

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

1 Hillman Close, Uxbridge UB8 1QA

Report by

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On the instructions of Rohini Verma

8th February 2022

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1 Report summary

- 1.1.1 This report has been prepared to accompany the planning application for the site at 1 Hillman Close, Uxbridge UB8 1QA.
- 1.1.2 None of the tree will require tree works or removal in order to accommodate the proposed development.
- 1.1.3 All retained trees will require tree protection around all retained trees as per Tree Protection Plan (Appendix 3).
- 1.1.4 Provided precautions to protect the identified trees are specified and implemented through the measures included in this report; the development proposal will have a little or negligible impact on the retained trees or their wider contribution to an area amenity and character if the methods detailed in this report will be followed.

2 Introduction and report background

2.1 Instruction

- 2.1.1 I have been instructed by Rohini Verma to carry out a tree survey and produce the Arboricultural report in support of a planning application for the site at 1 Hillman Close, Uxbridge UB8 1QA.
- 2.1.2 The purpose of the survey is to cover trees within the site boundary and its immediate curtilage to assess the impact of the development on trees and the impact of retained trees on the development. The Section 5 Arboricultural Method Statement (Section 5 of this report) specifies the principles, which need to be adopted during the demolition and construction of the development. Although any specific activities proposed in RPAs may require agreement by LPA if requested in the reserved matters stage. The report produced on the survey data allows the Local Planning Authority (LPA) to assess information about trees as part of the planning submission following principles of British Standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2.2 Methodology

- 2.2.1 The methodology of Visual Tree Assessment (VTA), described by Mattheck (2007), was followed. The survey covers trees with a trunk diameter of 75mm or above and any significant vegetation on the development site.
- 2.2.2 The best intentions were made to produce accurate measurements; however, some dimensions were estimated due to the limitation of the access, dense undergrowth e.g.
- 2.2.3 Data collected for each tree includes the following information:
- Sequential reference number, i.e. T1, T2, T3 etc.
 - Species (Botanical Name in Latin)
 - Height (in meters).
 - Stem diameter recorded in mm
 - Branch Spread, recorded in meters at the extents of the 4 Cardinal Points, i.e. North, East, South & West.
 - Ground clearance, representing a level of first significant branching or canopy
 - Life stage: Y – Young, SM – Semi Mature, M – Mature
 - Condition comment: structural and/or physiological condition.

- Overall condition: Good, Moderate, Poor, In decline
- Estimated remaining contribution: >10 years, 10 + years, 20 + years, 30+ years, 40 + years.
- BS 5837:2012 Category 'U' or 'A' to 'C' grading with the subcategory 1, 2 or 3
- Tree Work recommendations in the context of the site current use, during the development and after the development.

2.2.4 Trees were categorized into 'A', 'B', 'C' and 'U' category graded in the guidance of BS5837: 2012.

- Category **A** – trees of high quality and value, with an estimated life expectancy of at least 40 years.
- Category **B** – trees of moderate quality and value. An estimated life expectancy of at least 20 years.
- Category **C** – trees of lower quality and value. An estimated life expectancy of at least 10 years, and with a stem diameter of up to 150mm measured at 1.5m from ground level.
- Category **U** – dead, dying or unsuitable for retention. Life expectancy of less than 10 years

2.3 Limitation

- 2.3.1 The survey was undertaken from the ground level using basic tools without detailed investigations. The data collected can be found in the tree schedule in Appendix 2.
- 2.3.2 The tree condition can rapidly change due to unpredictable factors, such as climatic and manmade events. The risk assessment is based on the factors apparent at the time of the site visit. The re-inspection of trees for health and safety condition should be made on an annual basis.
- 2.3.3 The soil assessment has not been conducted and detailed soil analysis should be undertaken, or data about the soil assessment should be provided.

3 The site visit and observations

3.1 The site

3.1.1 A site visit was conducted on 7th February 2022 to carry out the survey.

3.2 Tree population summary

3.2.1 The tree survey identified total of 43 individual trees graded in accordance with BS5837:2012 (Table1).

Retention Category	No. trees
B	2
C	41

Total	43
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Table 1 Survey retention category summary

3.2.2 All trees data are summarized in Appendix 2 and the Tree Protection Plan indicating trees location in Appendix 3.

4 Arboricultural impact statement

4.1 The proposal

4.1.1 The latest proposal seeks development of the residential building (Figure 1).

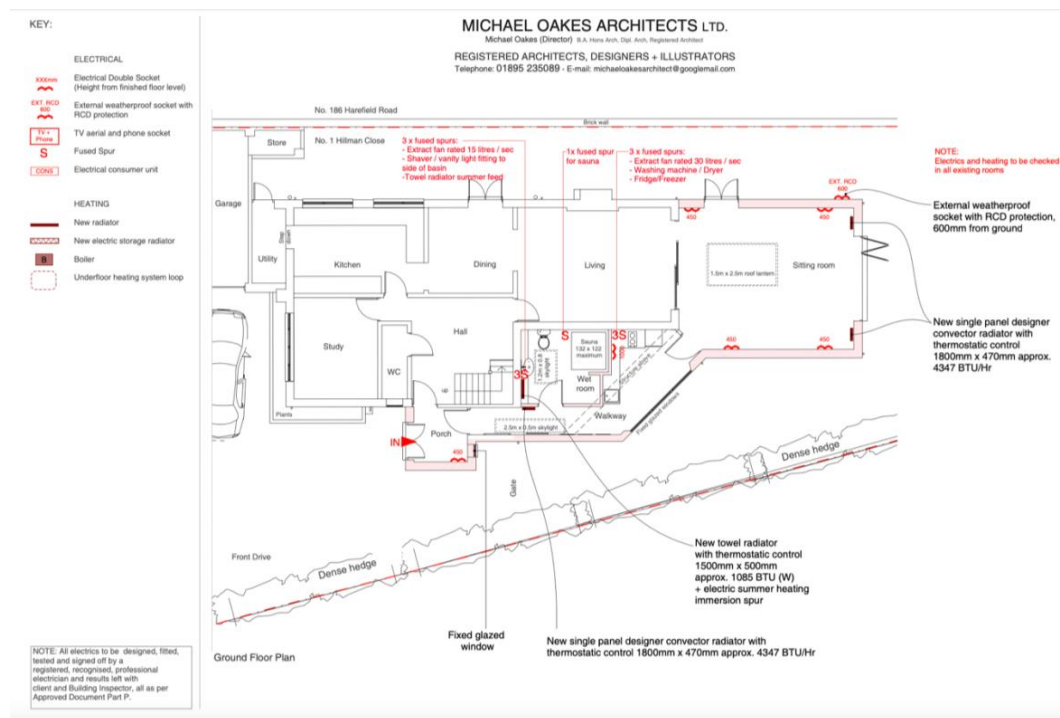


Figure 1 Proposed design scheme

4.2 Tree works

4.2.1 No tree works will be required.

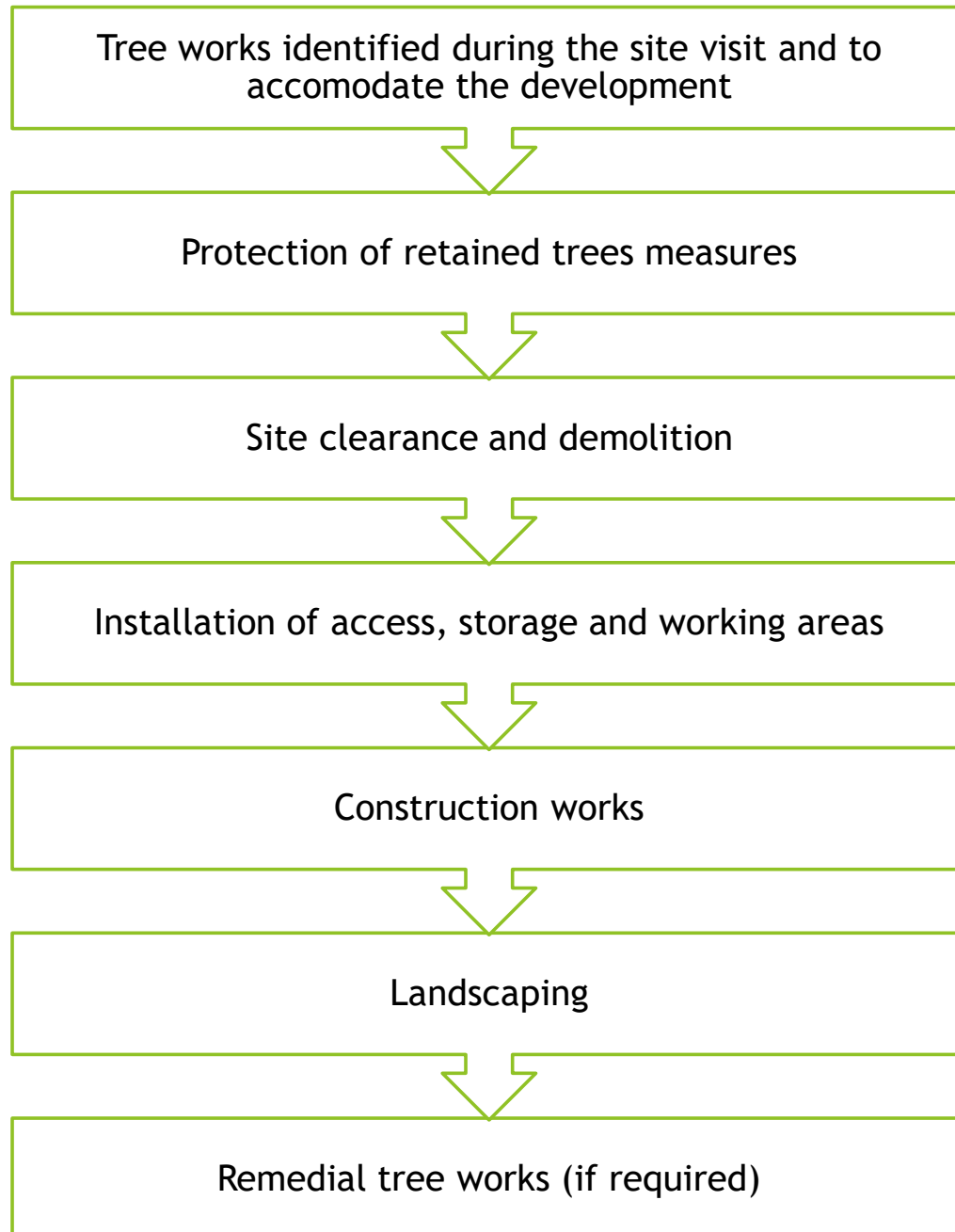
4.3 Incursions and works within Root Protection Area

4.3.1 No incursions to RPAs of retained trees will be impacted.

4.4 Tree protection measures

4.4.1 All retained trees will require tree protection around all retained trees.

5 Sequence of works



6 Arboricultural method statement

6.1 Tree Protection Plan

6.1.1 The attached plan (at Appendix 4) is based on the provided information and reflects the measurements and site boundaries. The plan is only relevant for dealing with tree issues. Trees to be retained have coloured centres and outlines, whilst trees removed have dashed hatching.

- The protection barriers placement is shown by dashed line.
- The purple hatching indicates areas of ground protection within RPA.
- The orange hatching indicates areas of specialist construction methods within RPA such as pile and beam foundation, micro drilling, changes of levels e.g. (as per related sections of the report and annotation on the TPP)
- The yellow hatching indicates areas of Construction Exclusion Zone (CEZ), and such any construction activity must be avoided within the zone.

6.2 Tree protection

- 6.2.1 Tree protection barriers location is indicated in the Tree Protection Plan (TPP). The barriers must be clearly marked by all-weather signs “Keep Out”(Figure 5) (Figure 4 and Figure 5 BS5837: 2012 default specification for barriers type).
- 6.2.2 The barriers shall be minimum of 2m high with vertical and horizontal scaffold frameworks. The vertical tubes should be spaced at least 3 m interval and driven securely into the ground. The welded mesh should be securely fixed on the framework. (Figure 4)

Figure 2 Default specification for protective barrier

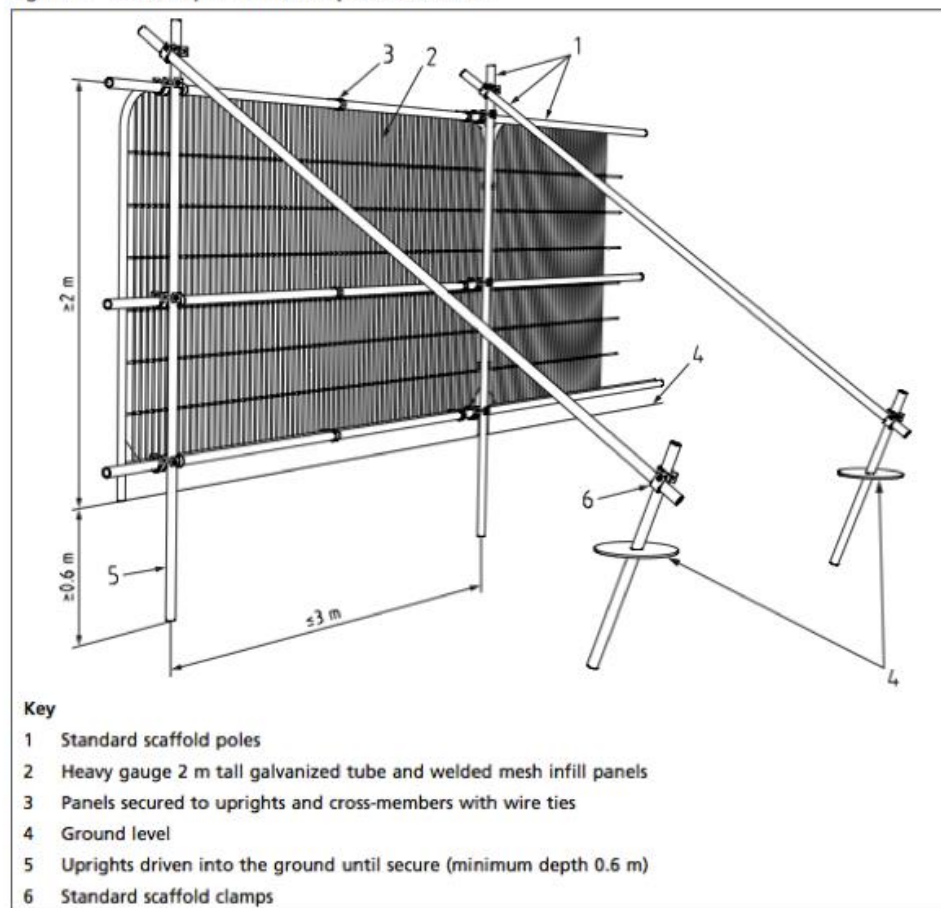


Figure 4 BS5837: 2012 default specification for barriers type



Figure 5 All weather protective sign example

6.3 Site set-up, storage and material mixing

- 6.3.1 Space must be allowed outside of RPAs for site machinery and material storage.
- 6.3.2 The material must be stored outside the RPAs, which also applies to cement mixing and washing points. The runoff the potential of the contaminants must be considered to avoid incursion to the RPA of retained trees, refer to TPP (appendix 3).

6.4 Landscaping works

- 6.4.1 Soil preparation must be carried out by hand in RPA. The mixing of soil must be carried by the hand. The new soil layer must not exceed 100mm depth within a 1m distance from the tree stem.
- 6.4.2 Material transport must be transported by wheelbarrow on running boards when working within RPA.

6.5 Site monitoring and supervision

- 6.5.1 The Project Arboricultural Consultant (PAC) shall attend site prior to the commencement of the development to ensure a satisfactory level of protective fencing and ground protection; ground level alternations; construction of walls, installation of new surfaces within RPAs of retained trees and at least every month during the development works. Where agreed with the L.A. it may be acceptable to supply photographs of the fencing to avoid the necessity for a site visit.

Site visit	Attendees	Timing	Reason
Pre-Commencement Meeting	Site manager, Project Arborist and LPA Arboricultural officer	After completion of the tree works and installation of the tree protective measures. Prior any further actions are not permitted, such as demolition or soil excavation unless agreed in written with LPA.	Check if a tree protection measures satisfy methodology detailed in AMS and LPA expectations. Additional action required for the protection of the trees and comments to the development
Regular site monitoring and reporting	Project Arborist and Site manager	Regular site monitoring of the tree protection measures and in event of unexpected issues during the development. The pictures of the site will be provided every two weeks ¹	To mitigate any potential issues raised during the development, control of protective measures maintenance and monitor site activity which could cause a damage to the retained trees
Post Construction Meeting	Site manager, Project Arborist and LPA Arboricultural officer	After construction completion. Prior to the dismantle of tree protection measures and landscape work.	Check the condition of the retained trees and explain further restrictions if applicable.

¹ LPA may specify different frequency and report requirements. Pictures of the protective measures and site set up provided by a site manager may be acceptable by LPA to lower unnecessary site visits.

- 6.5.2 All Site monitoring or supervision shall be followed by a report submission with an annotated photographic record and textual commentary on all matters of tree protection to the Local Authority, which by act or omission are in breach of the Arboricultural Method Statement. The initial site visit confirming placement of satisfactory tree protection shall be notified to LA within 5 working days prior to the commencement of the development.

7 Conclusion and recommendations

- 7.1.1 This report has been prepared to accompany the planning application for the site at 1 Hillman Close, Uxbridge UB8 1QA.
- 7.1.2 None of the tree will require tree works or removal in order to accommodate the proposed development.
- 7.1.3 All retained trees will require tree protection around all retained trees as per Tree Protection Plan (Appendix 3).
- 7.1.4 Provided precautions to protect the identified trees are specified and implemented through the measures included in this report; the development proposal will have little or negligible impact on the retained trees or their wider contribution to an area amenity and character if the methods detailed in this report will be followed.
- 7.1.5 The impact on retained trees will be negligible, and the scheme should be achievable in Arboricultural terms if the methods outlined in this report are followed.

Appendix 1 – References and Copyright

1. British Geological Survey (2014).
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. BGS, Keyworth, Nottingham.
2. G. Mercer, A. Reeves & D. O'Callaghan. 'The Relationship between Trees, Distance to Buildings and Subsidence Events on Shrinkable Clay Soil' AB Academic Publishers 2011. Arboricultural Journal, 33, 229-245.
3. BSI (2010) BS 3998:2010 'Tree Work – Recommendations'. British Standards Institute
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9. Trees and design action group (2014) Trees in a hard landscape: Guide for delivery
10. Department for Communities and Local Government (2014) Tree Preservation Orders and trees in conservation areas.

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Appendix 2: Tree Schedule

Date: 07/02/2022

Ref.	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2
T001	False Acacia (<i>Robinia pseudacacia</i>)	Tree	Height (m): 13 Stem Diam (mm): 600 Spread (m): 4N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 10+ Years	N:4 E:5 S:5 W:5	Deadwood Minor Crown Die Back Forked Stem	CL,3	Radius: 7.2m. Area: 163 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond: Fair
T002	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>)	Tree	Height (m): 8 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:4 E:4 S:4 W:4	Sparse Crown Nesting Site Multi Stemmed	CL,3	Radius: 6.5m. Area: 133 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond: Fair
T003	Lawson Cypress x25 (<i>Chamaecyparis lawsoniana</i>) Laurel Cherry (<i>Prunus laurocerasus</i>)	Group 26 trees	Height (m): 2 26 stems, avg. (mm): 160 Spread (m): 21N, 1.5E, 21S, 1.5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:21 E:1.5 S:21 W:1.5	Maintained Hedge Good Condition	CL,3	Area: 96 sq m, plus a 1m buffer.	Other Reference: Distance1: Distance2: Physiological Cond: Good Structural Cond: Good
T004	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>)	Tree 7 stems	Height (m): 3 7 stems, avg. (mm): 80 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Early Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Good Specimen Planted in a Raised Rockery Multi Stemmed	CL,3	Radius: 2.5m. Area: 20 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Good Structural Cond: Good



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T005	Monterey Cypress (<i>Cupressus macrocarpa</i>)	Tree	Height (m): 1 Stem Diam (mm): 100 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Crown Clearance (m): 0 Life Stage: Early Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Good Potential for the future Planted in a raised rockery	C1,3	Radius: 1.2m. Area: 5 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Good Structural Cond.: Good
T006	Common Ash (<i>Fraxinus excelsior</i>)	Tree 5 stems	Height (m): 4 5 stems, avg.(mm): 110 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0.5 Life Stage: Young Rem. Contrib.: 30+ Years	N:1 E:1 S:1 W:1	Self Set in Neighbours Garden Multi Stemmed	C1,3	Radius: 3.0m. Area: 28 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond.: Fair
T007	Common Ash (<i>Fraxinus excelsior</i>)	Tree 2 stems	Height (m): 4 2 stems, avg.(mm): 130 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: <10 years	N:1 E:1 S:1 W:1	Self Set in Neighbours Garden Multi Stemmed Growing against Garden Wall	C1,3	Radius: 2.2m. Area: 15 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond.: Fair
T008	Apple (<i>Malus</i> sp.)	Tree	Height (m): 6 Stem Diam (mm): 400 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Potential Wildlife Previously Reduced On the neighbouring property behind perimeter fence data and location established.	B1,3	Radius: 4.8m. Area: 72 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond.: Fair
T009	Apple (<i>Malus</i> sp.)	Tree	Height (m): 6 Stem Diam (mm): 410 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Potential Wildlife Previously Reduced On the neighbouring property behind perimeter fence data and location established.	B1,3	Radius: 4.9m. Area: 75 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond.: Fair



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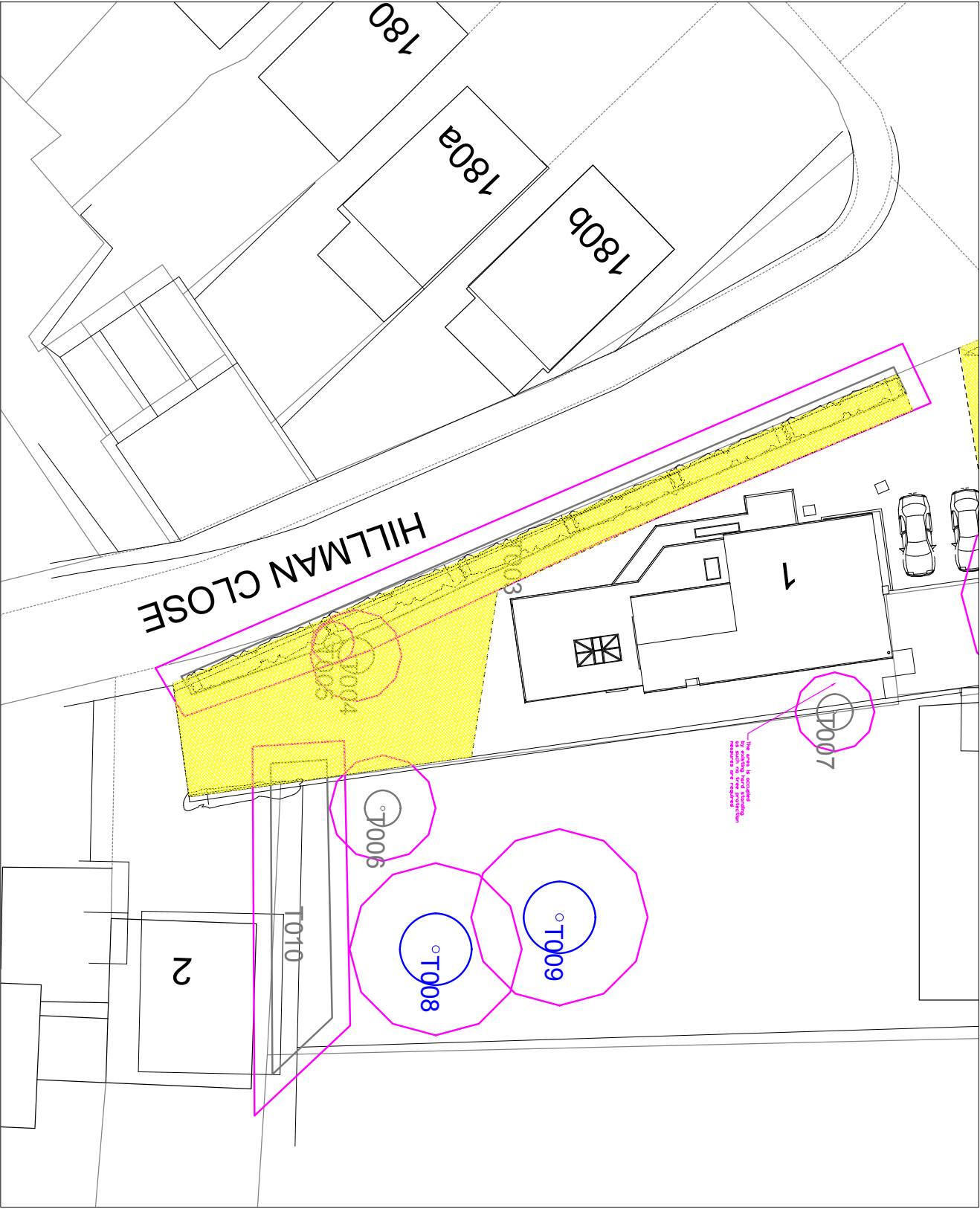
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T010	Lawson Cypress x8 (<i>Chamaecyparis lawsoniana</i>)	Group 8 trees	Height (m): 4 8 stems, avg. (mm): 260 Spread (m): 1.5N, 8E, 1.5S, 8W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1.5 E:8 S:1.5 W:8	Maintained as a hedge Hedge in a Neighbours property Some Ivy Clad Stems	C1,3	Area: 52 sq m, plus a 1m buffer.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond: Fair
T011	Weeping Pear (<i>Pyrus salicifolia</i>)	Tree	Height (m): 1 Stem Diam (mm): 60 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Crown Clearance (m): 0.5 Life Stage: Young Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Some Minor Die Back And Deadwood	C1,3	Radius: 0.7m. Area: 2 sq m.	Other Reference: Distance1: Distance2: Physiological Cond: Fair Structural Cond: Fair



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Appendix 3: Tree protection plan



Site

1 HILLMAN CLOSE, UXB8 10A

Client

Robin Verma

Drawing title

Tree Survey & Protection Plan

Drawing no.

2 of 2

Scale

1:250@A3

Date

08.02.2022

Key

Category A – trees of high quality and value

Category B – trees of moderate quality and value

Category C – trees of low quality and value

Category U – trees of unsuitable for retention

Group of trees / hedgerows

Root protection area

Trees to be removed

Tree protective barriers

Ground Root Protection

Specialist Construction Methods

Construction Exclusion Zone

Author/Checker/Designer/Engineer/Project Manager/Supervisor/Verifier