

**Tree Survey and Arboricultural Impact Assessment
In Accordance with BS 5837:2012**

Project No 12311	Mercure Hotel Heathrow, Shepiston Lane, Hayes, UB3 1LP		
Client:		Sal Hotels Ltd	
Date of Report:	11/03/2026	Revision:	Original

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre
Fornham All Saints, Bury St Edmunds, Suffolk IP28 6JY

Telephone: 01284 765391 Email: info@treesurveys.co.uk
www.treesurveys.co.uk

Summary

In this circumstance it is intended to construct demolish the existing multi-storey carpark construct a hotel. The arboricultural related implications of the proposal are summarised in Tables 1 and 2 below and detailed where necessary within the report.

Table 1 - Construction and ongoing constraints from an arboricultural perspective (subject to necessary tree surgery being completed):

Potential Design/ Build Constraints	Arboricultural Impact?	Comments/Solution
Construction Access	No	
Demolition	No	
New Structures	No	
New Hard Surfaces	No	
Compound	No	
Services	No	
Drainage	No	
Phasing	No	

Table 2 - Tree surgery and felling necessary to facilitate the proposal:

Feature No	Surgery or Fell	Reason for Works	BS Category
G001	Fell	To facilitate construction of the hotel	U
T001	Fell	To facilitate demolition of the existing carpark and construction of the hotel	B
T002	Fell	To facilitate demolition of the existing carpark and construction of the hotel	B
T003	Fell	To facilitate demolition of the existing carpark and construction of the hotel	B
T004	Fell	To facilitate demolition of the existing carpark and construction of the hotel	C
T005	Fell	To facilitate demolition of the existing carpark and construction of the hotel	C



Contents

- 1.0 Introduction**
- 2.0 The Site**
- 3.0 Tree Survey**
- 4.0 Arboricultural Impact Assessment
(Additional or Specific Comments)**
- 5.0 Limitations & Qualifications**
- 6.0 References**
- 7.0 Appendices**



1.0 Introduction

1.1 Purpose

1.1.1 As part of the United Kingdom planning process, applicants are required to supply Local Planning Authorities (LPA) with a detailed evaluation of how their proposals will impact trees. The nationally recognised procedure for doing this is laid out in *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*. In summary, this must include the following information as a minimum:

- A Tree Survey and Tree Constraints Plan.
- An Arboricultural Impact Assessment of sufficient detail to confirm the feasibility of the design from a tree perspective.
- A scaled Tree Retention and Removal drawing showing retained trees and their root protection area on the proposed layout.

1.1.2 This report has been prepared to ensure that this information is provided to the LPA in a straightforward and clear way so that they can make an informed decision about how (if at all) trees are affected.

1.1.3 When planning permission is granted it is typically the case that the LPA will require specific conditions to be fulfilled. This means that a subsequent detailed Arboricultural Method Statement and Tree Protection Plan may be required. If it is, this will be detailed on the LPA's decision notice.

1.2 Scope

1.2.1 In accordance with the above, Sal Hotels Ltd have commissioned Hayden's Arboricultural Consultants to prepare a Tree Survey and Constraints Plan, Arboricultural Impact Assessment and scaled Tree Retention and Removal drawing for the existing trees at Mercure Hotel Heathrow, Shepiston Lane, Hayes, UB3 1LP.

1.2.2 Unless stated within the survey, all trees were inspected from ground level with no climbing inspections undertaken. As such, the findings are of a preliminary nature. It is not always possible to access every tree and therefore some measurements may have to be estimated.

1.2.3 The trees were inspected on the basis of "*Visual Tree Assessment*" (Mattheck & Breloer - 1994) and *National Tree Safety Group (2024). Common sense risk management of trees: Guidance on trees and public safety in the UK for owners, managers and advisers. 2nd edition. Edinburgh: Forest Research.*

1.2.4 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.



1.3 Documentation

1.3.1 The following documentation was provided prior to the commencement of the production of this report:

- Email of instruction from Max Plotnek dated 19/02/2026
- Existing site plan – drawing no. 25009-GHA-XX-XX-DR-A-201
- Demolition site plans – drawing no. 25009-GHA-XX-XX-DR-A-309 and 310
- Proposed site layout - drawing no. 25009-GHA-XX-XX-DR-A-2001

2.0 The Site

2.1 Overview

2.1.1 The site is Mercure Hotel Heathrow, Shepiston Lane, Hayes, UB3 1LP. The structure subject of this application is the hotel's carpark. Elm View House borders the site's north aspect, the main hotel its east aspect, Hayes Fire Station its south aspect and Shepiston Lane its west aspect.

2.2 Soils

2.2.1 The soil type commonly associated with this site are generally freely draining slightly acid loams. They are of low fertility and typically support neutral and acid pastures and deciduous woodland type habitats. This soil type constitutes approximately 15.5% the total English land mass.

2.2.2 The data given was obtained from a desktop study which provides indications of likely soil types. By definition, this information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.

2.2.3 Further to item 2.2.2, this report provides no information on soil plasticity. It may be necessary for practitioners in other disciplines (e.g. engineers considering foundation design) to obtain this data as required.

2.3 Statutory Tree Protection

2.3.1 Information on any LPA or Forestry Commission controlled statutory tree protection (Tree Preservation Orders, Conservation Areas and Felling Licenses etc) is recorded on the attached drawing no. 12311-D-AIA.

2.3.2 Further details regarding any existing Statutory Tree Protection is recorded at Appendix B.

2.3.3 Having reviewed the LPA website, it suggests the TPO covering the application and neighbouring sites was made in 1963. Given this, it is considered the trees subject of this report are not protected by the Order as they are too young. However, before any tree work commences, this must be checked directly with the LPA to confirm that their online mapping system is definitive.



3.0 Tree Survey

- 3.1 The tree survey was carried out on 27/02/2026 in accordance with *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*. The relevant qualitative and quantitative tree data was recorded in order to assess the condition of the existing trees and their constraints upon the proposed development.
- 3.2 A topographical survey was provided which showed the position of the trees on site. However, it should be noted that topographical surveys are not always comprehensive and sometimes it is considered appropriate to record details of trees and landscape features omitted from or beyond the scope of the plan. If this circumstance occurs, the location of the individual tree or landscape feature is estimated. The position of each tree is shown on the attached drawing no. 12311-D-AIA.
- 3.3 In order to provide a systematic, consistent and transparent evaluation of the trees included within this survey, they have been assessed and categorised in accordance with the method detailed in item 4.3 of *BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations"*. For further information, please see the attached Explanatory Notes.
- 3.4 The detailed assessment of each tree and its work requirements with priorities are listed in the attached Schedule of Trees.
- 3.5 Over and above the general and prudent recommendation that all trees are inspected on an annual basis, the following items have been identified as requiring enhanced monitoring to assess any changes in faults and weaknesses etc as detailed in the Schedule of Trees:

T001	Monitor annually (bark inclusions).
------	-------------------------------------

- 3.6 In accordance with item 4.2.4 (c) of *BS5837:2012*, the items inspected and detailed within this report have been selected for inclusion due to the likely influence of any proposed development on the trees, rather than strictly adhering to the curtilage of the site. However, it must be understood that there may be trees beyond the site and not included in this survey which may exert an influence on the development. Where works for cultural, health and safety, quality of life or development purposes have been recommended on trees outside the ownership of the site, these can only progress with the agreement of the owner except where it involves portions of the trees overhanging the boundary.



4.0 Arboricultural Impact Assessment (Additional or Specific Comments)

4.1 Access

- 4.1.1 No trees are to be retained. Therefore, and from a purely arboricultural perspective, it will not be necessary to install a proprietary temporary load bearing surface to protect tree roots.

4.2 Foundations

- 4.2.1 As no trees are to be retained, from an arboricultural perspective no specialised construction or foundation techniques will be required to protect tree roots. However, dependent on the soil type, species and topography, trees may have an influence on the soil beyond their calculated RPA. It is recommended that a Structural Engineer is consulted to assess the implications of the proposed tree planting on the required foundation design and soil conditions.

4.3 Phasing

- 4.3.1 From an arboricultural perspective there are no phasing issues as no trees or landscape features are retained within the curtilage of the developable area.

4.4 Landscaping

- 4.4.1 It is proposed to replace the three category 'B' trees (T001, T002 and T003) in the same location following completion of the development. Given the current stature of the trees and their set back location in relation to Shepiston Lane, their removal will not have a notable adverse impact on the wider landscape. It is also considered the replacement planting will soon restore any amenity that is temporarily lost. The replacement tree planting and planting specification can be secured via condition.



5.0 Limitations & Qualifications

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

General exclusions

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

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

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

Tree surgery should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.

Tree surgery works may also be proposed as part of this survey to mitigate any identified problems that may be caused by trees in close proximity to the proposed development. To this end, should these recommendations be overruled, this survey stands as the opinion of Hayden's Arboricultural Consultants Limited and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the LPA, cannot be the responsibility of this practice.

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

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

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

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

Signed:



March 2026

For and on Behalf of Hayden's Arboricultural Consultants Limited



6.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS3998:2010* BSI, London.

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

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

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

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

Patch, D. Holding, B. (2006) *Arboricultural Practice Note 12 (APN12), Through the Trees to Development*. Arboricultural Advisory and Information Service (AAIS).

Lonsdale, D. (1999). *Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management*, HMSO, London.

National Tree Safety Group (2024). *Common sense risk management of trees: Guidance on trees and public safety in the UK for owners, managers and advisers*. 2nd edition. Edinburgh: Forest Research.



7.0 Appendices

Appendix	A	Species List & Tree Problems
Appendix	B	Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response
Appendix	C	Schedule of Trees
Appendix	D	Schedule of Works - Irrespective of Development
Appendix	E	Preliminary Schedule of Works to Allow Development
Appendix	F	Explanatory Notes
Appendix	G	Advisory Information & Sample Specifications
	1.	BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care
	2.	European Protected Species and Woodland Operations Checklist (v.4)
Appendix	H	Drawing no. 12311-D-AIA



Appendix A - Species List & Tree Problems

Species List:

Cherry	<i>Prunus sp</i>
Pillar Apple	<i>Malus sp</i>
Sycamore	<i>Acer sp</i>

Tree Problems:

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

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



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



Appendix B - Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response

Statutory Tree Protection Advice

Tree Preservation Order(s)

The LPA have deemed it appropriate to provide statutory protection to trees on and/or neighbouring this site through the serving of a Tree Preservation Order (TPO), ref no. TPO 25. The effect of this on anyone wishing to undertake work on preserved trees is to require them to obtain written permission from the LPA prior to actioning any surgery or felling etc. The purpose of this process is to try to ensure that the works are appropriate, proportionate and in keeping with the long-term aims of the TPO. However, given that trees are living organisms and the locality within which they are set is liable to change, it is often the case that LPA decisions relating to TPO applications require regular review to reflect the current situation rather than the historical perspective of the original date of protection.

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

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

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

If **detailed planning permission** is granted and as part of the relevant approval, works (felling or surgery) to trees protected by a TPO are agreed as acceptable by the LPA, no **additional** written permission to proceed will be required provided that:

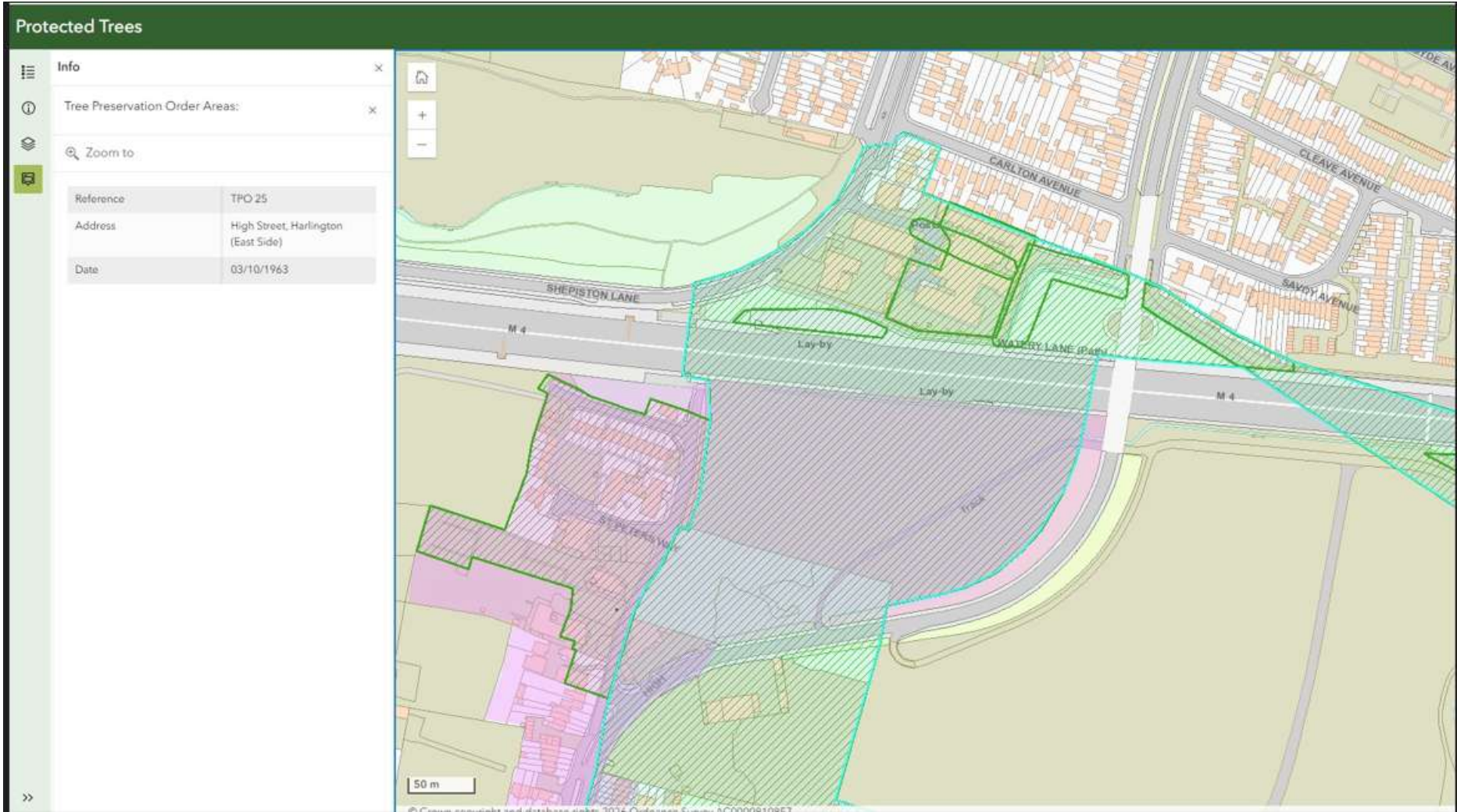
- (i) the planning permission remains live
- (ii) the works are in strict accordance with the specification of the extant planning permission
- (iii) the works are being completed solely to implement the detailed planning permission

This information was sourced using the LPA's Online Mapping System (as instructed by them) and to our best knowledge was current and accurate at the time the information was accessed.

Having reviewed the LPA's website, it suggests the TPO covering the application site (and neighbouring sites) was made in 1963. Given this, it is considered the trees subject of this report are not protected by the Order as they are too young. However, before any tree work commences, this must be checked directly with the LPA to confirm that their online mapping system is definitive.



Tree Preservation Order / Conservation Area Online Mapping Extract



Appendix C

Schedule of Trees

SCHEDULE OF TREES (AIA) Mercure Hotel Heathrow, Shepston Lane, Hayes,

Surveyed By: Nick Hayden Date: 27/02/2026

Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
G001	2x Sycamore	550	14		High	N6, E6, S6, W6	Multi-stemmed. Dominant specimen to south has 3x stems. Mechanical damage to surface roots. Detritus and rubbish around base impeded a detailed inspection. Bark inclusions. Stems growing directly adjacent to boundary wall and fence. Future growth will likely result in direct damage. Dominant stem trifurcates at circa. 3m agl but clad in Ivy. Potential included unions. Sub-dominant specimen to north also located in close proximity to boundary wall. Heavily asymmetric crown bias to west. Companions. Minor deadwood. Reasonable vigour. Unsuitable for long term retention. Borderline category C/U.	U	No work required.	4	Fell	0
		6.6	0-2m		EM	Moderate						
Yes		136.8			<10 years	Grass, Tarmac						
T001	Pillar Apple	250	9		Moderate	N3, E4, S3.5, W2.5	Service / drainage hatches in soft landscape to east and west of stem that passes beneath tree. Access road to north and carpark to south. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Multi-stemmed from circa. 2m agl, multiple bark inclusions. Crossing, rubbing stems and branches. Minor deadwood but mainly inner suppressed crown. Bud density as expected with little evidence of notable dieback. Crown marginally overhangs structure to south.	B2	Monitor annually (bark inclusions).	3	Fell	0
		3	2.1-4m		EM	Low						
Yes		28.3			20+ years	Grass, Tarmac, Building						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T002	Pillar Apple	180	8.5		Moderate	N2.5, E2.5, S2.5, W2.5	Service / drainage hatches in soft landscape to east of stem. Access road to north and carpark to south. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Multi-stemmed from circa. 2m agl, unions appear stable. Notable vehicular damage to north extending stem from circa. 2 to 4m agl. Crossing, rubbing stems and branches. Minor deadwood. Bud density as expected with little evidence of notable dieback.	B2	No work required.	4	Fell	0
		2.16	2.1-4m		EM	Low						
Yes		14.7			20+ years	Grass, Tarmac, Building						
T003	Pillar Apple	240	9.5		Moderate	N3.5, E3.5, S3.5, W3	Access road to north and carpark to south. Multiple basal wounds with poor occlusion. Exposed wood dysfunctional but no active decay. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Multi-stemmed from circa. 2m agl, minor bark inclusions but unions appear stable currently. Lowest stem east aspect torn with 0.3m stub remaining. Vehicular damage to branches north aspect. Crossing, rubbing stems and branches. Minor deadwood but mainly inner suppressed crown. Bud density as expected with little evidence of notable dieback. Crown marginally overhangs structure to south.	B2	No work required.	4	Fell	0
		2.88	2.1-4m		EM	Low						
Yes		26.1			20+ years	Grass, Tarmac, Building						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T004	Cherry	200	5.5		Moderate	N3.5, E3, S1, W2.5	Located within 1m of car park. Access road to north. Mechanical damage to surface roots. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Bark inclusions at circa. 2m agl. Heavily asymmetric crown bias to north. Partially failed leader. Bud density as expected. Lifted over access.	C2	No work required.	4	Fell	0
		2.4	2.1-4m		EM	Moderate						
Yes		18.1			10+ years	Grass, Tarmac, Building						
T005	Cherry	180	5.5		Moderate	N3, E2, S1, W3.5	Located within 0.75m of car park. Access road to north. Mechanical damage to surface roots. Clipped shrub border impeded detailed inspection of base and lower stem. No evidence of fungal fruiting bodies in sections that could be observed. Lower crown heavily pruned. Truncated branches. Bud density as expected. Heavily asymmetric crown bias to north.	C2	No work required.	4	Fell	0
		2.16	2.1-4m		EM	Moderate						
Yes		14.7			10+ years	Grass, Tarmac, Building						

Appendix D

Schedule of Works – Irrespective of Development

Schedule of Enhanced Monitoring

Mercure Hotel Heathrow, Shepston Lane, Hayes,

Surveyed By: Nick Hayden

Surveyed: 27/02/2026

Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
T001	Pillar Apple	Monitor annually (bark inclusions).	3

Appendix E

Preliminary Schedule of Works to Allow Development

SCHEDULE OF WORKS (AIA)

Mercure Hotel Heathrow, Shepston Lane, Hayes,

Surveyed By: Nick Hayden
Surveyed: 27/02/2026
Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
G001	2x Sycamore	Fell	0
T001	Pillar Apple	Fell	0
T002	Pillar Apple	Fell	0
T003	Pillar Apple	Fell	0
T004	Cherry	Fell	0
T005	Cherry	Fell	0

Appendix F

Explanatory Notes

Explanatory Notes

Categories

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
BS 5837 Main Category	Using this assessment (BWS 5837:2012, table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing. Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub Category 1 - Mainly arboricultural qualities; Sub Category 2 - Mainly landscape qualities; Sub Category 3 - Mainly cultural values, including conservation. Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.
DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
Height	Recorded in metres, measured from the base of the tree.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.

Age

Recorded as one of seven categories:

Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.

S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.

E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.

M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.

O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V Veteran. A tree considered a 'survivor' having endured injury, disease and/or decay, developing important habitat features such as decay, trunk hollowing, deadwood, fungal fruiting bodies (plus others) not solely as a consequence of time. Veteran trees are afforded additional protection within the planning system where they may be influenced by change.

A Ancient. A tree that has the features of a Veteran tree but has also surpassed the typical lifespan for its species. These trees may differ in appearance from a Veteran tree, such as having a thick/wide trunk and a small crown. Ancient trees are usually considered to have exceptional cultural significance. Ancient trees are afforded additional protection within the planning system where they may be influenced by change.

Safe Useful Life Expectancy (SULE)

Relates to the prospective life expectancy of the tree and is given as 4 categories:

1 = 40 years+;

2 = 20 years+;

3 = 10 years+;

4 = less than 10 years.

Crown Spread

Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.

Minimum Distance

This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).

RPA

This is the Root Protection Area, measured in square metres and 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". The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority's tree officer.

Water Demand

This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 "Building Near Trees".

Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: Low An inconsequential landscape feature. Moderate Of some note within the immediate vicinity, but not significant in the wider context. High Item of high visual importance.
Problems/ Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.
Works Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the "Problems/comments" category.
Work Required (AIA)	Identifies the tree work specifically necessary to allow a proposed development to proceed.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months, 0 Remedial works as part of implementation of planning consent.

BS 5837:2012 Terms and Definitions

Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	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.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
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	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	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.

Veteran/Ancient Tree Buffer

A diagrammatic representation of the additional protection measures afforded to Veteran and Ancient Trees by the imposing of a geographical 'buffer' space between the Veteran/Ancient Trees and any potential activity such as construction, that may affect the trees. The buffer zones are calculated as follows:

For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.

For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.

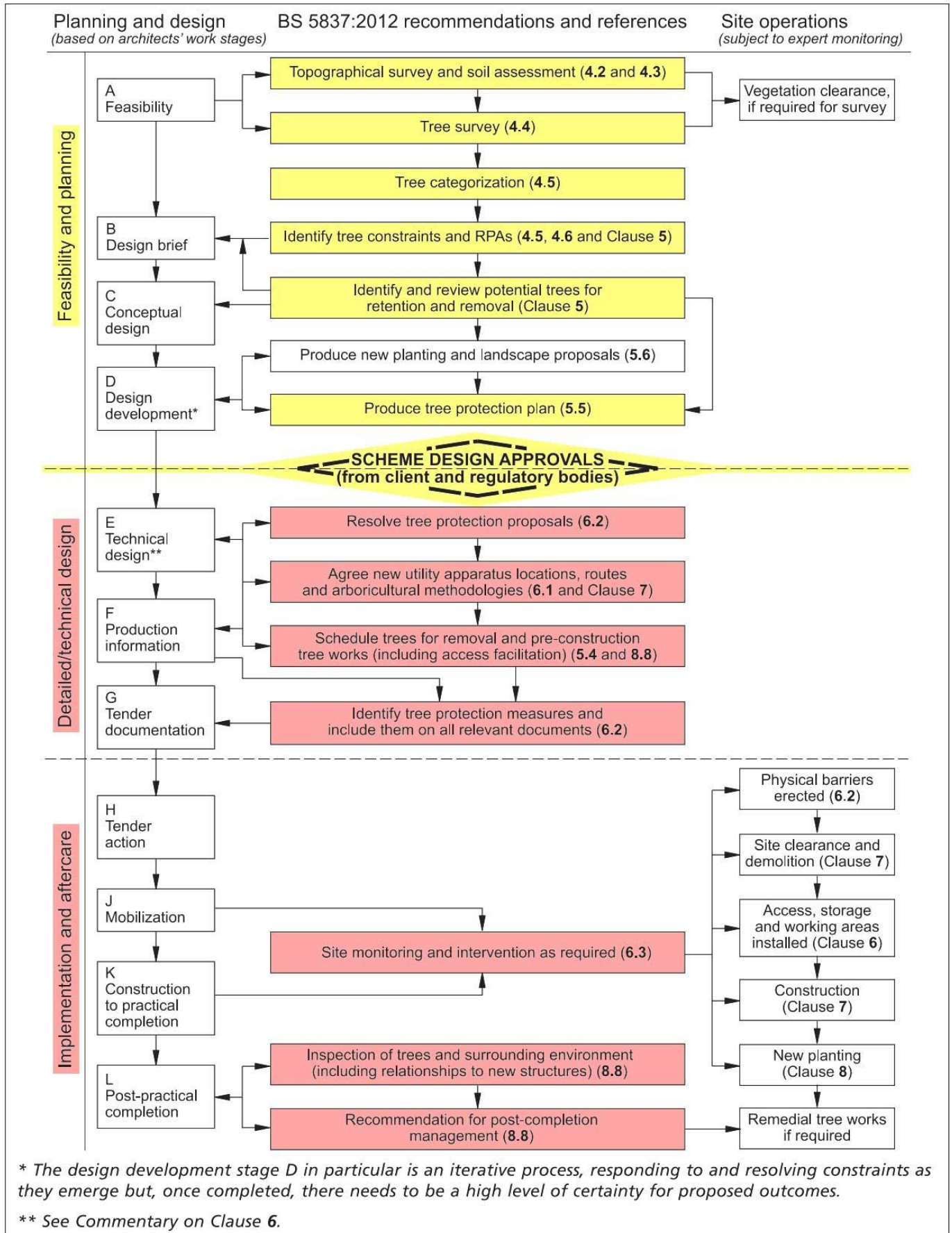
Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.

Source: Natural England; The Forestry Commission; The UK Government Dept. for The Environment.

Appendix G

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist



Checklist

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

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

YES

NO

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

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

YES

NO

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

Indicate which sources of information you have checked:

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

Specify Other:

YES

NO

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

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

Details:

YES

NO

CHECK POINT

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

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

Notes

- 5** Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so?

Details: Use reverse of form to expand as required:

YES

NO

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

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

- 6** Whether or not a licence is required...
Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply.

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

Other means:

YES

NO

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

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

Details:

YES

NO

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

Appendix H

Hayden's Drawing

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



Telephone
01284 765391
Email
info@treesurveys.co.uk
Website
www.treesurveys.co.uk

5 Moseley's Farm
Business Centre
Fornham All Saints
Bury St Edmunds
Suffolk
IP28 6JY