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Arboricultural Implications Report

Proposed re-development at

57 Kewferry Road

Northwood



October 2021

Ref. SJA air 21499-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposal on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. The main arboricultural feature adjacent to the site is to be retained. The proposed extension will represent no alteration to the main arboricultural feature of the adjacent site and local area, no alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of the silver birch tree (no. 1), and complies with current British Standards.

S4. The incursion into the Root Protection Area of silver birch no.1 to be retained is minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at Appendix 1, no significant or long-term damage to its root system or rooting environment will occur.

S5. The proposed extension is unlikely to be shaded by the retained tree to the extent that this will interfere with the reasonable use or enjoyment of the extension by the occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist

S6. As the proposed development will not result in the removal of trees which are features of merit, it complies with Policies EM7, DMHD1 and DMHB14 of the Hillingdon Councils Local Plan.

CONTENTS

1. INTRODUCTION AND BACKGROUND INFORMATION	4
2. METHODOLOGY.....	7
3. THE TREES.....	16
4. TREES TO BE REMOVED	17
5. TREES TO BE PRUNED	18
6. ROOT PROTECTION AREA INCURSIONS.....	19
7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS.....	21
8. CONCLUSIONS.....	22

APPENDICES

1. Outline arboricultural method statement
2. Tree survey schedule (SJA tss 21499-01)
3. Tree protection plan (SJA TPP 21499-041)

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Anil Sharma to visit 57 Kewferry Road, Northwood to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed re-development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to London Borough Hillingdon (the LPA), and complies with local validation requirements, and with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').

1.2.2. The proposed development comprises of demolition of the existing conservatory and the construction of 2 floor rear and side extension with all associated services.

1.2.3. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation as a result of shading (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection was undertaken by Simon Gladman of SJAtrees on Friday the 17th September 2021. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is 836.8m² in size and is located on the west side of Kewferry Road, as shown at **Figure 1** below. The north boundary has a public footpath between it and the adjacent property while the south boundary adjoins the residential property of no. 55 Kewferry Road. The west boundary adjoins the rear garden of a residential house on Ebury Close and the east boundary fronts Kewferry Road.



Figure 1: Site location shown on Google Earth image

1.4.2. It is on predominantly level ground, and currently comprises a detached residential dwelling with associated front hard standing and rear garden.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site lies on above a bedrock of Lambeth Group - Clay, Silt and Sand.

1.5.2. Whilst no site investigation or soil analysis has been undertaken, the British Geological Survey map suggests that the soil is likely to be susceptible to compaction.

1.6. Statutory controls

1.6.1. The silver birch tree (no. 1) is covered by a tree preservation order (TPO). This is TPO no. 114 (T3) of 1972 made by Hillingdon Council, which covers forty-two trees present from 1972 of which the silver birch is one. The tree protected by this TPO is identified within our tree survey schedule at **Appendix 2**.

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework (NPPF) (July 2021) sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.1.3. In paragraph 130, within Section 12 "Achieving well-designed places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.1.4. Paragraph 131 in this section states: **“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”**

2.1.5. The section titled Planning for climate change states at paragraph 153: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”**

2.1.6. In paragraph 174, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) **protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);**

b) **recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...**

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.1.7. In paragraph 180, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.2. Regional policy context

2.2.1. Policy G1 ‘Green infrastructure’ of the London Plan (March 2021) states:

“A London’s network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:

- 1) identify key green infrastructure assets, their function and their potential function**
- 2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.**

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London’s wider green infrastructure network.”

2.2.2. Policy G7 ‘Trees and woodlands’ of the London Plan states:

“A London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.

B In their Development Plans, boroughs should:

1) protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site¹³⁹

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

¹⁴⁰ **Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012”.**

2.3. Local policy context

2.3.1. Local planning policies are contained in the adopted Hillingdon Local Plan Part 1 (November 2012) & Part 2 (January 2020).

2.3.2. The relevant section of Policy EM7 of the Local Plan Part 1 states, *inter alia*:

“The Council will implement Policy EM7 by:...

- Protecting and where feasible extend habitat and improve ecosystems throughout the borough and to areas beyond, by maintaining existing trees, native vegetation (adaptable to climate change) and open space and provide new areas of such vegetation (including the linking of existing fragmented areas) for the benefit of wildlife in accordance with the local Biodiversity Action Plan...”**

2.3.3. Policy DMHB 14 of the Local Plan Part 2 states:

“Trees and Landscaping

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.”

2.3.4. The relevant section of Policy DMHD 1 of the Local Plan Part 2 states, *inter alia*:

“A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:...

viii) trees, hedges and other landscaping features are retained; and...”

2.4. Neighbourhood policy context

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

2.5. Tree survey and baseline information

2.5.1. We surveyed individual trees with trunk diameters of 75mm and above¹, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub

¹ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

masses, hedges and hedgerows² growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.5.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.5.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally³. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.5.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.5.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule.

2.5.6. We have applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

² Ibid, 4.4.2.7

³ Ibid, 4.4.2.3

2.6. Tree constraints

2.6.1. In line with the NPPF's presumption in favour of sustainable development, we have assessed whether any trees should be retained in the context of a proposed re-development. To do this, we identified the main arboricultural features within or immediately adjacent to the site, whose removal we considered could have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity.

2.6.2. Whilst BS 5837 states that trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.6.3. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**⁴.

2.6.4. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**⁵.

2.6.5. The 'Root Protection Areas' (RPAs)⁶ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

⁴ Ibid. 4.5.10.

⁵ Ibid. 5.1.1.

⁶ The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority." BS 5837, paragraph 3.7.

2.6.6. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day⁷.

2.6.7. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

2.6.8. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.7. Arboricultural impact assessment and tree protection plan

2.7.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 3**. This is based on the proposed site layout by Consilio, drawing no. 57-21-01 PA-02.

2.7.2. The TPP identifies the trees which will be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to

⁷ BS 5837, paragraph 5.2.2 Note 1.

these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

2.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.7.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.7.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

2.7.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible, but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁸

⁸ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed a total of two individual trees, and four groups of trees, growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is formed by large, detached properties many with hard surfaced fronts and with individually planted ornamental trees located either at the front or rear of the properties with those at the rear being glimpsed between existing dwellings or their upper canopies being just visible above the rooflines from Kewferry Road.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that are “**features of merit**.” The individuals within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the off-site European larch (no. 2) growing within the curtilage of no. 55, and which is readily visible along Kewferry Road and forming a feature of the site .

3.2.2. No individual trees have been assessed as category 'U'.

3.2.3. There are no category 'A' trees and one category 'B' specimen (European larch no.2). The remaining off-site tree (silver birch no.1) is assessed as a category 'C' tree, being either of low quality, very limited merit, only low landscape benefit, no material cultural or conservation value, or only limited or short-term potential or a combination of these.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, no trees or groups are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.2. Assessment

4.2.1. The off-site tree (European larch no.2) that constitutes the main arboricultural feature adjacent to the site, forming a feature of merit along Kewferry Road and which makes the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the proposed extension will represent no impact or alteration to the main arboricultural feature of the site or local area.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. One tree, off-site silver birch no.1 to be retained, is to be pruned back to the boundary to previous pruning points to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. The extent of pruning proposed, by reduction to the previous pruning points as detailed above is minor. Branches to be removed are mostly small in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.2. The pruning back to the boundary of the silver birch (no. 1), subject to LPA consent, could legally be undertaken irrespective of this scheme and could be repeated whatever the future use of the site, indeed, there is clear evidence that this tree has already been historically undertaken in the past.

5.2.3. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by the residential properties on the western side of Kewferry Road. It will have a negligible effect on the appearance of the tree when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the site or local area.

5.2.4. Following the pruning specified, the west elevation of the proposed extension will not lie within 2m of the extents of the canopy of the silver birch tree to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Part of the proposed extension and its foundations will encroach within the RPA of one of the trees to be retained. This is shown in **Table 2** below.

Tree no.	Species	Incursion	Extent of incursion	% of RPA
1	Silver birch	Foundations of proposed extension	4m ²	8.3%

Table 2: Proposed incursion within RPA

6.2. Assessment

6.2.1. The incursion by part of the proposed extension into the RPA of the Silver birch tree listed in **Table 3** extends no closer than 2.2m to the trunk and equates to no more than 8.3% of the trees RPA, which includes a generous 0.5m construction offset from the footprint of the foundations, though this is unlikely to extend this far and the potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 3**.

Tree no.	Species	Incursion	Proposed mitigation
1	Silver birch	Foundations of proposed extension	Excavation will be done manually under the direct supervision of an arboricultural consultant to ensure any over dig is minimised and any roots discovered treated appropriately

Table 3: Proposed mitigation of RPA incursion

6.2.2. The incursion into the RPA of Silver birch tree no.1 is by the proposed extension foundations, and some degree of excavation will be required. To minimise the impact on this specimen, excavation within this RPA will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPA is avoided, any excavation can be minimised where achievable, and any roots encountered can be treated appropriately.

6.2.3. As a species silver birch has been identified as moderate at tolerating root pruning and disturbance⁹. As this specimen is semi-mature and of average physiological condition, there is no reason to suggest that it will not be able to tolerate the cutting of roots within this section of its RPA.

6.2.4. Furthermore, within the site boundary the opportunity exists for the soil used by the tree for root growth to be improved. Subject to proposed landscaping, the soil and rooting environment within the RPA of the silver birch could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As this tree can remain viable by being able to root in other areas, contiguous to its RPA, and the soil environment in which it is rooting can be improved, this incursion complies with paragraph 5.3.1 of BS5837.

6.2.5. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 3**.

6.2.6. Accordingly, subject to implementation of the above measures, and considering the age, current physiological condition and tolerance of disturbance of the silver birch (no. 1), no significant or long-term damage to its root system or environment will occur as a result of the proposed development.

⁹ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. The proposed extension is located within the shadow pattern of silver birch no. 1, however, its rear and west elevation does not directly face the tree. Nor does the fenestration of its main habitable rooms (living room, kitchen) exclusively and directly face the tree within its shadow pattern¹⁰; that is, where the extension is sited in an arc between the north-west and the east of the retained tree and is closer to it than the current height of this specimen.

7.2. Assessment

7.2.1. Whilst the proposed extension is within the shadow pattern of the retained silver birch the existing status quo in terms of shadow already cast by the tree will not be altered. Furthermore, as a species silver birch has a thin canopy and shading will be sparse in any event.

7.2.2. For this reason, despite the relative proximity of the proposed extension to tree no. 1, which is off-site to the south of the boundary, the proposed extension is unlikely to be shaded to the extent that this will interfere with the occupiers' reasonable use or enjoyment of it, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

¹⁰ BS 5837, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposal on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. The main arboricultural feature adjacent to the site is to be retained. The proposed extension will represent no alteration to the main arboricultural feature of the adjacent site and local area, no alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of the silver birch tree (no. 1), and complies with current British Standards.

8.1.3. The incursion into the Root Protection Area of silver birch no.1 to be retained is minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to its root system or rooting environment will occur.

8.1.4. The proposed extension is unlikely to be shaded by the retained tree to the extent that this will interfere with the reasonable use or enjoyment of the extension by the occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain the main arboricultural feature of the site and local area, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

8.2.2. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 of the NPPF.

8.3. Compliance with regional planning policy

8.3.1. As all the existing trees assessed as being features in the existing built environment will be retained, in arboricultural terms the proposed development complies with Policy G1 'Green infrastructure' of the London Plan.

8.4. Compliance with local planning policy

8.4.1. As the proposed development will not result in the removal of trees which are features of merit, it complies with Policies EM7, DMHD1 and DMHB14 of the Hillingdon Councils Local Plan.

8.5. Conclusion

8.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A1.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within

the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A1.4. Ground preparation and demolition

A1.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A1.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

A1.5. Tree protection fencing

A1.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in **Figure 3** of that document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A1.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be

considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A1.6. Ground protection

A1.6.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A1.7. Manual excavation within RPAs

A1.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, in order to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

APPENDIX 2

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Preliminary Tree Survey Schedule

57 Kewferry Road, Northwood

September 2021

SJA ref: 21499

Tree Survey Schedule: Explanatory Notes

57 Kewferry Road, Northwood

This schedule is based on a tree inspection undertaken by Simon Gladman of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Friday the 17th September 2021. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1". Numbers correspond with numbering on topographical survey plan.

2. TPO no.

Number assigned to tree in the Hillingdon Council Tree Preservation Order no. TPO 114 (T3), as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but also showing signs of veteranisation, with significant decay or hollowing, and a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

113. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees 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.

- (1) Trees that have a serious, irreparable, 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).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) 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 minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) 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.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE **57 Kewferry Road, Northwood**

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
1	T3	Silver birch	12m	325mm	N 2.25m E 4m S 4.75m W 3.5m	2.5m	1.5m	Mature	Average	Moderate	Off-site tree; prominent buttress root to south; ivy on lower trunk; ground level drops by 600mm between properties; upright trunk with average crown spread; historic pruning of branches to north to boundary; visible from surrounding properties and public views from Kewferry Road to east.	C (12)
2		European larch	11m	215mm	N 3m E 2.75m S 2.5m W 2.25m	1.5m	1m	Semi-mature	Average	Moderate	Off-site tree; straight trunk with average crown spreads; average foliage size colour and density; visible in long public views from Kewferry Road.	B (12)
G1		Various sp.	5m (max)	120mm (max)	N 1.5m E 1.5m S 1.5m W 1.5m	0.1m	0.1m	Mature	Average	Indifferent	Off-site group; group of ornamental shrubs and trees regularly maintained; various species including Magnolia, Plum, Red oak & Redcurrant; hidden from public views.	C (1)
G2		Various sp.	5m (max)	90mm (max)	N 1.5m E 1.5m S 1.5m W 1.5m	0.1m	0.1m	Mature	Average	Indifferent	Group of ornamental trees and shrubs regularly maintained; various species including Rhododendron, Holly, Camelia & Field maple; hidden from public views.	C (1)
G3		Various sp.	3.5m (max)	130mm (max)	N 1.5m E 1.5m S 1.5m W 1.5m	0.1m	0.1m	Mature	Average	Indifferent	Group of ornamental trees and shrubs and a regularly trimmed hedge; various species including Rhododendron, Holly, Photinia & Leyland cypress; visible from Kewferry Road to east and surrounding properties.	C (12)
G4		Various sp.	2m (max)	70mm (max)	N 1.5m E 1.5m S 1.5m W 1.5m	0.1m	0.1m	Semi-mature	Average	Indifferent	Group of ornamental trees and shrubs regularly maintained; various species including Copper beech, Japanese meadowsweet, Box & Mock orange; visible from Kewferry Road to east and surrounding properties.	C (12)

Root Protection Areas (RPAs)

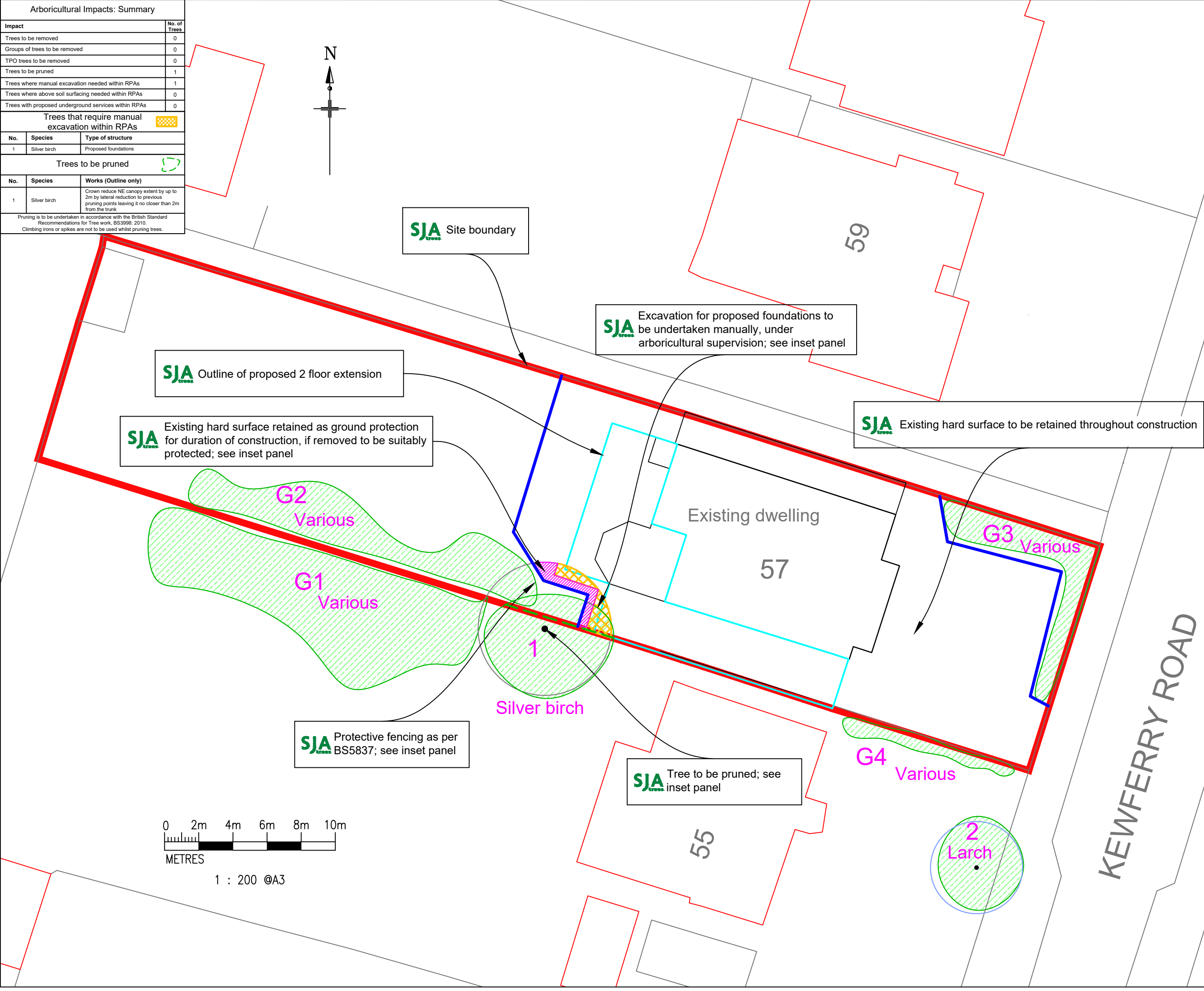
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Silver birch	47.8m ²	3.90m
2	European larch	20.9m ²	2.58m
G1	Various sp.	7.1m ²	1.5m
G2	Various sp.	7.1m ²	1.5m
G3	Various sp.	7.1m ²	1.5m
G4	Various sp.	7.1m ²	1.5m

APPENDIX 3

TREE PROTECTION PLAN

Arboricultural Impacts: Summary		
Impact		No. of Trees
Trees to be removed		0
Groups of trees to be removed		0
TPO trees to be removed		0
Trees to be pruned		1
Trees where manual excavation needed within RPAs		1
Trees where above soil surfacing needed within RPAs		0
Trees with proposed underground services within RPAs		0
Trees that require manual excavation within RPAs		
No.	Species	Type of structure
1	Silver birch	Proposed foundations
Trees to be pruned		
No.	Species	Works (Outline only)
1	Silver birch	Crown reduce NE canopy extent by up to 2m by lateral reduction to previous pruning points leaving it no closer than 2m from the trunk.
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.		



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - "Tensar" or similar) and pinned to the ground with steel pins to prevent movement.

SJA ARBORICULTURAL PLANNING CONSULTANTS

Project:	57 Kewferry Road, Northwood		
Client:	Anil & Bindu Sharma		
Drawing:	TREE PROTECTION PLAN		
Drawing no:	SJA TPP 21499-041		
Based on:	Ordnance Survey		
Drawn by:	SGG	Date of Issue:	October 2021
Checked by:	NHK	Tel: (01737) 813058	sja@sjatrees.co.uk
Tree nos.:	1	Canopies of trees to be retained:	
Category 'C' RPA:		Protective fencing:	
Manual excavation:		Ground protection:	

For further information refer to the SJAtrees Tree Survey Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2021

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