217 HIGH STREET, YIEWSLEY, LONDON

ARBORICULTURAL IMPACT ASSESSMENT

A Report to: Taylor Wimpey West London

Report No: RT-MME-150738-02 Rev C

Date: July 2020

MIDDLEMARCH ENVIRONMENTAL

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REPORT VERIFICATION

This study has been undertaken in accordance with British Standard 5837:2012 "*Trees in Relation to Design, Demolition and Construction - Recommendations*".

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DISCLAIMER

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

VALIDITY OF DATA

The findings of this study are based upon the data provided by the client (listed within Table 1.1, Section 1.4). If the development proposals change then this report will require updating to assess the impact of the amended development.

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1. INTRODUCTION

1.1 PROJECT BACKGROUND

In November 2019, CBRE commissioned Middlemarch Environmental Ltd to compile an Arboricultural Impact Assessment in respect of the proposed development of land at 217 High Street in Yiewsley, London.

Middlemarch Environmental Ltd has previously carried out a Preliminary Arboricultural Assessment at this site, the findings of which are detailed in Report RT-MME-150738-01.

This report details the impact that the proposed development will have upon the site's existing tree stock and sets out recommendations for the subsequent mitigation or avoidance of impact. The study has been completed in accordance with guidance contained within British Standard BS5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations'*.

1.2 SITE DESCRIPTION

The site under consideration, hereinafter referred to as the study area, is a parcel of land that consists of two plots and is located immediately to the east of the intersection of Philpots Close and High Street.

The western plot, hereinafter referred to as Plot 1, is approximately 0.2 ha in extent and is centred at Ordnance Survey Grid Reference TQ 05685 80824.

The eastern plot, hereinafter referred to as Plot 2, is approximately 1.0 ha in extent and is centred at Ordnance Survey Grid Reference TQ 05749 80856.

The northern boundary of Plot 1 is formed by the River Pinn, with Plot 2 to the east, a commercial property to the south and the Grand Union Canal to the west.

The northern boundary of Plot 2 is formed by the River Pinn, with High Street to the east, commercial properties and car parking to the south and Plot 1 to the west.

The location of the trees surveyed can be found on Middlemarch Environmental Ltd Drawing Number C150738-01-01, contained within Section 6 of this report.

1.3 DEVELOPMENT PROPOSALS

The proposed development of the site includes the erection of 5 and 6 storey buildings to provide a 10,000sqft D1 Health Facility and 233 residential units with associated parking, communal podium garden, landscaping, pedestrian and cycle canal link and external works following the demolition of the existing buildings on site at 217 High Street, Yiewsley.

1.4 DOCUMENTATION PROVIDED

This assessment is based upon the information provided by the client in addition to information collected by Middlemarch Environmental Ltd during a survey of the site undertaken in November 2019 (RT-MME-150738-01). The documents and drawings considered are detailed within Table 1.1.

Author	Document	Drawing Number	Date
CBRE	Topographical Survey	0273624-T-00, 0273624-T-01, 0273624-T-02, 0273624-T-03, 0273624-T-04, 0273624-T-05, 0273624-T-06 & 0273624-T-07	Sept 2018
Assael Architecture Ltd	Ground Floor Plan	HSY-ASA-ZZ-GF-DR-A-200 R6	Feb 2020

Table 1.1: Documentation Provided

2. STATUTORY PROTECTION

2.1 TREE PRESERVATION ORDER AND CONSERVATION AREA DESIGNATIONS

An internet search using the online mapping provided by the London Borough of Hillingdon confirmed that no trees within or closely surrounding the study area are subject to Tree Preservation Orders and that the study area is not situated within a Conservation Area.

2.2 PROTECTED SPECIES

Bats
Mature trees often contain cavities, hollows, peeling bark or woodpecker holes which provide potential roosting locations for bats. Bats and the places they use for shelter or protection (i.e. roosts) receive European protection under The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010, as amended). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. Consequently, causing damage to a bat roost constitutes an offence.

Generally, should the presence of a bat roost be suspected whilst completing works on any trees on site then an appropriately licensed bat worker should be consulted for advice.

Birds
Trees and hedgerows offer potential habitat for nesting birds which are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties. This legislation makes it an offence to intentionally or recklessly damage or destroy an active bird nest or part thereof.

As the trees on, and adjacent, to the site provide potential habitat for nesting birds all tree work should ideally be completed outside the nesting bird season (Generally March to September).

If this is not possible then the vegetation should be subject to a nesting bird inspection by a suitably experienced ecologist prior to commencement of works. If any active nests are identified then the vegetation, and a defined buffer zone, will need to remain in place until the young have naturally fledged.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 INTRODUCTION

This section of the report details the potential impacts that the proposed development may have upon the site's tree stock. The assessment has been based upon the documents detailed in Table 1.1 with reference to the results of the Preliminary Arboricultural Assessment undertaken in November 2019 (RT-MME-150738-01).

The location of the trees can be found on Drawing Number C150738-01-01 in Section 6 and a schedule of the trees surveyed can be found within the Preliminary Arboricultural Assessment (RT-MME-150738-01).

3.2 IMPACTS FROM DEVELOPMENT LAYOUT

3.2.1 Tree Removal

The proposed development has been designed so that, where possible, existing trees are retained. In particular, the majority of the trees adjacent to the boundaries of the site, which have good screening value, are to be retained. However, in order to accommodate the proposed development, it will be necessary to remove a number of trees within the site.

The trees to be removed are detailed within Table 3.1 and are identified on the Tree Retention Plan, Drawing Number C150738-02-01 REV A, in Section 6 of this report.

Tree Number	Species	BS5837 Category	Reason for Removal
G2	Cotoneaster	C2	Removal required due to location within footprint of proposed building and parking.
G4*	Mixed species	B2	Partial removal required due to location within footprint of proposed substation.
G5*	Mixed species	B2	Partial removal required due to location within footprint of proposed footpath and pedestrian entrance.
G6*	Mixed species	C2	Partial removal required due to location within footprint of proposed footpath and landscaping.
H1	Mixed species	C2	Removal required due to location within footprint of proposed hardstanding and landscaping.
Key *: Partial removal of trees within group.			

Table 3.1: Tree Removal

Overall, the proposed development will require the removal of one group and one hedgerow, and the partial removal of two groups.

Group G2 and hedgerow H1, which are scheduled for removal, were assessed as being of low retention value. Both features were in fair condition and were of low prominence in the local landscape. Consequently, it is considered that the removal of G2 and H1 is unlikely to result in a significant loss in the amenity value of the local area.

Groups G4 and G5, which are scheduled for partial removal, were both assessed as being of moderate retention value. It is noted that only comparatively small sections of each group are to be removed and that the works will not have a significant impact on the overall visual quality of the groups. As such, it is considered that the partial removal of groups G5 and G6 is unlikely to result in a significant loss in the amenity value of the local area.

Group G6, which is scheduled for partial removal, was assessed as being of low retention value. It is noted that only a comparatively small section of the group is to be removed and that the works will not have a significant impact on the overall visual quality of the group. As such, it is considered that the partial removal of group G6 is unlikely to result in a significant loss in the amenity value of the local area.

It is understood that new tree planting is proposed across the site and this will help to mitigate any loss in amenity value resulting from the proposed tree removal.

3.2.2 Tree Pruning

In addition to the proposed tree removal, it will be necessary to undertake access facilitation pruning works to retained trees present on the site in order to minimise the potential for branch damage to occur during construction. The trees to be pruned are detailed within Table 3.2 and are identified on the Tree Retention Plan, Drawing Number C150738-02-01 REV A, in Section 6 of this report.

Tree Number	Species	BS5837 Category	Pruning Works
G1	Mixed species	C2	Lateral reduction of the northern canopy extents to be in line with the site boundary.
G3	Apple	C2	Lateral reduction of the northern canopy extents to be in line with the site boundary.
G4	Mixed species	B2	Raising of the canopies of the trees which overhang the location of the proposed substation to provide 1.0 m clearance from the height of the proposed substation. Lateral reduction of the southern canopy extents to provide 1.0 m clearance from the adjacent access road.
G6	Mixed species	C2	Lateral reduction of eastern canopy extents to be in line with the site boundary.

Table 3.2: Tree Pruning Works

All of the pruning works required are likely to be of a minor to moderate extent and as such, it is not considered that they will have a significant impact upon the long-term health, or visual quality, of the trees.

All tree pruning works should be completed in accordance with the current best practice guidance set out within BS3998:2010 “Tree Work – Recommendations” by suitably qualified and insured arboricultural contractors. It is recommended that the extent of pruning required is identified in a pre-commencement site meeting.

3.3 Impacts from Demolition and Related Operations

3.3.1 Building Demolition

Existing buildings adjacent to groups G3, G4, G5 and G6 are proposed for demolition. As such, it is recommended that, in order to minimise the likelihood of the trees within the groups being negatively impacted by the proposed demolition, a methodology for building demolition in close proximity to retained trees is devised as part of an Arboricultural Method Statement.

Additionally, the existing substation located beneath the canopies of trees within group G4 is to be removed. The works to remove the existing substation have the potential to negatively impact the trees within G4 and as such, it is recommended that a methodology for the removal of the substation in close proximity to trees within G4 is devised as part of an Arboricultural Method Statement.

3.3.2 Removal of Hard Surfaces

There are existing areas of hardstanding present within the Root Protection Areas (RPA) of tress within groups G1, G3, G4, G5 and G6. Where these are to be removed, an appropriate methodology should be followed as part an Arboricultural Method Statement.

The areas of hardstanding which may require removal are relatively small and on the whole, it is not considered that their removal is likely to cause significant harm to retained trees.

3.3.3 Removal of Services

The locations and specifications of existing and proposed underground services were unknown at the time of writing, however, it is considered likely that existing services will be used. If the installation of new services will be required within the RPAs of retained trees, tree protection measures should be discussed with the Project Arboriculturist in the Pre-Commencement site meeting.

3.3.4 Ground Remediation

No information regarding proposed soil remediation works have been considered, however, the previous usage of the site is considered unlikely to have resulted in areas of soil contamination that would require excavation and disposal, or treatment works, to be undertaken. As such, it is not considered that ground remediation works are likely to impact upon retained trees.

3.3.5 Ancillary Operations

Access to the site for demolition plant will be via the existing site entrance. As noted in Section 3.2.2 some access facilitation works to the crowns of trees overhanging the access road may be required to minimise the potential for harm to occur to overhanging branches. The works required are likely to be of a minor extent and as such, it is not considered likely that they will have a significant impact upon the long-term health of the trees.

3.4 DIRECT IMPACTS FROM CONSTRUCTION

3.4.1 Works within RPAs

The proposed development has been designed so that major works are not required within the RPAs of retained trees. However, as detailed within Table 3.3, there are some aspects of the development that will require works to be undertaken within the RPAs of retained trees.

Tree Number	Species	BS5837 Category	Works within RPA
G1	Mixed species	C2	Installation of new hard surfaces.
G3	Apple	C2	Installation of proposed parking and soft landscaping.
G4	Mixed Species	B2	Installation of new hard surfaces and proposed substation.
G5	Mixed Species	B2	Soft landscaping, installation of new hard surfaces for play area and installation of new access road.
G6	Mixed Species	C2	Soft landscaping and installation of new access road.

Table 3.3: Works in RPAs

It should be noted that the areas of the RPAs affected by works to construct the new access road, proposed parking and new hard surfaces are already hard surfaced. As such, it is likely that root development in the affected areas will have been restricted and on this basis, it is considered that the potential for harm to occur to the trees as a result of the works is minimal.

With respect to the proposed substation it is noted that this will be located at the periphery of the RPAs of the trees within group G4 and that the majority of the affected area is covered in existing hard surfaces, and as such the works are unlikely to cause significant harm to the trees within G4.

It should be noted that the areas of the RPAs affected by soft landscaping works are currently hard surfaced and as such, it is likely that root development in the affected areas will have been restricted and on this basis, it is considered that the potential for harm to occur to the trees as a result of the works is minimal.

3.4.2 Works within Canopy Spreads

The installation of the proposed substation will require works to be undertaken beneath the canopies of retained trees. To minimise the potential for branch damage to occur some access facilitation pruning works will need to be undertaken. Following on from this, the adoption of an appropriate working methodology will ensure that harm to the retained trees is avoided.

3.4.3 Working Space

There are no areas on site where working space will need to be provided on unprotected ground within the RPAs of retained trees.

3.5 IMPACTS FROM CONSTRUCTION RELATED OPERATIONS

3.5.1 Site Access

It is understood that construction access to the site will be provided by the existing site entrance and access roads. As noted in Section 3.2.2, it will be necessary to undertake some access facilitation pruning works to minimise the potential for branch damage to occur due to the passage of construction plant. It will also be necessary to ensure retained trees adjacent to the access route are protected from potential impact damage by the installation of tree protection barriers prior to the commencement of the development.

3.5.2 Site Compound, Contractors Car Parking, Delivery and Storage of Materials

Material deliveries to the site will utilise the existing access track. Retained trees will be protected from harm by the prior installation of tree protection barriers and the completion of access facilitation pruning works. The site compound, contractor's parking and areas for materials storage within the site have not been identified at this stage, however the nature of the site is such that several opportunities for these areas to be established well away from retained trees exist.

3.6 POST-DEVELOPMENT IMPACTS

3.6.1 Shading

The orientation of the site is such that the largest retained trees are located adjacent to the northern boundary of the site. The proposed new buildings have been sited so that they are not in such close proximity to retained trees that significant shading of primary living places is likely to occur and as such, it is considered that a significant conflict between retained trees and the proposed properties as a result of shading is unlikely to occur.

3.6.2 Privacy and Screening

The proposed development has been designed so that the majority of the trees adjacent to the northern and western site boundaries, which provide privacy and screening, are retained. Additionally, new planting is proposed on the southern and eastern site boundaries. Consequently, it is considered that privacy and screening have been well provided for.

3.6.3 Direct Damage to Structures

The continued growth of the crowns of trees within group G4 may cause some ongoing conflict with the proposed substation on the northern site boundary which can be managed through routine pruning works.

3.6.4 Future Pressure for Removal

The layout of the proposed development is such that future pressure for tree removal is generally unlikely to occur.

3.6.5 Seasonal Nuisance

The nature of the development is such that some seasonal nuisance due to leaf litter is likely to occur. However, it should be noted that the sweeping up of leaves and cleaning of gutters, which may become blocked by falling leaves, is considered to be routine seasonal maintenance and as such, no notable conflict with the proposed development is considered likely to occur. Nonetheless, it may prove appropriate in certain areas to use gutter guards, or otherwise enclosed gutters, to minimise the potential for leaf fall to cause blockage and an ongoing nuisance.

3.7 SUMMARY OF IMPACTS

In summary it is considered that the proposed development of the site will not have a significant impact upon the visual amenity of the local area as a result of the proposed tree removal necessary to implement it. Additionally, the proposed works are unlikely to impact significantly upon the long-term health of retained trees. Whilst some works are to be undertaken within the RPAs of retained trees the nature of those works are such that they can be completed without impacting significantly upon the trees subject to the adoption of appropriate working practices.

4. MITIGATION AND PROTECTION

4.1 INTRODUCTION

This section of the report details the initial protection and avoidance measures suggested to prevent harm to the retained trees.

4.2 GENERAL TREE PROTECTION

4.2.1 Construction Exclusion Zone

To minimise the potential for harm to occur to the root systems and canopies of retained trees during development it will be necessary to implement construction exclusion zones throughout the site. These are areas surrounding the trees' RPAs and canopies in which no construction works, or related activities, will be undertaken.

It is recommended that the exclusion zones are always afforded protection using tree protection barriers and/or ground protection (specified in accordance with BS5837:2012). No works that cause compaction of the soil or severance of tree roots, except where undertaken in accordance with the guidance provided within this document, will be undertaken within any exclusion zone.

4.2.2 Tree Protection Barriers

The protective barriers should be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site or the stripping of soil commences.

The protective barriers are to be constructed in accordance with the specification detailed in BS5837:2012 (Figure 2; Appendix 2). Any variation to the specification of the protective barrier will be agreed with the Local Planning Authority Arboricultural Officer.

4.3 MITIGATION OR AVOIDANCE OF IMPACTS

4.3.1 Design Amendments

It is not considered that design amendments are required on this site as the trees requiring removal are typically of a low value and there are no areas where significant conflicts between the proposed development and retained trees will occur.

4.3.2 Mitigation Tree Planting

It understood that new tree planting is included as part of the proposed landscaping scheme for the site, however, at the time of writing full details of the proposed planting scheme were not known.

The tree selection should be appropriate to the site and chosen from a species palette in accordance with local tree planting policies and in accordance with any recommendations provided in any relevant ecology reports pertaining to the site. The design of any new planting and landscaping proposals should be based upon a soil analysis which considers pH and any nutrient deficiencies or imbalances.

The positioning of mitigation planting in relation to new or existing buildings should take full account of the final canopy height and spread of all trees included in the planting scheme. Buildings should ideally be located at a sufficient distance from the predicted canopy line and RPA to avoid future pressure to undertake remedial pruning or tree removal. Often the need for future remedial pruning or tree removal can be avoided through careful species selection and planning during the design of the mitigation planting scheme.

4.3.3 Site Setup and Logistics

Prior to commencement of development a plan should be prepared detailing the locations in which activities related to the establishment of a site compound, contractor's car parking areas, material storage areas and associated works are to occur. All such areas should be located outside of the RPAs of retained trees.

5. ARBORICULTURAL METHOD STATEMENT

An Arboricultural Method Statement will be required for the site as various aspects of the proposed development will be undertaken within the RPAs of retained trees.

The purpose of a Method Statement is to ensure that all site operations can occur with minimal risk of adverse impact upon trees that are to be retained. The document will identify all areas where specific working methods will be required to ensure protection to trees. The document will also specify the location and extent of tree protection barriers and ground protection.

In relation to this development the Method Statement should address the following:

- Suitable site access, material storage and site compound locations.
- Final protective barrier locations and specifications.
- Phased approach to development works to ensure retained trees are not impacted upon from demolition and new access construction works.
- Extent of access facilitation pruning works to be undertaken.
- Pre-commencement site meeting.
- Methodology for building demolition in close proximity to retained trees.
- Methodology for substation removal in close proximity to retained trees.
- Methodology for hard surface removal within the RPAs of retained trees.

6. DRAWINGS

Drawing Number C150738-01-01 – Tree Survey Plan

Drawing Number C150738-02-01 REV A – Tree Retention Plan

505600
505700
505800
181000
180900
180800

G4 (B)
H1 (C)
G5 (B)
H1 (C)
G1 (C)
G2 (C)
G6 (C)
G3 (C)

0
25
50 m

150738-01-01

Legend

- Category B
- Category C
- Root Protection Area
- Site boundary

H - Hedgerow
G - Tree group

Note: tree locations are approximate, based on combined field observations and aerial imagery

The original of this drawing was produced in colour - a monochrome copy should not be relied upon

NOTES
All dimensions to be verified on site. Do not scale this drawing, use figured dimensions only. All discreoancies to be clarified with Project Arboriculturalist. Drawing to be read in conjunction with Preliminary Arboricultural Assessment and Tree Schedule. Drawing has been produced in colour and is based on digital informaton in .dwg format, aerial images and/or GPS location where appropriate. A monochrome copy should not be relied upon. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculating foundation depths.
Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by the Project Arboriculturalist should works commence 12 months after the date of this survey.
SOME TREES MAY BE SUBJECT TO STATUTORY CONSTRAINTS. IT IS THEREFORE ADVISED THAT NO WORKS SHOULD BE UNDERTAKEN TO ANY TREES ILLUSTRATED HEREIN WITHOUT FIRST OBTAINING THE RELEVANT AUTHORISATION TO DO SO UNLESS AGREED AS PER THE APPROVED PLANS THROUGH PLANNING CONSENT.
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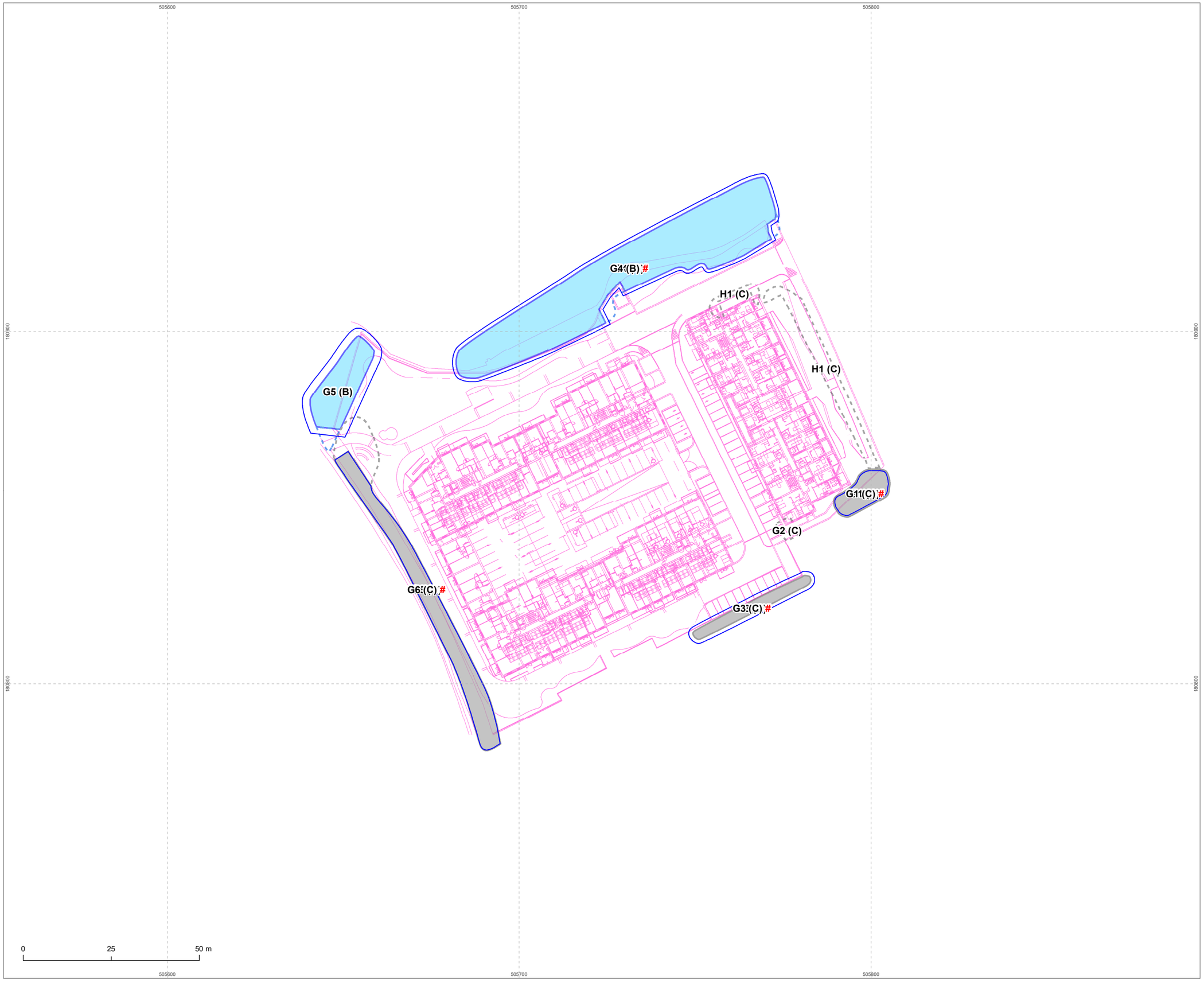
Drawing
Tree Survey Plan

Client
Taylor Wimpey West London

Drawing Number	Revision
150738-01-01	00
Scale @ A3	**Date**
1:1,000	November 2019
Approved By	**Drawn By**
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C150738-02-01-RevA

Legend

- Category B
- Category B - to be removed
- Category C
- Category C - to be removed
- Root Protection Area
- Site boundary
- # Tree pruning works required

H - Hedgerow
G - Tree group

Note: tree locations are approximate, based on combined field observations and aerial imagery

The original of this drawing was produced in colour - a monochrome copy should not be relied upon

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Drawing
Tree Retention Plan

Client
Taylor Wimpey West London

Drawing Number	Revision
C150738-02-01-RevA	RevA
Scale @ A3	Date
1:1000	June 2020
Approved By	Drawn By
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