TREE REPORT

In relation to development proposals at:
Shurgard Hayes
Uxbridge Road, UB4 0HD

WLA/2107/03/TSR
22/2/23

Prepared by
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Validation statement

This report contains supporting information to describe trees adjacent to the area proposed for development and the impact on those trees resulting from development. For validation purposes, this report includes:

- An assessment of tree and tree group quality in accordance with Table 1 of the British Standard.
- A quantification of impact on trees resulting from development.
- Annexed tree survey and tree constraints plans, giving graphical representation of retained trees relative to existing structures and their calculated canopy spreads and root protection areas.

1 Copyright

1.1 The copyright of this document and any appendices remain with Wright Landscape and Arboriculture Ltd. The content and format of this report and any appendices are for the exclusive use of the client and their agents for the purposes of their planning application. It may not be sold, lent, hired or divulged to a third party without the written consent of Wright Landscape and Arboriculture Ltd. Wright Landscape and Arboriculture Ltd terms and conditions apply to this report and all their associated works in conjunction with this project.

2 Qualifications and experience

2.1 Margaret Wright is director of Wright Landscape and Arboriculture Ltd with over 15 years industry experience both as an arboricultural consultant and Local Authority Tree Officer. Margaret has presented research at a national conference and has an arboricultural MSc (first) with the University of Central Lancashire. Margaret is Bond Solon trained, a former executive committee member of the London Tree Officer's Association and professional member of the Arboricultural Association. Published works, qualifications and details of forthcoming publications provided on request.

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PRELIMINARIES

3 Introduction

3.1 This report supports a planning submission in providing a description of trees adjacent to the application site. Advice is given with the aim of providing sufficient arboricultural information for the local planning authority to assist their assessment of the proposal. This report contains:

- **Section 1** - a description of the tree stock and a quantification of arboricultural value.
- **Section 2** – a description of the impact of development on retained trees.
- **Annexed documents** – tree survey and constraints plan showing the position of trees in relation to existing structures with a tree constraints plan showing the position of proposed structures relative to the root protection area of retained trees.

4 Documents supplied

4.1 In order to assist with the formation of this report, Wright Landscape and Arboriculture have been provided with the following plans: 621065GA-10-001 to 003 & -010A, 21065GA-SK-001, 010B & 020-025, 21065GA-D-001E.

5 Statutory designations

5.1 The willow tree, T1, is protected by Hillingdon Tree Preservation Order No. 615, under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Trees subject to protection must not be pruned or removed without prior notification to the Local Planning Authority.

6 Caveats

6.1 With regards to the General Data Protection Regulations [GDPR] (EU) 2016/679 in force as of May 2018, Wright Landscape and Arboriculture's records of the site and the management advice contained within this report will be kept for 12 months. Within this 12-month period, data gathered on behalf of the client will not be shared unless the express consent of the client has been given in writing. After that 12-month period, all records will be deleted.

6.2 Birds and bats (including nests and roosts of a temporary nature) are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way act 2000) and under European legislation by the Conservation of Habitats Regulations 2010. It is therefore essential that any future works to tree are timed considerately to avoid disturbance of any protected species.

6.3 Predictions on the future growth of trees and significant bodies of vegetation are made on the assumption of average environmental conditions over the next decade in the absence of extreme weather events and unforeseen changes in the availability of soil water. Predictions should be considered with the view that trees may grow considerably more or less dependent on environment.

7 Use of this document

7.1 British Standards are guidelines produced by the British Standards Institute Group, the National Standards body for the UK. British Standards are best practice documents, following formal consensus of opinion from arboricultural industry peer review. British Standard BS 5837:2012 Trees in relation to design, demolition and construction – recommendations [BS5837] provides guidance on the assessment of trees in the context of development and sets minimum standards for protection of retained trees on development sites.

7.2 Recommendations within British Standard documents are not law. However, for planning applications that have the potential to impact trees, the majority of Local Planning Authorities [LPAs] require submission of an arboricultural report compliant with the recommendations of this standard. This report satisfies that requirement.

8 Technical references

8.1 This report is based on the following technical references (where applicable):

- British Standards Institution (2010) BS 3998: Tree works – recommendations.
- British Standards Institution (2012) BS 5837: Trees in relation to design, demolition and construction- recommendations.

9 Site description

9.1 The property is a storage unit complex.

9.2 A total of twenty four trees were surveyed; consisting of ten individual trees and three tree groups.

Section 1 – Tree Survey

Shurgard (Hayes), Uxbridge Rd Survey date: 7 July 2022 Surveyed by: MW

Tree number	Species (common/botanical)	Stem (single/multi)	Number of stems	Stem diameter (mm)	Height (nearest m >10m)	Crown spread (nearest 1/2m)	Crown clearance (m)	Life stage	SULE	Vigour	Condition		Observations	Recommendations	Category	RPA radius (m)
											Structural	Physiological				
T1	Golden weeping willow/Salix x sepulcralis var. chrysocoma	SS	1	1250	15	4.6	2	OM	10-20	N	M-P	G	Weeping willow edging canal bank. Tree in good condition for age, though some age-related defects are present, typical of the species. Highly prominent tree. PROTECTED	No works required	B1	15
T2	Italian alder/Alnus cordata	SS	10	100e	14	2	2	EM	20-40	N	G	G	Riparian tree	No works required	C1	2
T3	Sycamore/Acer pseudoplatanus	SS	1	100e	14	2	2	EM	20-40	N	G	G	Riparian tree	No works required	C1	2
T4	Italian alder/Alnus cordata	SS	1	100	10	3	2	EM	20-40	N	G	G	Riparian tree	No works required	C1	2
T5	Italian alder/Alnus cordata	SS	1	120	12	3	2	EM	20-40	N	G	G	Planted to rear of building. Canopy touching building line	No works required	C1	2
T6	Italian alder/Alnus cordata	SS	1	120	12	3	2	EM	20-40	N	G	G	Planted to rear of building. Canopy touching building line	No works required	C1	2
T7	Italian alder/Alnus cordata	SS	1	120	12	3	2	EM	20-40	N	G	G	Planted to rear of building. Canopy touching building line	No works required	C1	2
T8	Italian alder/Alnus cordata	MS	2	120	12	3	2	EM	20-40	N	G	G	Planted to rear of building. Canopy touching building line	No works required	C1	2
T9	Ash/Fraxinus excelsior	SS	1	100e	8	3	2	EM	20-40	N	G	G	Self-seeded ash in scrub verge. Dimensions estimated, scrub obscuring base	No works required	C1	2
G10	Sycamore/Acer pseudoplatanus	SS	2	Est	15	3	2	M	20-40	N	Unk	G	Offsite tree, no access - dimensions estimated	No works required	C1	3
G11	Sycamore/Acer pseudoplatanus	SS	2	Est	15	3	2	M	20-40	N	Unk	G	Offsite tree, no access - dimensions estimated	No works required	C1	3
T12	Sycamore/Acer pseudoplatanus	SS	1	Est	15	3	2	M	20-40	N	M	G	Offsite tree, no access - dimensions estimated	No works required	C1	2
T13	Sycamore/Acer pseudoplatanus	MS	10	ave.200	16	3	1	M	20-40	N	M	G	Self-seeded sycamore group in derelict land adj. sub-station building. Some fire damage, bark damage. Too close to building to reach life expectancy	No works required	C1	2.4

Section 2 – Arboricultural Impact

11 Development appraisal

11.1 The planning application considers construction of an extension to the existing storage unit over existing parking and lower level storage. Solar panels and a green roof will also be installed.

12 Tree constraints

12.1 The data collected on trees forms the basis for calculating above and below ground constraints to development. Above ground constraints would include canopy spread and shading whereas below ground constraints are indicated by the root protection area [RPA] calculated in accordance with BS5837 (fig. 1).

12.2 The RPA as defined by BS5837 is a design tool or (theoretical) model which represents the minimum soil volume to sustain healthy life of a tree. This is detailed as a magenta dashed line on the annexed plans.

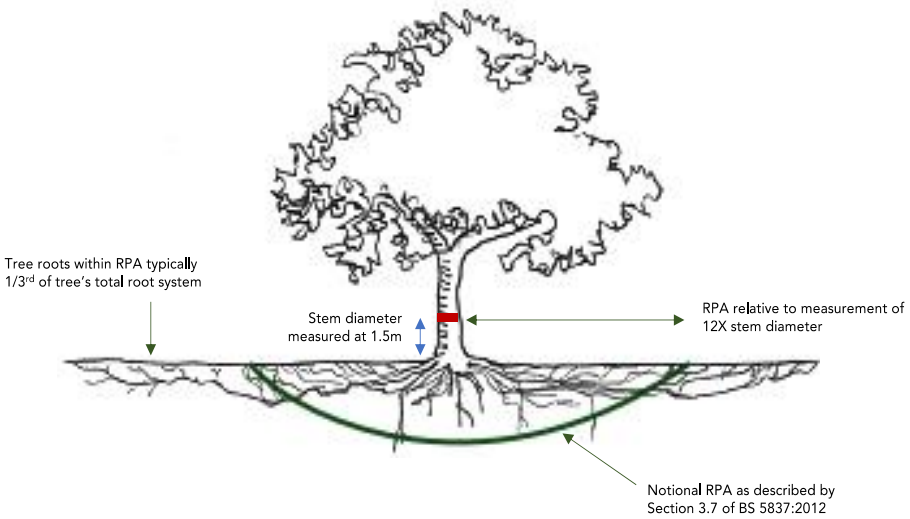

Fig 1; Notional root protection area as described by the British Standard BS 5837:2012

13 Above ground constraints

13.1 No trees need to be pruned or removed to facilitate development. The canopy of trees is high enough to allow passage of construction traffic without the need for pruning, and the proposed extension is remote from the canopies of the nearest adjacent trees. There should be no pressures to prune or remove trees resulting from development.

14 Below ground constraints

14.1 The proposed extension is remote from the RPAs of retained trees. There is no foreseeable impact on retained trees providing the existing hard surfacing within the car park and facility remain. Amendments to soft landscaping should not affect trees, providing landscaping is undertaken by hand.

15 Tree protection methods

15.1 Ground protection measures over the RPA of retained trees is not required as long as the existing tarmac surface remain.

15.2 There is sufficient space on site without the need for storage of any construction materials within the RPA of retained trees. Materials should be stored away from the edge of the canal, and where materials are stored there should be spill kits to prevent any harmful chemicals leaching into the soil.

16 Summary

- There is no predicted impact on retained trees.
- All development is outside the RPA of retained trees and there are no foreseeable future pressures to prune or remove trees as a result of development.
- Tree protection shall feature the retention of existing hard surfacing and use of spill kits, with storage of materials outside the RPA. These measures are realistic and feasible and can be conditioned for compliance.

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Appendix i TREE REPORT – TREE SCHEDULE EXPLANATORY NOTES

- **Tree number**: Individual trees referred to by a 'T' prefix, i.e., T1, T2 etc. Collections or groups of trees referred to as 'TG' to denote presence of a group rather than as an individual tree. 'H' prefix denotes a hedge. W'' denotes woodland block, 'A' denotes area. Trees numbered for reference. Trees with pre-existing survey tags have tagged numbers listed italicised in [*brackets*].
- **Species**: Species listed by common name. Where name is followed by the abbreviation *ssp*. or *cv*. the sub-species or cultivar is undetermined.
- **Trunk diameter**: Measured in millimetres, at 1.5m from ground level. Measurements are taken with a calibrated stem diameter tape or laser sight where access is restricted. Where access to measure the trunk is impossible, for example the tree is on adjacent property, a laser sight measure is used, or trunk diameter measurements are estimated.
- **Height**: Measurement of tree height given to the nearest meter. May be derived by compensating lines of sight or approximated, based on best available evidence to hand.
- **Crown spread**: Crown/canopy spread typically given to the nearest meter or half meter, measured from the face of the trunk to the tips of live branches. Measures towards cardinal points unless otherwise stated and typically measured with a laser range finder. May be paced or estimated, if access is restricted.
- **Crown clearance**: Measured or estimated in metres, gives height of clear stem before first branch break.
- **Life stage**: Young/trees up to 10 years of age = Y, early-mature/trees exceeding 1/3rd life expectancy = EM, mature/maturing trees between exceeding 2/3rds life expectancy = M, over mature/beyond life expectancy, declining and aged trees of low vigour = OM, veteran/trees possessing certain attributes relating to veteran trees = V, ancient/notable specimens of national importance given their age and history = VA. Age is estimated from visual indicators of growth and experience of tree growth rates and should only be taken as an estimated or provisional guide as tree growth is largely dependent on the availability and historic availability of soil and water resource.
- **SULE**: **Safe useful life expectancy.** No. remaining years life (estimated) based on condition and species.

- **Vigour:** An assessment of the tree's growth compared with a healthy, open grown tree of the same species (ideal conditions). [N] Normal (as expected), [L] Low; les growth than expected.
- **Structural condition**: An assessment of the general condition of the tree as a biomechanical structure, considering (but not limited to) the presence and significance of decay pathogens, fibre buckling, broken branches, splits and cracks within the main stem or scaffold limbs etc. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Physiological condition**: An assessment of the general condition of the tree considering (but not limited to) vigour, extension growth, crown density, and presence of pathogens. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Preliminary management recommendations**: Recommendations for urgent tree works based on the tree's condition and an assessment of its risk to current surroundings. Preliminary recommendations for work do not exceed the client's duty should the tree/s listed be protected by TPO, Conservation area, felling licence, grant program, or legal covenant.

- **RPA**: Measurement of root protection area (radius) to nearest 10mm, as defined by BS 5837:2012 Trees in relation to design, demolition and construction – recommendations.

Notes on London Plan uplift for categorisation of trees:

Categorisation of trees has paid particular reference to the London Plan. Specifically, the requirement to increase categorisations of trees which have large canopy spreads or have wildlife value. In this respect, the following trees were considered for an increase in category value:

- T1. However, the defects within this tree limit its life expectancy.

Appendix ii TREE REPORT – CASCADE CHART FOR TREE QUALITY ASSESSMENT

(Extracted from British Standard BS 5837:2012 Table 1)

Table 1 **Cascade chart for tree quality assessment**

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