Arboricultural Impact Assessment

for planning purposes

Rainbow and Kirby Industrial Estates

Trout Road

London

UB7 7XT

October 2025

240546-TMA-XX-RP-AP-2700-P00

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1 INTRODUCTION

Instruction

1.1 This *Arboricultural Impact Assessment* ('the Report') has been prepared for *Troutbourne LLP* ('the Applicant').

Author

1.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate* (*LANTRA*), and has received a *BSc (Hons) Conservation and Environment* (2:1) from *Writtle University College*.

Proposed development

1.3 The proposed development at *Rainbow and Kirby Industrial Estates* ('the Site' - see *Figure 1*), within the area administrated by the *London Borough of Hillingdon* ('the LPA' - note that this is used interchangeably with 'LBH'), is for the following development (hereafter referred to as 'the Proposed Development'): "*Demolition of existing structures and phased redevelopment of the site to provide nine plots ranging between 3 storeys and 11 storeys in height (including ground level) to include residential units (Use Class C3), flexible retail/cafe/restaurant floorspace (Class E (a,b,c)), light industrial floorspace (Class E (g)(iii)), associated hard and soft landscaping, car parking, cycle parking, servicing, refuse and plant areas, public realm improvements, highways works and other works associated with the development.*"

Scope

1.4 This Report has been provided to assist all parties involved in the planning process, in relevant accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

1.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, by the Author of this Report initially on the 1st of August 2024 and thereafter on the 13th of January 2025. The details of this survey are found within the Report appendices.

Health and safety

1.6 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees - principally, because the majority of the surveyed trees fall outside of the red line boundary area and are under the ownership of third parties.

Figure 1: *Showing the Site that is the subject of this Report within the red line wherein the image is sourced from Google Earth (note: the red line boundary plan of the Proposed Development area is shown on the plans at Appendix A).*

Report preparation

External documents

1.7 This Report has been prepared, with reference to the following supplied documents and information:

- *Existing Site Plan* (*458-PTA-MP-00-DR-A-101-P01*);
- *Existing Site Layout and Demolition Plan* (*458-PTA-ZZ-00-DR-A-1001-PL1*);
- *Proposed Site Block Plan* (*458-PTA-ZZ-00-DR-A-3000-PL1*);
- *Proposed Site Elevations* (*458-PTA-ZZ-ZZ-DR-A-4000-PL1*);
- *Masterplan General Arrangement Plan Level 00* (*458-PTA-ZZ-00-DR-A-1100-PL2*);
- *Proposed Masterplan Landscape Plan* (*458-PTA-LA-00-DR-A-2000-PL2*); and

- *Flood Risk Assessment and Drainage Strategy* (*24-101-B*).

Appendices

1.8 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

Tree works

1.9 Any tree works that are specified within this Report can only be undertaken in receipt of the relevant planning permissions, which will typically include adherence with the details of a *Full*, *Outline*, or *Hybrid Planning Permission* with all relevant pre-commencement matters discharged or otherwise approved by the LPA; though, in some instances, this will include a planning permission received in response to a *Tree Preservation Order Application* or non-objection in response to a *Section 211 Notification*.

1.10 Furthermore, for any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

1.11 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- **Arboricultural Method Statement ('AMS')** - "*methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained*".
- **Root Protection Area ('RPA')** - "*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*.
- **Service(s)** - "*any above- or below-ground structure or apparatus required for utility provision*" that may for example include "*drainage, gas supplies, ground source heat pumps, CCTV and satellite communications*".

- **Tree Protection Plan ('TPP')** - "*scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures*".

Arboricultural impact definitions

1.12 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply:

- **Low impact** - The form and/or condition of the affected tree (or group) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.
- **Moderate impact** - The form and/or condition of the affected tree (or group) may be affected to such a degree that its visual qualities and life expectancy could be undermined and its BS5837 categorisation consequently may be subject to change.
- **High impact** - The form and/or condition of the affected tree (or group) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is likely to change.

2 SITE INFORMATION

Current Site use

2.1 The Site (see *Figure 2*, *Figure 3*, & *Figure 4*) comprises the *Rainbow and Kirby Industrial Estates*, which accommodate an approximately 2.3-hectare plot within the jurisdictional bounds of LBH. Parts of the Site front the south side of *Trout Road*, the western side of *Yiewsley High Street*, and the north-west side of *St Stephen's Road*, with the entire south-west boundary bordered by the *Grand Union Canal* (see *Figure 5*).

2.2 The Site largely accommodates a range of single-storey and two-storey industrial buildings, many of which were in a poor state of repair, particularly those fronting *Trout Road*.

Figure 2: *Looking south-west towards the current main vehicular entrance into the Site from Trout Road.*

Figure 3: *Looking west along the southern area of the Site from one of the works yards, showing some of the trees along the canal to the rear.*

2.3 The surrounding area comprises a mix of industrial uses, commercial uses and residential properties, with building heights ranging from two storeys up to five storeys. Both the former church immediately opposite the Site's *High Street* frontage and the *George & Dragon Public House* to the north are locally listed buildings. The Site is not located within a *Conservation Area* and does not contain any statutory listed or locally listed buildings.

2.4 The Site is allocated by LBH for a mixed-use development, which is to be brought forward "*in accordance with the broad parameters of the approved scheme, subject to site-specific constraints (Ref: 38058/APP/2013/1756)*".

Figure 4: *Looking south-west towards the southern boundary of the Site that backs-on to the rear gardens of residential properties along St Stephen's Road, showing the mature pine (T22) to the front left as a point of reference.*

Geotechnical information

British Geological Survey

2.5 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clays, sands, and silts), over which the recorded superficial deposits are *Langley Silt Member* (comprised of clays and silts).

2.6 The BGS publishes details of borehole logs online, though within close proximity to the Site all of the borehole logs are confidential (i.e., access is restricted). The closest borehole that is accessible is taken from the south-eastern side of *St Stephen's Road* within the grounds of *St Matthew's Church*, which is recorded as *TQ08SE8*.

2.7 Per the details of this aforementioned borehole log, clay is present from a shallow depth and persists for many metres downward (that at a much greater depth - in excess of 150ft - overlays a chalk bedrock).

1 - Forestry Commission. (2005) Information Note FCN078 - The influence of soils and species on tree root depth.

Root morphology

2.8 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil[1]. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

Figure 5: *Looking south into the Site from adjacent to the canal, showing the western crown aspect of T17 (front left) as a point of reference.*

3 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

3.1 Within the Site, there are only a few trees of which almost all are located at its north-western corner (comprising T17, T18, T19, G20, & T21 - see *Figure 6* & *Figure 7*) - these trees almost exclusively comprise sycamore, which have likely self-set over the prior decades (at different times). Of these trees, all except T21 are set to the west of the brick substation located along *Trout Road*.

3.2 There is also a group of Norway maple (as G1) set at the south-western corner of the Site, which were inaccessible behind various boundary treatments. Again, these are considered to be self-set trees.

Figure 6: *Looking west towards the north-western corner of the Site, showing T17-T19 (centre) set behind the brick substation located in the foreground.*

Figure 7: *Looking north-east towards the bank upon which T18 and T19 are located (centre-left), showing the adjacent substation to their rear as a point of reference.*

3.3 Beyond the bounds of the Site, trees are located along its south-western flank with the canal (comprising T2-G16 - see *Figure 5* & *Figure 8*), with a few gaps in tree numbering being due to the fact that the *Canal & River Trust* removed a few trees that were recorded on the original tree survey during late 2024.

3.4 Further trees are located within the grounds of the residential properties along *St Stephen's Road* (comprising G22-T41), which mostly includes trees within rear gardens (albeit not exclusively - see *Figure 4* & *Figure 9*). Access into these properties was not feasible and therefore the details of many of these trees have been estimated.

Figure 8: *Looking north along the canal that runs to the south-west of the Site, showing the stem of the mature poplars T4 (front centre-right) and T6 (front centre-left) as points of reference - the stump between them was a similarly-sized poplar that was removed during late 2024.*

Visibility

3.5 With regard to the visibility of the surveyed trees, those located along the canal and wrapping round onto *Trout Road* are clearly visible from the public realm - these trees positively contribute to its visual character (see *Figure 10* & *Figure 13*). More widely, the canal is tree-lined on both sides (and otherwise is flanked by hedgerows), with those surveyed trees adjacent to the Site forming part of what is a much lengthier green corridor.

3.6 The surveyed trees within the bounds of the residential properties along *St Stephen's Road* are also visible where they are set to the front and side of the dwellinghouses (see *Figure 9* & *Figure 11*), though those set within rear gardens are at best partially visible (see *Figure 12*).

Figure 9: *Looking north towards the purple plum (T25 - front right) that is located within the front garden of the dwellinghouse adjacent to the Site's south-western access from St Stephen's Road.*

BS5837 details

Survey criteria

3.7 The surveyed trees and vegetation items have been generally categorised in terms of the landscape criterion as defined in BS5837, which focusses on the wider value afforded in contributing to the character of the landscape, in place of the individual merits of each item (i.e., the trees and other items have most value in their collective contribution to the visual character of the landscape).

BS5837 categorisation

3.8 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:

- *Category B* (i.e., moderate-quality): 15no. trees & 2no. tree groups;
- *Category C* (i.e., low-quality): 16no. trees & 1no. tree group; and
- *Category U* (i.e., poor-quality): 3no. trees, 1no. tree group, & 1no. vegetation group.

Root Protection Areas

3.9 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the circular RPAs have in particular instances been amended. These changes are reflected on the plans found in this Report's appendices.

Figure 10: *Looking north-west along the canal, showing the tree- and vegetation-lined nature of it , which includes the 2no. mature poplars adjacent to the Site (T4 & T6 - centre-right).*

Statutory protections

Conservation Areas

3.10 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site and any surveyed trees adjacent to the Site are not within a CA.

Tree Preservation Orders

3.11 The LPA publishes details of its *Tree Preservation Orders* ('TPOs') online. According to this information, no TPOs apply to any of the surveyed trees.

3.12 For clarity, the LPA's website does indicate that *TPO 420* (confirmed during 1988) affects the land to the north-eastern side of the Site's extents along *Trout Road*, though this area was recently developed to flats (by August 2015 - potentially under *3678/APP/2013/3637*) during which time all of the established trees that would have been present in 1988 were removed.

3.13 According to *Google Street View* imagery, there was - prior to this time - a line of mature pollarded lime trees that flanked the area's northern edge with *Trout Road*, though as these were all removed (after October 2014 and before August 2015) it is assumed that the aforementioned TPO no longer affords protection to any trees.

Figure 11: *Looking north-west towards the Site between dwellinghouses along St Stephen's Road, showing the mature elder (T40) to the front centre-right as a point of reference.*

Figure 12: *Looking west towards the Site between dwellinghouses along St Stephen's Road, showing the upper crown of golden false acacia (T34 - far centre) and the mature elder (T40) to the front centre-left as points of reference.*

4 PLANNING POLICY AND GUIDANCE

National

Background information

4.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')[2], published in December 2024 and amended in February 2025.

4.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2024

4.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:

- **Paragraph 136** - "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*"
- **Paragraph 187** - "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland*".

2 - Ministry of Housing, Communities and Local Government (2025). National Planning Policy Framework.

Figure 13: *Looking south-west along Trout Road, showing the views of the trees along the canal side set to the rear of the Site (and at its north-western corner).*

Greater London

Background information

4.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

4.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy G7: Trees and Woodlands** - "*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 existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy*".

Local

Background information

4.6 Planning policy at the local level is currently set out in the *LPA's Part 1: Strategic Policies* and *Part 2: Development Management Policies* documents ('the LDP'), published respectively in 2012 and 2020.

Strategic Policies 2012 & Development Management Policies 2020

4.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy DMHB11: Design of New Development** - "*All development... will be required to be designed to the highest standards and, incorporate principles of good design including: ... v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.*"
- **Policy DMHB14: Trees and Landscaping** - "*Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey ... . 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.*"

5 ARBORICULTURAL IMPACT ASSESSMENT

Removals & mitigation

Numerical data

5.1 The Proposed Development requires the removal of 6no. trees (T3, T4, T6, T7, T14, & T21), 1no. tree group (G1), and 1no. vegetation group (G16), which in BS5837 terms comprises:

- *Category B* (i.e., moderate-quality): 1no. tree (T21);
- *Category C* (i.e., low-quality): 2no. trees (T4 & T7); and
- *Category U* (i.e., poor-quality): 3no. trees (T3, T6, & T14) and the 2no. groups (G1 & G16).

Reasons for removals

5.2 The basis for the specified removals is to directly facilitate the implementation of the Proposed Development, which includes improvements to the accessibility to the canal through the re-landscaping of the interface between it and the Site - this includes the removal of some of the existing trees and vegetation that are fundamentally of a low or poor quality. The alterations to the general arrangements of the Site at this south-western interface are shown on the *Proposed Masterplan Landscape Plan* (that is referenced at paragraph 1.7).

Impacts of removals

5.3 The removal of the affected trees and vegetation will have a short-term adverse impact on the character of the canal area, though this is nothing more than a transient impact that will promptly be mitigated once the new tree planting (and soft landscaping) has been implemented - that will integrate well with the retained trees along the canal.

5.4 Over the long-term, the Proposed Development is considered to improve the character of the canal area and if nothing else maintains a verdant tree- and hedgerow-lined canal (when walking along the towpath).

5.5 More broadly, the Proposed Development includes the planting of many new trees throughout the Site, which is an improvement on its current condition (owing to the fact that the Site currently contains only a few trees at its north-western extremity).

Pruning

5.6 The Proposed Development will require the pruning of the 3no. retained *Category B* sycamore trees at the north-western corner of the Site (i.e., T17-T19) - specifically, to establish a lateral separation from the adjacent proposed building (*Block G*) of 2.0m,

which is required both to enable its construction and also to establish a suitable degree of separation over the long-term (i.e., once it is occupied).

5.7 This degree of pruning to the crowns of these 3no. trees is considered to carry a low impact, given that it affects their Site-facing sides (that are not particularly visible from *Trout Road*), does not affect their heights, and affects only peripheral portions of their crowns. It is considered that these trees will continue to positively contribute to the character of the Site for the same degree of time as they would currently be expected to be present for, on the basis that they are robustly protected during the course of implementation (i.e., demolition, construction, and landscaping).

Development-related works

General protection details

5.8 The draft TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of the construction and landscaping aspects of the Proposed Development, based on the details that are currently available. This TPP does not account for enabling and demolition works, owing to the fact that the Site is currently a works yard - operated by various businesses - that has a rather mercurial (i.e., ever-evolving) arrangement.

5.9 Whilst the *Existing Site Layout and Demolition Plan* (referenced at paragraph 1.7) does identify the main buildings that will be subject to demolition, there are various temporary cabin-type structures present throughout the western half of the Site (see *Figure 14* & *Figure 15*), which may have been removed prior to the implementation of the Proposed Development.

5.10 This TPP includes an outline AMS (i.e., indicative of the basic principles of works), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures. However, a specific AMS will need to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837 (or separate AMS documents that account separately for demolition and construction phases), unless the LPA determines that an alternative approach to managing the approach to tree protection during implementation is justified.

Figure 14: *Looking south-east towards a number of temporary cabins and structures adjacent to G22, T23, and T24 (far centre - behind said structures).*

Arboricultural oversight of works

5.11 The implementation of the Proposed Development is considered to require the retention of an arboriculturist, in order to provide arboricultural advice to the design team and to ensure that the principles of protection as are outlined in this Report are adhered to throughout the remainder of the project (that are further discussed from the following sub-section within this Report).

5.12 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer (noting that a finalised list ought to be provided as part of a detailed AMS prepared in response to a planning condition as per the recommendations of *Table B.1* of BS5837):

- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works; and

- thereafter no less frequently than every 30no. days (i.e., monthly) until full completion (with visits aligning with key activities that will be identified as part of a detailed AMS).

Figure 15: *Looking south-west towards the canal-side trees, showing T4 (front left) and T12 (front right) as points of reference.*

Access and logistics

5.13 Matters relating to access and logistics have not been provided, at the time of this Report having been prepared. However, the use of the existing access points is considered to be feasible throughout the implementation of the Proposed Development, which means that the retained and off-Site trees are unlikely to be subject to anything more than a low impact.

5.14 The separation of the internal areas of the Site to facilitate demolition and construction is by comparison a more complicated matter, which must account for the need to protect trees where works are to occur within proximity to them. Fundamentally, this is a matter that will need to be addressed within a detailed AMS, though owing to the position of trees only at the peripheries of the Site there is considered to be capacity to protect them so that they are again subject to no more than a low impact.

Enabling and demolition works (including de-contamination)

5.15 The enabling and demolition aspects of the Proposed Development will involve the demolition of the permanent structures at the Site, though also the removal of temporary structures (noting that these may be removed by the businesses operating at the Site prior to implementation - partially or fully).

5.16 With regard to the permanent structures, these are situated away from retained trees and no particular controls are considered to be necessary in the context of their demolition. By comparison, temporary structures are much closer to trees and more consideration should be afforded to their removal (if addressed as part of the implementation of the Proposed Development). Nonetheless, subject to this work being completed appropriately, the adjacent trees have the capacity to be subject to no more than a low impact.

5.17 Depending on the conditions of the ground within the Site, de-contamination works may be necessary. By comparison, this is considered to potentially carry a greater impact to trees, in the event that significant excavations to remove contaminated soil are required. This is a matter that must be reviewed in due course (between all relevant specialists including the arboriculturist) and accounted for within a detailed AMS, in order to ensure that the necessary specifications for tree protection are covered so that they are subject to no more than a low impact.

Construction works (Block A)

5.18 This proposed block is not located within proximity to existing trees and its construction carries no direct impact to trees as a consequence. It will nonetheless be necessary for the logistics relating to its construction to be accounted for within a detailed AMS.

Construction works (Block B)

5.19 This proposed block (comprising 3no. connected buildings) is not located within proximity to existing trees and its construction carries no direct impact to trees as a consequence. It will nonetheless be necessary for the logistics relating to its construction to be accounted for within a detailed AMS.

Construction works (Block C)

5.20 This proposed block is not located within proximity to existing trees and its construction carries no direct impact to trees as a consequence. It will nonetheless be necessary for the logistics relating to its construction to be accounted for within a detailed AMS.

Construction works (Block D)

5.21 This proposed block (comprising 3no. connected buildings) is located within proximity to existing trees - namely G22, T23, T24, and T26. Its construction has the capacity to impact these aforementioned trees, as a consequence - however, its position does not directly conflict with their RPAs. Therefore, it will be necessary for the logistics relating to its construction to be accounted for within a detailed AMS, which carefully considers the means of access to this building on its southern aspect.

Construction works (Block E)

5.22 This proposed block is not located within proximity to existing trees and its construction carries no direct impact to trees as a consequence. It will nonetheless be necessary for the logistics relating to its construction to be accounted for within a detailed AMS.

Construction works (Block F)

5.23 This proposed block is located within proximity to existing trees - namely T2 and T8-T13. Its construction has the capacity to impact these aforementioned trees, as a consequence - however, its position does not directly conflict with their RPAs. Therefore, it will be necessary for the logistics relating to its construction to be accounted for within a detailed AMS, which carefully considers the means of access to this building on its western aspect.

Construction works (Block G)

5.24 This proposed block is located within proximity to existing trees - namely T8-T13 and T17-T19. Its construction has the capacity to impact these aforementioned trees, as a consequence - however, its position does not directly conflict with their RPAs. Therefore, it will be necessary for the logistics relating to its construction to be accounted for within a detailed AMS, which carefully considers the means of access to this building on its northern and western aspects.

Construction works (Block H)

5.25 This proposed block (comprising 3no. separate buildings) is not located within proximity to existing trees and its construction carries no direct impact to trees as a consequence. It will nonetheless be necessary for the logistics relating to its construction to be accounted for within a detailed AMS.

Management of underground services (existing and new)

5.26 Particulars pertaining to the management of underground services - including existing services and proposes services - are partially available, at the time that this Report has been prepared. Therefore, it is not possible to determine what level of impact may apply to retained and off-Site trees, except for a high-level assessment of the surface water drainage details (included within the *Flood Risk Assessment and Drainage Strategy* that is referenced at paragraph 1.7) that sets underground attenuation tanks outside of the RPAs of retained and off-Site trees.

5.27 Given that there are existing businesses operating at the Site, there will be existing underground services that connect from the surrounding infrastructure that may need to be removed - or potentially re-used. Furthermore, if existing services are to be removed then new services will need to be installed, which will need to connect to and likely between the proposed buildings (i.e., *Block A* through *Block H* all inclusive).

5.28 Fundamentally, this is an aspect of the Proposed Development that has the capacity to impact retained and off-Site trees, and in order to ensure that such impacts are controlled then the following will need to occur in chronological order (noting that this includes the drainage details as they are further refined in due course):

- concept sketches are prepared by relevant consultants;
- these sketches are reviewed by the arboriculturist;
- changes are made as is viable to ensure trees are protected to the greatest possible extent;
- the arboriculturist provides a methodology for the installation of these services (within a detailed AMS) - and also the removal of existing services if that applies; and
- works are supervised by the arboriculturist in areas where it is determined appropriate to do so.

Management of the external ground level landscape

5.29 The external landscape surrounding the proposed buildings is subject to change, in comparison to the existing situation - these are discussed in an itemised manner hereafter and in all cases must be further reviewed (and addressed as part of a detailed AMS in relation to their implementation).

5.30 Within the RPAs of T2 and T8-T13 along the canal, this generally involves the creation of more soft landscaping (and otherwise some new pedestrian connections to the towpath), which is fundamentally a positive change. Subject to works being undertaken in a controlled manner and designs being co-ordinated with the landscape architect so that formation (and finished) levels facilitate root protection, this aspect of work has the capacity to carry a low impact to these trees.

5.31 Within the RPAs of T17-T19, this also involves the extension of green space within their RPAs - as may it involve the removal of the low retaining wall that holds back the bank within which the trees are growing (if it is not achievable to simply bury it). Again, subject to works being undertaken in a controlled manner and designs being co-ordinated with the landscape architect and engineer so that formation (and finished) levels facilitate root protection, this aspect of work has the capacity to carry a low impact to these trees.

5.32 Within the RPAs of G22, T23, T24, T26, T33, and T41, the situation is lightly more nuanced in that the Proposed Development includes the creation of a new vehicular driveway (with off-road parking) in an area that is currently covered by cabins and used as a works yard for concrete production - the key areas are identified on the TPP, given that total protection of the RPAs of these trees may be challenging (or superfluous) owing to the proximity of *Block D*. Exactly to what extent the ground may have already been disturbed within the RPAs of these trees is not known for certain, though it is possible that few if any roots of these trees enter the Site.

5.33 This potential variable aside, subject to works being undertaken in a controlled manner and designs being co-ordinated with the landscape architect and engineer so that formation (and finished) levels - including when aligning with underground rainwater attenuation - facilitate root protection (wherever the roots of these trees may reasonably be expected to enter the Site), this aspect of work has the capacity to carry a low impact to these trees.

Planning policy considerations

National policies

5.34 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.1), the Proposed Development is considered to respond to these policies as follows:

- **Paragraph 136** - The Proposed Development retains trees where it is appropriate to do so and otherwise includes the planting of a large number of new trees throughout the Site.

- **Paragraph 187** - The Proposed Development is considered to maintain the visual character of the Site so far as is provided by trees, accounting for the new tree planting along the canal towpath and more broadly throughout its bounds.

Regional policies

5.35 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.4), the Proposed Development is considered to respond to these policies as follows:

- **Policy G7** - The Proposed Development retains trees where it is appropriate to do so and otherwise includes the planting of a large number of new trees throughout the Site, which is considered to more than adequately account for the loss of what is ultimately a small number of trees.

Local policies

5.36 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.6), the Proposed Development is considered to respond to these policies as follows:

- **Policy DMHB11** - The Proposed Development retains trees where it is appropriate to do so and otherwise includes the planting of a large number of new trees throughout the Site, which is considered to more than adequately account for the loss of what is ultimately a small number of trees.
- **Policy DMHB14** - The Proposed Development is considered to have the capacity to carry a low impact to the retained and off-Site trees, which will necessitate ongoing involvement by the arboriculturist through to full implementation. The Proposed Development includes the planting of a large number of new trees throughout the Site, which is considered to more than adequately account for the loss of what is ultimately a small number of trees.

6 CONCLUSIONS

6.1 The Proposed Development includes the removal of 6no. trees, 1no. tree group, and 1no. vegetation group, which includes 1no. *Category B* tree and otherwise items of lesser quality. In response, the Proposed Development includes the planting of a significant number of new trees that far eclipses the amount specified for removal - this includes improvements to the interface between the canal towpath and the Site, which will remain tree-lined for the long-term (owing to proposed new tree planting).

6.2 The Proposed Development includes the pruning of 3no. *Category B* trees to a minor degree, which is considered to be of no particular significance in arboricultural terms.

6.3 The Proposed Development is considered to have the capacity to carry a low impact to the retained and off-Site trees, though this does hinge on the continued involvement by an arboriculturist during *RIBA Stage 4* and *RIBA Stage 5* - critically, including the provision of a detailed AMS that covers the established technical deliverables relating to demolition, construction, and landscaping works (that the LPA can require in response to a planning condition).

7 APPENDICES CONTENTS

APPENDIX A - Plans

- 240546-TMA-XX-DR-AP-2100-P00 BS5837 Tree Survey
- 240546-TMA-XX-DR-AP-2300-P00 Existing Layout and Tree Works
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APPENDIX B - Schedules

- 240546-TMA-XX-SH-AP-2200-P00 Tree Schedule
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- 240546-TMA-XX-DR-AP-2500-P00 Tree Protection Plan

BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1
Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2
Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33 The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).

Application Site boundary.

This plan has been prepared as an appendix to the Arboricultural Impact Assessment (240546-TMA-XX-RP-AP-2700 - 'the AIA') that has been prepared in relation to the re-development of the Site ('the Proposed Development'). This plan is only to be referred to as part of the AIA - it is not to be referred to as a stand-alone document (i.e., do not rely on this plan if it has been provided in the absence of the accompanying AIA).

rev	date	description	drawn by
P00	-	Drawing created	HR

Base Drawing: 458-PTA-SW-00-SU-A-0002_240701

Title
BS 5837 Tree Survey Plan

Client
Troutbourne LLP

Project
Trout Road, West Drayton, London, UB7 7FX

Date	Drawn by	Authorised	Scale
25/09/2025	HR	CW	1:500@A1

Drawing No	Rev
240546-TMA-XX-DR-AP-2100	P00

BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33 — The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).

Application Site boundary.

This tree (or vegetation group) is to be removed to facilitate the implementation of the Proposed Development.

The south-eastern aspect of the crown of this tree is to be laterally cut back, to establish a separation from the massing of the adjacent proposed building of 2.0m.

This plan has been prepared as an appendix to the Arboricultural Impact Assessment (240546-TMA-XX-RP-AP-2700 - 'the AIA') that has been prepared in relation to the re-development of the Site ('the Proposed Development'). This plan is only to be referred to as part of the AIA - it is not to be referred to as a stand-alone document (i.e., do not rely on this plan if it has been provided in the absence of the accompanying AIA).

rev	date	description	drawn by
P00	-	Drawing created	HR

Base Drawing: 458-PTA-SW-00-SU-A-0002_240701

Title
Existing Layout and Tree Works Plan

Client
Troutbourne LLP

Project
Trout Road, West Drayton, London, UB7 7FX

Date	Drawn by	Authorised	Scale
06/10/2025	HR	CW	1:500@A1

Drawing No	Rev
240546-TMA-XX-DR-AP-2300	P00

BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33 — The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).

Application Site boundary.

This tree (or vegetation group) is to be removed to facilitate the implementation of the Proposed Development.

The south-eastern aspect of the crown of this tree is to be laterally cut back, to establish a separation from the massing of the adjacent proposed building of 2.0m.

This plan has been prepared as an appendix to the Arboricultural Impact Assessment (240546-TMA-XX-RP-AP-2700 - 'the AIA') that has been prepared in relation to the re-development of the Site ('the Proposed Development'). This plan is only to be referred to as part of the AIA - it is not to be referred to as a stand-alone document (i.e., do not rely on this plan if it has been provided in the absence of the accompanying AIA).

rev	date	description	drawn by
P00	-	Drawing created	HR

Base Drawing: 458-PTA-ZZ-11-DR-A-1111_S4-PL2

Title
Proposed Layout and Tree Works Plan

Client
Troutbourne LLP

Project
Trout Road, West Drayton, London, UB7 7FX

Date	Drawn by	Authorised	Scale
06/10/2025	HR	CW	1:500@A1

Drawing No	Rev
240546-TMA-XX-DR-AP-2400	P00

General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

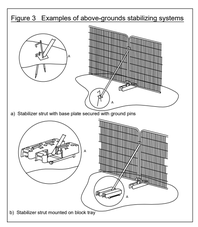
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

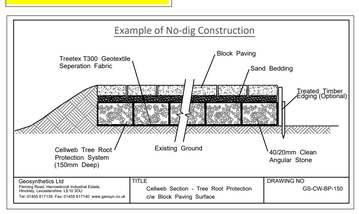
No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.





BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33 The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).

Position of barriers to protect the canal-side trees, per the specification shown on this plan.

Position of barriers to protect the trees on the bank adjacent to Trout Road (to be installed along the lower side of the bank), per the specification shown on this plan.

Existing boundary treatment to be retained to protect the trees in adjacent off-Site land.

Exclusion zone for the canal-side and Trout Road bank trees - no access until landscaping works are to occur, following the completion of construction works. All landscaping particulars to be agreed in advance with the arboriculturist.

Exclusion zone for the off-Site trees.

Extent of the RPAs of the Trout Road bank trees that will be protected with ground protection until the point that the new landscaping is to be implemented. All protection and landscaping particulars to be agreed in advance with the arboriculturist.

Extent of the RPAs of off-Site trees that will be protected with ground protection until the point that the new driveway is to be constructed. All protection and landscaping particulars to be agreed in advance with the arboriculturist - the driveway formation level will not involve excavations into the existing ground within which the adjacent trees are likely to be rooting.

This plan has been prepared as an appendix to the Arboricultural Impact Assessment (240546-TMA-XX-RP-AP-2700 - 'the AIA') that has been prepared in relation to the re-development of the Site ('the Proposed Development'). This plan is only to be referred to as part of the AIA - it is not to be referred to as a stand-alone document (i.e., do not rely on this plan if it has been provided in the absence of the accompanying AIA).

rev	date	description	drawn by
P00	-	Drawing created	HR

Base Drawing: 458-PTA-ZZ-11-DR-A-1111_S4-PL2

Title
Draft Tree Protection Plan (excluding enabling works)

Client
Troutbourne LLP

Project
Trout Road, West Drayton, London, UB7 7FX

Date	Drawn by	Authorised	Scale
06/10/2025	HR	CW	1:500@A1

Drawing No
240546-TMA-XX-DR-AP-2500

Rev
P00

APPENDIX B - Schedules

- 240546-TMA-XX-SH-AP-2200-P00 Tree Schedule
- 240546-TMA-XX-SH-AP-2600-P00 Tree Work Schedule

240546-TMA-XX-SH-AP-2200-P00 Tree Schedule

TIM MOYA ASSOCIATES

240546 - Trout Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G1	Acer platanoides (Norway Maple)	5.0	10 AVE										0.5		Semi Mature	Structural condition Poor. Physiological condition Poor. Access to inspect base - Not possible. Decline - Evident / observed. Dead tree / trees. Natural regeneration. Position estimated - not recorded on the topographical survey.	01/08/2024	-	-	0-10	U
Tree T2	Sambucus nigra (Elder)	5.0	30	1		2.5		2.5		2.5		2.5	0.5		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Crown reduction - Historic. Form - Poor crown structure. Ivy or climbing plant. Leaning trunk - Minor. Off-Site.	01/08/2024	40.7	3.6	10-20	C2
Tree T3	Crataegus monogyna (Common Hawthorn/Quick/May)	4.0	27 COM	2		2.0		3.5		3.5		3.0	1.0		Early Mature	Structural condition Poor. Physiological condition Poor. Die-back - Throughout crown. Decline - Evident / observed. Off-Site.	01/08/2024	34.8	3.3	0-10	U
Tree T4	Populus x canadensis (Hybrid Black Poplars)	20.0	84	1		8.5		8.5		10.0		4.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Base / stems obscured - Debris. Base / stems obscured - Structure. Buttresses / buttress roots - Minor adaptive growth / moderate development. Deadwood - Major. Deadwood - Minor. Leaning trunk - Minor. Stems - Co-dominant. Off-Site.	13/01/2025	319.2	-	10-20	C2
Tree T6	Populus x canadensis (Hybrid Black Poplars)	17.0	63	1		8.0		4.0		9.0		6.5	2.0		Mature	Structural condition Poor. Physiological condition Poor. Arboricultural work - Historic. Base / stems obscured - Vegetation. Buttresses / buttress roots - Minor adaptive growth / moderate development. Die-back - Upper crown. Deadwood - Major. Off-Site.	13/01/2025	179.6	-	0-10	U

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

240546 - Trout Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T7	Crataegus monogyna (Common Hawthorn/Quick/May)	3.5	26 COM	5		2.5		3.0		2.0		3.0	0.0		Semi Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Form - Spreading crown. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	32.6	3.2	40+	C2
Tree T8	Acer pseudoplatanus (Sycamore)	13.0	29 COM	2		5.0		5.0		6.0		2.5	1.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Base / stems obscured - Vegetation. Competition - Adjacent trees. Off-Site.	01/08/2024	40.6	3.6	20-40	B2
Tree T9	Acer pseudoplatanus (Sycamore)	13.0	38	1		5.0		3.0		6.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Base / stems obscured - Vegetation. Competition - Adjacent trees. Off-Site.	01/08/2024	65.3	-	20-40	B2
Tree T10	Acer pseudoplatanus (Sycamore)	11.0	31 COM	2		5.0		2.5		2.0		2.5	1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Base / stems obscured - Vegetation. Competition - Adjacent trees. Epicormic growth - Base. Off-Site.	01/08/2024	45.8	3.8	20-40	B2
Tree T11	Acer platanoides (Norway Maple)	10.0	30	1		3.0		2.5		3.5		1.0	2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Base / stems obscured - Vegetation. Competition - Adjacent trees. Decay / structural defect - Bole. Leaning trunk - Minor. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	40.7	3.6	20-40	B2
Tree T12	Acer pseudoplatanus (Sycamore)	11.0	37 COM	2		5.0		2.0		5.5		5.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Base / stems obscured - Vegetation. Epicormic growth - Base. Leaning trunk - Minor. Off-Site.	01/08/2024	62.6	4.5	20-40	B2
Tree T13	Acer pseudoplatanus (Sycamore)	13.0	40	1		4.5		4.5		6.0		5.5	1.5		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Recent. Base / stems obscured - Vegetation. Off-Site.	01/08/2024	72.4	-	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

240546 - Trout Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T14	Acer pseudoplatanus (Sycamore)	8.5	15	1		3.0		3.0		1.0		1.0	2.0		Semi Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Vegetation. Decay / structural defect in crown limb / limbs - Major. Off-Site. Position estimated - not recorded on the topographical survey.	13/01/2025	10.2	1.8	10-20	U
Group G16	Prunus insititia (Damson/Bullace) Viburnum sp. (Viburnum sp.) Ligustrum sp. (Privet sp.)	4.0	12 AVE										0.0		Early Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Recent. Base / stems obscured - Vegetation. Hedgerow - Neglected / overgrown. Poor past pruning. Off-Site. Position estimated - not recorded on the topographical survey.	13/01/2025	-	-	10-20	U
Tree T17	Acer pseudoplatanus (Sycamore)	13.0	40	1		3.0		5.5		5.5		5.5	2.5		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Competition - Adjacent trees. Ivy or climbing plant.	01/08/2024	72.4	4.8	20-40	B2
Tree T18	Acer pseudoplatanus (Sycamore)	12.0	30	1		5.0		6.5		2.5		2.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Competition - Adjacent trees. Ivy or climbing plant.	01/08/2024	40.7	3.6	20-40	B2
Tree T19	Acer pseudoplatanus (Sycamore)	12.0	55 COM	5		4.0		6.5		3.0		5.5	2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Competition - Adjacent trees. Ivy or climbing plant. Multi-stemmed.	01/08/2024	141.4	-	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

240546 - Trout Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G20	Acer pseudoplatanus (Sycamore)	12.0	30 AVE										1.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Competition - Adjacent trees. Ivy or climbing plant. Position estimated - certain stems not recorded on the topographical survey.	01/08/2024	-	-	20-40	B2
Tree T21	Acer pseudoplatanus (Sycamore)	9.5	25	1	3.0		3.0		3.0		3.0		2.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Ivy or climbing plant.	01/08/2024	28.3	-	20-40	B1/B2
Tree T22	Pinus nigra (Black Pine)	13.0	50	1		4.0		5.5		5.5		2.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Arboricultural work - Historic.	01/08/2024	113.1	6.0	20-40	B2
Tree T23	Fagus sylvatica (Common Beech)	17.0	60	1		7.0		7.0		6.5		4.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Arboricultural work - Historic.	01/08/2024	162.9	7.2	20-40	B2
Group G24	x Cupressocyparis leylandii (Leyland Cypress) Fagus sylvatica (Common Beech)	13.0	30 AVE										2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Competition - Adjacent trees. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	-	-	20-40	B2
Tree T25	Prunus cerasifera 'Pissardii' (Pissard's Plum)	7.0	50	1		5.0		4.0		4.0		4.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Form - Spreading crown. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	113.1	-	20-40	B1
Tree T26	x Cupressocyparis leylandii (Leyland Cypress)	16.0	55	1	5.5		5.5		5.5		5.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible.	01/08/2024	136.8	6.6	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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240546 - Trout Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T27	Fraxinus excelsior (Ash)	10.0	40	1		4.0		4.0		4.0		4.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Multi-stemmed. Numerous stems at base - established epicormics. Position estimated - not recorded on the topographical survey.	01/08/2024	72.4	-	10-20	C1
Tree T28	Ilex aquifolium (Holly)	5.0	20	1	2.0		2.0		2.0		2.0		0.5		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured.	01/08/2024	18.1	2.4	10-20	C2
Tree T29	Cupressus sp. (Cypress sp.)	6.0	15	1	1.0		1.0		1.0		1.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	10.2	1.8	20-40	C1
Tree T30	Cupressus sp. (Cypress sp.)	5.0	15	1	1.0		1.0		1.0		1.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	10.2	1.8	20-40	C1
Tree T31	Cupressus sp. (Cypress sp.)	4.0	15	1	1.0		1.0		1.0		1.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Position estimated - not recorded on the topographical survey.	01/08/2024	10.2	1.8	20-40	C1
Tree T32	Cupressus sp. (Cypress sp.)	4.0	15	1	1.0		1.0		1.0		1.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Position estimated - not recorded on the topographical survey.	01/08/2024	10.2	1.8	20-40	C1
Tree T33	x Cupressocyparis leylandii (Leyland Cypress)	12.0	45	1		6.0		4.0		6.0		6.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	91.6	5.4	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
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240546 - Trout Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T34	Robinia pseudoacacia 'Frisia' (Golden False Acacia)	15.0	45	1		6.5		8.0		7.5		6.0	1.5		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	91.6	5.4	40+	B1/B2
Group G35	Prunus domestica (Plum) Pittosporum sp. Laurocerasus officinalis (Cherry Laurel) Buddleja sp. (Buddleja) Acer platanoides 'Drummondii' (Variegated Norway Maple)	8.0	25 AVE										1.0		Early Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Competition - Adjacent trees. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	-	-	10-20	C2
Tree T36	Syringa sp. (Lilac sp.)	4.0	20	1		1.0		2.0		4.5		1.5	1.0		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Form - Poor crown structure. Ivy or climbing plant. Leaning trunk - Major. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	18.1	-	10-20	C2
Tree T37	Syringa sp. (Lilac sp.)	5.0	20	1		1.5		2.0		5.0		2.5	1.0		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Form - Poor crown structure. Ivy or climbing plant. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	18.1	-	10-20	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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240546 - Trout Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T38	Syringa sp. (Lilac sp.)	5.0	20	1		1.5		1.0		4.0		2.0	1.0		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Form - Poor crown structure. Ivy or climbing plant. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	18.1	-	10-20	C2
Tree T39	Syringa sp. (Lilac sp.)	4.0	14 COM	3		1.0		1.0		3.0		2.0	1.0		Early Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Form - Poor crown structure. Ivy or climbing plant. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	9.5	-	10-20	C2
Tree T40	Sambucus nigra (Elder)	5.0	30	1		3.0		3.5		2.0		2.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	40.7	-	10-20	C2
Tree T41	x Cupressocyparis leylandii (Leyland Cypress)	12.0	45	1		4.0		4.0		4.0		5.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Off-Site. Position estimated - not recorded on the topographical survey.	01/08/2024	91.6	5.4	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
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Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	**BLUE**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

240546-TMA-XX-SH-AP-2600-P00 Tree Work Schedule

240546 - Trout Road

TIM MOYA ASSOCIATES

ID	Species	BS5837 Category	Purpose of works Recommended works	Status
G1	*Acer platanoides* Norway Maple	U	To facilitate development Fell - Ground level.	Proposed
T3	*Crataegus monogyna* Common Hawthorn/Quick/May	U	To facilitate development Fell - Ground level.	Proposed
T4	*Populus x canadensis* Hybrid Black Poplars	C2	To facilitate development Fell - Ground level.	Proposed
T6	*Populus x canadensis* Hybrid Black Poplars	U	To facilitate development Fell - Ground level.	Proposed
T7	*Crataegus monogyna* Common Hawthorn/Quick/May	C2	To facilitate development Fell - Ground level.	Proposed
T14	*Acer pseudoplatanus* Sycamore	U	To facilitate development Fell - Ground level.	Proposed
G16	*Ligustrum sp.* Privet sp. *Viburnum sp.* Viburnum sp. *Prunus insititia* Damson/Bullace	U	To facilitate development Fell - Ground level.	Proposed
T17	*Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce crown by - Specified extent. Laterally cut back the south-eastern crown aspect of this tree, to establish a separation from the massing of the adjacent proposed building of 2.0m.	Proposed
T18	*Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce crown by - Specified extent. Laterally cut back the south-eastern crown aspect of this tree, to establish a separation from the massing of the adjacent proposed building of 2.0m.	Proposed
T19	*Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce crown by - Specified extent. Laterally cut back the south-eastern crown aspect of this tree, to establish a separation from the massing of the adjacent proposed building of 2.0m.	Proposed
T21	*Acer pseudoplatanus* Sycamore	B1/B2	To facilitate development Fell - Ground level.	Proposed

Tree work analysis (trees and trees in groups)

	To facilitate development	Total
Fell - Ground level	8	8
Reduce crown by - Specified extent	3	3
Total	11	11

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