October 2026
CBA11963 v1A

Royal UK Property Holdings LLP

ARBORICULTURAL IMPLICATIONS ASSESSMENT

Site:
Units 1 & 2 Longwalk
Stockley Park
Uxbridge

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The Complete Arboricultural Consultancy

ARBORICULTURAL IMPLICATIONS ASSESSMENT

Applicant:	Royal UK Property Holdings LLP
Site:	1 & 2 Longwalk Road, Stockley Park, Uxbridge
Arboricultural Consultant:	Stefan Rose *BSc (Hons), Tech Cert ArborA, TechArbor.A*
Date:	October 2026

1.0 INTRODUCTION

1.1 There is a planning proposal for the demolition of the existing buildings and redevelopment of the site at 1 & 2 Longwalk Road, Stockley Park, Uxbridge.

1.2 The proposal is based on drawings provided by the applicant and the assessment of the existing tree stock is based on a tree survey that has been carried out by CBA Trees. Drawings provided:

- LS3012_T_140725[99]
- 25025-EXA-ZZ-00-DR-L-00101-P09 GENERAL ARRANGEMENT PLAN
- 25025-EXA-ZZ-00-DR-L-00501 CAR PARKING FRONTAGE SECTIONS
- 25025-EXA-ZZ-00-DR-L-00502 SPINE ROAD SECTIONS
- 25025_EXA_ZZ_00_DR_L_00503 SERVICE YARD SECTIONS
- 25025-EXA-ZZ-00-DR-L-00200 SOFT LANDSCAPE KEY PLAN AND SCHEDULE

1.3 The above topographical plan has been the basis of the tree survey and tree survey plan which has then been overlaid with the proposed plans to produce a Tree Retention and Removal Plan (CBA11963.02A TRRP) and an Indicative Tree Protection Plan (CBA11963.03A TPP), appended at CB4.

1.4 This AIA will highlight areas of conflict of the proposed development with existing trees, groups or hedges and indicate which can be retained, those that will need to be removed (where necessary) and ways to mitigate the impact on existing trees to acceptable levels so not to be detrimental on their long-term health.

1.5 **Note:** Any mitigating build techniques for working methodologies etc. that are detailed within this assessment must be agreed upon/accepted to ensure that post planning approval, trees can be retained and protected during site works. Any noncompliance of the advised mitigation and protection measures is likely to lead to the loss of trees.

2.0 SCOPE AND PURPOSE OF REPORT

2.1 This report considers any mitigation measures relating to trees and their impact upon the existing tree stock, and also provides solutions to any implications where possible, to ensure the safe and healthy retention of any trees which are considered to be worthy of retention should the proposals be put forward for planning permission.

2.2 This report only considers the implications of the works which are illustrated on the drawings detailed above. If any changes to the proposed layout occur, then further advice relating to arboricultural matters should be sought.

3.0 THE SITE

3.1 The site, formed by Units 1 and 2 Longwalk, Stockley Park is predominately an area of existing built form with two buildings and there are associated vehicular access points off the main estate road and areas of vehicular parking.

3.2 The majority of the trees, groups and hedges were planted as part of the original landscaping of the business park, or are replacement planting. This grows round the perimeter of the site.

3.3 The site rises in ground levels from the east up to the west.

3.4 Trees have been managed by Stockley Business Park with the majority of the trees within linear groups having been reduced and maintained as developing pollards. There is a group of recently planted trees to the southern side of Unit 100.

4.0 PLANNING POLICIES AND GUIDANCE

4.1 The following planning policies and local plans have been considered during the design process of the planning application. Whilst not all aspects of the policy may have a direct impact on arboriculture and this site, the policy paragraphs are detailed in their entirety where trees, greenery or environment are specified. Where a policy addresses areas outside of arboriculture, these have been addressed in separate documents by the relevant discipline. The numbering within the policy extracts below are taken directly from the policy documents for ease of reference.

4.1.1 National Planning Policy Framework (NPPF) (2026)

Section 19 – Conserving and Enhancing the Natural Environment
(N1-6)

N2: Improving the natural environment

1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);

b. Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;

c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;

f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and

g. Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.

N3: Trees in new development

1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;

b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

N6: Areas of particular importance for biodiversity and geodiversity

1. To support the conservation of important habitats, species and sites of geodiversity value, development proposals affecting:

a. A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:

i. An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests; and/or

ii. The impact of development on the relevant protected features of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.

b. A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:

i. There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or Where significant harm cannot be mitigated, it may be appropriate to consider whether suitable compensation would be acceptable. These being that there are no feasible alternative solutions to the proposal which are less damaging, there are imperative reasons of overriding public interest for it to proceed, and compensatory measures are secured to ensure that the overall coherence of the network of habitats sites is maintained.

ii. The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or iii. The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.

c. A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:

i. There would not be a significant adverse effect on the integrity of the site; or

ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.

2. Irrespective of a site's status in nature conservation terms, development proposals which would entail 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 exists.

3. This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned.

4.1.2 The London Plan 2021, Chapter 8, Policy G7 Trees and Woodlands:

A) London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B) In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site.

2) identify opportunities for tree planting in strategic locations.

C) Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments because of the larger surface area of their canopy.

4.1.3 London Borough of Hillingdon Local Plan (Part 1 and Part 2)

London Borough of Hillingdon Local Plan – adopted November 2012 (part 1) and January 2020 (part 2)

Local Plan Part 1 - Strategic Policies

8 Core Policies - Environmental Improvement

8.43 Trees and woodlands: Hillingdon's trees and woodlands are one of the borough's key assets. They support local ecosystems and help to tackle climate change by reducing carbon dioxide levels and providing shade in the hotter summers. They are a key component to the character of Hillingdon's neighbourhoods and are a significant contributor to helping to define a sense of place for many communities. It is for these reasons that Hillingdon has over 600 Tree Preservation Orders and has nationally protected woodlands.

8.44 The Council is preparing a Tree and Landscape Strategy to identify such areas for future protection and enhancement and ensure sustainable management of tree and landscape features for the benefit of the community as a whole. All the street trees in the borough have been mapped and are part of a regular maintenance programme including replacement planting where necessary.

Implementation of Policy EM4 - how we will achieve this:

The Council will implement Policy EM4 by:

- Improving the quality of accessible open space and provision of new open space
- through developer contributions.
- Protecting informal recreational spaces including allotments and promoting participation in food growing opportunities.
- Protecting and improving habitats and ecosystems throughout the borough and to areas beyond, by maintaining existing trees and native vegetation (adaptable to climate change) and open spaces and creating new areas of tree and woodland cover (including the linking of existing fragmented areas) for the benefit of wildlife and in accordance with the local Biodiversity Action Plan.
- Managing development to resist the loss of open spaces, trees and woodlands.
- Implementing Policy T4.
- Improving the Public Rights of Way network secured through the Public Rights of Way Improvement Plan and Local Implementation Plan proposals or through other funding opportunities.
- Developing a policy for Areas of Environmental Opportunity in the Hillingdon Local Plan: Part 2- Development Management Policies LDD.
- Joint working with other local authorities and agencies in the implementation of the Colne Valley Vision and Action Plan 2009-2012.
- Environmental improvement schemes undertaken or funded by the Council.

Local Plan Part 2 - Development Management Policies

5. HISTORIC AND THE BUILT ENVIRONMENT

DMHB 14 - Trees and Landscaping

5.54 Trees and landscaping are a vital feature of the built environment, adding to a sense of place and bringing many benefits such as: providing visual and other amenity for residents, increasing biodiversity, helping to reduce pollution and flooding and adding to the character of the Borough. Landscaping and tree planting should be considered as an integral part of the overall design of any development, especially in areas where these are lacking, such as high rise buildings.

5.55 It is important to ensure that natural features are retained and additional landscaping and tree planting provided where possible. The Council recognises the importance of Tree Preservation Orders (TPOs) in protecting trees and woodlands in the landscape and will make orders where the possible loss of trees or woodlands would have a significant impact on their surroundings.

5.56 There are a number of ways in which the retention of existing trees or provision of new trees can be secured. TPOs can be made on an individual tree, or on groups or areas of trees. Conditions can be attached to planning permissions to protect trees during building and ensure that tree planting and landscaping will form an integral part of new development. In some instances it may be more appropriate to include replacement trees as part of a development's landscaping scheme. The Council will only permit works to trees in Conservation Areas and those subject to TPOs where the works do not risk compromising the amenity value or survival of the tree.

Policy DMHB 14: Trees and Landscaping

A) **All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.**
B) **Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.**
C) **Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.**
D) **Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.**

4.2 A Tree Survey and Arboriculture Report are provided and when read in association with the soft landscaping strategy, in our view address the above policies.

5.0 DEFINITION OF ROOT PROTECTION AREA (RPA)

5.1 The RPA of a tree is defined in BS5837:2012 as a "*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority".* This is calculated as an area based on the stem diameter of the tree. It is usually considered to be a circular shape centred on the trunk of the tree, unless an arboriculturist considers site factors may have affected this.

5.2 For this site, some of the trees, groups and hedge grow close to built form whether this be footpaths, roads, or buildings and these may have an impact on the calculated root protection polygon areas.

5.3 At this time, these remain unmodified but discussions within design reviews have sought to account for tree roots where built form may or may not have an impact on the rooting area, therefore trees, groups and hedges retain the polygon circular shape at this time as no onsite investigations have taken place to determine root growth

6.0 TREE PRESERVATION ORDER STATUS

6.1 The interactive mapping facility on the London Borough of Hillingdon website indicates that the trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area.

6.2 It is advised that, if it is intended to carry out works to any of the trees prior to the granting of Full Planning Consent and Discharge of Planning Conditions (that contains details of specific tree works) checks should be made with London Borough of Hillingdon to ascertain the legal protection status of trees prior to works commencing as online mapping information may not be fully up to date at the time the check was made and legal protection to the trees could have been served after the compiling of this report.

7.0 TREE ASSESSMENT

7.1 CBA Trees undertook a tree survey in accordance with BS5837:2012 on 4th November 2025 and 26th February 2026. The tree survey exercise identified 51 (fifty-one) individual trees, 19 (nineteen) groups of trees containing 155 (one hundred and fifty-five) noted trees plus 6 (six) hedges; the Tree Survey Schedule and Tree Survey Plan (CBA11963.01A TSP) are appended at CB1.

7.2 *Tree Categorisation Method*

Category U = Trees in such a condition that any value would be lost within 10 years or should be removed for reasons of sound arboricultural management. There were 4 (four) individual trees and 2 (two) noted trees categorised as 'U' grade.

NOTE: "Category U trees are those in such a condition they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years."

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There were no trees categorised as 'A' grade.

Category B = Trees of moderate quality and value, capable of making a significant contribution for more than 20 years. There were 2 (two) individual trees, 3 (three) groups of trees with 124 (one hundred and twenty four) noted trees and 4 (four) hedges categorised as 'B' grade.

Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter. There were 45 (forty-five) individual trees, 16 (sixteen) groups of trees with 29 (twenty-nine) noted trees and 2 (two) hedges categorised as 'C' grade.

NOTE: "Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively."

7.3 For more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 The following summary of implications relates to trees which will require mitigation measures or protection measures to allow for construction operations to be carried out on site to minimise the impact on trees, groups and hedges to be retained.

8.2 As part of the assessment, dimensions have been scaled from the proposed drawing no. (reference 25025-EXA-ZZ-00-DR-L-00101-P09 GENERAL ARRANGEMENT PLAN), modified to include the relevant tree survey data.

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
1	Silver Birch *Betula pendula*	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
2	Silver Birch *Betula pendula*	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
3-4	Silver Maple *Acer saccharinum*	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
5	Silver Birch *Betula pendula*	U	• Short useful life expectancy	• Removed	• Replacement planting
6	Silver Birch *Betula pendula*	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
7	Almond *Prunus dulcis*	U	• Short useful life expectancy	• Removed	• Replacement planting
8	Almond *Prunus dulcis*	U	• Short useful life expectancy	• Removed	• Replacement planting

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
9-12	Common Lime *Tilia x europaea*	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
13-14	Himalayan Birch *Betula utilis*	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
15-16	Common Whitebeam *Sorbus aria*	C1	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
17	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
18	Common Whitebeam *Sorbus aria*	C1	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
19	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
20	Common Whitebeam *Sorbus aria*	C1	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
21	Common Whitebeam *Sorbus aria*	C1	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
22	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1+2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
23	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1+2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
24-26	Bird Cherry *Prunus padus*	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
27	Flowering Cherry *Prunus spp*	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
28	Common Whitebeam *Sorbus aria*	C1	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Limited public visual amenity
29	Sweet Gum *Liquidambar styraciflua*	C1+2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree
30	Fastigiate Hornbeam *Carpinus betulus 'Pyramidalis'*	U	• Short useful life expectancy	• Removed	• Replacement planting
31	Fastigiate Hornbeam *Carpinus betulus 'Pyramidalis'*	C1+2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree
32-34	Wild Cherry *Prunus avium*	C1+2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade tree • Recently planted tree • Limited public visual amenity
35-51	Wild Cherry *Prunus avium*	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Removed	• Replacement planting • Low quality C grade tree • Recently planted tree • Limited public visual amenity

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
Grp 1 - G1.8, G1.9. G1.12, G1.13, G1.16, G1.17, G1.20, G1.25, G1.28, G1.29, G1.32, G1.33, G1.36, G1.37, G1.40, G1.41, G1.44, G1.45, G1.46, G1.49, G1.52, G1.53, G1.56, G1.57, G1.60, G1.61, G1.63 and G1.64	Large Leaved Lime	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Provision of car park hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 1 - G1.2, G1.3, G1.6, G1.7, G1.10, G1.11, G1.14, G1.15, G1.18, G1.19, G1.22, G1.23, G1.26, G1.27, G1.30, G1.31, G1.34, G1.35, G1.38, G1.39, G1.42, G1.43, G1.46, G1.47, G1.50, G1.51, G1.54, G1.55, G1.58, G1.59 and G1.62	Large Leaved Lime	B1+2	• Unaffected by development proposals	• Retained	• Protected as detailed within this report and as shown on the tree protection plan

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
Grp 1 - G1.1, G1.4 and G1.5	Large Leaved Lime	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
G1.21 and G1.24	Large Leaved Lime	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 2 – G2.1 to G2.39	Large Leaved Lime	B1+2	• Unaffected by development proposals	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 3	Field Maple Flowering Cherry Hawthorn Elder	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 4	Himalayan Birch x5	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
Grp 5	Himalayan Birch x2	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 6	Himalayan Birch x3	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 7	Himalayan Birch x4	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 8	Himalayan Birch x3	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 9	Common Hornbeam x19	C2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade group of trees • Limited public visual amenity
Grp 10	Field Maple Common Hawthorn Wild Cherry	C1+2	• Unaffected by development proposals	• Retained	• Protected as detailed within this report and as shown on the tree protection plan

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
Grp 11	Common Hornbeam x5	C2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 12	Common Hornbeam x4	C2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade group of trees • Limited public visual amenity
Grp 13	Common Hornbeam x2	C2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade group of trees • Limited public visual amenity
Grp 14	Common Hornbeam x4	C2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade group of trees • Limited public visual amenity
Grp 15	Common Hornbeam x3	C2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 16 - G16.1- G16.11	Silver Maple x11	C1+2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade group of trees
G17.1	Silver Maple	C1+2	• Working space • Contractor movements • Material storage and mixing • New building • Level changes • Drainage and utilities • Removal of hard standing • Provision hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
Grp 17 – G17.2 -17.3	Silver Maple x17	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal of hard standing • Provision hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
G17.4	Silver Maple	U	• Short useful life expectancy	• Removed	• Replacement planting
Grp 17 - G17.5 - 17.6	Silver Maple	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal of hard standing • Provision hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
G17.7	Silver Maple	U	• Short useful life expectancy	• Removed	• Replacement planting
Grp 17 - G17.8 - 17.13	Silver Maple	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal of hard standing • Provision hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 17 - G17.14 -17.7	Silver Maple	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal of hard standing • Provision car parking hard standing	• Retained	• Protected as detailed within this report and as shown on the tree protection plan

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
Grp 18 - G18.1, G18.4, G18.5, G18.8 and G18.9	Large Leaved Lime x14	C1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Provision car parking hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan • Raised up no dig solution with porous design for parking bays
Grp 18 - G18.2, G18.3, G18.6, G18.7 and G18.10	Large Leaved Lime	B1+2	• Unaffected by development proposals	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 19 - G19.1, G19.4 and G19.5	Large Leaved Lime	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal of hard standing • Provision car parking hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 19 - G19.2, G19.3, G19.6, G19.7, G19.8, G19.9. G19.10, G19.11, G19. 12 and G19.13	Large Leaved Lime	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
Grp 19 - G19.13 and G19.14	Large Leaved Lime	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Removal/upgrading of hard standing • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan

Tree No.	Species	BS 5837: 2012 Category	Potential cause of harm	Implication	Mitigation
H1	Common Hornbeam	B2	• Unaffected by development proposals	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
H2	Common Yew	B2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
H3	Common Hornbeam	B1+2	• Working space • Contractor movements • Material storage and mixing • Level changes • Drainage and utilities • Soft landscaping works	• Retained	• Protected as detailed within this report and as shown on the tree protection plan
H4	Common Hornbeam x5	B2	• Partly under footprint of development • Removal/upgrading of hard standing	• Removed	• Replacement planting • Low quality C grade hedge • Limited public visual amenity
H5	Common Hornbeam	C2	• Under footprint of development	• Removed	• Replacement planting • Low quality C grade hedge • Limited public visual amenity
H6	Common Hornbeam	C2	• Partly under footprint of development • Removal/upgrading of hard standing and soft landscaping	• Retained in part	• Section removed as indicated on the plans • Retained section protected • Replacement planting • Low quality C grade hedge • Limited public visual amenity

8.3 Damage to trees can come from a lack of onsite awareness and the need to protect not just the physical tree but the surrounding area i.e. the roots in the ground and the environment in which the trees grow.

8.4 Damage to the trees may be in the form of direct damage from ground works such as drainage, services or foundations where roots are cut, ripped, snapped or shattered or alternatively where the trunks/branches are struck by plant machine movements or snapped by contractors where branches are in close proximity to the build.

8.5 Trees can also be damaged through indirect causes such as through compaction of the soft ground from the moving of plant machinery or the storage of materials as well as through phototoxic damage from mixing of materials damaging and compromising the tree's roots and rooting

environment. This is easily avoided by establishing and maintaining tree protection measures at the start of site enabling works until completion of the project.

8.6 The first principle will be that all new underground installations will avoid root protection areas. Where underground installations are located close to or within root protection areas, arboricultural site supervision will be required and working methodologies adopted to reduce the impact to the trees. This may be through amending the line of the drainage runs to account for trees or use trenchless techniques to install pipe work beneath the tree's rooting areas. Whilst hand dug trenches are possible, tree roots are still likely to be damaged during the excavation and pipe installation and therefore this should only be considered as a last resort. The depth and size of underground services will also have an impact on how they can be installed.

8.7 Level changes will require the consideration of localised retaining structures and use techniques to reduce the extent of ground disturbance.

8.8 Footpaths, parking and general hard surfacing within root protection areas will utilise a minimal or no dig construction approach to reduce the impact on rooting areas and loss of roots of retained trees.

8.9 Items such as contractor compound, parking and welfare offices, storage of materials, mixing of concrete/mortar will all need to be considered prior to any commencement of works on site so that any potential damage to trees from these are removed or reduced. These areas may be modified as the site work is phased and as one area is completed the compound etc. moves to the next phase. This will be subject to the phasing of, and changes to, the site to allow for occupied units to continue to operate and contractors, visitors and staff to operate around the site safely whilst construction works are in progress.

8.10 The extensive areas of existing hard standing and built form within the site will be utilised where possible to protect existing trees, groups and hedges where they are to be retained. This may involve the temporary retention of hard standing areas in close proximity to them to provide a working platform so that rooting environments are not adversely impacted along with site specific tree protection barriers to limit the extent of contractor movements and working space to protect the above ground parts of the trees, groups and hedges.

8.11 Whilst there is a new building closer to Group 17 than currently on site, it is our opinion that, given the existing site features immediately to the northern side of the trees (access drive to parking), the soft ground to the southern side of the trees and the ongoing and regular crown reductions that these trees have had as part of the wider estate park tree management, the proximity of the proposed building is acceptable as the trees will have adapted stronger and more expansive rooting area in the soft ground where growing conditions are much more favourable and the management of the crowns of the trees has kept the crowns compact and for the purposes of this application, it is assumed that the estate park will continue with their management of the trees post development.

9.0 CAVAT ASSESSMENT

9.1 At this time a CAVAT (Capital Asset Value for Amenity Trees) assessment has not been completed for this project as in our opinion the trees, groups and hedges to be removed are not significant features of the site and their removal is offset by the new soft landscaping for the site (see section 17 below) along with the specific landscaping documents that form part of the application.

9.2 CAVAT can be used as a method for managing trees as an asset rather than as liabilities and provides a financial figure to a single tree to aid in the decision-making process of managing tree stock. As the trees are privately owned, it is our view that a CAVAT assessment should be not required given the extent of tree replacement proposed. However, should an assessment and value be required, it is our view that this could be agreed through a suitable planning condition.

10.0 PRE-DEVELOPMENT TREE WORKS

10.1 Tree works will be undertaken prior to the commencement of site preparation and construction works either as a whole for the site or at the start of each phase of works as the site works progress or to allow for the completion of approved works across the site in one or several phases of works, in accordance with the Tree Retention and Removal Plan (CBA11963.02A TRRP and the Indicative Tree Protection Plan (CBA11963.03A TPP).

10.2 **All permitted or approved tree work** should be carried out in accordance with the British Standard *"Recommendations for Tree Work"* BS3998:2010, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.

10.3 If any works are required to retained trees that become protected by a TPO prior to full planning permission being granted that details tree works, written approval must be obtained in advance from London Borough of Hillingdon.

10.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees where possible. Ideally, pruning of trees should be carried out during the dormant period from November through to February or in June to August subject to nesting birds.

10.5 Due to the official bird nesting season considered to be from 1st March through to the 31st of July (Natural England) depending on weather conditions, consideration must also be given to the potential for nesting birds. Therefore, if tree work is to be carried out within these months the project ecologist must be consulted to:

- Complete, or advise on, a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed

that birds will be nesting in trees, and it is down to contactors to assess, record and confirm that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds.

- Ground vegetation, and therefore ground nesting birds, can often be overlooked by tree workers so additional care and controls should be taken when access and egress to the work site may also cause disturbance or damage to a nesting site. This is also true for retained trees on site as the removal of adjacent trees or remedial works on a tree may lead to an established nest being abandoned, exposed to the elements or predation. This action is also a breach of the Act and therefore could lead to prosecution due to the infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992/Nesting Birds Directive*.

10.6 Although not apparent at the time of the site visit and unlikely given the size and species of trees, consideration should also be given to the presence of bats within the trees to be pruned/removed. Although considered unlikely to be present within the trees to be removed, a full visual assessment by the appointed tree contractor as part of their pre work checks should be undertaken before any works are carried out on the trees. Where bats are identified as a serious concern by the appointed tree contractor, works should stop and the advice of an ecologist sought.

10.7 Should additional tree works become apparent during the construction process; written consent will be required from London Borough of Hillingdon prior to these additional works being undertaken.

10.8 All tree works to facilitate the development, including the trees to be removed, are detailed within the Tree Works Schedule appended at CB3.

11.0 TREE PROTECTION MEASURES

11.1 Once planning approval has been granted, all site operations will be planned, implemented and supervised to prevent the following unless otherwise agreed within this report or within specific arboricultural method statements for site works per phase or per site operation:

- Unplanned root severance
- Damage to the bark, branches and trunks
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

11.2 Before starting any site works in relation to this development proposal for a given phase, tree protection will be installed in accordance with the Indicative Tree Protection Plan CBA11963.03A TPP (appended at CB4) or as amended through planning condition requirements. This will occur immediately following

the completion of tree works and prior to any site preparation works starting. Phasing of site works will be programmed within the build programme and will enable tree protection to be set up and established for specific areas (each phased area of works) at a given time rather than have barriers erected across areas that are not under construction. Barriers will be formed by purposely erected barriers that will be fit for purpose.

11.3 The appropriate Tree Protection Plan for each phase of works will be kept on site by the client during the site works. A specific copy will be kept in the site office of the appointed contractor as an immediate reference for all site operatives to review during working processes as required and to reference at the start of each phase or area of works.

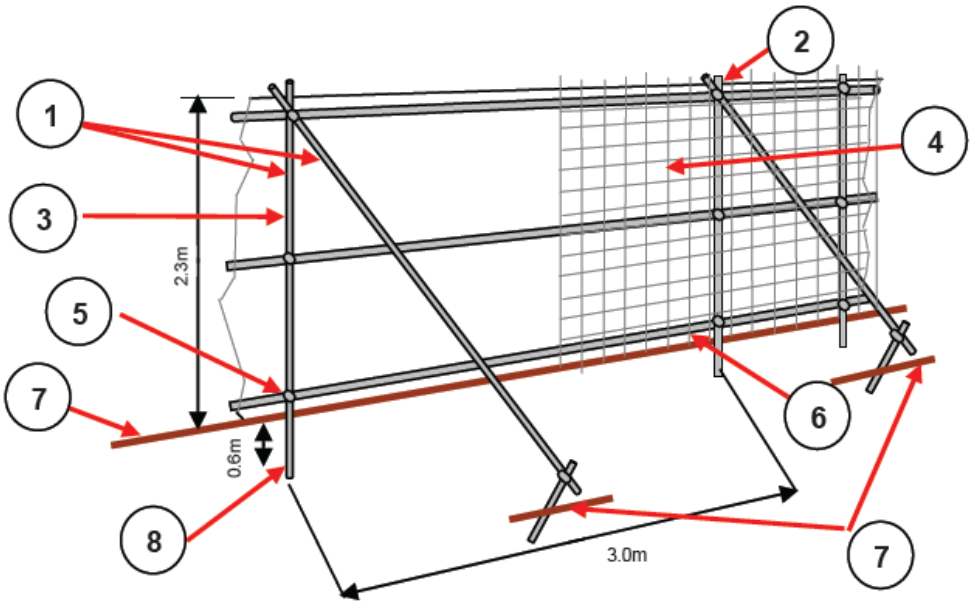
11.4 Given the nature of the existing site, it is recommended that the barrier will consist of a robust barrier where it (the barrier) is resistant to impact and requires a positive or considered movement/adjustment by contractors of the barrier to adjust its position. Tree protection barriers could act as site hoarding or site hoarding could act as a tree protection barrier in certain areas on site.

11.5 Installing the following protective barrier in the positions as indicated on Indicative Tree Protection Plan CBA11963.03A TPP will protect the retained trees where new built form is proposed or where existing built form is to be removed. As a phase of works is completed and external construction works are completed, the tree protection barriers can be removed and set up ready for the next phase of works to begin.

11.6 Examples of suitable tree protection barriers are detailed below but are not exclusive. Should the client wish to use a different specification of barrier, they may do so if it follows the principles below and is agreed in writing by the retained arboricultural consultant for the project and approved by the Tree Officer of London Borough of Hillingdon or their representative:

- The barrier is to comprise a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps (see Figure 1 – shown on next page).

Figure 1: Primary protective barrier example



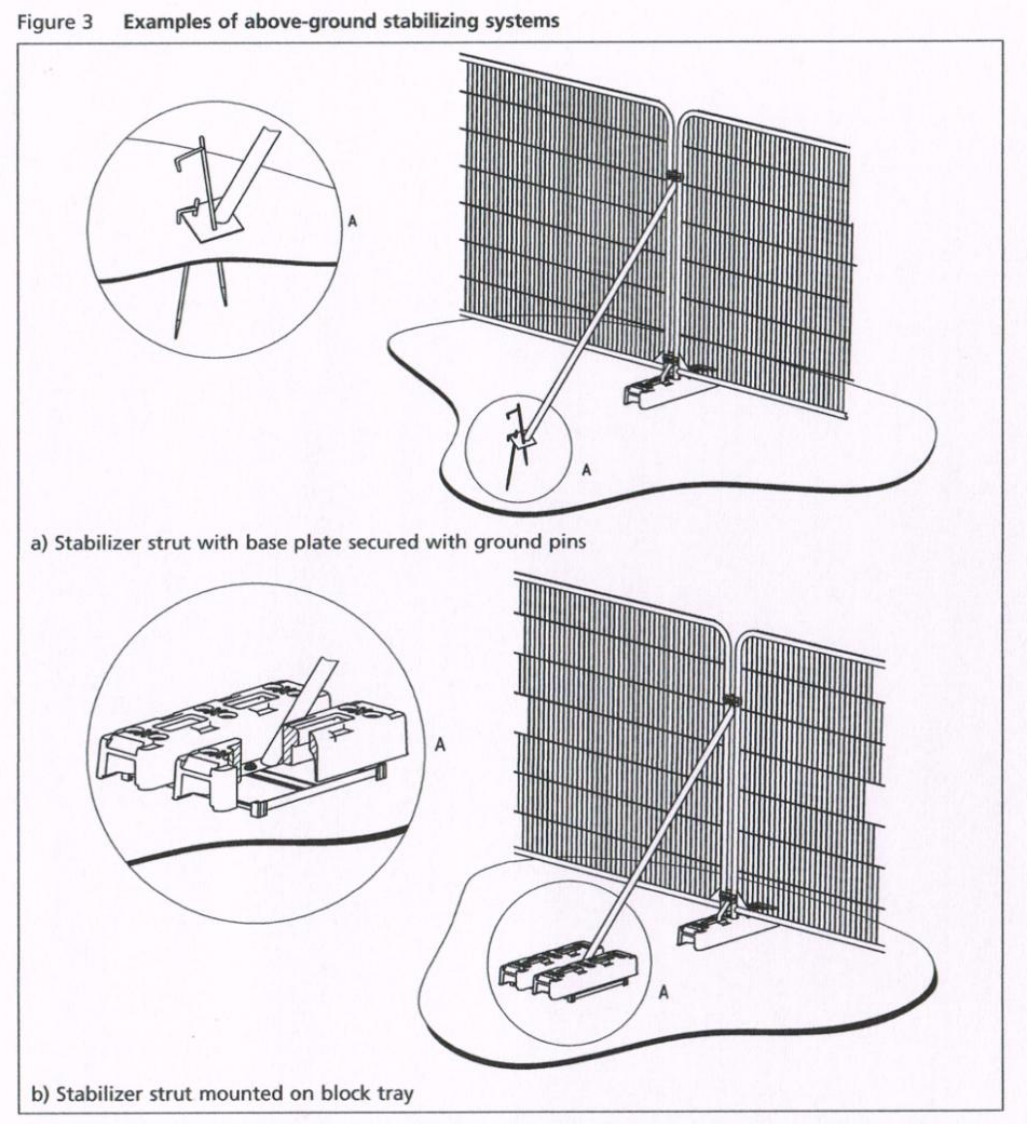
1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barriers to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground

Example of protective barriers:



- The barrier will consist of weld mesh panels on rubber or concrete feet that are pinned into position with supporting struts. The weld mesh panels will be coupled together with clasps fastened from the inside (see Figure 2 – shown on next page).

Figure 2: Alternative tree protection barrier example



- The barrier will consist of 100mm x 100mm wooden posts concreted or driven into the ground supporting weld mesh panels The fence will consist of weld mesh panels supported by one 100mm x 100mm x 3000mm post per panel.

- The barrier will consist of 18mm Plyboard or OSB boards attached securely to wooden posts on concrete blocks.

- The barrier will consist of 100mm x 100mm wooden posts driven securely into the ground supporting 18mm plyboard or OSB board sheets (typical of development site hoarding). Within this barrier a gate/doorway access point for pedestrian use would be required to allow for a site assessment beyond the barrier.

11.7 Tree protection measures will remain *in-situ* for the duration of the project for each phase of works. The areas protected by barriers will be regarded as **sacrosanct**, and the tree protective barriers shall not be taken down or relocated at any time without the prior written approval of the Tree Officer of London Borough of Hillingdon with the exception of the works to implement the swale works once this has been arboriculturally agreed.

12.0 SITING OF TEMPORARY OFFICES, TOILETS AND MATERIAL STORAGE COMPOUNDS

12.1 It is anticipated that all storage materials and deliveries shall make use of the existing access points into the site and the hard surfaces within the site confines, in order to avoid unnecessary damage to tree roots.

12.2 These shall be accommodated outside of the rooting areas of retained trees, groups and hedges, particularly to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees, groups and hedges.

13.0 SERVICES

13.1 Limited information has been provided on the location and size of existing services and whether these will be retained and connected to or removed and replaced. However, existing services within the RPA and CEZ of retained trees will not be chased out but cut at the edge of any structure and left *in- situ.*

13.2 Cabling will only be recovered from beneath a CEZ where it is located in ducting and can be removed by winching from an existing service manhole beyond the CEZ.

13.3 Service pipes and ducts, where they are located within the CEZ or RPA of retained trees, will be made redundant either by pipe bursting or by filling with an inert material such as foamed concrete.

13.4 As mentioned in section 7.6 above, where new services, drainage and utilities are to be installed, these will be designed and located to be outside of retained rooting areas and allow for working space to install the route without impacting on trees where possible.

13.5 A specific arboricultural method statement (secured through appropriate planning conditions) will be required where underground services are proposed in close proximity to trees, that will follow the principle of avoiding root protection areas in position and working space. Arboricultural site supervision will be required and working methodologies adopted to reduce the impact to the tree's rooting system and rooting environment. This may be through the use of trenchless techniques to install pipe work beneath the tree's rooting areas or through the adoption of hand dug open trenches.

13.6 These methods may require the use of handheld tool/compressed air excavation, trenchless installation of pipe work to reduce and minimise the impact on tree roots.

14.0 REMOVAL OF BUILT FORM AND HARD SURFACES IN CLOSE PROXIMITY TO RETAINED TREES

14.1 The principles of the removal of existing surfacing, built forms or other excavations within the rooting areas of retained trees, must be undertaken by hand (where feasible and in line with Health and Safety polices) to avoid any surface root damage, and shall be supervised on-site by the retained arboricultural consultant.

14.2 Any removal of hard surfacing, built form or other excavations in close proximity to trees will be undertaken by working only from the existing hard surface or protected ground area. The required work should then be completed with hand operated tools or appropriate machinery, but under the supervision of an arboriculturist. Any machinery or equipment to be used will need to be lightweight and run on additional ground protection or working from the existing hard standing only.

14.3 If plant machinery is to be used, this may be achieved through discussion with the appointed contractors and through arboricultural advice to enable an arboricultural method statement to be written that demonstrates how the works would be completed without detriment to the retained trees.

14.4 If the area of the zone of protection around the retained trees is to be left following the removal of the existing hard surface, and before a new hard surface is laid, or the area receives soft landscaping treatment, then ground/tree protection MUST be correctly re-established immediately the hard surface removal work has been completed.

14.5 If there is a delay, for whatever reason, and the area that was previously protected by hard surfacing is left exposed awaiting a new surface, a temporary surface must be implemented, and/or Hessian sacking must be placed over any exposed roots.

15.0 INSTALLATION OF HARD SURFACING IN CLOSE PROXIMITY TO RETAINED TREES

15.1 The tree protection plan indicates where no-dig hard surfaces are to be installed within the rooting area of retained trees for footpaths or car parking bays adjacent to Grp 17 and Grp 18.

15.2 The extensive areas of existing hard standing and built form within the site will be utilised where possible to protect existing trees, groups and hedges where they are to be retained. This may involve the temporary retention of hard standing areas in close proximity to them to provide a working platform so that rooting environments are not adversely impacted along with site specific tree protection barriers to limit the extent of contractor movements and working space to protect the above ground parts of the trees, groups and hedges.

15.3 Whilst there is a new building closer to Group 17 than currently on site, it our opinion that, given the existing site features immediately to the northern side of the trees (access drive to parking), the soft ground to the southern side of the

trees and the ongoing and regular crown reductions that these trees have had as part of the wider estate park tree management the proximity of the proposed building is acceptable as the trees will have adapted stronger and more expansive rooting area in the soft ground where growing conditions are much more favourable and the management of the crowns of the trees has kept the crowns compact and for the purposes of this application, it is assumed that the estate park will continue with their management of the trees post development.

15.4 For Grp 17, the proposed building and footpath are on an area of the existing access road to the existing lower unit on site and this, along with the regular pruning of the crowns of the trees, will reduce the impact on the trees. These surfaces must comply with the following requirements:

- The proposed hard surface will consider site-specific factors and will be designed in accordance with advice from a structural engineer drainage engineer and arboricultural consultant. This will result in a design which is fit for purpose, adequate for the task and sympathetic to the biological requirements of the trees.
- If ground levels are to be raised due to hollows in the ground, this should be achieved with a granular material which does not inhibit gaseous exchange (such as no-fines gravel, washed aggregate or cobbles).
- Sub-base will consist of a non-binding, no fines granular material which does not inhibit water percolation or gaseous exchange and where necessary be built up from existing ground levels once loose vegetation or the wearing course has been removed.
- Depending on the load-bearing capacity of the soil determined through engineering testing, and the expected loads to be exerted on the soil, it may be necessary to incorporate a load suspension layer such as a 3-dimensional cellular confinement system which can be stacked as required or the use of grasscrete can be used. This layer must allow gaseous exchange both vertically and horizontally. Any load suspension system should only be used in accordance with the manufacturer's guidelines, and its installation should comply with any relevant health and safety guidance. CBA Trees can provide further information relating to appropriate systems on request.

15.5 Wearing courses which could be installed over the granular material include:

- Washed Gravel – This is particularly useful as it retains its porosity (unless excessively consolidated) and can accommodate irregular shapes and changes in level. It is rarely suitable where vehicle or heavy pedestrian access is expected. Any gravel should have a low fines content to avoid low permeability resulting from consolidation.
- Paving Slabs and Pavers – These can be installed with infiltration spaces between the slabs and should be installed dry-jointed and on a sharp sand-foundation.

- Bitumen Paving – If implemented, this must be of a porous construction however, such surfaces will eventually become clogged with silt, and provision must be made for regular vacuum sweeping within the future maintenance of the surface or be installed in a similar way to the in-situ concrete or be limited to less than 20% of the RPA.

- Resin bound gravel - can be used but must be laid on a porous concrete base (which must be above ground level).

- Other surfaces may be used but the final design of any no-dig hard surface should always be in agreement with a structural engineer and the retained arboriculturist.

15.6 If edge supports are required, they will be designed so as not to require any excavation of the existing soil surface and should be in the form of either wooden or other edging materials, approved by a structural engineer and the retained arboriculturist. These edgings should be pinned in place, and the location of the pins should seek to avoid exposed surface or structural roots exceeding 25mm diameter. An alternative could be to offset the stacked 3-dimensional cellular confinement system to effectively create a set of steps.

15.7 Construction of the surface will be considered at the design stage for full planning. All work will need to be completed, either from existing hard surface, or as a rolling construction working from the finished hard surface to avoid the need for additional ground protection. This will prevent damage to the roots and rooting environment of retained trees.

16.0 GROUND LEVEL ALTERATIONS

16.1 Where hard surfacing is proposed close to or within root protection areas, the level increases can be achieved providing they are carefully designed and constructed to meet the immediate and long-term biological requirements of the trees. These requirements include:

- Preventing physical damage to roots
- Allowing water and oxygen to reach the existing rooting environment
- Preventing the build-up of carbon dioxide within the existing soil
- Allowing for future growth
- Preserving the soil structure within the existing rooting environment (particularly with clay soils)
- Preventing soil compaction

16.2 Increasing levels within the rooting areas will, wherever possible, be carried out during dry weather when the soil is not saturated, so as to preserve the existing soil structure.

16.3 The rooting areas will remain off limits for all site plant and machinery, unless working from existing areas of hard surfacing or from fit for purpose ground protection once installed. Pedestrian traffic must be kept to an absolute minimum on exposed soft ground.

16.4 Where ground level increases are less than 200mm. Areas of soft ground could accommodate the increase by the use of a good quality topsoil with a low clay content, or the use of a specialist high sand content tree soil. The soil will be installed by either:

- loose tip and manual installation; or
- placed using a 360° excavator operating outside of the construction exclusion zone and under the control of a banks person to prevent damage to the trunk and branches of the retained trees.

16.5 Soil will be placed no closer than 500mm from the base of the tree and may be lightly tamped to remove significant voids prior to being raked level before final landscaping.

16.6 Where ground levels are to increase in excess of 200mm within the site for hard surfacing, footpaths or car parking areas, although detailed designs are not available at this stage, the final design will meet the flowing criteria:

- The retaining structures will be designed to be free standing on the existing ground surface and not requiring excavation for foundations. Suitable structures may include but not limited to timber crib lock walling, stone filled gabion baskets or dry-stone walling, king post barriers, high edge kerbing or driven sheet piling. The design of the retaining structure will be assessed by the retained arboricultural consultant and approved in writing by the Tree Officer prior to the commencement of construction operations.
- The retaining structure should look to use a vertical dig if needed to avoid the need of battering back of soils.
- The use of retaining structures is encouraged where needed as this reduces the need for ground build up/reductions within the RPA of retained trees.

17.0 SOFT LANDSCAPING

17.1 A soft landscaping scheme has been provided as part of the planning application and includes a mix of tree species totalling 63 with additional shrub planting that will provide an increased species diversity across the site and complement the existing trees that are to be retained.

17.2 The new tree planting bolsters areas where possible and provides for a new spine of soft planting between the new buildings that will in time replicate the planting of the wider estate park.

17.3 All soft landscaping works within the development area will be in accordance with the landscape plans and any specification of such works approved by the London Borough of Hillingdon.

17.4 Soft landscaping will accord with following requirements:

- Where soft landscaping works are to be carried out within the rooting areas of trees after the main phase of construction has been completed, it will be necessary to alter the line of/remove protective barriers in order to facilitate the landscaping works.

- The construction exclusion zone that was formed by the tree protection measures will remain off limits for all site plant and machinery unless fit for purpose ground protection is installed. Pedestrian traffic must be kept to an absolute minimum only permitted for the ground preparation and landscape installation works.

- The landscaping works will need to be undertaken in such a way as to avoid level changes, deep digging or mechanical rotovating. Excavation of planting pits with the RPA can cause serious harm the root system of retained trees. Planting pits within the RPA of retained trees will be excavated by hand to avoid roots greater than 25mm and masses of smaller roots.

17.5 Any surface mulch will consist of well-composted material such as bark or wood chips. This is necessary to avoid potential nutrient loss from the soil, such as Nitrogen, as the mulch breaks down, as nutrient loss can be detrimental to the health and longevity of retained trees.

Figure 3: Root severance as a result of planting within RPA



Planting Trees and Shrubs. Watson G. W. and Himelick E. B. 1997

18.0 CONCLUSION

18.1 There is a planning proposal for the demolition of the existing buildings and redevelopment of the site at 1 & 2 Longwalk Road, Stockley Park, Uxbridge.

18.2 A total of four individual trees and two noted trees will be removed due to their poor condition (classified as U grade). In our view these trees should be removed regardless of any development proposal.

18.3 As a result of the development proposal a total of thirty-four individual trees, five groups of trees including eleven noted trees and two hedges will be removed along with the partial removal of a further hedge. All of these, with the exception of one moderate B grade hedge, are considered to be of low classification C grade trees, groups and hedges. Of the thirty-four individual trees to be removed, twenty have been recently planted in the last year with small stem diameters (<75mm) so are not fully established.

18.4 The trees to be removed are not in our opinion significant to the wider visual amenity to the site. They were planted as part of the park estate development and the majority are either located within the rear parking areas behind the building with views shielded by them or surrounding vegetation, are newly planted trees that can be readily replaced with similar sized trees or the trees are in a linear group along the sides of the existing car park access roads off the main park estate road and whilst having better visual amenity.

18.5 As part of the development proposal a total of thirteen individual trees, fourteen groups of trees including one hundred and thirty-one noted trees and three hedges will be retained along with the partial retention of a further hedge. These trees along with the removals are clearly identified on the Tree Retention and Removal Plan (CBA11963.02A TRRP) appended within this report.

18.6 It is our view that the removal of these trees does not impact significantly on the important visual aspect of the trees around the perimeter of the application area and the trees along the park estate road which are all retained.

18.7 To compliment the retained trees and offset the removals, sixty-three trees are planted along with additional shrub planting with the proposed planting looking to mirror planting across the estate. The soft planting is clearly shown on the soft landscaping plan submitted by the projects landscape architects as part of the planning application.

18.8 Through the use of appropriate planning conditions, detailed method statements and tree protection plans for each phase or area of works will ensure trees are at the forefront of the site works and the tree protection measures are correctly implemented and maintained through the duration of the development works.

18.9 Provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees, groups and hedges highlighted for retention within this report can be retained without undue stress on their long-term health should the proposals be permitted and built out.

Appendices

CB1 Tree Survey Schedule and Tree Survey Plan (CBA11963.01A TSP)
CB2 Root Protection Area Schedule
CB3 Tree Works Schedule
CB4 Tree Retention and Removal Plan (CBA11963.02A TRRP)
Indicative Tree Protection Plan (CBA11963.03A TPP)
CB5 Qualifications and Experience


CB1

TREE SURVEY REPORT (BS5837:2012)

Site:	1 and 2 Longwalk Road, Stockley Park, Uxbridge
Date:	4th November 2025 26th February 2026 (Trees 32-51)
Consultant:	Stefan Rose *BSc (Hons), TechCert (Arbor A), TechArbor.A*
Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:

The interactive mapping facility on the London Borough of Hillingdon website indicates that the trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Silver Birch *Betula pendula*	8	MS<5	160	2.0	2.0	3.0	1.5	2.0	2.0	2.0	2.0	SM	Fair	Fair Bifurcated at ground level Low hanging branches Minor apical dieback in southern trunk	No work required at time of survey	10+	C1+2
2	Silver Birch *Betula pendula*	10	MS<5	240	4.0	3.0	2.5	2.0	3.0	3.0	3.0	3.0	SM	Good	Fair Bifurcated at ground level Developing tree	No work required at time of survey	20+	B1+2
3	Silver Maple *Acer saccharinum*	10	S	350	5.0	5.0	4.5	4.0	3.0	3.0	3.5	4.0	SM	Good	Fair Basal suckers Surrounded by decking Multi-stemmed at 2.5m above ground level Decorative lights in lower crown Minor deadwood in crown Bark wound at base on north side	No work required at time of survey	20+	C1+2
4	Silver Maple *Acer saccharinum*	11	S	330	3.0	4.0	5.0	5.0	3.0	3.0	2.5	2.5	SM	Good	Fair Basal suckers Surrounded by decking Multi-stemmed at 2.5m above ground level Decorative lights in lower crown	No work required at time of survey	20+	C1+2
5	Silver Birch *Betula pendula*	10	MS<5	230	3.0	3.0	3.0	2.5	4.0	4.0	3.5	3.5	SM	Poor	Poor Bifurcated at ground level Apical dieback In decline	Advise removal	<10	U
6	Silver Birch *Betula pendula*	11	MS<5	240	3.0	2.0	3.5	3.0	2.5	2.5	2.5	2.5	SM	Good	Fair Bifurcated at ground level Low hanging branches Minor deadwood in crown	No work required at time of survey	20+	B1+2
7	Almond *Prunus dulcis*	6	S	90	1.5	1.0	1.0	1.0	2.0	2.0	2.0	2.0	SM	Poor	Fair Low crown density In decline Poor quality tree	Advise removal	<10	U

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
8	Almond *Prunus dulcis*	7	S	90	1.0	2.0	2.5	1.5	2.5	2.0	2.0	2.5	SM	Poor	Fair Low crown density In decline Poor quality tree	Advise removal	<10	U
9	Common Lime *Tilia x europaea*	9	S	150	3.0	2.5	2.5	2.0	2.5	2.5	2.5	2.5	SM	Good	Good Developing tree	No work required at time of survey	20+	C1+2
10	Common Lime *Tilia x europaea*	9	S	130	2.5	2.0	2.0	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Developing tree Crown shape distorted due to group pressure	No work required at time of survey	20+	C1+2
11	Common Lime *Tilia x europaea*	6	S	120	2.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	SM	Good	Good Developing tree Low hanging branches	No work required at time of survey	40+	C1+2
12	Common Lime *Tilia x europaea*	7	S	140	2.0	2.0	2.5	2.0	2.0	2.0	2.0	2.0	SM	Good	Good Developing tree Low hanging branches	No work required at time of survey	40+	C1+2
13	Himalayan Birch *Betula utilis*	6	S	90	1.5	1.5	2.5	1.5	2.5	2.5	2.0	2.0	SM	Good	Good Developing tree	No work required at time of survey	40+	C1+2
14	Himalayan Birch *Betula utilis*	6	S	100	1.5	1.0	1.5	1.5	2.5	2.5	2.5	2.5	SM	Good	Good Developing tree	No work required at time of survey	40+	C1+2
15	Common Whitebeam *Sorbus aria*	3.5	S	90	1.5	2.0	1.0	1.5	2.0	2.0	2.0	2.0	SM	Fair	Fair Car park tree surrounded by block paving Apical dieback forming Basal suckers	No work required at time of survey	10+	C1
16	Common Whitebeam *Sorbus aria*	4	S	90	1.5	1.5	1.0	1.0	2.0	2.0	2.0	2.0	SM	Fair	Fair Car park tree surrounded by block paving Apical dieback forming	No work required at time of survey	10+	C1
17	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	5	S	150	2.0	2.0	2.0	2.0	1.5	1.5	1.5	1.5	SM	Good	Fair Car park tree surrounded by block paving Minor deadwood in crown	No work required at time of survey	20+	C1
18	Common Whitebeam *Sorbus aria*	3.5	S	90	1.0	1.0	1.0	1.5	2.0	2.0	2.0	2.0	SM	Good	Fair Car park tree surrounded by block paving Developing tree	No work required at time of survey	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
19	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	5	S	130	1.5	2.0	1.5	1.5	1.5	1.5	1.5	2.0	SM	Good	Fair Car park tree surrounded by block paving Developing tree	No work required at time of survey	20+	C1
20	Common Whitebeam *Sorbus aria*	3	S	80	1.0	1.5	1.0	0.5	2.0	2.0	2.0	2.0	SM	Fair	Fair Crown shape distorted - leader historically removed Car park tree surrounded by block paving Developing tree Bark wounds on trunk Epicormics on trunk	No work required at time of survey	10+	C1
21	Common Whitebeam *Sorbus aria*	4	S	90	1.5	1.5	1.0	1.0	1.5	1.5	1.5	1.5	SM	Good	Fair Car park tree surrounded by hard standing Epicormics on trunk Developing tree	No work required at time of survey	20+	C1
22	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	6	S	130	1.5	1.5	1.5	1.0	1.5	1.5	1.5	1.5	SM	Good	Fair Car park tree surrounded by hard standing Epicormics on trunk Developing tree	No work required at time of survey	20+	C1+2
23	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	6	S	150	2.0	2.0	2.0	2.0	1.5	2.0	1.5	1.5	SM	Good	Fair Car park tree surrounded by block paving Developing tree	No work required at time of survey	20+	C1+2
24	Bird Cherry *Prunus padus*	6	S	110	2.0	2.5	1.5	1.5	2.5	2.5	2.5	2.5	SM	Good	Fair Developing tree	No work required at time of survey	20+	C1+2
25	Bird Cherry *Prunus padus*	6	S	110	1.0	1.5	2.0	1.5	2.5	2.5	2.5	2.5	SM	Good	Fair Developing tree	No work required at time of survey	20+	C1+2
26	Bird Cherry *Prunus padus*	6	S	120	1.5	2.0	1.5	1.5	2.0	2.0	2.0	2.0	SM	Fair	Fair Developing tree Apical dieback Minor deadwood in crown	No work required at time of survey	10+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
27	Flowering Cherry *Prunus spp*	6	S	260	4.0	4.0	3.0	4.0	2.0	2.0	2.5	2.5	EM	Good	Fair Ivy on trunk Multi-stemmed by 1.5m above ground level Old pruning wounds in crown Minor deadwood in crown	No work required at time of survey	20+	C1+2
28	Common Whitebeam *Sorbus aria*	3.5	S	90	1.0	1.5	1.0	1.5	2.0	2.0	2.0	2.0	SM	Good	Fair Car park tree surrounded by block paving Developing tree Epicormics on trunk	No work required at time of survey	20+	C1
29	Sweet Gum *Liquidambar styraciflua*	9	S	190	1.5	2.0	1.5	2.0	2.5	2.5	2.5	2.5	SM	Good	Fair Bark wound on north east side of trunk Developing tree	No work required at time of survey	20+	C1+2
30	Fastigiate Hornbeam *Carpinus betulus 'Pyramidalis'*	8	S	90	1.5	1.5	1.5	1.5	2.0	2.0	2.0	2.0	SM	Poor	Fair Grows in raised planter Apical dieback Poor quality tree	Advise removal	<10	U
31	Fastigiate Hornbeam *Carpinus betulus 'Pyramidalis'*	8	S	130	2.0	2.0	2.0	2.5	1.0	1.0	1.0	1.0	SM	Good	Fair Grows in raised planter Low hanging branches Developing tree	No work required at time of survey	10+	C1+2
32	Wild Cherry *Prunus avium*	5	S	<75	1.0	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
33	Wild Cherry *Prunus avium*	3.5	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
34	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
35	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
36	Wild Cherry *Prunus avium*	4.5	S	<75	1.0	1.0	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
37	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
38	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
39	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	1.0	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
40	Wild Cherry *Prunus avium*	5	S	<75	0.5	1.0	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
41	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
42	Wild Cherry *Prunus avium*	5	S	<75	0.5	1.0	0.5	0.1	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
43	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	1.0	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
44	Wild Cherry *Prunus avium*	5	S	<75	1.0	0.5	1.0	1.0	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
45	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
46	Wild Cherry *Prunus avium*	5	S	<75	1.0	1.0	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
47	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
48	Wild Cherry *Prunus avium*	4	S	<75	1.0	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
49	Wild Cherry *Prunus avium*	5	S	<75	0.5	1.0	0.5	0.1	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
50	Wild Cherry *Prunus avium*	5	S	<75	0.5	1.0	0.5	0.1	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
51	Wild Cherry *Prunus avium*	4	S	<75	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	Y	Good	Fair Recently planted Stake and tie in place Developing tree Part of linear group	No work required at time of survey	40+	C1+2
Grp 1	Large Leaved Lime	9	See below	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Avenue of trees growing along either side of footpath Possibly offsite Old pruning wounds in crown Epicormics form crown Previously crown reduced and beginning to form pollards at 6-7m above ground level	Continue pruning regime	20+	B1+2
G1.1	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.2	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.3	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.4	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.5	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.6	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.7	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.8	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.9	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.10	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.11	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.12	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G1.13	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.14	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.15	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.16	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.17	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.18	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.19	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.20	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.21	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.22	Large Leaved Lime	-	S	330	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.23	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.24	Large Leaved Lime	-	S	230	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.25	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.26	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.27	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.28	Large Leaved Lime	-	S	230	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.29	Large Leaved Lime	-	S	230	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.30	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.31	Large Leaved Lime	-	S	200	-	-	-	-	-	-	-	-	SM	Good	Fair Leans north east	-	10+	C1+2
G1.32	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G1.33	Large Leaved Lime	-	S	200	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.34	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.35	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.36	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.37	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.38	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.39	Large Leaved Lime	-	S	210	-	-	-	-	-	-	-	-	SM	Good	Fair Bark wound at base on south side of trunk occluding	-	10+	C1+2
G1.40	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.41	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.42	Large Leaved Lime	-	S	360	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.43	Large Leaved Lime	-	S	220	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.44	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.45	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.46	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.47	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.48	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.49	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.50	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.51	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G1.52	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.53	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.54	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.55	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.56	Large Leaved Lime	-	S	350	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.57	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.58	Large Leaved Lime	-	S	200	-	-	-	-	-	-	-	-	SM	Good	Poor Large bark wound on north side of trunk	-	10+	C1+2
G1.59	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.60	Large Leaved Lime	-	S	350	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.61	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.62	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.63	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G1.64	Large Leaved Lime	-	S	340	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
Grp 2	Large Leaved Lime	9	See below	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Three lines of trees Possibly offsite Previously crown reduced and beginning to form pollards Old pruning wounds in crown Epicormics form crown Southern line of Limes recently pollarded	Continue pruning regime	20+	B1+2
G2.1	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.2	Large Leaved Lime	-	S	200	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G2.3	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.4	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.5	Large Leaved Lime	-	S	220	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.6	Large Leaved Lime	-	S	230	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.7	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.8	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.9	Large Leaved Lime	-	S	230	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.10	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.11	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.12	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.13	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.14	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.15	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.16	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.17	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.18	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.19	Large Leaved Lime	-	S	200	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.20	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.21	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.22	Large Leaved Lime	-	S	180	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G2.23	Large Leaved Lime	-	S	340	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.24	Large Leaved Lime	-	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.25	Large Leaved Lime	-	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.26	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.27	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.28	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.29	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.30	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.31	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.32	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.33	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.34	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.35	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.36	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.37	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.38	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G2.39	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
Grp 3	Field Maple Flowering Cherry Hawthorn Elder	10	MS	300	-	-	-	-	-	-	-	-	SM	Good	Fair Appears to grow offsite Trunk and crown shape distorted due to group pressure Some multi-stemmed at various heights Ivy on some trunks	No work required at time of survey	20+	B1+2
Grp 4	Himalayan Birch x5	8	MS<5	150	-	-	-	-	-	-	-	-	SM	Good	Fair Small group of five developing trees Multi-stemmed at various heights	No work required at time of survey	20+	C1+2
Grp 5	Himalayan Birch x2	9	MS<5	120	-	-	-	-	-	-	-	-	SM	Good	Fair Multi-stemmed at various heights Developing trees	No work required at time of survey	20+	C1+2
Grp 6	Himalayan Birch x3	9	MS<5	200	-	-	-	-	-	-	-	-	SM	Good	Fair Multi-stemmed at various heights Developing trees	No work required at time of survey	20+	C1+2
Grp 7	Himalayan Birch x4	8	MS<5	180	-	-	-	-	-	-	-	-	SM	Fair	Fair Group of four developing trees Southernmost tree in decline	Advise removal of southernmost tree	20+	C1+2
Grp 8	Himalayan Birch x3	7	MS<5	150	-	-	-	-	-	-	-	-	SM	Fair	Fair Group of three developing trees Southernmost tree in decline	Advise removal of southernmost tree	20+	C1+2
Grp 9	Common Hornbeam x19	4	S	90	-	-	-	-	-	-	-	-	SM	Good	Fair Closely planted group topped and clipped to formal shape Grows in car park One dead stem within	Remove dead stem	20+	C2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
Grp 10	Field Maple Common Hawthorn Wild Cherry	8	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair Offsite mixed species group Unable to verify health and safety due to access Ivy on some trunks and in some crowns Trunk and crown shapes distorted due to group pressure Low hanging branches Minor deadwood in crowns Sporadic in places	No work required at time of survey	20+	C1+2
Grp 11	Common Hornbeam x5	2.5	S	80	-	-	-	-	-	-	-	-	SM	Good	Fair Small group of trees growing in close proximity to car park Clipped and topped	No work required at time of survey	10+	C2
Grp 12	Common Hornbeam x4	3	MS	180	-	-	-	-	-	-	-	-	SM	Good	Fair Clipped and topped Grows within car park	Continue pruning regime	20+	C2
Grp 13	Common Hornbeam x2	3	MS	160	-	-	-	-	-	-	-	-	SM	Good	Fair Clipped and topped Grows within car park	Continue pruning regime	20+	C2
Grp 14	Common Hornbeam x4	3	MS	180	-	-	-	-	-	-	-	-	SM	Good	Fair Clipped and topped Grows within car park	Continue pruning regime	20+	C2
Grp 15	Common Hornbeam x3	3	S	150	-	-	-	-	-	-	-	-	SM	Good	Fair Clipped and topped Grows within car park	Continue pruning regime	20+	C2
Grp 16	Silver Maple x11	10	See below	See below	-	-	-	-	-	-	-	-	EM	Good	Fair Linear group of trees to north side of car park access road Multi-stemmed at ground level Bark wounds on trunks Previously crown reduced at approximately 6m above ground level Cavities forming in some trunks Deadwood in crowns	Continue pruning regime	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G16.1	Silver Maple	-	MS<5	370	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.2	Silver Maple	-	MS<5	350	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.3	Silver Maple	-	MS<5	390	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.4	Silver Maple	-	MS<5	310	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.5	Silver Maple	-	MS<5	390	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.6	Silver Maple	-	MS<5	280	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.7	Silver Maple	-	MS<5	270	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.8	Silver Maple	-	MS<5	340	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.9	Silver Maple	-	MS<5	340	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.10	Silver Maple	-	MS<5	400	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G16.11	Silver Maple	-	MS<5	300	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
Grp 17	Silver Maple x17	10	See below	See below	-	-	-	-	-	-	-	-	EM	Good	Fair Possibly offsite Linear group of trees to south side of car park access road Multi-stemmed at ground level Bark wounds on trunks Previously crown reduced at approximately 6m above ground level Cavities forming in some trunks Deadwood in crowns	Continue pruning regime	20+	C1+2
G17.1	Silver Maple	-	MS<5	490	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.2	Silver Maple	-	MS<5	290	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.3	Silver Maple	-	MS<5	300	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G17.4	Silver Maple	-	MS<5	260	-	-	-	-	-	-	-	-	EM	Poor	Poor Apical dieback In decline	Confirm ownership, if owned remove or advise owner of condition of tree and duty of care	<10	U
G17.5	Silver Maple	-	MS<5	270	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.6	Silver Maple	-	MS<5	300	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.7	Silver Maple	-	MS<5	220	-	-	-	-	-	-	-	-	EM	Poor	Poor Apical dieback In decline	Confirm ownership, if owned remove or advise owner of condition of tree and duty of care	<10	U
G17.8	Silver Maple	-	MS<5	300	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.9	Silver Maple	-	MS<5	260	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.10	Silver Maple	-	MS<5	290	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.11	Silver Maple	-	MS<5	290	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.12	Silver Maple	-	MS<5	250	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.13	Silver Maple	-	MS<5	300	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.14	Silver Maple	-	MS<5	370	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.15	Silver Maple	-	MS<5	330	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.16	Silver Maple	-	MS<5	380	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2
G17.17	Silver Maple	-	MS<5	300	-	-	-	-	-	-	-	-	EM	Good	Fair	-	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
Grp 18	Large Leaved Lime x14	10	See below	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Avenue of trees either side of footpath Old pruning wounds in crowns Previously crown reduced and beginning to form pollards Epicormics forming crowns at 6-7m above ground level	Continue pruning regime	20+	C1+2
G18.1	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.2	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.3	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.4	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.5	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.6	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.7	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.8	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.9	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G18.10	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
Grp 19	Large Leaved Lime x10	10	See below	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Avenue of trees either side of footpath Old pruning wounds in crowns Previously crown reduced and beginning to form pollards Epicormics forming crowns at 6-7m above ground level	Continue pruning regime	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G19.1	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.2	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.3	Large Leaved Lime	-	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.4	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.5	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.6	Large Leaved Lime	-	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.7	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.8	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.9	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.10	Large Leaved Lime	-	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.11	Large Leaved Lime	-	S	270	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.12	Large Leaved Lime	-	S	290	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.13	Large Leaved Lime	-	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
G19.14	Large Leaved Lime	-	S	260	-	-	-	-	-	-	-	-	SM	Good	Fair	-	20+	B1+2
H1	Common Hornbeam	4	S	100	-	-	-	-	-	-	-	-	SM	Good	Fair Grows along fence line Previously topped and managed Low hanging branches Some dead stems within	Continue pruning regime	20+	B2
H2	Common Yew	3	S	90	-	-	-	-	-	-	-	-	SM	Good	Fair Grows along fence line Low hanging branches	No work required at time of survey	20+	B2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
H3	Common Hornbeam	5	S	100	-	-	-	-	-	-	-	-	SM	Good	Fair Grows round perimeter of car park Some stems previously removed One dead stem within Only internal side clipped	Continue pruning regime but ensure all sides are cut and maintained	20+	B1+2
H4	Common Hornbeam x5	3	S	100	-	-	-	-	-	-	-	-	SM	Good	Fair Double row planting Growing on bank Well maintained between two car parks Some dead stems within	Continue pruning regime	20+	B2
H5	Common Hornbeam	3	S	100	-	-	-	-	-	-	-	-	SM	Good	Fair Grows between car parks Well maintained	Continue pruning regime	20+	C2
H6	Common Hornbeam	4	S	120	-	-	-	-	-	-	-	-	SM	Good	Fair Grows along edge of car park Well maintained	Continue pruning regime	20+	C2



KEY

- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD
- CATEGORY
- TREE NUMBER
- CATEGORY

B1 B2

- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES

NOTE: TREE/GROUP NUMBERS MARKED WITH AN * HAVE APPROXIMATE LOCATIONS.

JOB TITLE

Units 1 and 2 Longwalk Road, Stockley Park, Uxbridge

DRAWING TITLE

Tree Survey Plan

CBA DRAWING No.

CBA11693.01A TSP

BASE PLAN DRAWING No.

L53012_T_140725[99]

SCALE 1:250@A0

DRAWN DB&NB

DATE March 2026

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CBA Trees
Chest Houses, Arrow Close, Boyatt Wood, SO50 4SY
Tel: 02380 986229

N

5m 10m

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:

The interactive mapping facility on the London Borough of Hillingdon website indicates that the trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area.


CB2

BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE

Site:	1 and 2 Longwalk Road, Stockley Park, Uxbridge
Date:	4th November 2025 26th February 2026 (Trees 32-51)
Consultant:	Stefan Rose *BSc (Hons), TechCert (Arbor A), TechArbor.A*

Notes:
1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012.
2. The RPA has been capped at 707m2 in accordance with Section 4.6.1 of BS5837:2012 for all single stem trees with a stem diameter greater than 1250mm and multi-stemmed trees where the combined stem diameter is greater than 1250mm.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
The interactive mapping facility on the London Borough of Hillingdon website indicates that the trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area.

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
1	Silver Birch Betula pendula	C1+2	MS<5	160	1.9	12
2	Silver Birch Betula pendula	B1+2	MS<5	240	2.9	26
3	Silver Maple Acer saccharinum	C1+2	S	350	4.2	55
4	Silver Maple Acer saccharinum	C1+2	S	330	4.0	49
5	Silver Birch Betula pendula	U	MS<5	230	-	-
6	Silver Birch Betula pendula	B1+2	MS<5	240	2.9	26
7	Almond Prunus dulcis	U	S	90	-	4
8	Almond Prunus dulcis	U	S	90	-	-
9	Common Lime Tilia x europaea	C1+2	S	150	1.8	10

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
10	Common Lime Tilia x europaea	C1+2	S	130	1.6	8
11	Common Lime Tilia x europaea	C1+2	S	120	1.4	7
12	Common Lime Tilia x europaea	C1+2	S	140	1.7	9
13	Himalayan Birch Betula utilis	C1+2	S	90	1.1	4
14	Himalayan Birch Betula utilis	C1+2	S	100	1.2	5
15	Common Whitebeam Sorbus aria	C1	S	90	1.1	4
16	Common Whitebeam Sorbus aria	C1	S	90	1.1	4
17	Cut Leaved Alder Alnus glutinosa 'Imperialis'	C1	S	150	1.8	10
18	Common Whitebeam Sorbus aria	C1	S	90	1.1	4
19	Cut Leaved Alder Alnus glutinosa 'Imperialis'	C1	S	130	1.6	8
20	Common Whitebeam Sorbus aria	C1	S	80	1.0	3
21	Common Whitebeam Sorbus aria	C1	S	90	1.1	4
22	Cut Leaved Alder Alnus glutinosa 'Imperialis'	C1+2	S	130	1.6	8
23	Cut Leaved Alder Alnus glutinosa 'Imperialis'	C1+2	S	150	1.8	10
24	Bird Cherry Prunus padus	C1+2	S	110	1.3	5
25	Bird Cherry Prunus padus	C1+2	S	110	1.3	5
26	Bird Cherry Prunus padus	C1	S	120	1.4	7
27	Flowering Cherry Prunus spp	C1+2	S	260	3.1	31
28	Common Whitebeam Sorbus aria	C1	S	90	1.1	4
29	Sweet Gum Liquidambar styraciflua	C1+2	S	190	2.3	16

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
30	Fastigiate Hornbeam Carpinus betulus 'Pyramidalis'	U	S	90	-	-
31	Fastigiate Hornbeam Carpinus betulus 'Pyramidalis'	C1+2	S	130	1.6	8
32	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
33	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
34	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
35	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
36	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
37	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
38	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
39	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
40	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
41	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
42	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
43	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
44	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
45	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
46	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
47	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
48	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
49	Wild Cherry Prunus avium	C1+2	S	75	0.9	3

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
50	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
51	Wild Cherry Prunus avium	C1+2	S	75	0.9	3
Grp 1	Large Leaved Lime	B1+2	See below	See below	-	-
G1.1	Large Leaved Lime	B1+2	S	280	3.4	35
G1.2	Large Leaved Lime	B1+2	S	290	3.5	38
G1.3	Large Leaved Lime	B1+2	S	280	3.4	35
G1.4	Large Leaved Lime	B1+2	S	250	3.0	28
G1.5	Large Leaved Lime	B1+2	S	270	3.2	33
G1.6	Large Leaved Lime	B1+2	S	270	3.2	33
G1.7	Large Leaved Lime	B1+2	S	280	3.4	35
G1.8	Large Leaved Lime	B1+2	S	300	3.6	41
G1.9	Large Leaved Lime	B1+2	S	260	3.1	31
G1.10	Large Leaved Lime	B1+2	S	310	3.7	43
G1.11	Large Leaved Lime	B1+2	S	290	3.5	38
G1.12	Large Leaved Lime	B1+2	S	300	3.6	41
G1.13	Large Leaved Lime	B1+2	S	290	3.5	38
G1.14	Large Leaved Lime	B1+2	S	300	3.6	41
G1.15	Large Leaved Lime	B1+2	S	320	3.8	46
G1.16	Large Leaved Lime	B1+2	S	260	3.1	31
G1.17	Large Leaved Lime	B1+2	S	300	3.6	41
G1.18	Large Leaved Lime	B1+2	S	310	3.7	43
G1.19	Large Leaved Lime	B1+2	S	320	3.8	46
G1.20	Large Leaved Lime	B1+2	S	280	3.4	35
G1.21	Large Leaved Lime	B1+2	S	240	2.9	26
G1.22	Large Leaved Lime	B1+2	S	330	4.0	49

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G1.23	Large Leaved Lime	B1+2	S	280	3.4	35
G1.24	Large Leaved Lime	B1+2	S	230	2.8	24
G1.25	Large Leaved Lime	B1+2	S	240	2.9	26
G1.26	Large Leaved Lime	B1+2	S	260	3.1	31
G1.27	Large Leaved Lime	B1+2	S	290	3.5	38
G1.28	Large Leaved Lime	B1+2	S	230	2.8	24
G1.29	Large Leaved Lime	B1+2	S	230	2.8	24
G1.30	Large Leaved Lime	B1+2	S	260	3.1	31
G1.31	Large Leaved Lime	C1+2	S	200	2.4	18
G1.32	Large Leaved Lime	B1+2	S	260	3.1	31
G1.33	Large Leaved Lime	B1+2	S	200	2.4	18
G1.34	Large Leaved Lime	B1+2	S	250	3.0	28
G1.35	Large Leaved Lime	B1+2	S	260	3.1	31
G1.36	Large Leaved Lime	B1+2	S	260	3.1	31
G1.37	Large Leaved Lime	B1+2	S	250	3.0	28
G1.38	Large Leaved Lime	B1+2	S	290	3.5	38
G1.39	Large Leaved Lime	C1+2	S	210	2.5	20
G1.40	Large Leaved Lime	B1+2	S	250	3.0	28
G1.41	Large Leaved Lime	B1+2	S	250	3.0	28
G1.42	Large Leaved Lime	B1+2	S	360	4.3	59
G1.43	Large Leaved Lime	B1+2	S	220	2.6	22
G1.44	Large Leaved Lime	B1+2	S	240	2.9	26
G1.45	Large Leaved Lime	B1+2	S	250	3.0	28
G1.46	Large Leaved Lime	B1+2	S	240	2.9	26
G1.47	Large Leaved Lime	B1+2	S	260	3.1	31
G1.48	Large Leaved Lime	B1+2	S	260	3.1	31

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G1.49	Large Leaved Lime	B1+2	S	260	3.1	31
G1.50	Large Leaved Lime	B1+2	S	240	2.9	26
G1.51	Large Leaved Lime	B1+2	S	300	3.6	41
G1.52	Large Leaved Lime	B1+2	S	300	3.6	41
G1.53	Large Leaved Lime	B1+2	S	280	3.4	35
G1.54	Large Leaved Lime	B1+2	S	320	3.8	46
G1.55	Large Leaved Lime	B1+2	S	290	3.5	38
G1.56	Large Leaved Lime	B1+2	S	350	4.2	55
G1.57	Large Leaved Lime	B1+2	S	320	3.8	46
G1.58	Large Leaved Lime	C1+2	S	200	2.4	18
G1.59	Large Leaved Lime	B1+2	S	240	2.9	26
G1.60	Large Leaved Lime	B1+2	S	350	4.2	55
G1.61	Large Leaved Lime	B1+2	S	310	3.7	43
G1.62	Large Leaved Lime	B1+2	S	320	3.8	46
G1.63	Large Leaved Lime	B1+2	S	250	3.0	28
G1.64	Large Leaved Lime	B1+2	S	340	4.1	52
Grp 2	Large Leaved Lime	B1+2	See below	See below	-	-
G2.1	Large Leaved Lime	B1+2	S	310	3.7	43
G2.2	Large Leaved Lime	B1+2	S	200	2.4	18
G2.3	Large Leaved Lime	B1+2	S	240	2.9	26
G2.4	Large Leaved Lime	B1+2	S	250	3.0	28
G2.5	Large Leaved Lime	B1+2	S	220	2.6	22
G2.6	Large Leaved Lime	B1+2	S	230	2.8	24
G2.7	Large Leaved Lime	B1+2	S	260	3.1	31
G2.8	Large Leaved Lime	B1+2	S	260	3.1	31
G2.9	Large Leaved Lime	B1+2	S	230	2.8	24

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G2.10	Large Leaved Lime	B1+2	S	250	3.0	28
G2.11	Large Leaved Lime	B1+2	S	280	3.4	35
G2.12	Large Leaved Lime	B1+2	S	260	3.1	31
G2.13	Large Leaved Lime	B1+2	S	250	3.0	28
G2.14	Large Leaved Lime	B1+2	S	290	3.5	38
G2.15	Large Leaved Lime	B1+2	S	240	2.9	26
G2.16	Large Leaved Lime	B1+2	S	240	2.9	26
G2.17	Large Leaved Lime	B1+2	S	250	3.0	28
G2.18	Large Leaved Lime	B1+2	S	270	3.2	33
G2.19	Large Leaved Lime	B1+2	S	200	2.4	18
G2.20	Large Leaved Lime	B1+2	S	270	3.2	33
G2.21	Large Leaved Lime	B1+2	S	280	3.4	35
G2.22	Large Leaved Lime	B1+2	S	180	2.2	15
G2.23	Large Leaved Lime	B1+2	S	340	4.1	52
G2.24	Large Leaved Lime	B1+2	S	240	2.9	26
G2.25	Large Leaved Lime	B1+2	S	250	3.0	28
G2.26	Large Leaved Lime	B1+2	S	280	3.4	35
G2.27	Large Leaved Lime	B1+2	S	280	3.4	35
G2.28	Large Leaved Lime	B1+2	S	260	3.1	31
G2.29	Large Leaved Lime	B1+2	S	280	3.4	35
G2.30	Large Leaved Lime	B1+2	S	290	3.5	38
G2.31	Large Leaved Lime	B1+2	S	280	3.4	35
G2.32	Large Leaved Lime	B1+2	S	260	3.1	31
G2.33	Large Leaved Lime	B1+2	S	280	3.4	35
G2.34	Large Leaved Lime	B1+2	S	300	3.6	41
G2.35	Large Leaved Lime	B1+2	S	300	3.6	41

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G2.36	Large Leaved Lime	B1+2	S	300	3.6	41
G2.37	Large Leaved Lime	B1+2	S	300	3.6	41
G2.38	Large Leaved Lime	B1+2	S	270	3.2	33
G2.39	Large Leaved Lime	B1+2	S	280	3.4	35
Grp 3	Field Maple Flowering Cherry Hawthorn Elder	B1+2	MS	300	3.6	41
Grp 4	Himalayan Birch x5	C1+2	MS<5	150	1.8	10
Grp 5	Himalayan Birch x2	C1+2	MS<5	120	1.4	7
Grp 6	Himalayan Birch x3	C1+2	MS<5	200	2.4	18
Grp 7	Himalayan Birch x4	C1+2	MS<5	180	2.2	15
Grp 8	Himalayan Birch x3	C1+2	MS<5	150	1.8	10
Grp 9	Common Hornbeam x19	C2	S	90	1.1	4
Grp 10	Field Maple Common Hawthorn Wild Cherry	C1+2	S	250	3.0	28
Grp 11	Common Hornbeam x5	C2	S	80	1.0	3
Grp 12	Common Hornbeam x4	C2	MS	180	2.2	15
Grp 13	Common Hornbeam x2	C2	MS	160	1.9	12
Grp 14	Common Hornbeam x4	C2	MS	180	2.2	15
Grp 15	Common Hornbeam x3	C2	S	150	1.8	10
Grp 16	Silver Maple x11	C1+2	See below	See below	-	-
G16.1	Silver Maple	C1+2	MS<5	370	4.4	62
G16.2	Silver Maple	C1+2	MS<5	350	4.2	55
G16.3	Silver Maple	C1+2	MS<5	390	4.7	69
G16.4	Silver Maple	C1+2	MS<5	310	3.7	43
G16.5	Silver Maple	C1+2	MS<5	390	4.7	69

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G16.6	Silver Maple	C1+2	MS<5	280	3.4	35
G16.7	Silver Maple	C1+2	MS<5	270	3.2	33
G16.8	Silver Maple	C1+2	MS<5	340	4.1	52
G16.9	Silver Maple	C1+2	MS<5	340	4.1	52
G16.10	Silver Maple	C1+2	MS<5	400	4.8	72
G16.11	Silver Maple	C1+2	MS<5	300	3.6	41
Grp 17	Silver Maple x17	C1+2	See below	See below	-	-
G17.1	Silver Maple	C1+2	MS<5	490	5.9	109
G17.2	Silver Maple	C1+2	MS<5	290	3.5	38
G17.3	Silver Maple	C1+2	MS<5	300	3.6	41
G17.4	Silver Maple	U	MS<5	260	-	-
G17.5	Silver Maple	C1+2	MS<5	270	3.2	33
G17.6	Silver Maple	C1+2	MS<5	300	3.6	41
G17.7	Silver Maple	U	MS<5	220	-	-
G17.8	Silver Maple	C1+2	MS<5	300	3.6	41
G17.9	Silver Maple	C1+2	MS<5	260	3.1	31
G17.10	Silver Maple	C1+2	MS<5	290	3.5	38
G17.11	Silver Maple	C1+2	MS<5	290	3.5	38
G17.12	Silver Maple	C1+2	MS<5	250	3.0	28
G17.13	Silver Maple	C1+2	MS<5	300	3.6	41
G17.14	Silver Maple	C1+2	MS<5	370	4.4	62
G17.15	Silver Maple	C1+2	MS<5	330	4.0	49
G17.16	Silver Maple	C1+2	MS<5	380	4.6	65
G17.17	Silver Maple	C1+2	MS<5	300	3.6	41
Grp 18	Large Leaved Lime x14	C1+2	See below	See below	-	-
G18.1	Large Leaved Lime	B1+2	S	270	3.2	33

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G18.2	Large Leaved Lime	B1+2	S	280	3.4	35
G18.3	Large Leaved Lime	B1+2	S	310	3.7	43
G18.4	Large Leaved Lime	B1+2	S	310	3.7	43
G18.5	Large Leaved Lime	B1+2	S	320	3.8	46
G18.6	Large Leaved Lime	B1+2	S	260	3.1	31
G18.7	Large Leaved Lime	B1+2	S	300	3.6	41
G18.8	Large Leaved Lime	B1+2	S	300	3.6	41
G18.9	Large Leaved Lime	B1+2	S	310	3.7	43
G18.10	Large Leaved Lime	B1+2	S	310	3.7	43
Grp 19	Large Leaved Lime x10	C1+2	See below	See below	-	-
G19.1	Large Leaved Lime	B1+2	S	320	3.8	46
G19.2	Large Leaved Lime	B1+2	S	320	3.8	46
G19.3	Large Leaved Lime	B1+2	S	310	3.7	43
G19.4	Large Leaved Lime	B1+2	S	290	3.5	38
G19.5	Large Leaved Lime	B1+2	S	290	3.5	38
G19.6	Large Leaved Lime	B1+2	S	300	3.6	41
G19.7	Large Leaved Lime	B1+2	S	270	3.2	33
G19.8	Large Leaved Lime	B1+2	S	260	3.1	31
G19.9	Large Leaved Lime	B1+2	S	260	3.1	31
G19.10	Large Leaved Lime	B1+2	S	280	3.4	35
G19.11	Large Leaved Lime	B1+2	S	270	3.2	33
G19.12	Large Leaved Lime	B1+2	S	290	3.5	38
G19.13	Large Leaved Lime	B1+2	S	320	3.8	46
G19.14	Large Leaved Lime	B1+2	S	260	3.1	31
H1	Common Hornbeam	B2	S	100	1.2	5
H2	Common Yew	B2	S	90	1.1	4

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
H3	Common Hornbeam	B1+2	S	100	1.2	5
H4	Common Hornbeam x5	B2	S	100	1.2	5
H5	Common Hornbeam	C2	S	100	1.2	5
H6	Common Hornbeam	C2	S	120	1.4	7


CB3

CBA Trees	**TREE WORKS SCHEDULE**			
	Site:	Units 1 & 2 Longwalk Road, Stockley Park, Uxbridge		
	Date:	September 2026	**Consultant:**	Stefan Rose *BSc (Hons), Tech Cert ArborA, TechArborA*

Tree No.	Species	BS5837:2012 Category	Recommended Works
1	Silver Birch *Betula pendula*	C1+2	• No works required for planning
2	Silver Birch *Betula pendula*	B1+2	• No works required for planning
3	Silver Maple *Acer saccharinum*	C1+2	• No works required for planning
4	Silver Maple *Acer saccharinum*	C1+2	• No works required for planning
5	Silver Birch *Betula pendula*	U	• Fell to ground level and remove stump
6	Silver Birch *Betula pendula*	B1+2	• No works required for planning
7	Almond *Prunus dulcis*	U	• Fell to ground level and remove stump
8	Almond *Prunus dulcis*	U	• Fell to ground level and remove stump
9	Common Lime *Tilia x europaea*	C1+2	• No works required for planning
10	Common Lime *Tilia x europaea*	C1+2	• No works required for planning
11	Common Lime *Tilia x europaea*	C1+2	• No works required for planning
12	Common Lime *Tilia x europaea*	C1+2	• No works required for planning
13	Himalayan Birch *Betula utilis*	C1+2	• No works required for planning
14	Himalayan Birch *Betula utilis*	C1+2	• No works required for planning
15	Common Whitebeam *Sorbus aria*	C1	• Fell to ground level and remove stump
16	Common Whitebeam *Sorbus aria*	C1	• Fell to ground level and remove stump
17	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1	• Fell to ground level and remove stump
18	Common Whitebeam *Sorbus aria*	C1	• Fell to ground level and remove stump
19	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1	• Fell to ground level and remove stump
20	Common Whitebeam *Sorbus aria*	C1	• No works required for planning
21	Common Whitebeam *Sorbus aria*	C1	• Fell to ground level and remove stump
22	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1+2	• Fell to ground level and remove stump

23	Cut Leaved Alder *Alnus glutinosa 'Imperialis'*	C1+2	• Fell to ground level and remove stump
24	Bird Cherry *Prunus padus*	C1+2	• Fell to ground level and remove stump
25	Bird Cherry *Prunus padus*	C1+2	• Fell to ground level and remove stump
26	Bird Cherry *Prunus padus*	C1	• Fell to ground level and remove stump
27	Flowering Cherry *Prunus spp*	C1+2	• No works required for planning
28	Common Whitebeam *Sorbus aria*	C1	• Fell to ground level and remove stump
29	Sweet Gum *Liquidambar styraciflua*	C1+2	• Fell to ground level and remove stump
30	Fastigiate Hornbeam *Carpinus betulus 'Pyramidalis'*	U	• Fell to ground level and remove stump
31	Fastigiate Hornbeam *Carpinus betulus 'Pyramidalis'*	C1+2	• Fell to ground level and remove stump
32	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
33	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
34	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
35	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
36	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
37	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
38	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
39	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
40	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
41	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
42	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
43	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
44	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
45	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
46	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
47	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
48	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
49	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
50	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump
51	Wild Cherry *Prunus avium*	C1+2	• Fell to ground level and remove stump

Grp 1 (G1.1-G1.64)	Large Leaved Lime	B1+2	• No works required for planning
Grp 2 (G2.1-G2.39)	Large Leaved Lime	B1+2	• No works required for planning
Grp 3	Field Maple Flowering Cherry Hawthorn Elder	B1+2	• No works required for planning
Grp 4	Himalayan Birch x5	C1+2	• No works required for planning
Grp 5	Himalayan Birch x2	C1+2	• No works required for planning
Grp 6	Himalayan Birch x3	C1+2	• No works required for planning
Grp 7	Himalayan Birch x4	C1+2	• No works required for planning
Grp 8	Himalayan Birch x3	C1+2	• No works required for planning
Grp 9	Common Hornbeam x19	C2	• Fell to ground level and remove stump
Grp 10	Field Maple Common Hawthorn Wild Cherry	C1+2	• No works required for planning
Grp 11	Common Hornbeam x5	C2	• No works required for planning
Grp 12	Common Hornbeam x4	C2	• Fell to ground level and remove stump
Grp 13	Common Hornbeam x2	C2	• Fell to ground level and remove stump
Grp 14	Common Hornbeam x4	C2	• Fell to ground level and remove stump
Grp 15	Common Hornbeam x3	C2	• No works required for planning
Grp 16	Silver Maple x11	C1+2	• Fell to ground level and remove stump
G16.1	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.2	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.3	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.4	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.5	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.6	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.7	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.8	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.9	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.10	Silver Maple	C1+2	• Fell to ground level and remove stump
G16.11	Silver Maple	C1+2	• Fell to ground level and remove stump
Grp 17	Silver Maple x17	C1+2	• Reduce back to previous reduction points/knuckles
G17.1	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.2	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.3	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.4	Silver Maple	U	• Fell to ground level and remove stump
G17.5	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.6	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.7	Silver Maple	U	• Fell to ground level and remove stump

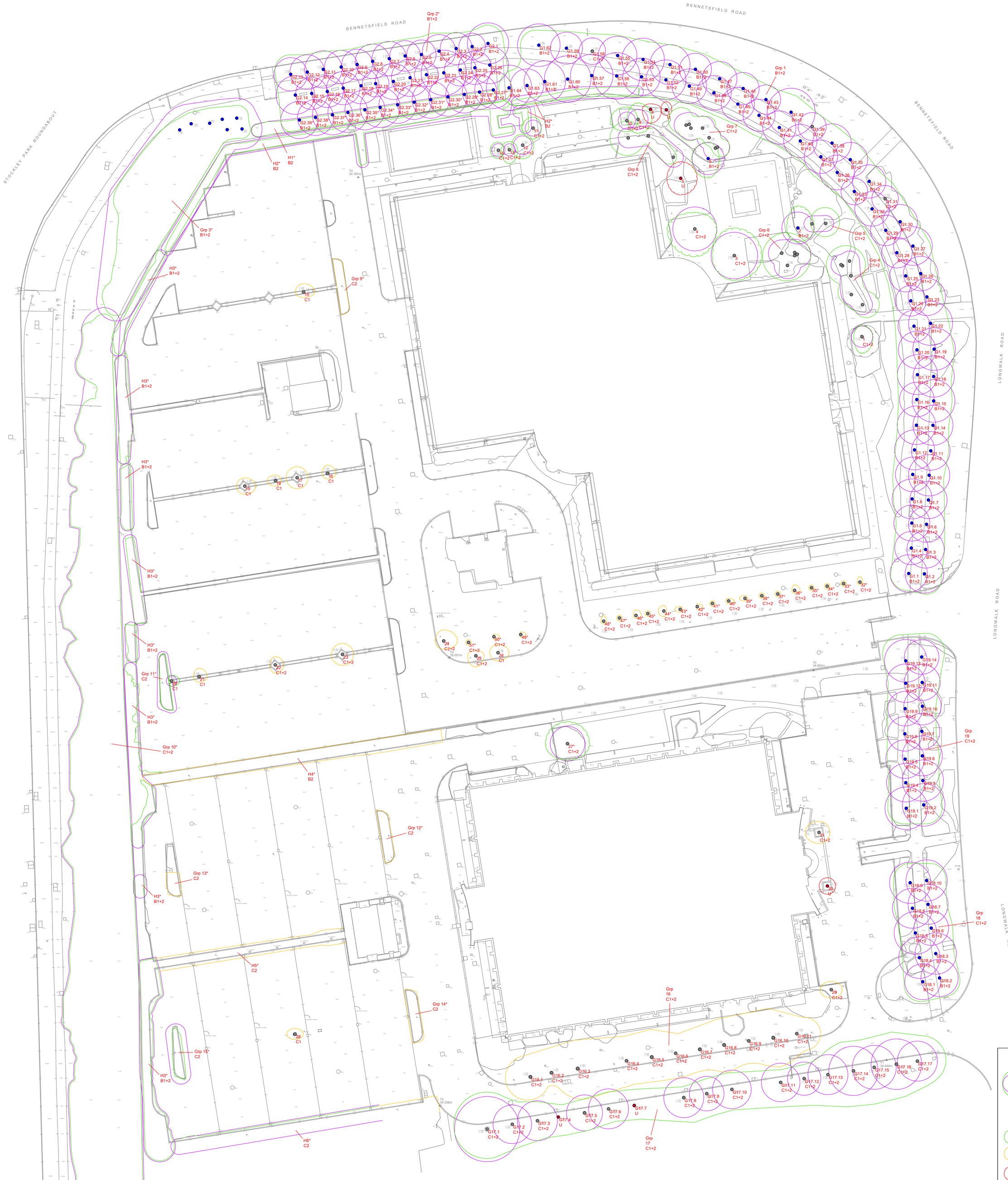
G17.8	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.9	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.10	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.11	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.12	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.13	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.14	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.15	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.16	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
G17.17	Silver Maple	C1+2	• Reduce back to previous reduction points/knuckles
Grp 18 (G18.1-G18.10)	Large Leaved Lime x14	C1+2	• No works required for planning
Grp 19 G19.1-G19.14)	Large Leaved Lime x10	C1+2	• No works required for planning
H1	Common Hornbeam	B2	• Continue annual clipping
H2	Common Yew	B2	• Continue annual clipping
H3	Common Hornbeam	B1+2	• Continue annual clipping
H4	Common Hornbeam x5	B2	• Fell to ground level and remove stump
H5	Common Hornbeam	C2	• Fell to ground level and remove stump
H6	Common Hornbeam	C2	• Fell to ground level and remove stumps of section of hedge as shown on the tree protection plan

- It is advised that all remedial tree works such as pruning is carried out between July and September or November and February. Tree works should also avoid the season for nesting birds.

- All tree works should be carried out in accordance with current best practice guidelines and BS3998: 2010 – Tree Works. Only natural target pruning method to be used.

- We recommend the use of an Arboricultural Association Approved Contractor or an ISA Certified Arborist/Tree Worker suitably insured and experienced to carry out the tree works.


CB4



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CBA Trees
Cheall House, Arrow Close, Boyatt Wood, SO50 4SY
Tel: 02380 986229

Shelter

Existing Cycle Shelter (40. No)

7 No. Car Parking

6 No. Car Parking

6 No. Dock Loading Doors (inc. 1 eurodock)

5 No. Dock Loading Doors (inc. 1 eurodock)

Unit 100

12.5m Clear Internal Height

Unit 200

12.5m Clear Internal Height

Offices Over

34 No. Car Parking

41 No. Car Parking

SS

SS

35000

35000

KEY

- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD
- CATEGORY
- TREE NUMBER
- CATEGORY

13 B2

- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- TREES TO BE RETAINED AND PROTECTED
- INDICATIVE LOCATION OF TREE PROTECTION BARRIER
- INDICATIVE AREA OF EXISTING HARD SURFACING TO BE RETAINED FOR CONSTRUCTION WORKS AND UPDATED AS PART OF THE HARD LANDSCAPING WORKS
- LOCATION OF MINIMAL DIG/NO DIG AREAS OF FOOTPATH/CAR PARKING

NOTE: TREE/GROUP NUMBERS MARKED WITH AN * HAVE APPROXIMATE LOCATIONS.

JOB TITLE
Units 1 and 2 Longwalk Road, Stockley Park, Uxbridge

DRAWING TITLE
Indicative Tree Protection Plan

CBA DRAWING No.
CBA11963.03A Indicative TPP

BASE PLAN DRAWING No.
23517-UMC-XXXX-S1-M2-A-0606.P01 SITE LAYOUT

SCALE 1:250@A0

DRAWN DB&NB&AM

DATE October 2026

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CBA Trees
Chapel House, Arrow Close, Bryett Wood, SO50 4SY
Tel: 02380 986229

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:

The interactive mapping facility on the London Borough of Hillingdon website indicates that the trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area.

N

5m 10m


CB5

The Professional Arboricultural Consultancy

Qualifications of
Stefan Rose
Principal Consultant

Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A,* joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant Stefan undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.