



Landmark Trees

ARBORICULTURAL IMPACT ASSESSMENT REPORT FOR:

Hillingdon Hospital
Pield Heath Road
Uxbridge
UB8 3NN

INSTRUCTING PARTY:

The Hillingdon Hospitals NHS Foundation Trust
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DOCUMENT HISTORY

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1. SUMMARY

- 1.1 The application site forms part of a large hospital with a substantive estate. The proposal includes the provision of a SUDS attenuation tank and drainage works.
- 1.2 There are 16 trees on and around the application site that are within close proximity to the development and need to be assessed. These are judged mostly moderate and low-quality trees, but with high quality tree T99 as a standout specimen. All trees are material constraints on development, but this latter requires particular consideration.
- 1.3 The report has assessed the impacts of the development proposals and concludes there would be at most a low impact on the resource: there will be no loss of canopy cover to facilitate the installation of the SUDS tank and the associated drainage works
- 1.4 Whilst the default position is that structures be located outside the Root Protection Area* (RPA) of trees to be retained, there are some very modest encroachments that could not be avoided in the design of the scheme. The report has demonstrated that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with the RPA; the report also proposes a series of mitigation measures to improve the soil environment that is used by the tree for growth. Net impacts are assessed therefore as being very low.
- 1.5 Notwithstanding the above assurances, the report sets out a series of recommendations prior and during construction that will ensure impacts to trees are minimised. These are detailed in sections 6.3 and 8 of this report.
- 1.6 In conclusion, the proposal, through following the above recommendations, will have no, or very limited, impact on the existing trees and is acceptable.

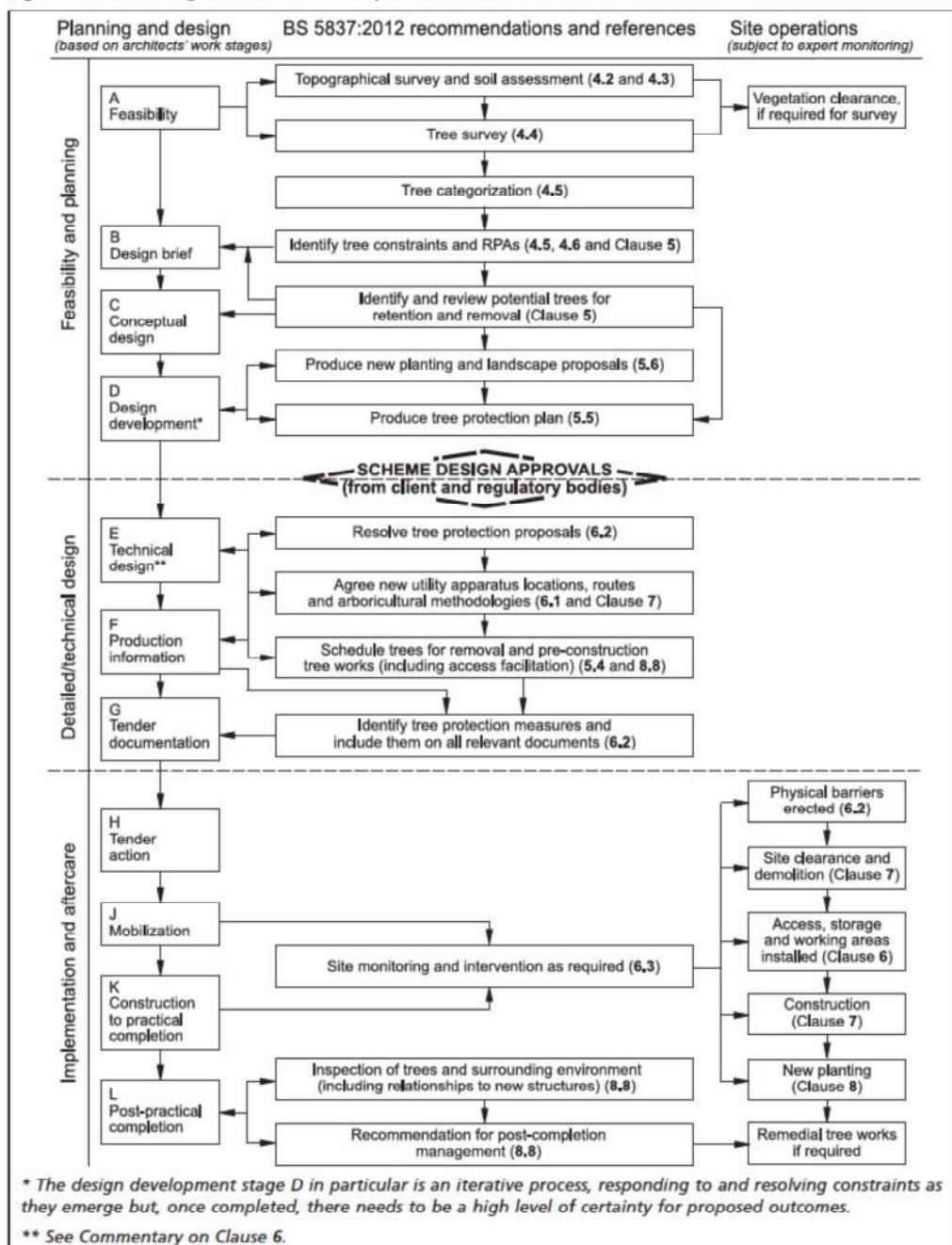
* British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London

2. INTRODUCTION

2.1 Terms of Reference

- 2.1.1 The Hillingdon Hospitals NHS Foundation Trust instructed Landmark Trees (LT) to prepare this Arboricultural Impact Assessment on behalf of their client, to support a full planning application submitted to the London Borough of Hillingdon ('LBH').
- 2.1.2 The application relates to the provision of a SUDS attenuation tank and associated drainage works.
- 2.1.3 This report will assess the impact on trees and their constraints, identified in our survey. Although the proposals were known at the time of the survey, Landmark Trees endeavour to survey each site blind, working from a topographical survey, wherever possible, with the constraints plan informing their evolution. The purpose of the report is to provide guidance on how trees and other vegetation can be integrated into construction and development design schemes. The overall aim is to ensure the protection of amenity by trees which are appropriate for retention.
- 2.1.4 Trees are a material consideration for a Local Planning Authority when determining planning applications, whether or not they are afforded the statutory protection of a Tree Preservation Order or Conservation Area. British Standard BS 5837:2012 Trees in Relation to Design, Demolition and Construction sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and new developments. The Standard recommends a sequence of activities (see Fig.1 overleaf) that starts in the initial feasibility and design phase (RIBA Stage 2 'Concept Design' as defined in 2012) with a survey to qualify and quantify the trees on site and establish the arboricultural constraints to development (above- and below-ground) to inform the design in an iterative process, and continues with an assessment of the arboricultural impacts of the final design and measures to mitigate such impacts should they be negative. Detailed technical specifications for mitigation and protection measures are devised in the design phase that follows (RIBA Stage 3-4 'Developed and Technical design'), and the sequence ends with the Implementation and Aftercare phase (RIBA Stages 5-7) with the implementation of those measures once planning permission is granted, guided by Arboricultural Method Statements (RIBA Stage 4-5, 'Technical Design and Construction) and professional guidance where appropriate.
- 2.1.5 **This report is produced to support the Design Team to the Scheme Design Approvals stage in the process chart overleaf.**

Figure 1 The design and construction process and tree care



2.2 Drawings Supplied

2.2.1 The drawings supplied by the client and relied upon by Landmark Trees in the formulation of our survey plans are:

Existing site survey: 0100-A-Site Plan

Proposals: 8240494 - 101 - Surface Water Drainage Strategy_BOUND

2.3 Scope & Limitations of Survey

2.3.1 As Landmark Trees' (LT) arboricultural consultant, Conor Fitzpatrick surveyed the trees on site on the 29th of August 2023, recording relevant qualitative data in order to assess both their suitability for retention and their constraints upon the site, in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations [BS5837:2012].

2.3.2 Our survey of the trees, the soils and any other factors, is of a preliminary nature. The trees were SURVEYED on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). LT have not taken any samples for analysis and the trees were not climbed but inspected from ground level.

2.3.3 The results of the tree survey, including material constraints arising from existing trees that merit retention, should be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for development. Tree surveys undertaken after a detailed design has been prepared can identify significant conflicts: in such cases, the nature of and need for the proposed development should be set against the quality and values of affected trees. The extent to which the design can be modified to accommodate those trees meriting retention should be carefully considered. Where proposed development is subject to planning control, a tree survey should be regarded as an important part of the evidence base underpinning the design and access statement

2.3.4 A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

2.3.5 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

2.4 Survey Data & Report Layout

- 2.4.1 Detailed records of individual trees are given in the survey schedule in Appendix 1. General husbandry recommendations are provided within Appendix 2. Planning considerations notwithstanding, we trust these necessary recommendations are passed on to relevant parties with due diligence and the trees to be managed appropriately.
- 2.4.2 A site plan identifying the surveyed trees, based on the Instructing Party's drawings / topographical survey is provided in Part 3 of this report. This plan also serves as the Tree Constraints Plan with the theoretical Recommended Protection Areas (RPAs), tree canopies and shade constraints, (from BS5837: 2012) overlain onto it. These constraints are then overlain in turn onto the Instructing Party's proposals to create a second Arboricultural Impact Assessment Plan in Part 3.
- 2.4.3 General observations, discussion, conclusions and recommendations follow, below.

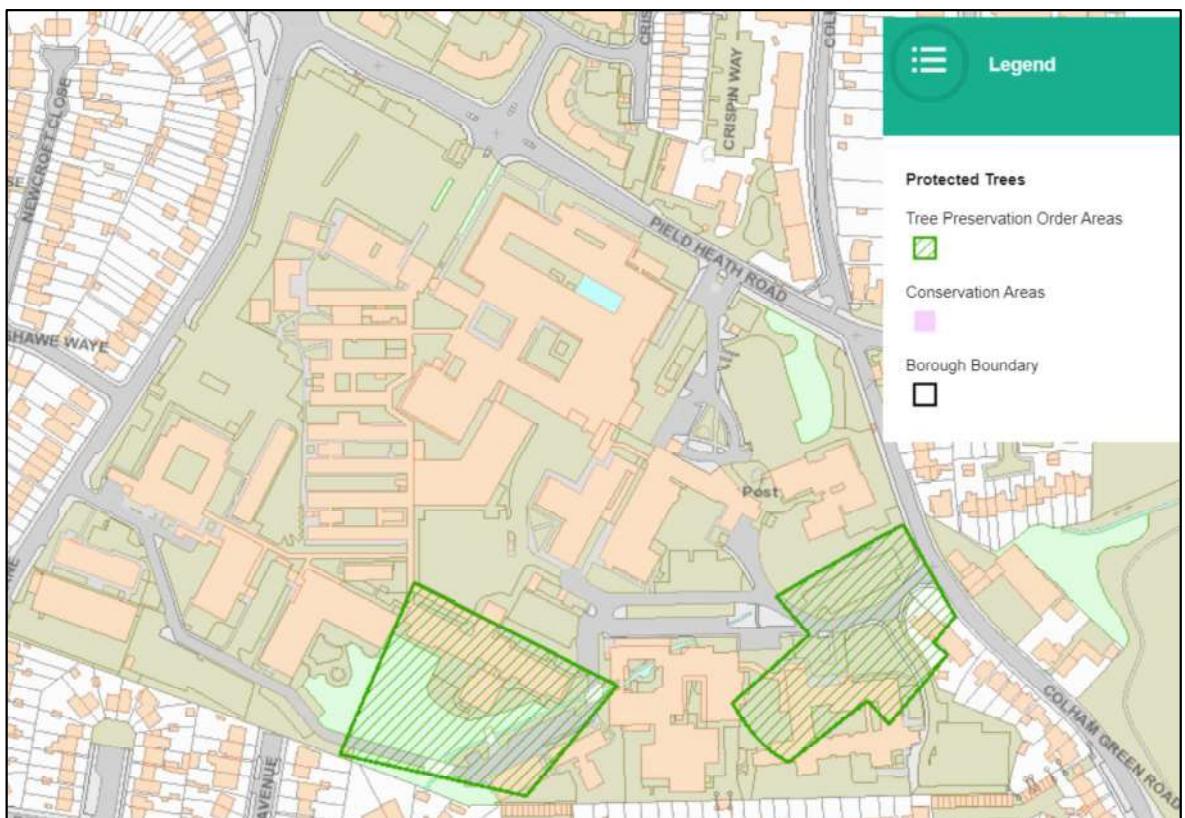
3. SITE CHARACTERISTICS

3.1 Property Description & Planning Context



Photograph 1: Aerial view of application site (Source: Google Earth)

- 3.1.1 The Hillingdon Hospital is an acute and specialist services provider in North West London, close to Heathrow Airport. The Tudor Centre is located near the site's southern boundary.
- 3.1.2 The site is relatively level throughout.
- 3.1.3 LB Hillingdon's online mapping system indicates the presence of Tree Preservation Orders on the site (see Plan Extract overleaf) which will affect the subject trees in those areas: it is a criminal offence to prune, damage or fell such trees without permission from the local authority. We do though note that none of the subject trees stand within the areas indicated. The site stands outside any Conservation Area.
- 3.1.4 Relevant local planning policies comprise Policies G1, G5 and G7 of the London Plan 2021, Policies EM4, EM5 and EM7 of LB Hillingdon's Local Plan 1, adopted December 2012 and Policies [DMEI1], DMEI7 and DMHB14 of their Local Plan Part 2 (adopted January 2020).



Plan Extract 1: Tree Preservation Orders on / near the site

3.2 Soil Description

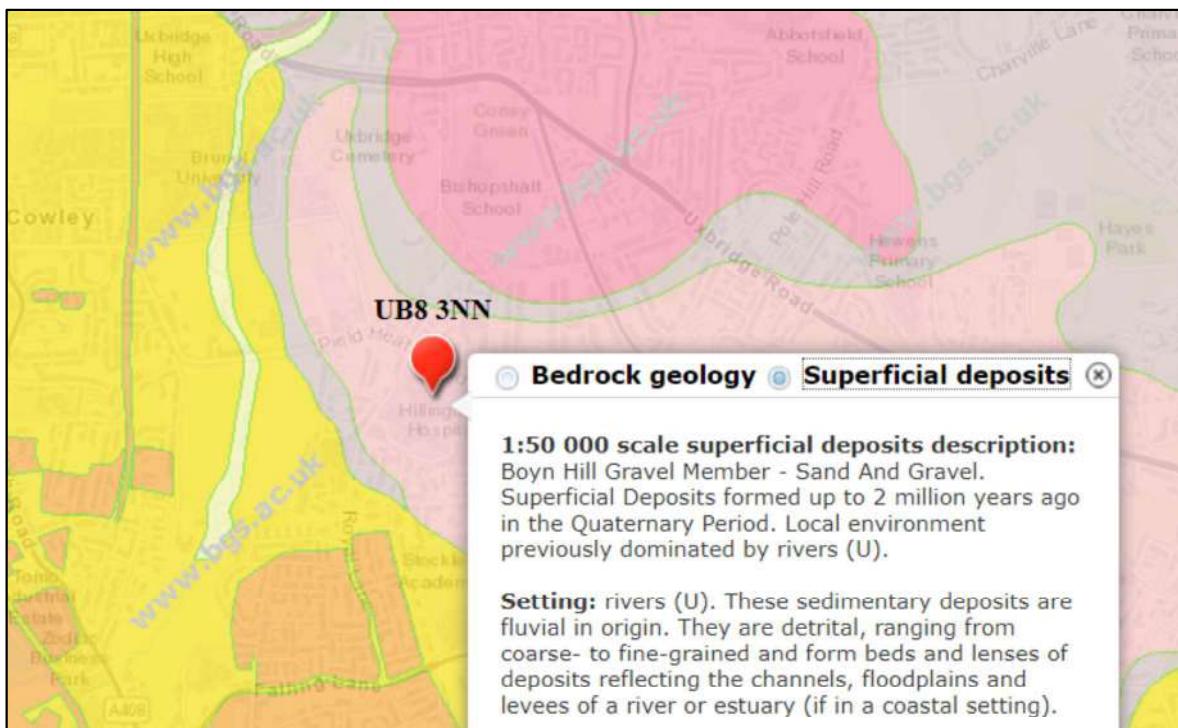


Figure 2: Extract from the BGS Geology of Britain Viewer

3.2.1 In terms of the British Geological Survey, the site overlies the London Clay Formation with Boyne Hill Gravel Member superficial deposits (see indicated location on Fig.2 plan extract above). The associated soils are generally, sand and gravel, but with subsoils of highly shrinkable clay; e.g. slowly permeable seasonally waterlogged fine loam over clay. Such highly plastic subsoils are prone to movement: subsidence and heave, but their influence will depend somewhat on the actual depth of that clay (sand and gravel deposits are not shrinkable). The actual distribution of the soil series are not as clearly defined on the ground as on plan and there may be anomalies in the actual composition of clay, silt and sand content.

3.2.2 Sand and gravel soils are less prone to compaction during development than clay soils, potentially reducing the threat to tree health from construction traffic. The design of foundations near problematic tree species will also need to take into consideration subsidence risk in relation to the clay subsoil and its depth. Further advice from the relevant experts on the specific soil properties can be sought as necessary.

3.3 Subject Trees

- 3.3.1 Of the 16 surveyed trees, 1 is category* A (High Quality), 2 are category B (Moderate Quality) and 13 are category C (Low Quality); none are category U (Poor Quality). For the sake of consistency, the same numbering system adopted in the previous tree surveys on the site undertaken has been maintained.
- 3.3.2 The tree species found on the site Lawson cypress, bird cherry, apple, holly, ash and English oak.
- 3.3.3 In terms of age demographics there are predominantly semi-mature and early mature specimens present with a few young and mature trees present.
- 3.3.4 Full details of the surveyed trees can be found in Appendix 1 of this report.
- 3.3.5 There are recommended works for 2 trees. These are listed in Appendix 2.

*page 9 of: [British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London](#)

4. DEVELOPMENT CONSTRAINTS

4.1 Primary Constraints

4.1.1 BS5837: 2012 gives Recommended Protection Areas (RPAs) for any given tree size. The individual RPAs are calculated in the Tree Schedule in Appendix 1 to this report, or rather the notional radius of that RPA, based on a circular protection zone. The prescribed radius is 12-x stem diameter at 1.5m above ground level, except where composite formulae are used in the case of multi-stemmed trees.

4.1.2 Circular RPAs are appropriate for individual specimen trees grown freely, but where there is ground disturbance, the morphology of the RPA can be modified to an alternative polygon, as shown in the diagram below (Figure 3). Alternatively, one need principally remember that RPAs are area-based and not linear – notional rather than fixed entities.

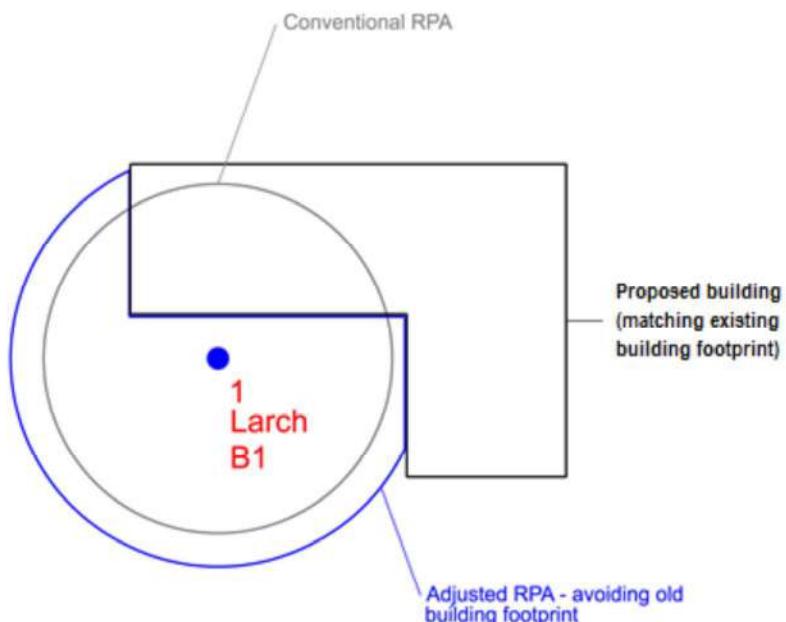


Figure 3 – Generic BS 5837 RPA Adjustments

4.1.3 In BS5837, paragraph 4.6.2 states that RPAs should reflect the morphology and disposition of the roots; where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution. This can be done as a desktop / theoretical exercise but is not altogether (scientifically) reliable and may also invite disagreement / differences of opinion as to that distribution.

4.1.4 LT prefer where possible and practical to raise the issue of modification but suspend judgment until such time as more reliable site investigations have been undertaken (Tree Radar scans and / or trial pits). Of course, the justification for these investigations will depend upon whether trees are (or are likely to be once modified) subject to impacts and also upon their quality / condition: it is generally not worth commissioning a radar study to locate the roots of a poor- or low-quality tree. On other occasions, there may not be the opportunity to commission investigations, either because the access is restricted by ownership / tenancy or the report's turnaround simply does not allow it, and they may need to follow on or be conditioned. **No a priori RPA modifications have been made in this instance on account of the short turnaround and low quality of tree involved.**

4.1.5 The quality of trees will also be a consideration: U Category trees are discounted from the planning process in view of their limited useful life expectancy. Again, Category-C trees would not normally constrain development individually, unless they provide some external screening function.

4.1.6 At paragraph 5.1.1. BS5837: 2012 notes that "Care should be exercised over misplaced tree preservation; attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during demolition or construction work, or post-completion demands on their removal."

4.1.7 In theory, only moderate quality trees and above are significant material constraints on development. However, low quality trees comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting is generally considered appropriate.

4.1.8 In this instance, the high and moderate quality trees have the potential to pose significant constraints to development.

4.3 Secondary Constraints

4.3.1 The second type of constraint produced by trees that are to be retained is that the proximity of the proposed development to the trees should not threaten their future with ever increasing demands for tree surgery or felling to remove nuisance shading (Figure 4), honeydew deposition or perceived risk of harm.

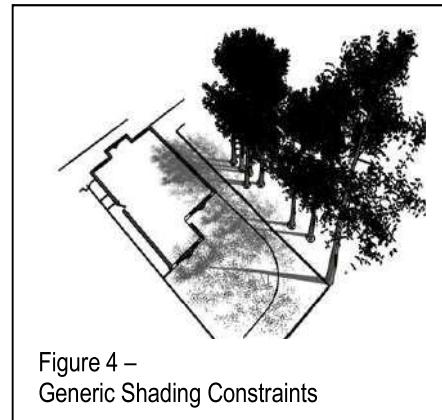


Figure 4 – Generic Shading Constraints

4.3.2 The shading constraints are crudely determined from BS5837 by drawing an arc from northwest to east of the stem base at a distance equal to the height of the tree, as shown in the diagram opposite. Shade is less of a constraint on non-residential developments, particularly where rooms are only ever temporarily occupied.

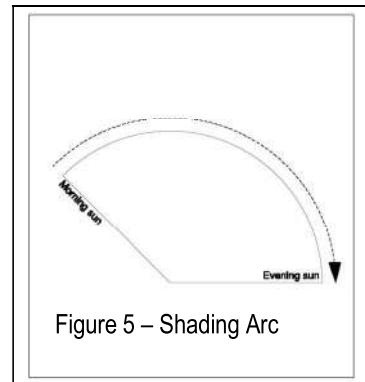


Figure 5 – Shading Arc

4.3.3 This arc (see Figure 5) represents the effects that a tree will have on layout through shade, based on shadow patterns of 1x tree height for a period May to Sept inclusive 10.00-18.00 hrs daily.

4.3.4 Assuming that they will be retained, the orientation of the on-site trees will ensure that shading constraints are minimal, with leaf deposition and honey-dew likely to be as it is today. The significance of these constraints will vary depending on the location and proximity to the proposed re-development which is considered below (in Sections 5 & 6). As specified by BS5837, this section (4) of the report considers only the site as it is, not in the light of pending proposals.

Note: Sections 5 & 6 below will now assess the impacts of the proposals upon constraints identified in Section 4 above. Table 1 in Section 5 presents the impacts in tabular form (drawing upon survey data presented in Appendices 1 & 2). Impacts are presented in terms of whole tree removal and the effect on the landscape or partial encroachment (% of RPA) and its effect on individual tree health. Section 6 discusses the table data, elaborating upon the impacts' significance and mitigation.

Table 1: Arboricultural Impact Assessment

(Impacts assessed prior to mitigation and rated with reference to Matheny & Clark (1998))

Ref: TTC_HH_AI

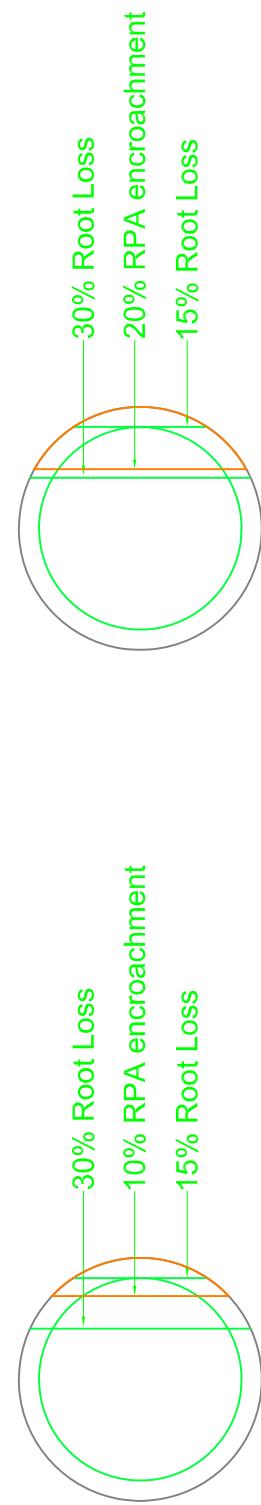
B.S. Cat.	Tree No.	Species	Impact	Tree / RPA Affected	Age	Growth Vitality	Species Tolerance	Impact on Tree Rating	Impact on Site Rating	Mitigation
C	T7	Cypress, Lawson	Drain Installation within RPA	N/A %	m ² Early Mature	Moderate	Moderate	Very Low	Very Low	Airspade / manual excavation
C	T8	Cypress, Lawson	Drain Installation within RPA	N/A %	m ² Semi-mature	Moderate	Moderate	Very Low	Very Low	Airspade / manual excavation
C	T9	Apple, Cultivated	Drain Installation within RPA	N/A %	m ² Mature	Moderate	Moderate	Very Low	Very Low	Airspade / manual excavation
B	98	Ash, Common	SUDS Tank Installation within RPA	1.35 %	2.2 m ² Mature	Normal	Moderate	Very Low	Very Low	Airspade / manual excavation
A	99	Oak, English	SUDS Tank Installation within RPA	.26 %	4.2 m ² Mature	Normal	Moderate	Very Low	Very Low	Airspade / manual excavation
			Drain Installation within RPA							Airspade / manual excavation

6. ARBORICULTURAL IMPLICATIONS

6.1 Rating of Primary Impacts

- 6.1.1 The principal impacts in the current proposals comprise the encroachment of the RPA of T98 and T99 by the attenuation tank and the provision of drainage runs within the RPAs of T7, T8, T9 and T99. There is also a manhole within the RPA of T9. The drainage and manhole encroachments cannot be meaningfully expressed as a percentage but the SUDS tank encroaches within 1.4 and 0.3% of T98 and T99's respective RPAs.
- 6.1.2 In our view, the tree(s) are of a species, age and condition sufficient to remain viable in the circumstances, given that the area lost to encroachment can be compensated for elsewhere, contiguous with the RPA, and provided the series of mitigation measures outlined below are followed to both reduce the immediate impact of working methods and also improve the soil environment that is used by the trees for growth. Supervision and monitoring of such measures will also be essential. Subject to these provisos the net impacts are assessed as being low.
- 6.1.3 There is no set RPA encroachment that is immediately permissible. However, at para 5.3.a of BS5837, the project arboriculturist is charged with demonstrating that the tree(s) will remain viable in the instance of RPA encroachment. By inference this applies to any encroachment, severance being the most severe but also including other potential impacts such as soil compaction. Whilst there is little research on RPA encroachment itself and as stated above, not every encroachment will result in root severance, there have been various commonly cited studies of root severance (see overleaf).
- 6.1.4 Whilst the RPA is not coextensive with the wider root system, one can make some correlations after Thomas (2014): in average (sic) conditions, a straight line tangential with a tree's canopy would transect 15% of the root system, for another mid-way to the trunk that figure would be 30%. In the current cases, **the impacts would be well below the lower of these two parameters** as can be seen in Plan 2 in the Appendix or where more irregular in profile, can be gleaned from the percentage RPA encroachments in Table 1. There is no precise correlation between % RPA and root impairment or loss. However, in our experience, most RPA tend to exceed the free-grown canopy spread a little (c. x 1.2 -1.5), suggesting by reference to both Thomas and Fig. 6a - 6c overleaf, RPA encroachments marginally underestimate the percentage root loss. The informal 20% RPA threshold may equate to c. 30% root loss, and 10% RPA encroachment to c. 20% root loss. The assumptions made here are relatively crude and apply more to open grown trees but are nonetheless illustrative.

RPA: 5m



Area 7.98 sq.m. (10.0%)

Area 15.96 sq.m. (20.0%)

Figure 5a: approximate correlation between RPA encroachment and actual root loss on a free-grown tree of 5m RPA radius (after Thomas (2014))

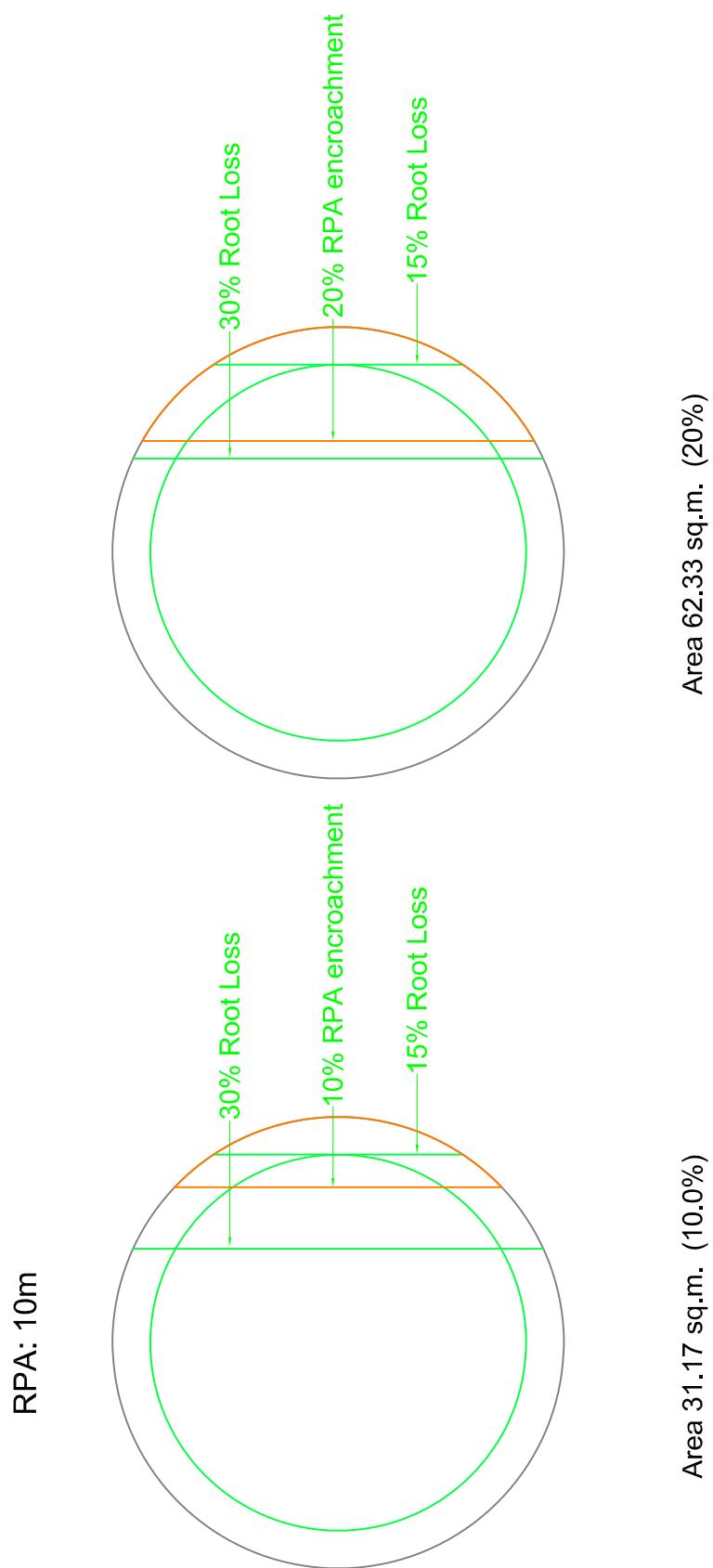
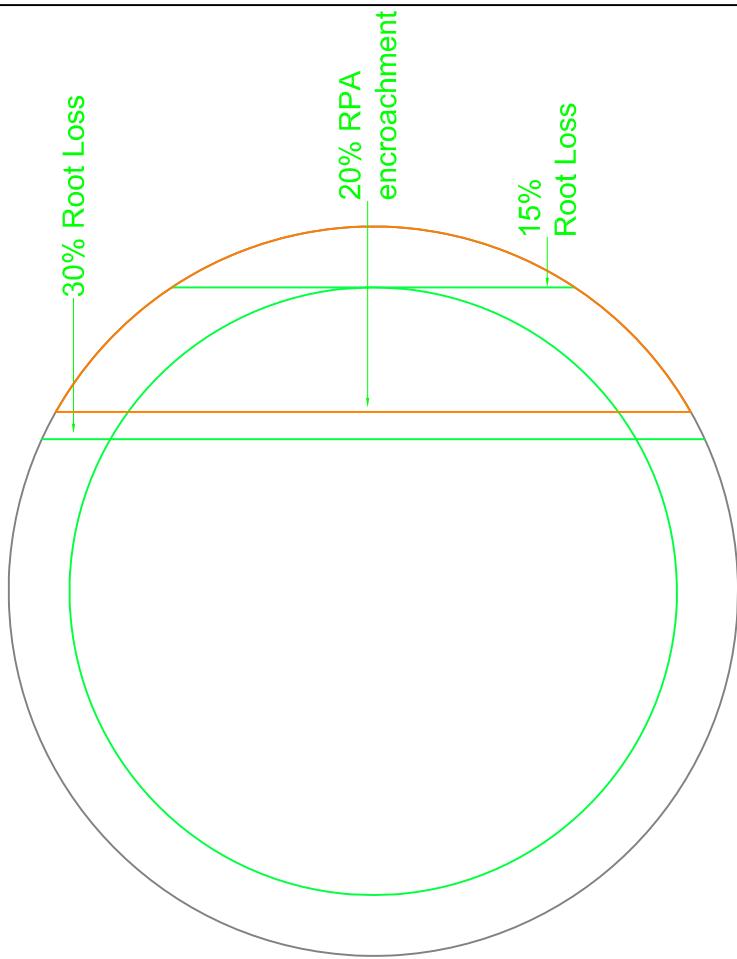


Figure 5b: approximate correlation between RPA encroachment and actual root loss on a free-grown tree of 10m RPA radius (after Thomas (2014))

RPA: 15m



Area 70.7 sq.m. (10.0%)

Area 141.4 sq.m. (20.0%)

Figure 5c: approximate correlation between RPA encroachment and actual root loss on a free-grown tree of 15m RPA radius (after Thomas (2014))

6.1.5 Published references suggest healthy trees tolerating up to 30-50% root severance in general (Coder, Helliwell and Watson in CEH 2006). “**In practice 50% of roots can sometimes be removed with little problem**, provided there are vigorous roots elsewhere. Inevitably, this degree of root loss will temporarily slow canopy growth and even lead to some dieback” (Thomas 2014). Clearly, it is not the purpose of this report to sanction impacts to test a tree’s physiological tolerance, where the guidance recommends the avoidance of impact / RPA encroachment as the default position. However, it has not proved possible at the design stage to avoid such encroachment altogether, and in that regard, the project arboriculturalist has determined that the retained trees can remain viable in the scheme before planning.

6.1.6 The trees in question are shown in Table 1 above to be healthy specimens of species with a good resistance to development impacts, and of an age quite capable of tolerating these limited impacts. Nor do the site characteristics suggest specific soil anomalies (e.g. heavy clay) having a bearing on such considerations, provided appropriate measures (e.g. ground protection) are taken.

6.1.7 As per BS5837 recommendations (at 5.3.1a), the above assessment demonstrates that the tree(s) can remain viable and as per the equivalent hatching in Plan 2 of the Appendices that the area(s) lost to encroachment can be compensated for elsewhere. The guide also recommends (at 5.3.1b) the arboriculturist propose a series of mitigation measures (to improve the soil environment that is used by the tree for growth). These are provided at 6.3 below.

6.2 Rating of Secondary Impacts

- 6.2.1 The nature of the proposals obviates assessment of secondary impacts.

6.3 Mitigation of Impacts

- 6.3.1 RPA encroachments are shown in Plan 2 compensated for elsewhere on contiguous land. Soft ground within the unaffected parts of encroached RPAs will be treated with a 75mm layer of mulch which will be maintained in place throughout the duration of construction activities.
- 6.3.2 The limits of excavation for the SUDS tank within T98 and T99's RPA and the manhole in T9's RPA will be undertaken manually; any roots encountered will be cleanly pruned back to an appropriate junction with a sharp pruning saw or secateurs. Roots larger than 25mm diameter may only be cut in consultation with an arboriculturalist and the approval of the Local Authority.
- 6.3.3 Excavations for the drainage runs will be carried out in accordance with the provisions of NJUG Vol. 4 i.e. manually under arboricultural supervision with roots encountered retained and wrapped in damp hessian until backfilling of the trench.

7. CONCLUSION

- 7.1 The potential impacts of development are very low given no canopy cover will be lost and there are only very minor RPA encroachments of trees retained. In the latter case, the report has demonstrated as per BS5837 paragraph 5.3.1 (a) that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA; the report also proposes as per paragraph 5.3.1 (b) a series of mitigation measures to improve the soil environment that is used by the tree for growth.
- 7.2 The full potential of the impacts can thus be largely mitigated through design and precautionary measures. These measures can be elaborated in Method Statements in the discharge of planning conditions.
- 7.3 The species affected are generally tolerant of root disturbance / crown reduction and the retained trees are generally in good health and capable of sustaining these reduced impacts.
- 7.4 Therefore, the proposals will not have any significant impact on either the retained trees or wider landscape thereby complying with Policies G1 and G7 of the London Plan 2021, Policies EM4, EM5 and EM7 of LB Hillingdon's Local Plan, adopted December 2012 and Policies [DMEI1], DMEI7 and DMHB14 of their Local Plan Part 2 (adopted January 2020). Thus, with suitable mitigation and supervision the scheme is recommended to planning.

8. RECOMMENDATIONS

8.1 Specific Recommendations

8.1.1 Tree works recommendations in Appendix 2 are not part of the current application, but requirements of general maintenance that will need to be applied for (subject to para. 3.3 of this report and any other relevant constraints in planning or leasehold) by the client separately. Consent for the current planning application does not impart any consent for the Appendix 2 maintenance works. Please note, though, the owner and / or manager of a property have a duty to maintain a safe site of work and to protect occupiers of the surrounding land / members of the public from tree hazards. Works recommended in this report should be enacted in a timely fashion by the relevant party regardless of the progress of the development.

8.1.2 Excavation and construction impacts within the RPAs of trees identified in Table 1 above, will need to be controlled by method statements specifying mitigation methods suggested in para 6.3 above and by consultant supervision as necessary. These method statements can be provided as part of the discharge of conditions.

8.2 General Recommendations for Sites Being Developed with Trees / Outline Arboricultural Method Statement

8.2.1 Any trees which are in close proximity to the proposed development should be protected with a Tree Protection Barrier (TPB). Protective barrier fencing should be installed immediately following the completion of the tree works, remaining in situ for the entire duration of the development unless otherwise agreed in writing by the Council. It should be appropriate for the intensity and proximity of the development, usually comprising steel, mesh panels 2.4m in height ('Heras') and should be mounted on a scaffolding frame (shown in Fig 2 of BS5837:2012). The position of the TPB can be shown on plan as part of the discharge of conditions, once the layout is agreed with the planning authority. The TPB should be erected prior to commencement of works, remain in its original form on-site for the duration of works and be removed only upon full completion of works. The areas behind the TPBs are to be treated as Construction Exclusion Zones (CEZ) where no access, material, spoil or plant storage is permitted.

8.2.2 A TPB may no longer be required during soft landscaping work but a full arboricultural assessment must be performed prior to the undertaking of any excavations within the RPA of a tree. This will inform a decision about the requirement of protection measures. It is important that all TPBs have permanent, weatherproof notices denying access to the RPA. Extant areas of RPA that cannot be fenced off and therefore lie outside the CEZ must be protected with fit-for-purpose ground protection. The location and type of ground protection is shown in the Tree Protection Plan in the Appendices

8.2.3 The use of heavy plant machinery for building demolition, removal of imported materials and grading of surfaces should take place in one operation. The necessary machinery should be located above the existing grade level and work away from any retained trees. This will ensure that any spoil is removed from the RPAs. It is vital that the original soil level is not lowered as this is likely to cause damage to the shallow root systems.

8.2.4 Any pruning works must be in accordance with British Standard 3998:2010 Tree work [BS3998].

8.2.5 Where sections of hard surfacing are proposed in close proximity to trees, it is recommended that "No-Dig" surfacing be employed in accordance with BS5837:2012.

8.2.6 Where the RPA of a tree is encroached by underground service routes then BS5837:2012 and NJUG VOLUME 4 provisions should be employed. In this instance this will entail the manual excavation of the drainage runs, manholes and outer limits of the attenuation tank under arboricultural supervision.

8.2.7 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.

8.2.8 To enable the successful integration of the proposal with the retained trees, the following points will need to be taken into account:

- 1) Plan of underground services.
- 2) Schedule of tree protection measures, including the management of harmful substances.
- 3) Method statements for constructional variations regarding tree proximity (e.g. foundations, surfacing and scaffolding).
- 4) Site logistics plan to include storage, plant parking/stationing and materials handling.
- 5) Tree works: felling, required pruning and new planting. All works must be carried out by a competent arborist in accordance with BS3998.
- 6) Site supervision: the Site Agent must be nominated to be responsible for all day-to-day arboricultural matters on site. This person must:
 - be present on site for the majority of the time;
 - be aware of the arboricultural responsibilities;
 - have the authority to stop work causing, or may cause harm to any tree;
 - ensure all site operatives are aware of their responsibilities to the trees on site and the consequences of a failure to observe these responsibilities;
 - arrange with the retained arboricultural consultant an initial pre-start briefing to inspect tree protection measures and agree a schedule of both monthly ongoing site supervision as well as monitoring of specific operations including but not limited to those detailed overleaf.
 - give advance notice (ideally 2 weeks) to retained arboricultural consultant to arrange for supervision of any excavation (especially for services and foundations) within RPA
 - make immediate contact with the local authority and/or a retained arboricultural consultant in the event of any tree related problems occurring.

8.2.9 These points can be resolved and approved through consultation with the planning authority via their Arboricultural Officer.

8.2.10 The sequence of works should be as follows:

- i) initial tree works: felling, stump grinding and pruning for working clearances;
- ii) installation of TPB for demolition & construction;
- iii) installation of underground services;
- iv) installation of ground protection;
- v) main construction;
- vi) removal of TPB;
- vii) soft landscaping.

Arboricultural Supervision Sign off Checklist

Tree No (s)	Project Phase	Task	Date Completed	Signed (Project arboriculturist)	Signed (Site Manager)
	Pre-commencement	Pre-commencement site meeting to include site manager briefing (S.1.5)			
	Pre-commencement	Confirm the location and specification of the protective measures is in accordance with AMS & Tree Protection Plan (TPP)			
	Pre-commencement	Confirm any tree works have been undertaken in accordance with this AMS (S.2.1/ App 1) and determine if further tree work is required			
	Pre-commencement	Seek required permission for further tree works if necessary.			
	Installation of any new services	Attend any excavation within RPA's where arboricultural supervision is prescribed by the AMS (S3.4) to ensure work is undertaken in accordance with NJUG provisions or other specification.			
	Demolition	Demolition of hard surfaces/ structures within RPA (S3.6) Confirm position of any additional temporary ground protection and that temporary ground protection is in accordance with AMS.			
	Completion of Demolition	Sign off of the demolition phase			
	Construction	Supervised manual excavation of foundations			
	Construction	Installation of 'No Dig' hard surfacing			
	Construction	Additional excavations (if required)			
	Completion of Construction	Completion of construction			
	Post Construction	Removal of machinery and materials from site			
	Post Construction	Dismantle & removal of protective measures			
	Landscaping	Completion of Landscaping			
	Project Completion	Sign off from project arboriculturist			

9. COMPLIANCE: Trees and the Planning System

9.1 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Where trees are statutorily protected, it is important to contact the local planning authority and follow the appropriate procedures before undertaking any works that might affect the protected trees.

9.2 The nature and level of detail of information required to enable a local planning authority to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 provides advice to both developers and local authorities on an appropriate amount of information. The term “minimum detail” is intended to reflect information that local authorities are expected to seek, whilst the term “additional information” identifies further details that might reasonably be sought, especially where any construction is proposed within the RPA.

9.3 This report delivers information appropriate to a full planning application and to these specific proposals as per BS5837 Table B.1 below, providing both minimum details and further additional material in the form of general tree protection recommendations and constructional variation.

Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalized) Retained trees and RPAs shown on proposed layout Strategic hard and soft landscape design, including species and location of new tree planting Arboricultural impact assessment	Existing and proposed finished levels Tree protection plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method Dimensioned tree protection plan Arboricultural method statement – detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule

10.0 REFERENCES

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Caveats

This report is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report. It is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during a survey they will of course appear in the report.

A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

Tree works recommendations are found in the Appendices to this report. It is assumed, unless otherwise stated ("ASAP" or "Option to") that all husbandry recommendations will be carried out within 6 months of the report's first issue. Clearly, works required to facilitate development will not be required if the application is shelved or refused. However, necessary husbandry work should not be shelved with the application and should be brought to the attention of the person responsible, by the applicant, if different. Under the Occupiers Liability Act of 1957, the owner (or his agent) of a tree is charged with the due care of protecting persons and property from foreseeable damage and injury.' He is responsible for damage and/or nuisance arising from all parts of the tree, including roots and branches, regardless of the property on which they occur. He also has a duty under The Health and Safety at Work Act 1974 to provide a safe place of work, during construction. Tree works should only be carried out with local authority consent, where applicable.

Inherent in a tree survey is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate.

Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc.) may be affected.