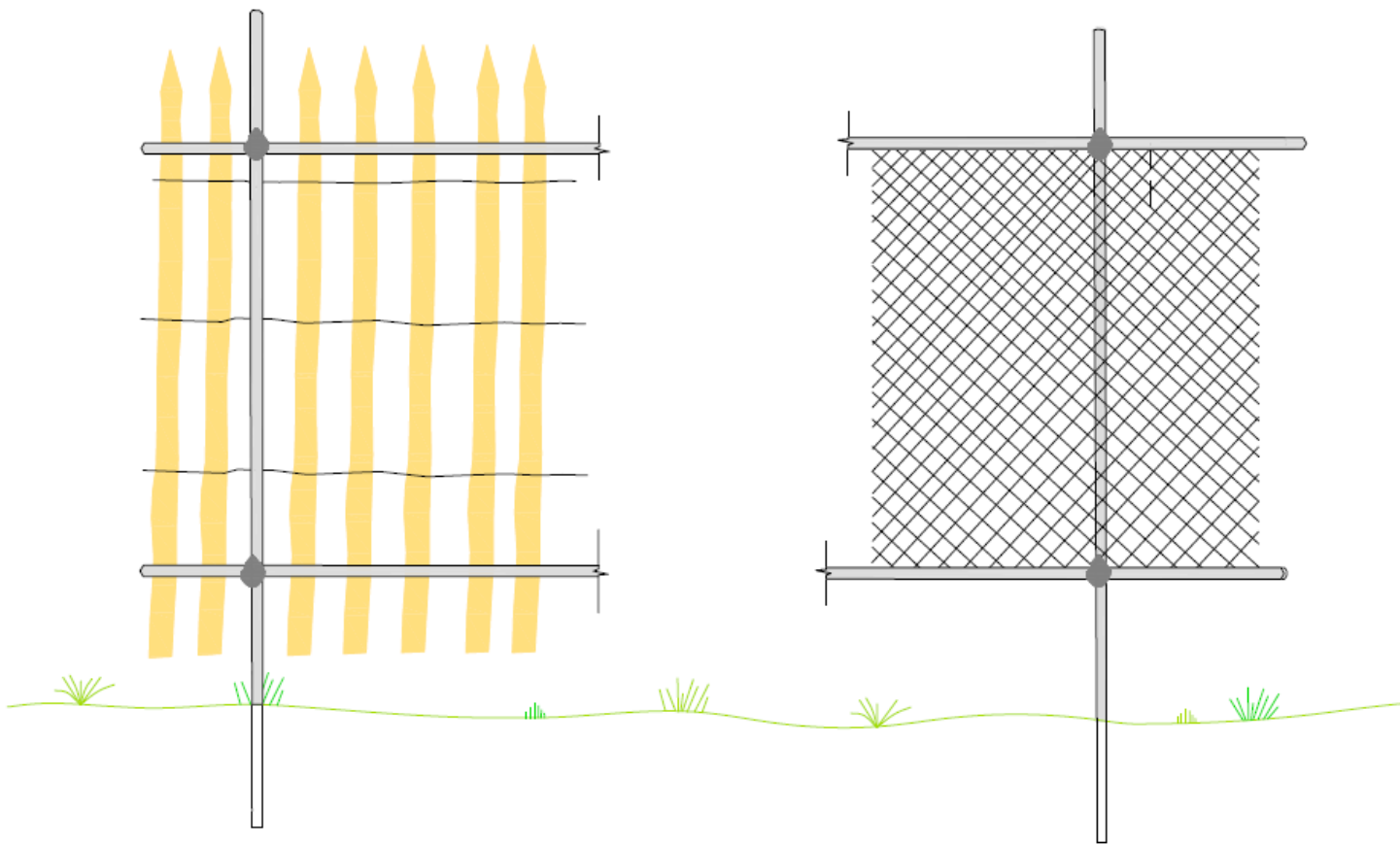
1. Standard scaffold poles
2. Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps

2. Medium Construction Pressure

Fencing specification reproduced from BS 5837:2012 Trees in relation to design, demolition, and construction – Recommendations.



3. Low Construction Pressure Secondary Tree Protection Barrier

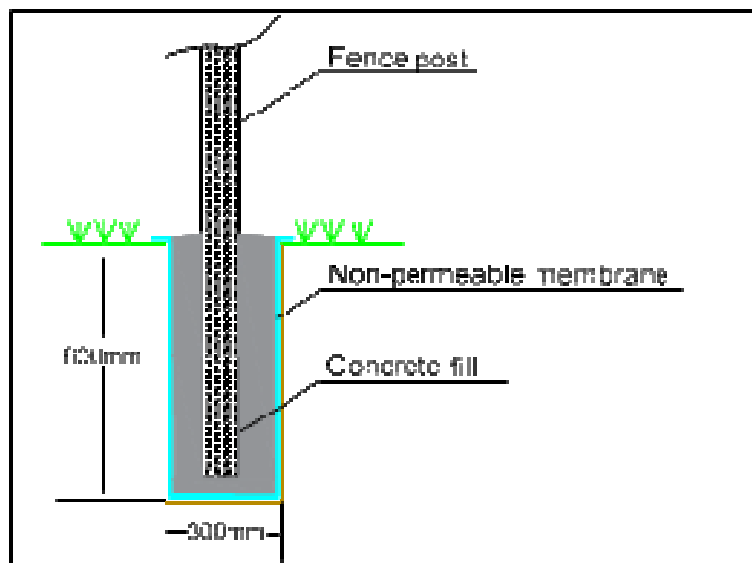


Cleft chestnut pale or chain link fencing attached to scaffold framework. Uprights driven well (min 0.6 m) into the ground with bracing as required by ground conditions.

4. Ground Protection

- Ground protection to protect underlying soil and roots in the RPA to consist of sheets of heavy gauge exterior plywood laid over 50mm bed of compressible woof chip. Plywood to be secured to ground with steel pins.
- Ground protection to be installed at locations shown on the Tree Protection Plan (TPP).
- Ground protection locations will not be altered without the approval of the Arboricultural Clerk of Works (ACW).
- Ground protection will not be removed at the end of the construction phase without the approval of the Arboricultural Clerk of Works (ACW).

5. Post Hole Installation



Suitable for screen, sign or fence posts with varying depths and widths.

11.6 PHOTOGRAPHS

1. General View looking northwest to site



2. General View looking northeast to T04 Cedar



3. General View looking northwest to T03 Ash



4. View looking south to T05 Ash



11.7 GLOSSARY OF TERMS

Arboriculture:	The culture and management of trees as groups or individuals, primarily for amenity and urban forestry excluding commercial purposes.
Aerial inspection:	The crown is assessed by a climber who inspects defects at close range.
Architecture:	In a tree, a term describing the pattern of branching of the crown or root system.
Arboricultural Implication Assessment (AIA):	Study undertaken by an arboriculturist to identify, evaluate and possibly manage the extent of direct and indirect impact on existing trees that may arise as a result of the implementation of the site layout.
Arboricultural Method Statement:	Methodology for the implementation of any aspects of development that has the potential to result in the loss or damage to a tree.
Assessment:	In relation to tree hazards, the process of estimating the risk which a tree or group of trees poses to persons or property
Branch:	A limb extending from the main stem or parent branch of the tree
Construction Exclusion Zone:	Area based on the RPA (metres as a radial measurement and sometimes a m ²). Identified by the use of barriers and/or ground protection for the purpose to ensure the successful; long term retention of a tree.
Crown:	Total volume occupied by the foliage
Crown thinning:	Removal, pruning of selected branches throughout the crown of the tree.
Crown reduction:	Pruning the height and overall crown spread to achieve a smaller crown size.
Crown cleaning:	Removal of all dead twigs and small dead branches, diseased wood, cracked and damaged wood and rubbing branches.
Defect:	In relation to tree hazards, any feature of a tree that detracts from the uniform distribution of mechanical stress or which makes the tree mechanically unsuited to its environment.
Dysfunction:	In woody tissues, the loss of physiological function, especially water conduction.
Epicormic sprouts:	New branches that grow from dormant buds just beneath the bark. They are usually associated with lopping or topping cuts.
Failure:	In connection with tree hazards, a partial or total fracture within woody tissues or loss of cohesion between roots and soil.

Flush Cuts:	Where a branch has been cut very close to the stem, removing the branch collar. This can also be very injurious, allowing decay to enter.
Fluted stem:	A stem that has distinct raised ribs at the buttress.
Group:	The term 'group' is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens or culturally including for biodiversity (e.g. parkland and wood pasture).
Hanger:	A branch that has completely broken and is hanging in the crown.
Heave:	In relation to a shrinkable clay soil, expansion due to re-wetting, sometimes after felling or root severance of a tree which was previously extracting moisture from the deeper layers; also in relation to root growth, the lifting of pavements and other structures by radial expansion; also, in relation to trees stability, the lifting of one side of wind-rocked root plate.
Included bark:	Where a branch and stem or two stems have a very tight union, bark presses on bark and becomes ingrown. The result is structurally a weak junction.
Internal inspection:	Can be undertaken by invasive drilling techniques or by the use of ultrasound technology
Leader:	Leading shoot or stem – usually applied to a single stemmed tree.
Occluded:	A cavity or wound where new bark has completely sealed the wound.
Preventative action:	In a tree hazard management, action that helps to prevent injury to persons or damage to property,
Pruning:	The removal or cutting back of twigs, branches or roots; in some contexts applying only to twigs or small branches only, but more often used to describe all kinds of work involving cutting.
Retained Tree:	A tree that has been considered suitable by an Arborist for retention and which during the design stage is selected for retention and incorporated within the development.
Risk:	The likelihood of the potential harm from a particular hazard becoming actual harm.
Ribs:	A protrusion of reactive wood growth that has formed over a crack or other anomaly.
Root Protection Area:	Layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree shown in plan form in m ² .

Sprouts:	These are re-growth branches that grow rapidly from large wounds, more so on some species such as poplar and lime. They do not have a strong union with the stem and tend to break out when they grow large.
Stem	The single main stem of a tree.
Subsidence:	In relation to soil or structures resting in or on soil, a sinking due to shrinkage when clay soils dry out sometimes due to extraction of moisture by tree roots.
Suppression:	A tree which is beneath the crown(s) of another canopy and is being restricted by it.
Sucker:	Shoots that grow from roots, often at the base of the tree
Targets:	In a tree hazard assessment (and with somewhat incorrect technology), persons or property or other things of value, which might be harmed by mechanical failure of the tree or by objects falling from it.
Tipping:	Cutting the ends of branches between nodes.
Topping:	Indiscriminate reduction of height leaving a large wound. Can be very injurious to tree health.
Tree constraint Plan (TCP):	Plan prepared by an arboriculturalist or similar qualified person for the layout design showing the RPA and representing the effect that the mature height and spread of retained trees will have layouts through shade dominance etc.
Tree Preservation Order:	In Great Britain, an order made by a local authority, whereby the authority's consent is generally required for the cutting down, topping or lopping of specified trees.
Tree Protection Plan:	Scale drawing prepared by an arboriculturalist showing the final layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement (AMS) which can be shown graphically.
Vigour:	In tree assessment, an overall measure of the rate of shoot production, shoot extension or diameter of growth.
Visual tree Assessment (VTA):	In addition to the literal meaning, a system expounded by Mattheck & Breloer (1995) to aid the diagnosis of potential defects through visual signs and the application of mechanical criteria.
Wind exposure:	The degree to which a tree or other object is exposed to wind, with regard both to duration and velocity.
Wind pressure:	The force exerted by wind on a tree or other object.
Wind snap:	The breaking of a tree by a stem by wind.
Wind throw:	The blowing over of a tree at its roots.

11.8 BIBLIOGRAPHY

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- Practice Note April 12 (Through the Trees to Development).
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April 2014
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11.9 TREE SURVEY AND TREE PROTECTION PLAN

See dwg no 3080-001