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Arboricultural Implications Report

Proposed re-development at

71 Thornhill Road

Ickenham

May 2022

Ref. SJA air 22185-01

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 proposals on the existing trees concludes that as no trees are to be removed or pruned, there will be no alteration to the main or overall arboricultural character of the site and will not have any adverse impact on the arboricultural character and appearance of the local landscape or the adjacent conservation area.

S3. There will be no incursions into the Root Protection Areas of trees to be retained, 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 their root systems or rooting environments will occur.

S4. The proposed dwelling is not likely to be shaded by retained trees to the extent that this will interfere with its reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S5. As the proposed development will not result in the removal of trees which are features of merit, it complies with Policies DMH 6 and DMHB 14 of the London Borough of Hillingdon Local Plan.

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APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Nisha Sharma to visit 71 Thornhill Road and 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 demolition and 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 The London Borough of Hillingdon and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it "should not be quoted as if it were a specification" [1] ; it is a set of recommendations intended to "assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction" [2]. It doesn't form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the demolition of the existing single storey dwelling and the construction of a replacement dwelling with associated hard and soft landscaping and rear amenity garden.

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[1] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. *The British Standards Institution*.

[2] *Ibid., p*.1, Introduction.

1.2.4. 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 or pruned (Section 4), those which might incur root damage that might threaten their viability (Section 5) and those that might become under pressure for removal after occupation because of shading (Section 6). A summary and conclusions, with regard to local planning policy, are presented in Section 7.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Will Hovell of SJAtrees on Thursday the 28th April 2022. Weather conditions at the time were overcast but dry. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The site is 544m^2 in size and is located on the east side of Thornhill Road, to the north of the junction with Swakeleys Drive and to the south of Gibson Road, as shown at ***Figure 1*** below. The north and south boundaries adjoin residential properties on Thornhill Road. The east boundary abuts an area of woodland through which the River Pinn flows.

Figure 1: Site location shown on Google Earth image

1.4.2. It is on ground that remains relatively flat through the site before falling steeply down to the river Pinn just outside the eastern boundary. The site currently comprises a single storey dwelling with associated hard surface driveway and front and rear gardens.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site lies on superficial deposits of Alluvium – clay, silt, sand and gravel, 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 that the soil is unlikely to be particularly susceptible to compaction.

1.6. Statutory controls

1.6.1. Five of the trees are covered by a tree preservation order (TPO). This is TPO no. 404 of 1987 made by the London Borough of Hillingdon, which protects the woodland immediately adjoining the site along its eastern boundary. The trees protected by this TPO are identified within our tree survey schedule at **Appendix 2** and on the accompanying and tree protection plan.

1.6.2. The site is not within a conservation area, but the Ickenham Village Conservation Area abuts the eastern boundary. Therefore, there are no constraints relating to existing trees in this regard within the site curtilage.

1.6.3. There are no hedgerows on site that could meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997[3].

[3] The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

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 site[139]

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 London Borough of Hillingdon Local Plan.

2.3.2. Policy DMH 6 of the core strategy states:

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

i) neighbouring residential amenity and privacy of existing homes

and gardens must be maintained and unacceptable light spillage avoided;

ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;

iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and

iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided

2.3.3. Policy DMHB 14 of the Local Plan states:

Policy DMHB 14: 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

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.

2.4. 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 above[4], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[5] 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 culturally[6]. 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

[4] 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.

[5] Ibid, 4.4.2.7

[6] Ibid, 4.4.2.3

biodiversity, where its removal might have a significant adverse impact on these factors.

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**"[7].

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**"[8].

2.6.5. The 'Root Protection Areas' (RPAs)[9] 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

[7] Ibid. 4.5.10.

[8] Ibid. 5.1.1.

[9] 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.

(including the presence of existing roads or structures), as well as soil type, topography and drainage.

2.6.6. 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.

2.6.7. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 6 below.

2.6.8. 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 impacts[10]

[10] 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 seven individual trees, four groups of trees and one area of woodland growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. Only one tree is situated within the site curtilage (flowering cherry no. 2) and is located on the western frontage adjacent to Thornhill Road and is a planted ornamental, broadleaf specimen. The woodland to the east of the site is a dense area of trees and consists of a variety of native broadleaf specimens adjacent to the River Pinn.

3.1.3. The most commonly found species is common alder of which the majority are tall, drawn-up semi-mature specimens. However, the most dominant specimen in relation to the site is a large, multi-stemmed mature hornbeam which sits on the eastern boundary of the site. The trees adjacent to the site, within rear amenity gardens and the eastern woodland group are in keeping with the overall arboricultural character of the area.

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 and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- The mature hornbeam specimen (no. 3) which is situated adjacent to the eastern boundary.

- The woodland (W1) growing adjacent to the east boundary of the site on the banks the River Pinn and includes off-site trees nos. 3 - 7.

3.2.2. The other groups surveyed within the site (G1, G2 and G3) predominantly consist of small, non-native shrub habit specimens which have a negligible impact on the wider character of the landscape.

3.2.3. One individual tree (nos. 1) has been assessed as category 'U'. This off-site street tree is unsuitable for retention, on the basis of being in such a condition that it cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. However, as this tree is situated outside of the site boundary it is assumed that this tree shall be retained.

3.2.4. There are no category ‘A’ trees and one category 'B' specimen (hornbeam no. 3). The remaining six trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these.

3.2.5. Of the groups of trees, and woodland, none have been assessed as category ’A’, one as category ‘B’, and the remaining three as category ‘C’.

4. TREES TO BE REMOVED OR PRUNED

4.1. Details

4.1.1. As no trees are to be removed or pruned to facilitate the proposals, there will no alteration to the arboricultural quality of the site and no impact on the main arboricultural features.

4.1.2. Two groups (G1 and G2) are to be partially removed to allow sufficient space to the construction of the proposed dwelling.

4.2. Assessment

4.2.1. Both groups that are to be partially removed consist of small, non-native shrub habit specimens which provide a negligible contribution to the green character of the area and are also readily replaceable. Additionally, only small sections of these groups (G1 6.75m length; G2 x2 7m lengths) are to be removed, leaving them predominantly intact. As a result, the removal of these small sections will have no impact on the main arboricultural features of the side or the wider landscape.

5. ROOT PROTECTION AREA INCURSIONS

5.1. Details

5.1.1. No parts of the proposed dwelling or associated hard surfacing are within the RPAs of any of the trees to be retained.

5.2. Assessment

5.2.1. As no parts of the proposed dwelling or other structures, including hard surfacing are within the RPAs of any of the trees to be retained, subject to the implementation of protective measures specified on the TPP, the dwellings' construction will not cause unacceptable damage to roots or rooting environments as a result of root severance or damage, or compaction or pollution of the soil.

5.2.2. However, within the RPA of flowering cherry no. 2, an area has been sectioned off to be used for the storage of materials. In order to minimise any potential compaction resulting from this, the area will be covered by ground protection. Details of the specification for this protection can be found in the outline arboricultural method statement at **Appendix 1.**

6. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

6.1. Details

6.1.1. The fenestration of the main habitable rooms (living room, kitchen) of the proposed dwelling directly faces trees within the shadow patterns of trees to be retained; that is, the dwelling is sited in an arc between the north-west and the east of these trees and are closer to them than the current heights of these specimens.

6.2. Assessment

6.2.1. The proposed living room windows have been designed to be as large as possible, and also consist of large glass sliding doors, which will allow added light to access the interior along the eastern elevation of the proposed dwelling. All of the trees whose shadow patterns overlay the footprint of the proposed dwelling are deciduous specimens, and therefore will not cause significant shading during the winter months when out of leaf.

6.2.2. Consideration of the orientation of the living room windows to the positions of the relevant trees on the spring and autumn equinoxes[11] indicates that whilst some shading and reduction of light to the windows may be experienced during the morning when the trees are in leaf, by midday to early afternoon the dwelling will have full access to sunlight for the remainder of the day. At the summer solstice when the sun is at its highest in the sky, the extent of shading will be reduced significantly.

6.2.3. For these reasons, despite the relative proximity of the proposed dwelling to trees on the east boundary, the proposed dwelling is unlikely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of this dwelling, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

[11] *www.suncalc.org*

7. CONCLUSIONS

7.1. Summary

7.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that as no trees are to be removed or pruned, there will be no alteration to the main arboricultural features or character of the site and will not have any adverse impact on the arboricultural character and appearance of the local landscape or the adjacent conservation area.

7.1.2. There will be no incursions into the Root Protection Areas of trees to be retained, 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 their root systems or rooting environments will occur.

7.1.3. The proposed dwelling is not likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

7.2. Compliance with national planning policy

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

7.2.2. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

7.3. Compliance with regional planning policy

7.3.1. 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.

7.4. Compliance with local planning policy

7.4.1. As the proposed development will not result in the removal of trees which are features of merit, it complies with Policies DMH 6 and DMHB 14 of the London Borough of Hillingdon Local Plan.

7.5. Conclusion

7.5.1. 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 groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to 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 vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

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).

A1.5. 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.

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 vehicles will be entering and leaving the site and materials are likely to be stored in close proximity to RPAs of trees to be retained, the ground 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.

A1.6.2. 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.

A1.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

APPENDIX 2

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

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Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA) (Operations)

Preliminary Tree Survey Schedule

71 Thornhill Road, Ickenham

April 2022

SJA Ref: 22185

Tree Survey Schedule: Explanatory Notes

71 Thornhill Road, Ickenham

This schedule is based on a tree inspection undertaken by Will Hovell of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Thursday the 28th April 2022. Weather conditions at the time were overcast but dry. Deciduous trees were in partial 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".

2. TPO no.
Number assigned to tree in the London Borough of Hillingdon Tree Preservation Order no. 404, 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 live branch.

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 showing signs of veteranisation, irrespective of actual age, with 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 irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable 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

13. 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, 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).
(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

71 Thornhill Road, Ickenham

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1		Flowering cherry	5m	235mm	N 1.25m E 2m S 3.75m W 1.5m	2m	S 2m	Semi-mature	Low	Poor	street tree; moribund; desiccated fungal fruiting bodies at base; saprophytic fungal fruiting bodies throughout structure; of poor quality and severely limited potential.	U (2)
2		Flowering cherry	10.5m	215mm 275mm 160mm 265mm	N 5m E 4.5m S 5m W 4.25m	2m	2m	Mature	Average	Indifferent	Exposed surface roots to north west and south with mechanical damage consistent with mowing; multi-stemmed from 1.5m showing acute unions with no bark to bark contact; prominent buttress roots; multiple historic pruning wounds on lower trunk consistent with crown raising showing minor occlusion; minor deadwood stubs in lower canopy from historic pruning, maximum diameter 100mm; lower crown historically heavily reduced; upward growth habit; foliage of average size, density and colour; of short-term potential; visible for 200m stretch of Thornhill Road, 25m stretch of Gibson Road and glimpsed in narrow views from Woodstock Drive; contributes to green character of Thornhill Road.	C (2)
3	TPO 404	Hornbeam	19m	430mm est. 380mm est. 300mm est. 330mm est. 400mm est.	N 11m E 8m S 11.5m W 9.5m	2m	W 2m	Mature	Average	Indifferent	Off-site tree; inspection of base and unions impeded by boundary; multi-stemmed from base; ivy-covered; small suppressed leader originating at base recently removed leaving 1.5m stub, 150mm diameter; recent pruning wound on northern most leader at 3m, 200mm diameter; dominant, spreading crown; tensile unions in mid and upper crown; minor deadwood throughout crown, maximum diameter 50mm, consistent with age and species; foliage of average size, density and colour; of moderate potential; crown visible for 200m stretch of Thornhill Road and visible in narrow views from adjacent residential estates; essential component of the group in which it stands.	B (12)
4	TPO 404	Common alder	17m	275mm est. 340mm est.	N 5m E 6m S 4m W 6.25m	4m	W 4m	Semi-mature	Average	Indifferent	Off-site tree; inspection of base and unions impeded by boundary; ivy-covered; drawn-up and mutually suppressed; part of aerodynamic group with meshing crowns providing companion shelter; of low quality but moderate potential; crown visible for 100m stretch of Thornhill Road; inessential component of the group in which it stands.	C (12)
5-6	TPO 404	Common alder	20m	#T5 310mm est. #T6 330mm est.	N 6.5m E 5m S 2m W 4m	5m	5m	Semi-mature	Average	Indifferent	Inspection of bases impeded by boundary; single trunks; drawn-up and mutually suppressed; asymmetrical crowns as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; of short-term potential; visible for 100m stretch of Thornhill Road; inessential components of the group in which they stand.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
7	TPO 404	Sycamore	20m	500mm est. 475mm est.	N 7.5m E 4.5m S 7m W 8m	4m	2m	Mature	Average	Indifferent	Off-site tree; inspection of base and unions impeded by boundary; asymmetrical crown as suppressed by adjacent specimens; foliage of average size, density and colour; of moderate potential; visible for 150m stretch of Thornhill Road; contributes to green character of the area; significant component of the group in which it stands.	B (12)
G1		Various	Max 4m Avg 2.5m	Max 75mm Avg 30mm	1m	0.25m	0m	Semi-mature	Average	Indifferent	Group consisting of mixed shrubs including forsythia, viburnum, photinia, pyracantha and box; provides low level screening to adjacent property and Thornhill Road; of limited arboricultural value and readily replaceable; of short-term potential; visible for 100m stretch of Thornhill Road.	C (12)
G2		Various	Max 4m Avg 2m	Max 75mm Avg 30mm	0.5m	0m	0m	Semi-mature	Average	Indifferent	Group of small mixed shrubs including lilac, forsythia, flowering currant, pittosporum, Leyland cypress, cherry laurel and photinia; provides minor low level screening to adjacent properties; of limited arboricultural value and readily replaceable; of short-term potential; obscured from public view.	C (1)
G3		Various	Max 3m Avg 2m	Max 100mm Avg 50mm	1m	0m	0m	Semi-mature	Average	Indifferent	Off-site group of trees; group of small mixed shrubs including photinia, yew and holly; provides minor low level boundary screening; of limited arboricultural value and readily replaceable; of short-term potential; obscured from public view.	C (1)
W1		Various	Max 22m Avg 18m	Max 600mm est. Avg 400mm est.	5m	3m	3m	Semi-mature	Average	Indifferent	Off-site woodland; woodland consisting of hornbeam, English oak, alder, sycamore and white willow; larger specimens situated on eastern side of river with only small self seeded specimens on western side, maximum trunk diameter 150mm; provides significant screening from rear of residential properties on Thornhill Road to green space to the east; many tall, drawn up specimens; of long-term potential; contributes to green character of the area.	B (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.

Tree No.	***Species***	***RPA***	***RPA Radius***
1	Flowering cherry	25.0m²	2.8m
2	Flowering cherry	98.5m²	5.6m
3	Hornbeam	311.3m²	10.0m
4	Common alder	86.5m²	5.2m
5-6	Common alder	43.5m² 49.3m²	3.7m 4.0m
7	Sycamore	215.2m²	8.3m
G1	Various	2.5m²	0.9m
G2	Various	2.5m²	0.9m
G3	Various	4.5m²	1.2m
W1	Various	162.9m²	7.2m

APPENDIX 2
Tree Protection Plan

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	0
Groups of trees to be removed	0
Groups of trees to be partially removed	2
TPO trees to be removed	0
Trees to be pruned	0
Trees where manual excavation needed within RPAs	0
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

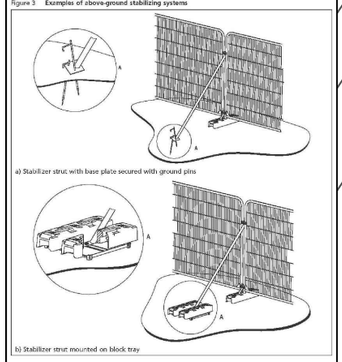
Trees to be Removed

No	Species	Category
G1 (Partial)	Various	C (1)
G2 (Partial)	Various	C (1)

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



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

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.
For wheeled or tracked traffic: temporary aluminium roadway ("Trakway" or similar), interlocking polyethelene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

N

THORNHILL ROAD

67

73

Flowering cherry [1]

Existing drive

G3 Various

Flowering cherry 2

G1 Various

SJA Temporary ground protection suitable for wheeled or tracked construction traffic; see inset panel

SJA Site boundary

SJA Outline of proposed dwellling

SJA Protective fencing as per BS5837; see inset panel

SJA Area to be used for the storage of materials.

SJA Outline of existing no. 71 to be demolished

SJA Sections of groups to be removed

TPO 404

G3 Various

3 Hornbeam

G2 Various

G3 Various

4 Common alder

Common alder 5

6 Common alder

7 Sycamore

TPO 404

W1 Various

0 2m 4m 6m 8m 10m
METRES
1 : 250 @A3

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	71 Thornhill Road
Client:	Sharma, Nisha
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 22185-041
Based on:	Proposed Layout PA-01

Drawn by: WFH		Date of Issue: May 2022		Scale: 1: 250 @ A3	
Checked by: NHK		Tel:(01737) 813058		sja@sjatrees.co.uk	
Tree nos.:	● 3	Category 'U' trees:	● [1]	Canopies of trees to be retained:	
Trees to be removed:	G1	Category 'B' RPA:		Category 'C' RPA:	
Ground protection:		Protective fencing:			

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.

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This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.