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Arboricultural and Planning Integration Report: Land adjacent to 10 Kent Close, Uxbridge, UB8 1XR

27th April 2020

Ref: GHA/DS/123260:20

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Arboricultural Report

Location: Land adjacent to 10 Kent Close, Uxbridge, UB8 1XR
Ref: GHA/DS/123260:20
Client: Progress Planning
Date: 27th April 2020
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 14th April 2020

Please note that abbreviations introduced in (brackets) may be used throughout the report.

Instructions

Issued by – Progress Planning

TERMS OF REFERENCE – GHA Trees were instructed to survey the cedar tree on the Land adjacent to 10 Kent Close, Uxbridge, in order to assess its general condition and to provide a planning integration statement for the indicative proposed development that safeguards the long term well being of the tree in a sustainable manner.

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Executive Summary

The proposal for the site is to construct a new dwelling to the north of number 10 Kent Close. The new house will be accessed via Fairlight Drive to the north. The proposed scheme does not adversely impact the cedar tree to the east of the plot; therefore, the landscape character of the site will be unaffected by the proposal. The tree requires protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

Documents Supplied

The client supplied the following documents:

1. Existing layout plans
2. Proposed layout plans

Scope of Survey

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 The planning status of the subject property was not investigated in detail.
- 1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.4 No discussions took place between the surveyor and any other party.
- 1.5 The tree was inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.6 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 1.7 Underground services near to trees will need to be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4).
- 1.8 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars if needed.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject tree undertaken.
- 2.3 No soil samples were taken.

- 2.4 The height of the subject tree was estimated using a clinometer and recorded to the nearest half metre.
- 2.5 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.
- 2.6 The crown clearance was measured using a clinometer and recorded to the nearest half metre. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.

The Site

- 3.1 The site is located on Kent Close, to the north of Uxbridge.

The Subject Trees

- 4.1 The details of the subject tree are set out in the Schedule at Appendix B. the cedar has been assessed as BS 5837 category B.

The Proposal

- 5.1 The proposal for the site is to construct a new dwelling to the north of number 10 Kent Close.
- 5.2 The new house will be accessed via Fairlight Drive to the north.
- 5.3 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE REMOVAL / RETENTION:

- 6.1 The proposed site layout and all of its associated structures allows for the healthy retention of the cedar tree (T1); therefore, the arboricultural landscape character of the site will be retained.

TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.2 The implementation of the proposal does not lead to the requirement to undertake any pruning to T1.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.3 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.
- 6.4 Following the assessment described in section 6.3, the RPA of T1 has been drawn as notional circle as there are no existing site structures (visible from the available access) which are assessed to have the potential to significantly affect tree root morphology.
- 6.5 The informal access road to the east is not deemed to be sufficiently engineered to have impacted the RPA of T1.
- 6.6 There is a small encroachment into the assessed RPA of T1 (as can be seen on the appended plan); this equates to less than 3% and is therefore deemed to be insignificant.

INSTALLATION OF SERVICES

- 6.7 The installation of underground apparatus and drainage systems with the use of mechanical excavators will undoubtedly sever any roots that may be present and can change the hydrology and structure of the nearby soil in a way that will adversely affect the health of any nearby tree. Particular care should therefore be taken when assessing the layout of new services and consideration **MUST** be given to the methods of installation of **ALL** underground apparatus.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 The retained tree is at a satisfactory distance from the proposed new building, and highly unlikely to give rise to any inconvenience.
- 7.2 Regular inspections of the retained trees by a suitably qualified Arboriculturalist and subsequent remedial works will ensure that the trees are maintained in a suitable manner, to exist in harmony with the new structures and its occupants for many years to come.

Tree Protection Measures and Preliminary Method Statement for Development Works

8.1 TREE PROTECTION BARRIERS

It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees. The position of the fence **MUST** be marked out with biodegradable

marker paint on site and agreed with appropriate representatives from the LPA and contractor. The fencing **MUST** be erected **prior** to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing **MUST** be as that shown in BS 5837 (see Appendix C). The herras panels **MUST** be joined together using a minimum of two anti-tamper couplers which **MUST** be installed so they can only be removed from the inside of the fence. The panels **MUST** supported by stabilizer struts, which **MUST** be installed on the inside and secured to the ground using pins or appropriate weights.

The Fence must be marked with a clear sign reading:

“Construction Exclusion Zone – No Access”

8.2 GROUND PROTECTION – LIGHTWEIGHT ACCESS ONLY

Where any additional ground protection is required, these areas **MUST** be covered with a permeable membrane, with 150mm layer of compressible woodchip overlaying it; an 18mm marine ply boards will then be secured on top of the woodchip to allow a 1.5tonne mini-digger to access the area without causing major compaction or soil erosion.

8.3 BOUNDARY TREATMENTS

Boundary fencing installation / upgrades **MUST** be undertaken as part of the soft landscaping phase and **MUST** be installed ONLY when all machinery that is on site for the main build has permanently left the site (NB. If needed, boundary fencing can also be installed prior to the commencement of site works, i.e.. before any machinery has been bought onto the site). Where sections of new / upgraded fencing are located within the RPA of ANY tree that is to be retained, this work **MUST** be undertaken by hand using hand tools only. The locations of the new fence upright posts will be finalised following trial digs to confirm there are no major (over 25mm) roots present; if any such roots are found, the location must be altered. If any smaller roots are found, these can be cut using sharp hand sharp tools to leave a ‘clean’ cut, in order to minimise the risk of infection by decay pathogens. The post holes within the RPAs should then be lined with plastic sheeting before any concrete or cement is placed into the hole, in order that there is no risk of leaching into the nearby soil as the mixture dries.

8.4 DELIVERY AND STORAGE OF BUILDING MATERIALS

Due to the limited on-site storage space, it may be necessary for bulk deliveries to be split into smaller deliveries. The use of a “just in time” delivery method can also be adopted to reduce the time materials are stored on site before use.

8.5 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS

All site huts **MUST** be positioned outside of the retained trees RPA’s.

8.6 MIXING OF CONCRETE

All mixing of cement / concrete **MUST** be undertaken outside of the RPA of all of the retained trees.

8.7 INCOMING SERVICES, DRAINAGE AND SOAKAWAYS

Any new underground services which are to be located within (any portion of) the RPAs of any trees which are to be retained **MUST** be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). Service installation layouts **MUST** be planned to keep apparatus together in common ducts, in order to minimise the need for excavations. Service trench excavation within the RPAs **MUST NOT** be undertaken with the use of any mechanised machinery (minidiggers, JCBs or alike).

8.8 ON SITE SUPERVISION

Regular site supervision is essential to ensure all potentially damaging activities near to trees are correctly supervised. A pre start meeting will occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this will include a site induction for key personnel.

The key personnel relating to this project are:

Name	Position	Contact number / email:
Glen Harding	Retained arboriculturalist	07884 056 025 Or info@ghatrees.co.uk
TBC	Local authority Arboricultural Officer	TBC
TBC	Site manager	TBC

8.9 OTHER TREE PROTECTION PRECAUTIONS

- **NO** level alterations will occur within the RPA of any tree to be retained.
- **NO** fires lit on site within 20 metres of any tree to be retained.
- **NO** fuels, oils or substances which will be damaging to the tree shall be spilled or poured on site.
- **NO** storage of any materials within the root protection zone.

8.10 HARD / SOFT LANDSCAPING NEAR RETAINED TREES

All new pathways and hard landscaping areas within the Root Protection Areas (RPA's) of the retained trees should be designed using no-dig, up and over construction techniques, and be specified in close co-ordination with the retained Arboriculturalist. Porous materials should also be used when surfacing near the trees. No machinery will be used for this work, which must all be done by hand.

8.11 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site.

Conclusion

- 9.1 In conclusion, the cedar tree can be retained and adequately protected during development activities.
- 9.2 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

Recommendations

- 10.1 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
 - a. Be present on the site the majority of the time.
 - b. Be aware of the arboricultural responsibilities.
 - c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
 - d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
 - e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- 10.2 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

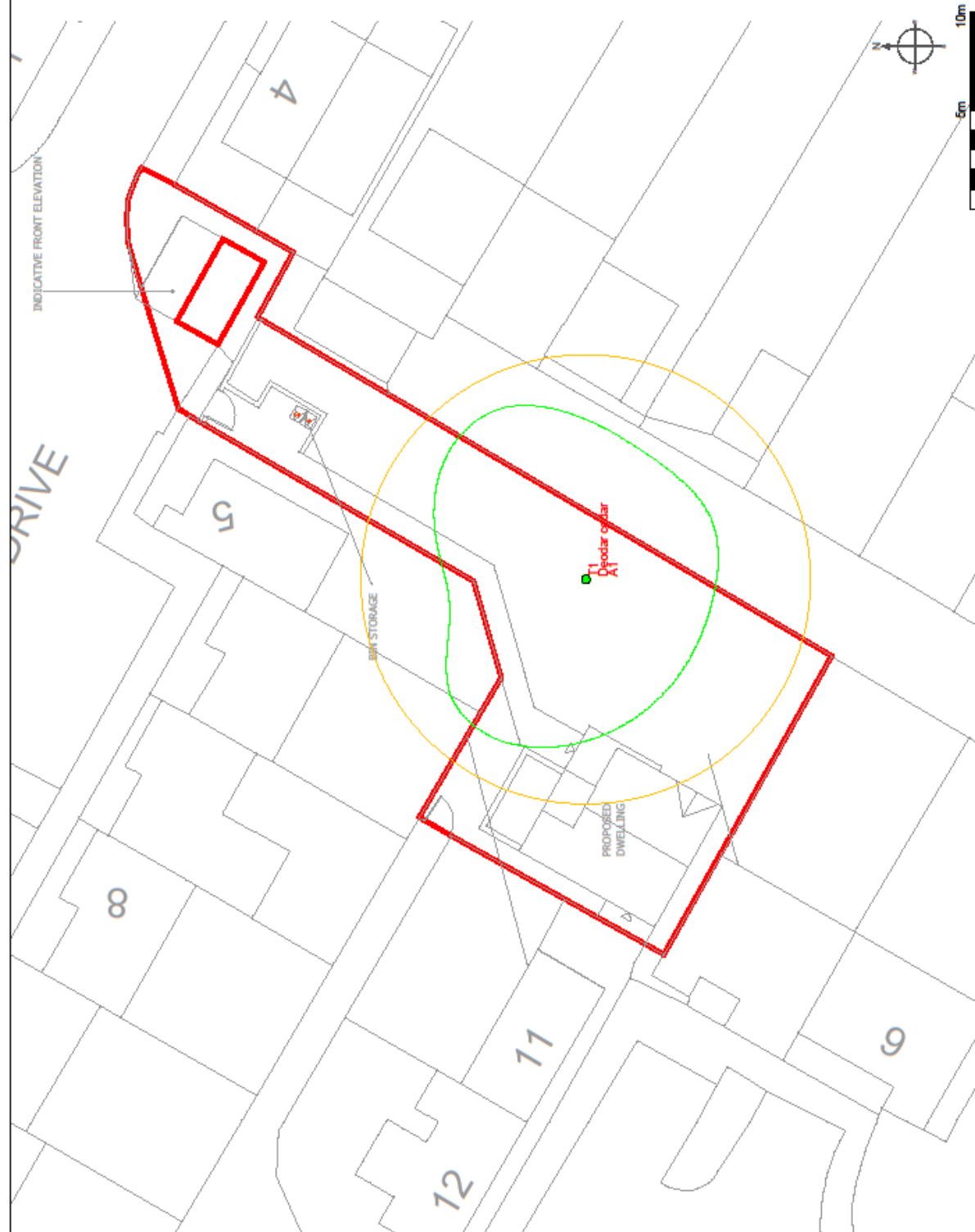
27th April 2020

Signed:



Glen Harding MICFor, MSc (Forestry), MARborA
For and on behalf of GHA Trees

Appendix A



Site: Land adj. to 10 Kent Close, Lutteridge, LE15 1UR	1:200@A3
Drawing Title: Arboricultural Impact Assessment	April 2020
Key: <ul style="list-style-type: none"> Category A Category B Category C Category U 	
Crown Spread Tree Number Species Category Protection Area	
NOTE: Tree location is approximate	

Appendix B

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Deodar cedar	20	950	1	11.40	7	7	7	7	M	6 over site	40+	A1	Ivy and access prevented full inspection.

KEY :

Tree No: (T= individual tree, G= group of trees, W= woodland)
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM),
Veteran (V)
Height (Ht): Measured in metres +/- 1m

Appendix C

Figure 3 Examples of above-ground stabilizing systems

