SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

A New Office and Car Parking

At:-

Heathrow Garden Centre
Sipson Road
West Drayton
UB7 0HW

On behalf of:-

Lewdown Holdings Ltd
c/o Bidwells
Bidwell House
Truumpington Road
Cambridge
CB2 9LD

Prepared by:

Simon Stephens MA Oxon, Dip Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 12th October 2023
Report Date: 7th December 2023
Project no: 2179

CONTENTS

1 BACKGROUND

1.1 This Arboricultural Impact Assessment has been instructed by Bidwells, on behalf of Lewdown Holdings Ltd, to specify tree protection measures and assess the arboricultural impact of the proposed construction of a new office building and car park on the site of the former Sipson Garden Centre.

1.2 Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.

1.3 The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.4 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Topographical Survey
- BCM, Sketch Site Plan: drawing no 10760.01revL

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.

2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were in leaf. In places, dense undergrowth restricted access/dense ivy restricted visibility of tree stems.

2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.

2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
- **Species**: common name.
- **Tree height**: approximate height in metres.
- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.

- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
    - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
    - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
    - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
    - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

  For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:
    - Subcategory 1: mainly arboricultural values.
    - Subcategory 2: mainly landscape values.
    - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

4.1 The Hillingdon Council website was viewed on 07-12-2023, showing that the site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 The proposal is for the construction of a new office building and car park on the site of the former Sipson Garden Centre. The proposed site plan is included as Appendix F and the footprint of the proposed building and hard surfacing has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.

5.1.2 There is a line of trees along the northern boundary. This includes a good quality mature lime (T20) and a goat willow (T2) and a cherry (T1). Other trees are of low quality, including a number of dead/dying purple plum, which would be best removed and replaced with new planting.

5.1.3 Along the southern boundary this a group of mature bay trees (T16-T18) and two Lawson cypress (T15 and T19) which are providing screening.

5.2 Tree Work

5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.

5.2.2 Six trees and one tree group are proposed for removal, as detailed in section 6.1 below.

5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for areas shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.5 below.

5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.

5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D.

5.4.4 After erection of Tree Protection Fencing and installation of ground protection, 2 days notice must be given to the Local Planning Authority before demolition or construction, including any ground work, starts on site.

5.4.5 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA
KEEP OUT
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.4.6 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.

5.5 Ground Protection Areas

5.5.1 The Ground Protection Area, which are shaded cyan on the Tree Protection Plan, contain hard surfacing which is to be removed and converted to soft landscape. However, this hard surfacing is currently protecting any underlying roots and so must stay in place during the main construction period unless further protection measures are implemented.

5.5.2 After completion of construction of the building, an excavator must only be used for the removal of the existing hard surfacing within the Ground Protection Areas, if it can work only from areas of hard standing, or from outside the Root Protection Areas. A banksman must be present during this operation and excavation must go no deeper than the existing base course and must cease immediately if roots are found. Once hard surfacing has been removed, the area must immediately be topsoiled using good quality topsoil supplied to BS3882:2015.

5.6 General measures

5.6.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.

5.6.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.

5.6.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.

5.6.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.

5.6.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.

5.6.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.7 Bat roosts

5.7.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.8 Birds

5.8.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category U – unsuitable for retention: T21, T23, T24, T25, T28 and T29.
- Category C – low quality: G7 – a group of low quality sycamore which should be removed to allow adjacent trees to develop.

6.2 No trees need to be removed to facilitate the development proposals and new building has been kept back from trees to provide adequate separation distances to ensure their future sustainability. The trees scheduled for removal are for arboricultural reasons.

6.3 Protection measures have been specified to protect the Root Protection Area of all retained trees.

6.4 Provided the recommendations in this report are followed and an appropriate landscape plan is implemented, the arboricultural impact of this development on existing tree cover will be positive.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *BS8545:2014 Trees: from nursery to independence in the landscape. Recommendations.*

APPENDIX A

BS 5837: TREE CATEGORY GUIDE

Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.

Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.

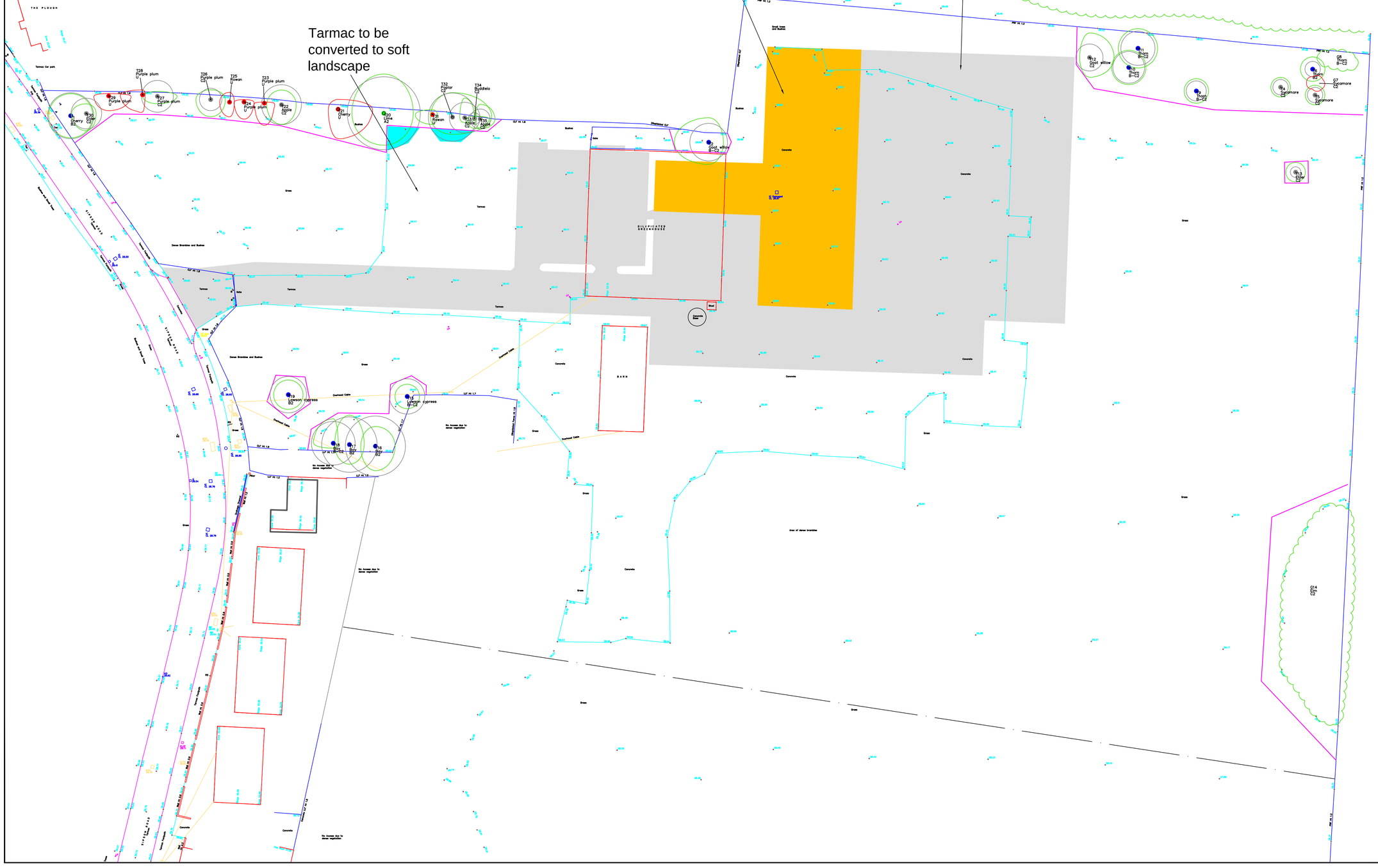
Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

Scale 0 5m 10m

Proposed Office Building

Proposed Hard Surfacing

Tarmac to be converted to soft landscape



Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- Ground Protection Area

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JOB TITLE: SIPSON GARDEN CENTRE

DRAWING TITLE: TREE PROTECTION PLAN

DRAWING NUMBER	REV
2179–01	

REVISIONS

SCALE	DATE	DRAWN BY
1:400atA1	DEC 23	sjss

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Cherry	4.5	390	4.5	4.5	4.5	4.5	0.0	Early mature	6 stems from base - avg 160mm.		20-40	B2	4.7	69
T2	Goat willow	8	320	5	4.5	3	7	1.8	Mature	Leaning to west. Stem engulfed in ivy. Showing good vigour.		15-30	B-C2	3.8	46
G3	Shelter belt	11 - 17	125-250					0.5	Early mature	Growing in adjacent site including pine, poplar, cherry, plane and thorn.		20-40	B2	3.0	28
T4	Sycamore	6	130	2	2	2	2	1.2	Semi mature	Developing well. Good potential.		>40	C2	1.6	8
T5	Sycamore	4	130	2	2	2	2	1.5	Semi mature			>40	C2	1.6	8
T6	Thorn	5	130	2.5	2.5	2.5	2.5	0	Mature	Attractive tree.		20-40	B2	1.6	8
G7	Sycamore	4	70 - 100					1.6	Semi mature	Closely spaced trees.	Remove to allow adjacent trees to develop.	10-20	C2	1.2	5
G8	Thorn	4	75 - 100					0	Early mature	Growing through dense bramble.		15-30	B-C2	1.2	5
T9	Thorn	3.5	170	2.5	2.5	2.5	2.5	0.5	Mature	6 stems from base - avg 70mm. Attractive tree.		15-30	B-C2	2.0	13
T10	Thorn	4	270	3.5	3.5	3.5	3.5	0.2	Mature	7 stems from base - avg 100mm. Good vigour.		20-40	B-C2	3.2	33
T11	Thorn	4	290	4	4	4	4	0.2	Mature	3 stems from base - avg 170mm. Good vigour.		15-30	B-C2	3.5	38
T12	Goat willow	3.5	230	5	4	5	2	1.6	Mature	Twin stems from base - 160 and 170mm. Dying back.		5-15	C2	2.8	24
T13	Elder	3	90	2	2	2	2	1	Mature	8 stems from base - avg 30mm.		10-20	C2	1.1	4
G14	Elm	2 - 10	25 - 100					0	Semi mature	Closely spaced elm regrowth growing through thick bramble.		10-20	C2	1.2	5
T15	Lawson cypress	10.5	300	2.5	2.5	2.5	2.5	0	Mature	Variety with blue grey foliage. Moderate vigour.		15-30	B-C2	3.6	41
T16	Bay	11	510	4	5	4	3	1.8	Mature	4 stems from base - 220, 220, 250 and 320mm. Good evergreen screening.		15-30	B2	6.1	118
T17	Bay	11	470	6	4	3	3	0.6	Mature	5 stems from base - avg 210mm. Good vigour. Good evergreen screening.		15-30	B2	5.6	100
T18	Bay	7	370	5	1	1	4	0.5	Mature	8 stems from base - avg 130mm together with young shoots. Dead branch.		15-30	B-C2	4.4	62
T19	Lawson cypress	10	310	3	3	3	3	0	Mature	Variety with light green foliage, showing good vigour.		15-30	B2	3.7	43
T20	Lime	15	620	8	6.5	6	6.5	0.3	Mature	Twin stems from 0.8m - 330 and 530mm. Dense ivy. Attractive crown shape.	Remove section of ivy from base to allow future inspection.	>40	A2	7.4	174
T21	Cherry	11	550	2	6	7	2	1	Dead		Remove.	<10	U	6.6	137

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T22	Apple	10	340	3	4	3	3	1.2	Mature	Twin stems from base - 220 and 260mm. Dense ivy. Low vigour.		5-10	C2	4.1	52
T23	Purple plum	9	200	0	4.5	2	2	1.8	Mature	Leaning. Almost dead.	Remove.	<10	U	2.4	18
T24	Purple plum	9.5	260	0.5	3.5	2	2	1.7	Mature	Twin stems from base - 160 and 200mm. Much of tree dead, with remainder showing low vigour.	Remove.	<10	U	3.1	31
T25	Rowan	5	220	2	3	1	2	1	Mature	5 stems from base - avg 100mm. Extensive dieback.	Remove.	<10	U	2.6	22
T26	Purple plum	9	190	2	3.5	3	3	1.6	Mature	Dieback. Low vigour.		5-10	C2	2.3	16
T27	Purple plum	7.5	270	1	1.5	4	3	1.7	Mature	Twin stems from 0.8m - both 190mm. Extensive bark wounds and dieback though better vigour for foliage on main stem.		5-10	C2	3.2	33
T28	Purple plum	7.5	230	1	3.5	0.5	4.5	1.5	Mature	twin stems from base - 160 and 170mm. Bark damage. Fungal brackets. Dieback.	Remove and replant.	<10	U	2.8	24
T29	Purple plum	7.5	280	0.5	3	4.5	3	2	Mature	3 stems from base - avg 160mm. Extensive bark damage and fungal brackets.	Remove and replant.	<10	U	3.4	35
T30	Elder	7.5	260	2	3.5	2	3	1.2	Mature	Twin stems - 170 and 200mm.		5-15	C2	3.1	31
T31	Rowan	8	250	1	2	1	3.5	2.5	Mature	Extensive dieback. Heavy ivy growth.		<10	U	3.0	28
T32	Poplar	11.5	410	5	3.5	8	4.5	1.5	Early mature	Major sections dead. Heavy ivy growth.		10-20	C2	4.9	76
T33	Apple	5.5	260	4	1	2	1	0.5	Mature	Low vigour. Engulfed in ivy.		5-10	C2	3.1	31
T34	Buddleia	3.5	100	0.5	2	3	1.5	0.5	Mature			5-15	C2	1.2	5
T35	Apple	5.5	170	3	2	3	1	0.5	Early mature	Low vigour. Becoming engulfed in ivy.		5-15	C2	2.0	13

BS 5837:2012, Table 1 Cascade chart for tree quality assessment

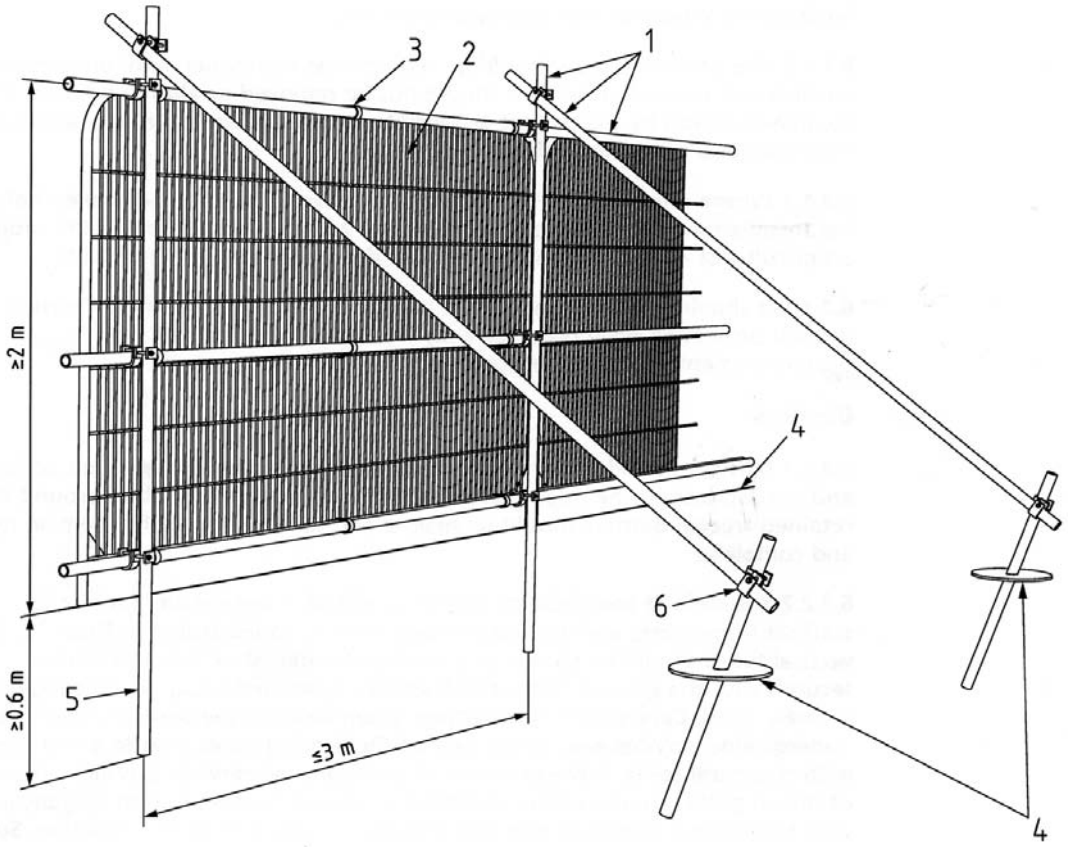
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Default specification for protective barrier

Figure 2

Key

1. Standard scaffold poles
2. Heavy gauge 2 m galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

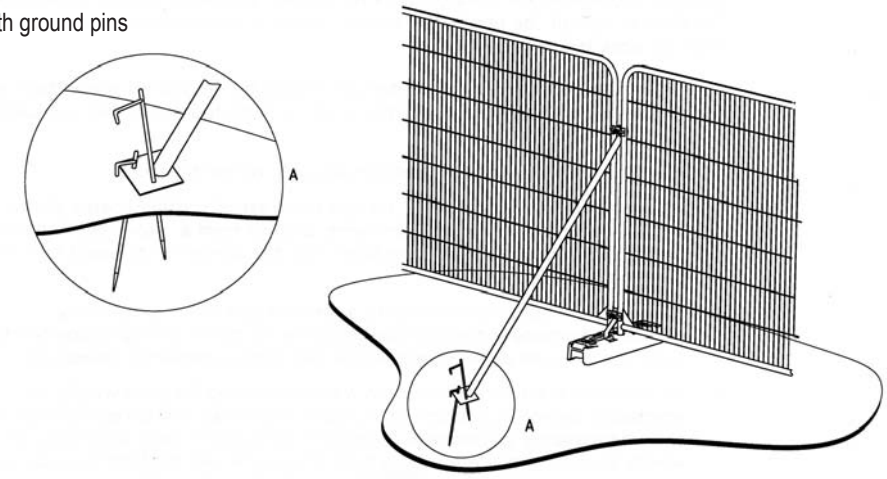
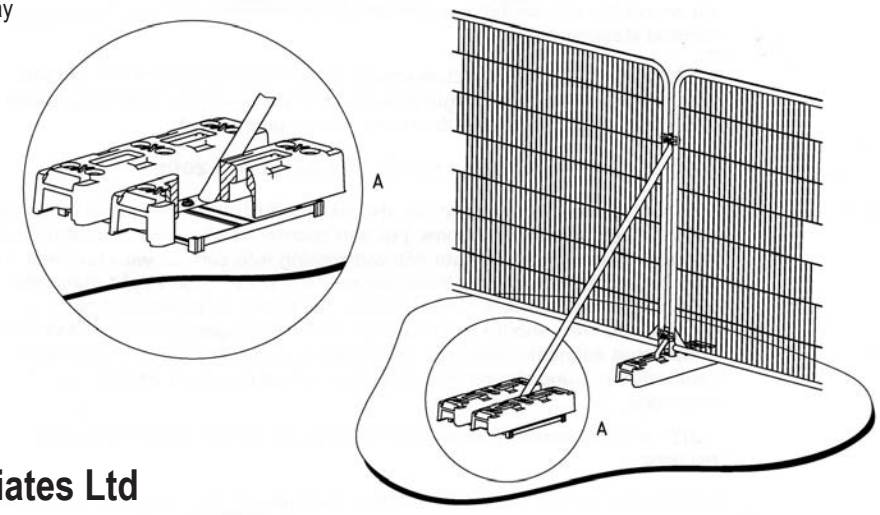


Figure 3b

Stabiliser strut mounted on block tray

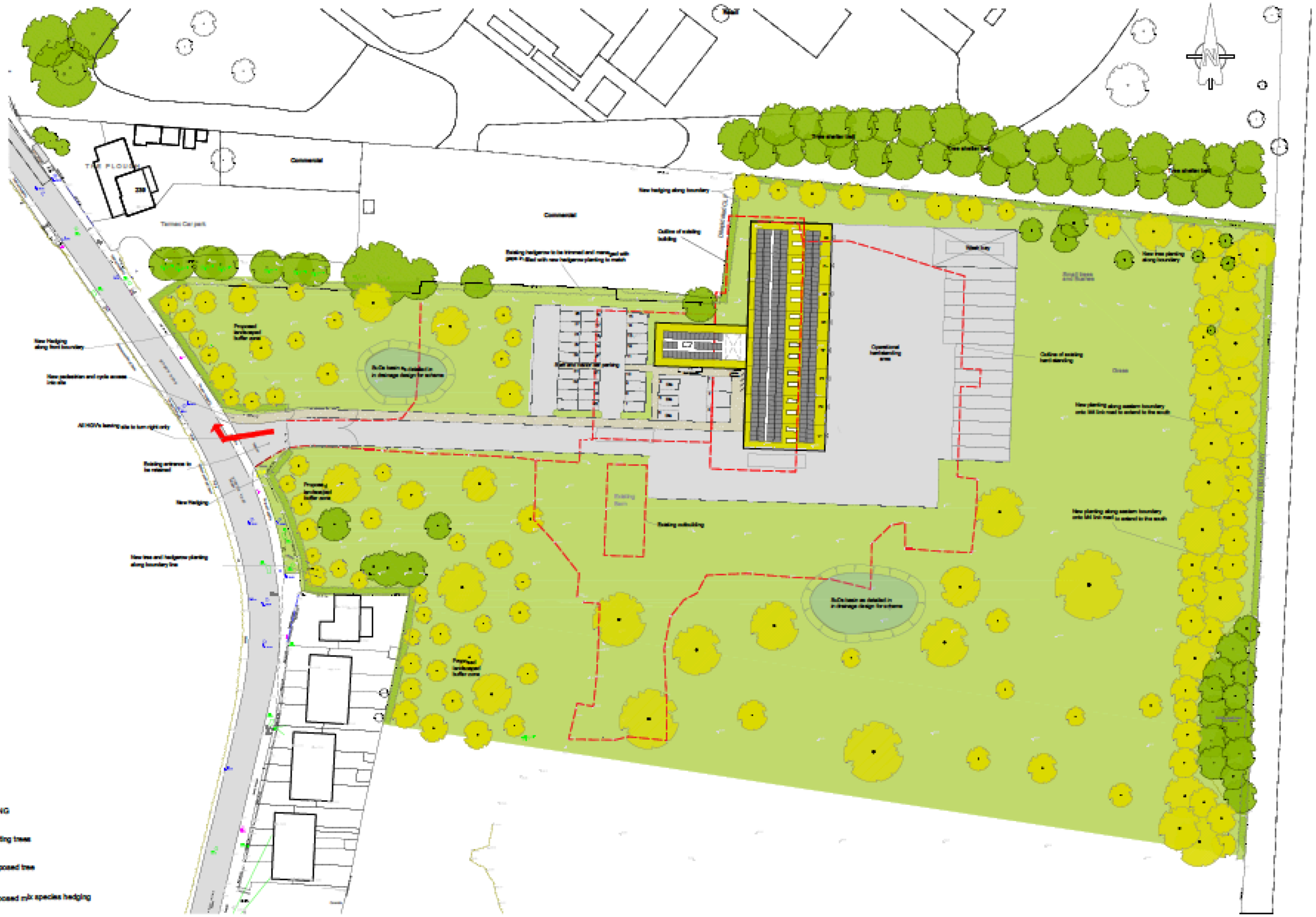


Appendix E


T15
T16-T18
T19
10
GGS


T20
Tarmac to be converted to soft landscape

Appendix F



KEY TO DRAWING

- Existing trees
- Proposed tree
- Proposed mix species hedging
- Existing hedgerow
- Building with green roof

Note:- For details of landscape provision see WH Landscape, Landscape Mitigation Strategy submitted with application

Proposed Plan
Scale 1:200

Creation Date	Feb 2023

Revisions

1:200 — 10 — 20 Meters

PLANNING

Client	Lewdown Holdings Ltd		
Project Name	Heathrow Garden Centre Sipson Road		
Drawing Title	Sketch Site Plan		
Drawn By	JF		
Scale	1:200	Sheet Size	A1
Drawing No.	10760 .01	Revision	L

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