BUCKS PLANT CARE LTD
ARBORICULTURAL CONSULTANCY SERVICE

Arboricultural report 9, Harvil Road, Ickenham, UB10 8AJ

A tree report for planning purposes to demolish existing dwelling and build 2 new ones

2023

Report by: Patrick Prendergast

DHE, MArborA, MIHort, Tech Cert(ArborA)

On the instruction of Sabah Affas

21th June 2023

Ref BPC Ref 20973

Arboricultural ASSOCIATION Professional Member

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APPENDICES

Summary: The site was surveyed on the 15th June 2023.

There are no Arboricultural issues to prevent approval of this proposal.

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1.0 INSTRUCTIONS

1.1. Arboricultural Implication Assessment (AIA). Bucks Plant Care Ltd was instructed on the 14rd June 2023 by Sabah Affas of the subject site at: 9, Harvil Road, Ickenham, UB10 8AJ to:

- Survey from ground level, individually, or in groups, all on-site trees, identifying species, physiological condition and structural morphology, tree dimensions, preliminary management recommendations and BS: 5837 (2012) 'Retention Categories'. Estimate as far as possible off-site trees.
- Number all trees, either individually or in groups:
- Prepare a Tree Schedule.
- Work up an arboricultural impact assessment that will incorporate Root Protection Areas (RPA) for those trees worthy of retention.

1.2 PHASE 1, 2 & 3: ARBORICULTURAL IMPLICATION ASSESSMENTS (AIA) IN CONTEXT

1.2.1 Phase 1 (AIA1). The initial stage for trees within the development process is a survey of those trees that should be retained and those that may/should be removed. Retention trees are allocated Root Protection Areas (RPAs) that are then detailed on a Tree Constraints Plan (TCP). The RPAs provide for sufficient rooting (soil) volume to ensure that trees are successfully retained during and after the completed development. The TCP represents Phase 1 of an Arboricultural Implications Assessment (AIA1). It indicates a notional development footprint for any given site but moreover, it ***may affect the value of land*** earmarked for development. The AIA1 is ***only*** a baseline survey. It is not intended to represent, in isolation, the supporting information for an LPA* application: to obtain full planning permission.

1.2.2 Phase 2 (AIA2). The next stage is for 'site layout master planners' to factor the tree constraints into draft layout proposals. This draft is then referred to the consulting Arborist for further implication assessment, to arrive at a 'best fit' scheme, which achieves site proposal viability whilst allowing for the retention of appropriate trees. This layout review represents Phase 2 of an Arboricultural Implications Assessment (AIA2). Once it has been agreed, the consulting

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Arborist can then prepare a supporting report to accompany the planning application. This report should demonstrate that the trees have been properly considered such that the site layout is defensible in arboricultural terms, both at the application stage and also, if necessary, at Appeal. As the proposal develops, the AIA2 also involves the consulting Arborist working as part of the development team to secure discharge of any initial (frequently pre-commencement) tree related LPA Planning Conditions. These will need to be formally discharged to avoid any breach of Conditions and possible enforcement action.

1.2.3 **Phase 3 (AIA3).** All the effort put into the pre-application phases (AIA1-2) to protect retention trees is likely to fail without effective site supervision. Arboricultural Implications Assessment (AIA3) covers the ***on-site project implementation***, including arranging (LPA) approved tree removal/ pruning, overseeing the installation of tree protection fencing, ground protection and any special engineering works through to periodic reporting on the retention of tree protection measures. Many if not all of the latter are usually specified as LPA Planning Conditions that need to be formally discharged. All personnel associated with the construction process must be familiar with the specified Tree Protection Plans (TPP) and Arboricultural Method Statements (AMS) that affect the site. The TPP and AMS should be retained on site at all times and they should be included in the site's Project Management Plan.

1.2.4 Phases 1–3 are in line with BS:5837 '*Trees in relation to design, demolition and construction - Recommendations*' (2012).

* Local Planning Authority

1.3 TREES & BUILDING SUBSIDENCE/HEAVE ISSUES

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. **Bucks Plant Care Ltd** cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.

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1.4 TREE SAFETY MATTERS AND TREE RISK ASSESSMENT

The BS:5837 tree survey is carried out in sufficient detail to gather data for and to inform the current project. Our appraisal of the structural integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The tree assessment is carried out from ground level – as is appropriate for this type of survey - without invasive investigation. The disclosure of hidden tree defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious visual defects that are significant in relation to the existing and proposed land use.

Lastly and to further clarify, this BS:5837 survey does not constitute a full *Visual Tree Assessment* (= TRAM* Level 2 - *Basis Assessment*) that would ordinarily be carried out for Tree Risk Assessment reporting. In effect, this BS:5837 survey equates to a TRAM Level 1 *Limited Visual Assessment*.

* *"Tree Risk Assessment Manual" Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly (2013) International Society of Arboriculture*

1.5 SITE OBSERVATIONS

This report has been based on my site observations and my experience. This along with my qualifications are summarised below:

Author: Patrick Prendergast, DHE, MArborA, MIHort, Tech Cert(ArborA)

I have over 40 years experience in arboriculture, working in local authorities managing trees in the public realm and private sectors. I have a sound education in both horticulture and arboriculture:

- National Certificate in Commercial Horticulture, Kildalton, Co Kilkenny 1982
- Diploma in Horticulture from Royal Botanic Gardens Edinburgh 1987 –(D.H.E.)
- Technical Certificate in Arboriculture - Arboricultural Association 2003 - Tech Cert (ArborA)
- Royal Forestry Certificate in Arboriculture (1987)
- Profession Tree Inspection Certificate 2014

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I have professional membership in relevant institutes:

- Member of the Chartered Institute of Horticulture (MCIHort)
- Member of the Consulting Arborist Society
- Member of the Arboricultural Association (MArborA)
- Associate member of the Chartered Institute of Foresters

I attend conferences and seminars to ensure that I keep up to date with current industry developments.

1.6 CAVEATS

The author does not have formal qualifications in the areas of structural engineering or law. However, making comment on such matters from an arboricultural perspective is both within the normal scope of our instructions and also within the range of the author's experience. Notwithstanding this, specialist professional advice should be sought to clarify/confirm any observations on engineering or legal matters that this report may contain.

2.0 INTRODUCTION

2.1 THE ASSESSMENT METHODOLGY

The British Standard 5837 '*Trees in relation to design, demolition, construction - Recommendations*' (2012) provides "guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees…….with structures". The Standard recommends that trees with categories A-C (where A is the highest quality) are a material consideration in the development process. Such trees may then become a constraint for a planning proposal. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process (i.e. no more than 10 years). Tree categories are used with the number 1, 2, or 3 to signify whether the category was made based on arboricultural, landscape or cultural (including conservation) values respectively. The tree categories are shown on plan by colour-coding:

- Category A (green colour-coded): Good examples of their species with an estimated life expectancy of at least 40 years.

- Category B (blue colour-coded): Not suitable for an 'A' category due to impaired condition or a tree lacking special 'A' qualities: with an estimated life expectancy of at least 20 years.
- Category C (grey colour-coded): Unremarkable trees of very limited merit or with a significant impaired condition not warranting an 'A' or 'B' category: with an estimated life expectancy of at least 10 years. See young trees below.
- Category U (red colour-coded): 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.
- Reasonably young trees below 150mm stem diameter would normally be given a C category (if they satisfy the retention quality criteria). However, as they are small they could be replaced/transplanted and as such they should not be regarded as a significant constraint on a development.

2.2 ARBORICULTURAL IMPACT ASSESSMENT (AIA 1)

As part of this AIA1 we have considered the following BS:5837 (2012) criteria:

1. Tree Categories (Quality Assessment).
2. Crown Spread measured to the four cardinal compass points for single specimens only.
3. Root Protection Areas (RPAs).
4. Tree Constraints.

N.B. Trees and shrubs are living organisms whose health and condition can change rapidly, for this reason the BS 5837 grades along with any conclusions or tree management recommendations remain valid for a period of 12 months.

3.0 CONSTRUCTION EXCLUSION ZONES (CEZS)

3.1 GENERAL

The three phases of an Arboricultural Implication Assessment were outlined in Section 1.1.1–1.1.4. In addition, during the development process for retention trees, there may be three or even four constraints to consider - Construction Exclusion Zone (CEZs):

- CEZ 1: Root Protection Area (see 3.1.1).

- CEZ 2: Tree Crown Protection (see 3.1.2).
- CEZ 3: Tree Dominance (see 3.1.3).
- CEZ 4: New Tree Planting Zone (see 3.1.4).

The above CEZ's are explained further below.

3.1.1 CEZ 1: ROOT PROTECTION AREA (RPA)

The RPA, calculated in m^2, should be protected before and during any demolition/construction works. This ensures the effective retention of trees by preventing physical damage to (a) roots and (b) their rooting environment (typical problems - soil compaction; soil level changes and soil capping that can impede gaseous exchange to living roots*). The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve (or by a factor of ten when measuring basal diameter immediately above the root flare for multi-stemmed trees). With the AIA1, the RPA is only shown indicatively on the preliminary Tree Constraints Plan (TCP), as its shape may be subject to amendment as the design progresses.

During the AIA2, the derived radial measure is converted by the consulting Arborist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s).

The means of protecting the RPA will include the installation of tree protection fencing prior to the start of any demolition or construction work on site, the prohibition of various harmful activities within the RPA (e.g. mechanical excavation, soil stripping & trenching, fire lighting, materials storage and creating excessive sealed surfacing), and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

* Roots must have oxygen for survival, growth and effective functioning.

3.1.2 CEZ 2: TREE CROWN PROTECTION ZONE

This is the area above ground occupied by the tree crown (branches) and considers the required demolition/construction working space necessary for the development. The possibility of an acceptable quantum of pruning may be

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considered: subject to Council permission/consent (see Section 4.1.1).

Arising from the above, the means of protecting CEZ 2 is likely to include providing an adequate separation distance between retention trees and new buildings. This will relate to the CEZ 3: below.

3.1.3 CEZ 3: TREE DOMINANCE ZONE

This is the area above ground dominated by the tree in relation to issues of shading, seasonal debris and the safety apprehension by the site owner/occupier. This area is assessed by considering the height and spread of the tree (now and in the future) relative to the proposed buildings, cross-referenced with the intended end-use. As such, what is assessed is the likely psychological effect of the tree(s) on the end-user.

The purpose of identifying CEZ 3 is to protect trees from post-development pressure by the site's end-users, who may, if resentful of the trees, seek to procure excessive pruning treatments (i.e. the bad practice of topping & lopping) or even to have them removed. This is a common LPA concern, which may lead to application withdrawals, refusals and/or dismissed Appeals.

The means of protecting CEZ 3 is likely to include optimising the site layout and room type (especially in relation to new residential dwellings), such that any adverse impacts of trees are reduced to an acceptable minimum. The key principle is to ensure adequate separation distances between trees and new buildings: notably with habitable space & primary windows.

3.1. 4 CEZ 4: NEW PLANTING ZONE

In some cases, it may be appropriate to identify and protect areas intended for new landscape planting, which can fail to establish if the soil has been heavily compacted or contaminated during the demolition/construction process. The means of protecting CEZ 4 will either be by fencing prior to the start of demolition/construction works or by pre-planting soil remediation once construction has finished. Topsoil protection in areas destined for new planting is frequently an economic measure, saving on soil structure remediation and tree (failure) replacement costs.

4.0 STATUTORY CONTROLS

4.1 PLANNING LEGISLATION (TREES)

4.1.1 STATUTORY TREE PROTECTION

Trees can be protected in law – via Tree Preservation Orders (TPOs) or by virtue of them growing in a Conservation Area – by the Government's Town & Country Planning Act 1990 (the Act). Trees may also be protected by Planning Conditions. In all these instances, written LPA permission/consent is required before protected trees can be pruned or felled*. Contravention of the Act may carry a fine of up to £20,000 and a criminal record.

* Exceptions include those trees that are dead/hazardous or those that are causing an actionable nuisance to a third-party. In any event, evidence must be provided to defend the removal of such trees.

4.1.2 TREES ON SITE

The trees on and adjacent to this site are not protected by a TPO or Conservation Area status.

4.2 WILDLIFE LEGISLATION

The Wildlife and Countryside Act (1981) Chapter 69 forms the basis for the legal wildlife protection in Great Britain. Amongst other protected flora and fauna, nesting birds and all species of bat are afforded statutory protection. In brief, it is an offence to:

- Intentionally kill, injure or take a bat.
- Sell, hire, barter or exchange a bat, dead or alive.
- Be in possession or control of a bat or anything derived from them.
- Disturb a nesting bird.

It is recommended that the client and/or their agent review the Act - http://www.jncc.gov.uk/page-3614 - for further information and guidance.

5.0 WILDLIFE HABITATS

A cursory assessment of wildlife habitat values of trees and hedgerows on the site was carried out during the survey. No protected or exceptional habitats were

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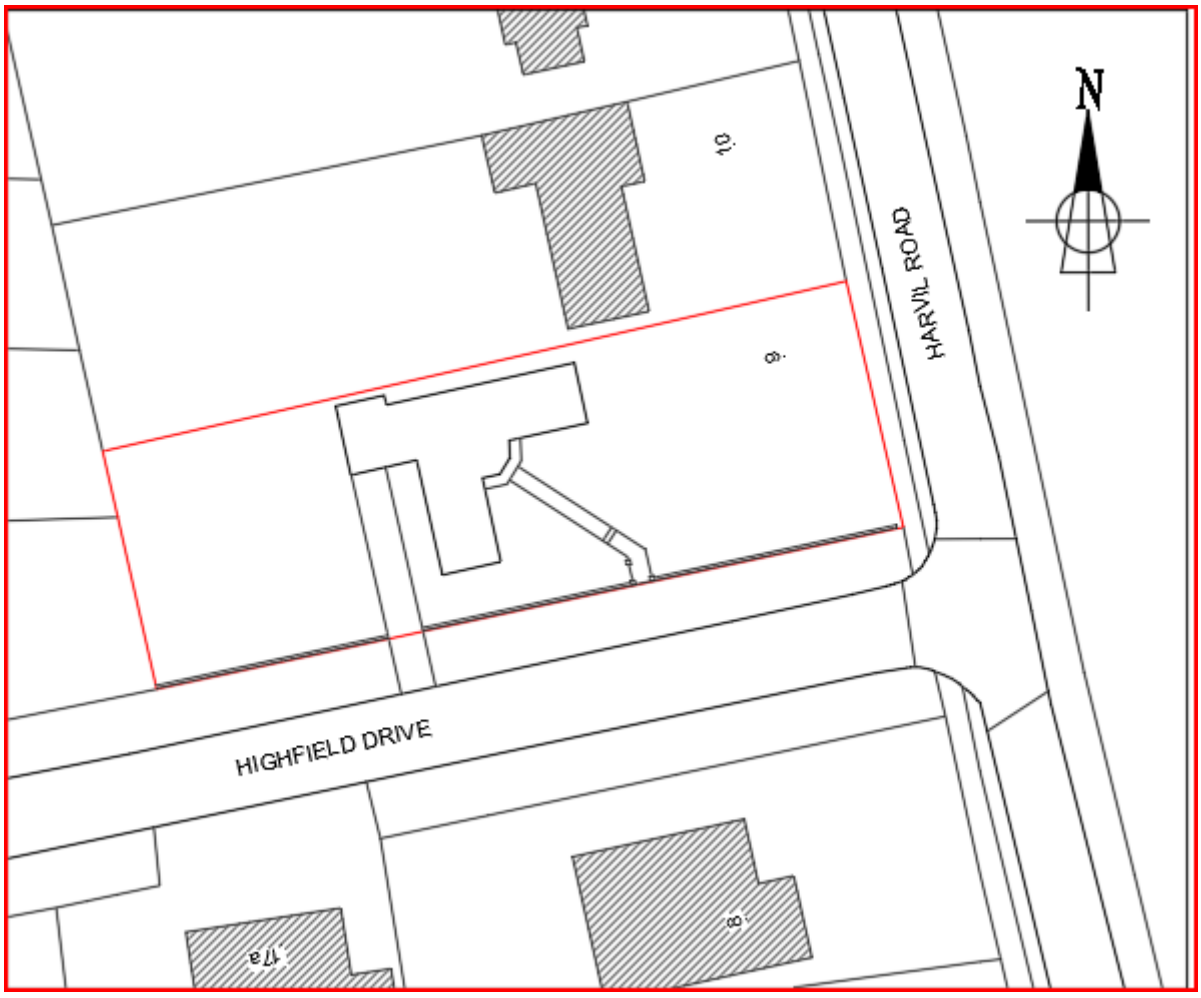
identified and details were not recorded. However, trees and hedgerows of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September. We have not been made aware of the presence of roosting bats and have not identified any obvious signs of roost sites. However, this does not mean that roost sites are absent.

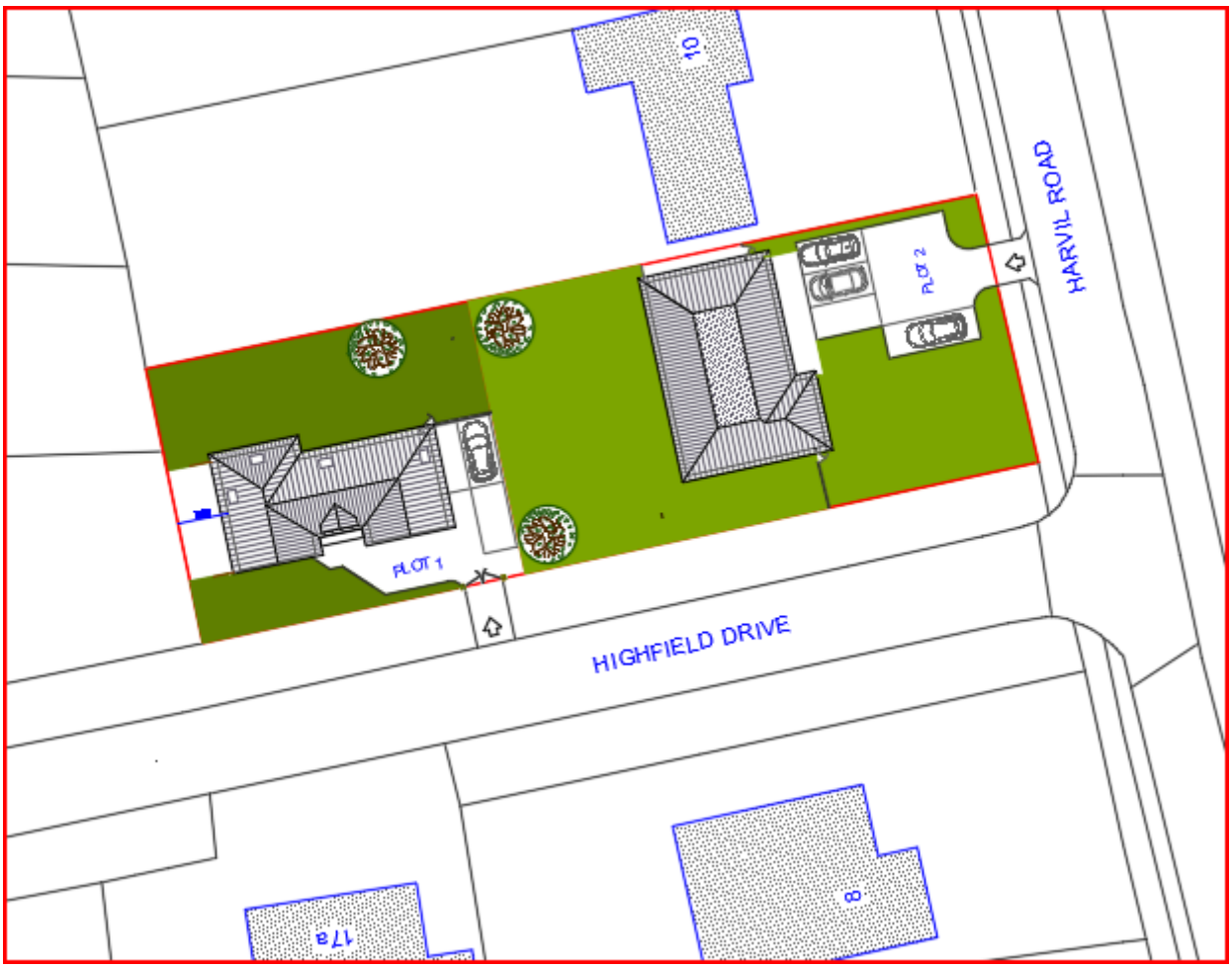
6.0 9, HARVIL ROAD, ICKENHAM, UB10 8AJ: TREE REPORT (to be read in conjunction with the appended AIA plan and Tree Survey)

6.1 **THE PROPERTY AND THE DEVELOPMENT PROPOSAL**

6.1.1 **Site description:** The site consists of a detached house on a large plot on the corner of Harvil Road and Highfield Drive.



6.1.2 **The proposal**: It is proposed to replace the existing dwelling with two new houses as illustrated below.



The location and detail of the proposed development and the positioning and numbering of the trees can be found plotted on the AIA plan at Appendix 3 and separate document Ref : AIA/20973. NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

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6.2 **TREES OFF-SITE**

There are 4 off site trees and two site hedges.

H01 is a cherry laurel hedge, which has grown into the site by 2 meters

Tree 02 and 03 are an ash and chestnut

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Tree T04 and T05 are small apple and laburnum

6.3 **TREES ON-SITE**

There are three on -site trees along with a group and a few hedges.

G06 is a group of small apple trees growing along the boundary

T07 is a cabbage palm

T08 is a small yew tree

6.4 **IMPACT PROPOSAL ON TREES** (to be read in conjunction with the Arboricultural Impact Assessment- AIA - at Appendix 3)

6.4.1 **Underground Utilities**: Locations of proposed underground services were not identified on the provided plans, although these *must not* be sited within the Root Protection Area (RPA) of any retention tree without prior discussion and approval from the LPA and/or a Consulting Arborist. See section 6.5.

6.4.2 **CEZ 1: Root Protection Areas (RPAs)**

6.4.2.1 **Footprint of the Proposed Build**

There is no impact to the retained trees by the proposal.

6.4.3 **CEZ 2: Tree Crown Protection Zones**

There are no crown protection issues.

6.4.4 **CEZ 3: Tree Dominance Zones**

There are no tree dominance issues.

6.5 **UNDERGROUND UTILITIES**

The services are not located within the RPA of the woodland trees.

6.6 **TREE PROTECTION DURING CONSTRUCTION**

6.6.1 Tree Protection: The protection of retention trees is *paramount* to the granting of planning permission, the discharge of tree protection Planning Conditions, the design of the development and the future health, stability and success of the trees. It is widely recognised that mature trees add value to both land and property values.

6.6.2 The Root Protection Area (RPA): RPAs around retention trees should be maintained by the erection of a *temporary* tree protection barrier (TPB). The position and extent for the TPB will normally concur with the radius/squared area of the RPA. This staked-off area shall be known as the Construction Exclusion Zone (CEZ). The integrity of the TPB to protect CEZs should be maintained for the duration of the entire development works.

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6.7 ARBORICULTURAL METHOD STATEMENT

6.7.1 Purpose & Use

As part of the final approved scheme an Arboricultural Method Statement (AMS) will need to be developed. This AMS lays down the methodology for any demolition and/or construction works that may have an effect upon trees on and adjacent to this site. It is essential within the scope of any contracts - related to this development - that this AMS is observed and adhered to. It is recommended that this document forms part of the work schedule and that specifications are issued to the building contractor(s) and these should be used to form part of their contract.

6.7.2 Site Supervision

An individual – ideally the Site Agent - must be nominated to be responsible for all arboricultural matters on site. This person must:

- be present on site for the majority of the time;
- be aware of (a) the Tree Protection Plan and (b) the tree protection measures to be installed and maintained throughout the build;
- have the authority to stop any work that is causing, or has the potential to cause, harm to any retention trees;
- be responsible for ensuring that all site operatives are aware of their responsibilities towards on/off site trees and the consequences of the failure to observe these responsibilities;

  make immediate contact with the designated Consulting Arborist (contact number listed on the appended AMS) in the event of any tree related problems occurring, whether actual or potential.

6.7.3 AMS Adoption

If conflicts between any part of a tree and the build arise in the course of the development these can – and should be – resolved quickly and at little costs if a qualified and experienced Consulting Arborist is contacted promptly. Lack of such care will likely lead to the decline and even death of affected trees: often with legal ramifications. The loss or damage to retention trees can spoil design,

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affect site sale ability and reflects badly on the construction and design personnel involved. Conversely, trees that have received careful handling during construction add considerably to the appeal and value of the finished development.

7.0 CONCLUSION

7.1 DEVELOPMENT PROPOSAL & POTENTIAL IMPACT ON TREES

7.1.1 It is proposed to replace the existing property with two new dwellings.

7.1.2 There are no trees impacted by this proposal.

7.1.3 Following approval of this project an Arboricultural Method Statement and Tree Protection Plan will be required. Active random monitoring by a Consulting Arborist throughout the development process is strongly recommended (AIA3: Phase 3).

APPENDIX 1

TREE SURVEY SCHEDULE

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Cond	Structural Cond	Recommendations
H01	Laurel Cherry *(Prunus laurocerasus)*	off -site -4 meters high hedge	a laurel hedge which extends into the property by 2 meters	C	No RPA.	Good	Good	Prune back to boundary
T02	Ash *(Fraxinus excelsior)*	Height (m): 12 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 10+ Years	Off site tree	C	Radius: 2.4m. Area: 18 sq m.	Good	Good	no action
T03	Hoprse chestnut *(Aesculus hipocastanum)*	Height (m): 16 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Off site tree	B	Radius: 3.6m. Area: 41 sq m.	Good	Good	no action

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Cond	Structural Cond	Recommendations
T04	Apple *(Malus sp.)*	Height (m): 5 3 stems (mm): 150,150,150 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m):1 Life Stage: Mature Rem. Contrib.: 10+ Years	Off site tree	C	Radius: 3.1m. Area: 30 sq m.	Good	Good	no action
T05	Laburnum *(Laburnum sp.)*	Height (m): 5 3 stems (mm): 150,150,150 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m):1 Life Stage: Mature Rem. Contrib.: 10+ Years	Off site tree	C	Radius: 1.0m. Area: 3 sq m.	Good	Good	no action
G06	Apple *(Malus sp.)*	2 meter high	Group of 8 small apple trees along the fenceline	C	No RPA.	Fair	Fair/ poor	Remove for development

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Cond	Structural Cond	Recommendations
T07	Cabbage Palm *(Cordyline australis)*	Height (m): 5 2 stems (mm): 200,200 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m):1 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 2.4m. Area: 18 sq m.	Good	Good	no action
T08	Yew *(Taxus sp.)*	Height (m): 5 3 stems (mm): 150,150,150 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m):1 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 2.4m. Area: 18 sq m.	Good	Good	no action
T09	Mixed hedge - field maple & hawthorn	2 meter high	managed hedge	C	No RPA.	Good	Good	no action
T10	Beech hedge	2 meter high	managed hedge	C	No RPA.	Good	Good	remove brambles and elder

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Cond	Structural Cond	Recommendations
T11	Holly *(Ilex sp.)*	Height (m): 5 Stem Diam(mm): 200 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Mature	managed as a bush	C	Radius: 2.4m. Area: 18 sq m.	Good	Good	no action
T12	Beech hedge	2 meter high	neighbouring hedge	C	No RPA.	Good	Good	no action

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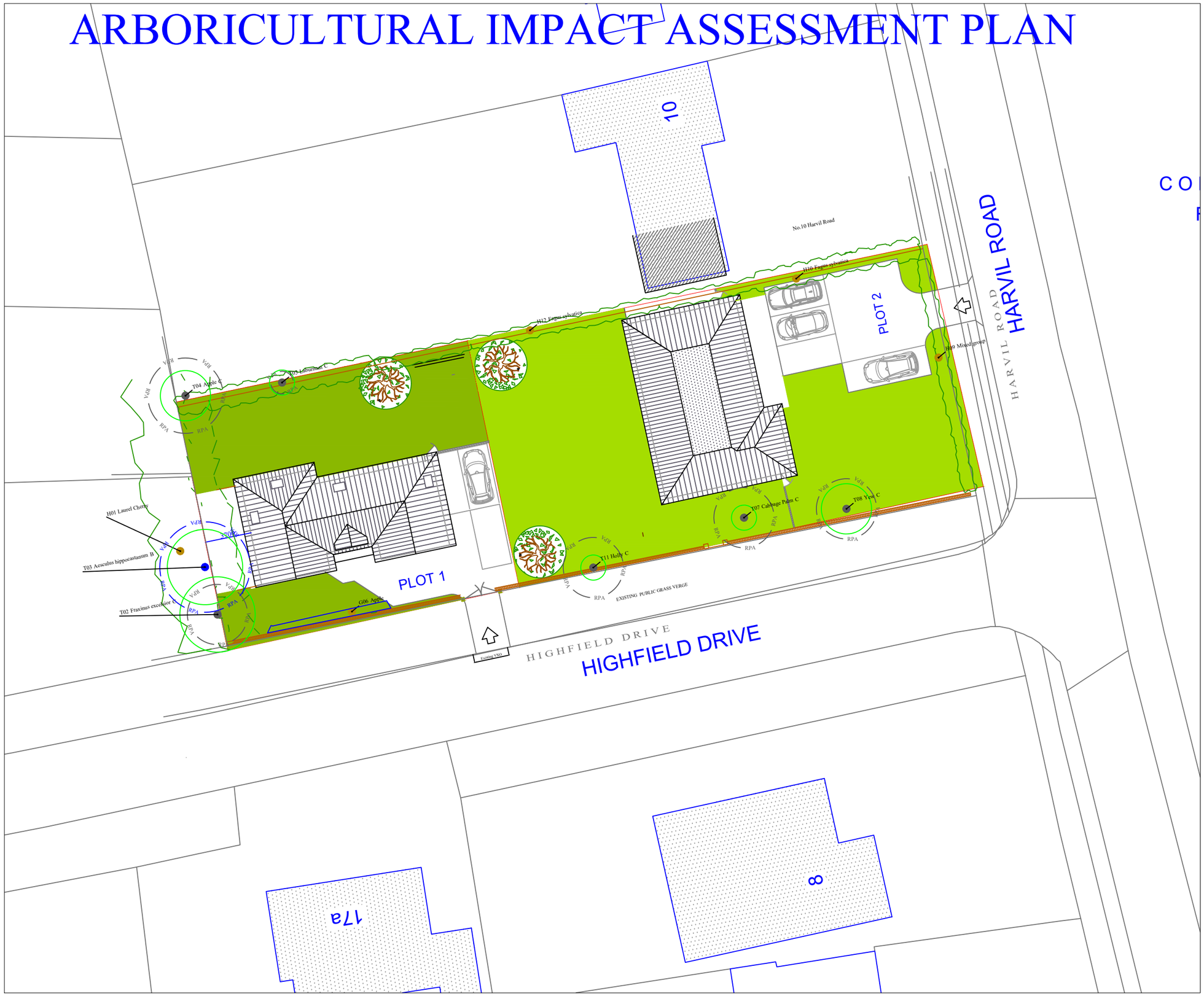
APPENDIX 2

Arboricultural Impact Assessment plan

ARBORICULTURAL IMPACT ASSESSMENT PLAN



General Notes

Tree canopy

RPA Cat A

RPA Cat B

RPA Cat C

No.	Revision/Issue	Date
	AIA plan	

Firm Name and Address

Bucks Plant Care Ltd
Wylderne
Bridge Street
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Project Name and Address

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Ickenham,
UB10 8AJ

Project	BPC - 20973
Date	21.06.2023
Scale	1:200 in A3
Sheet	01