MARK WELBY
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Arboricultural Report

Including a tree survey, impact assessment and method statement for new boundary fencing at

Airpets, Spout Lane,
North Heathrow, Staines, TW19 6BW

Reference: MW.2510.ASL.AIA
Client: Airpets
Date: 14 October 2025
Revision: B: 09.12.2025

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Executive Summary

Trees are a consideration in this planning application for new boundary fencing. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012 compliant tree survey, an arboricultural impact assessment, and a tree protection strategy that includes a method statement and tree protection plan.

Two low-quality trees are to be removed to facilitate the proposals.

The proposed fencing runs through the root protection areas of retained trees in some areas. Therefore, to minimise impact, a sensitive approach will be adopted. This will comprise an excavation for postholes. Should roots greater than 25 mm in diameter be encountered in any postholes, the holes will be adjusted to avoid these roots. Any smaller roots will be severed. A method statement for this is included within this document.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.

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1. Instructions and Terms of Reference

1.1. In October 2025, Airpets instructed me to undertake a tree survey and produce this report to accompany a planning application for new boundary fencing at Airpets, Spout Lane, North Heathrow, Staines, TW19 6BW.

1.2. Following the recommendations of the British Standard[1], this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

1.3. It demonstrates that the proposal's impact, both direct and indirect, has been assessed, and mitigation, compensation, and tree protection have been proposed where appropriate.

1.4. Correctly implementing the tree protection specified in this report is critical for ensuring the retained trees are successfully protected throughout construction.

1.5. The assessment considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.

1.6. A tree's root protection area (RPA) represents a minimum area in m^2 that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

Documents Supplied

- Proposed: 506_P_2.3 Perimeter Fence Plan (1).dwg
- Site survey: Airpets.dwg

[1]BS5837:2012 Trees in relation to design, demolition and construction

2. Statutory & Other Relevant Constraints

Local Planning Authority	**London Borough of Hillingdon**
Tree Preservation Orders & Conservation Area restrictions Checked at the time of writing using the following link https://lbhillingdon.maps.arcgis.com/apps/View/index.html?appid=7b18f60872a94d38a0c9bf1aea032760	
Tree Preservation Orders	**None**
Conservation Areas	**None**
Forestry Act (1967)	**A licence may be required for tree removals**
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	**None**
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?v=	**None**
Obvious veteran trees	**None**
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	**No**
Legal covenants and outstanding planning conditions	**Not known**
Checked online at the time of writing (information must be verified before any tree work is carried out).	

Ecology

2.1. The Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to conserving biodiversity when carrying out their functions. This includes protecting trees that provide habitats for wildlife. The Wildlife and Countryside Act 1981 also provides protection for certain species of plants and animals, making it an offence to intentionally damage or destroy their habitats.

3. Survey Scope & Methodology

3.1. Tree survey data can be found on the appended plan.

3.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.

3.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.

3.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment[2] (VTA) method.

3.5. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.

3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

3.7. Tree heights were measured with a clinometer or estimated in relation to those measured.

3.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.

3.9. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

3.10. All estimated dimensions are noted in the data.

[2] Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London:H.M.S.O.

4. Arboricultural Impact Assessment

Proposal

4.1. It is proposed to install a new boundary fence, the layout of which can be seen on the appended plan.

Tree Removals

4.2. Two low-quality trees need to be removed to facilitate this proposal.

4.3. They are listed on the appended plan and comprise an elder and a goat willow, both category C.

Tree Surgery

4.4. Trees that require it, along with the hedge and group on the roadside, will be cut back to allow the fence to be constructed. Only the pruning work necessary for its installation will be carried out.

Construction Impact

4.5. The proposed fencing runs through the root protection areas of retained trees in some areas. Therefore, to minimise impact, a sensitive approach will be adopted. This will comprise an excavation for postholes. Should roots greater than 25 mm in diameter be encountered in any postholes, the holes will be adjusted to avoid these roots. Any smaller roots will be severed. A method statement for this is included within this document.

4.6. Given the low-impact nature of the proposal, physical tree protection measures (barriers or ground protection) are not necessary. All materials will be stored within the existing hard standing on the site.

Supervision & Monitoring

4.7. Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.

4.8. It is my opinion that regular monitoring visits would not be necessary for this project.

Summary

4.9. Provided the tree protection strategy is implemented as outlined in the following method statement, this application has a low arboricultural impact and is thus acceptable.

5. Arboricultural Method Statement

5.1. The tree protection on this site is subject to implementation as detailed in the following sections.

5.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.

5.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.

5.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.

5.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.

5.6. A tree plan is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

Site Induction

5.7. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.

5.8. In general, this will include the following:

1. Explanation of the purpose of the tree protection barriers and any ground protection
2. Explanation of the demolition procedures near trees
3. Explanation of the sensitive/supervised excavation areas
4. What to do if access is needed within a protected area for any reason
5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

Tree Surgery

5.9. Pruning will be limited to cutting branches and trimming of hedging that is required to facilitate the installation of the fence only.

5.10. All work will be carried out under BS3998[3] industry best practice and in line with any works already agreed upon with the council.

[3] *BS3998:2010- Recommendations for Tree Work*. London: British Standards Institute

5.11. The statutory protection[4] [5] will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

5.12. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.

5.13. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

Fencepost Installation in RPA

5.14. Stages for installing posts:

No plant machinery is to be used in the area for whatever reason

1. Dig postholes using hand tools, avoiding damage to the protective bark covering larger roots. Roots smaller than 25mm in diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
2. Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole shall be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly.
3. Line holes with non-porous lining, for example, a durable polyethene bag.
4. Insert post and fill post-hole with concrete to just below ground level.
5. Trim polyethene to ground level and fill with clean topsoil.
6. Reinstall TPF as approved.

[4] *Wildlife and Countryside Act.* (1981) London: HMSO.

[5] *Conservation of Habitats and Species Regulations (2017)* London: HMSO.

6. Limitations of Use and Copyright.

Appendix

i. Tree Categories Explained

BS5837:2012 Table 1 -**Cascade chart for tree quality assessment**			
Category and definition	**Criteria (including subcategories where appropriate)**		
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.***		
	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)
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
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 150mm	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

ii. Tree Plan

See the following page

BS5837 Tree Survey: Trees & Groups to be Retained

Retained Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
G02	Mixed species	Mixed species	3m	50mm; 50mm; 60mm; 50mm;		Mature	Line of small scrubby trees located south of existing fence. Trees have been pruned back on site side.	10 Years	13/10/2025	C2		55.11m²	1
H01	Ligustrum lucidum	Chinese privet	4m	40mm; 40mm; 40mm		Mature	Regularly maintained boundary hedge.	10 Years	13/10/2025	C2		71.4m²	1
T03	Fraxinus excelsior	Common ash	8m	230mm	2.5m	Early-Mature	Plotted by eye on plan. Growing within 10m of fence. Ivy on stems. Branches rubbing on top of adjacent building.	10 Years	13/10/2025	C2	2.7m	23m²	1
T11	Quercus robur	Pedunculate oak	15m	560mm	2m	Mature	Plotted by eye of plan. One-sided crown biased to the south.	20 Years	13/10/2025	B2	6.6m	137m²	1
T12	Salix babylonica	Weeping willow	16m	910mm	2m	Mature	First limb at 1.7m is dead. Large Deadwood in crown.	20 Years	13/10/2025	B1/2	10.8m	366m²	1
T13	Juglans regia	Common walnut	8m	220mm; 220mm	3m	Mature	Twin stem from ground level. Ivy on stems. Branches encroaching on building.	20 Years	13/10/2025	B1/2	3.6m	41m²	1
T14	Chamaecyparis lawsoniana	Lawson cypress	14m	330mm	2m	Mature	Very sparsely foliated	<10 Years	13/10/2025	U	3.9m	48m²	1
T15	Chamaecyparis lawsoniana	Lawson cypress	14m	280mm	2m	Mature	Very sparsely foliated	<10 Years	13/10/2025	U	3.3m	34m²	1
T16	Tilia x europaea	European lime	15m	630mm	1.5m	Mature	Offside tree. Pruning wounds and stubs on west side of stem.	40 Years	13/10/2025	A2	7.5m	177m²	1
T17	Tilia x europaea	European lime	15m	280mm	2m	Early-Mature	Elliptical crown shape due to adjacent trees	20 Years	13/10/2025	B2	3.3m	34m²	1
T18	Tilia x europaea	European lime	16m	490mm	3m	Mature	Pruning wounds on west side of stem	40 Years	13/10/2025	A2	6m	113m²	1
T19	Aesculus hippocastanum	Horse chestnut	10m	680mm	2m	Over-Mature	Believe the tree to be dead	0 Years	13/10/2025	U	8.1m	208m²	1
T20	Tilia x europaea	European lime	16m	460mm	1m	Mature	Good overall physiological and structural condition.	40 Years	13/10/2025	A1	5.4m	92m²	1
T21	Tilia x europaea	European lime	16m	380mm	3m	Early-Mature	Crown slightly suppressed by adjacent trees	20 Years	13/10/2025	B2	4.5m	64m²	1
T22	Tilia x europaea	European lime	14m	310mm	1m	Early-Mature	Good overall physiological and structural condition. Domed crown shape	40 Years	13/10/2025	A1/2	3.6m	41m²	1
T23	Sambucus nigra	Elder	4m	40mm; 40mm; 40mm; 40mm; 40mm	2m	Early-Mature	Plotted by eye on plan. Branches rubbing up against fence.	10 Years	13/10/2025	C2	1.2m	5m²	1
T26	Malus sp.	Apple	6m	320mm	2m	Mature	Small fruit tree that's regularly pruned with some decay in its stem.	10 Years	13/10/2025	C1	3.9m	48m²	1
T27	Malus sp.	Apple	5m	310mm	2m	Mature	Small fruit tree that's regularly pruned with some decay in its stem.	10 Years	13/10/2025	C1	3.6m	41m²	1
T28	Malus sp.	Apple	5m	320mm	2m	Mature	Small fruit tree that's regularly pruned with some decay in its stem.	10 Years	13/10/2025	C1	3.9m	48m²	1
T29	Fraxinus excelsior	Common ash	13m	280mm; 280mm		Mature	Plotted by eye on plan. Twin stem from ground level. Ivy on stem rubbing on existing fence. Unbalanced crown shape biased to the south.	10 Years	13/10/2025	C2	4.8m	72m²	1
T30	Crataegus monogyna	Common hawthorn	5m	100mm; 100mm; 100mm; 100mm	1.5m	Mature	Plotted by eye on plan. Dense cluster of ivy covered stems growing a buting existing fence.	10 Years	13/10/2025	C2	2.4m	18m²	1
													Total: 21

Survey by Rob Anderson Fdsc. Nd Ads, MArborA
www.rtreetby.com

# denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicative representation (typically for groups).

Trees & Groups for Removal:

Removed Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	Date Surveyed	BS Cat	No.
T24	Salix caprea	Goat willow	5m	100mm; 100mm; 100mm; 100mm; 100mm; 100mm	2m	Mature	Plotted by eye plan. Multi-stemed from 0.2m. Brunch is rubbing on building.	10 Years	13/10/2025	C2	1
T25	Sambucus nigra	Elder	4.5m	40mm; 40mm; 40mm; 40mm; 40mm	2m	Early-Mature	Plotted by eye on plan. Branches rubbing up against fence and building.	10 Years	13/10/2025	C2	1
											Total: 2

BS5837:2012 Cascade chart for tree quality assessment

Category & Definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention			
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, immediatate, 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 Trees presenting conservation or potential conservation value which it might be desirable to preserve		
Trees to be considered for retention			
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation
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)
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
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

Base plan/site survey reference: 21-058-01.pdf

NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.
• The reference numbers of surveyed trees and groups relate to the survey data. Dimensions and grouds may be estimated, and indicative of canopy spread.
• The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
• Where access to adjacent land was not available, an estimated appraisal has been made of their quality and dimensions.
• Where trees or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
• Height dimensions are estimated and are given in metres.
• Trunk/stem diameters are measured in mm at 1.5 metres above ground level (or immediately above where this is not possible, then Figure 2.7 of the British Standard is followed).
• Canopy spreads, graphically represented on the plan, Tiny, where markedly asymmetrical, were measured or estimated by pacing) in four directions (north, east, south, west) to the nearest metre, or measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the purposes of the RPA, the stem diameter recorded at each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

REV:	DATE:	UPDATES:	DRAWN:
A	09.12.2025	Plan updated	MW
-	01.12.2025	Trees 14,15,30,39 & 41 removed	MW

Tree ref/category/species & TPO ref
Root protection area
Crown spread

BS 5837:2012 Tree Quality Categories
- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: https://bit.ly/5837FAQ
Or scan this QR Code:

This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Survey

Airpets, Spout Lane, North Heathrow, Staines, TW19 6BW

Date: 14/10/2025
Scale: 1:250 @A0
SWG Ref: MW.2510.ASL.TS.RevB

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