



# ROAVR | GROUP

**Project:** 25\_5837\_07\_30  
**Site:** 11-17 Victoria Road, Ruislip  
**Client:** Perl Equity (Ruislip) 4 Ltd



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Project Number:	25_5837_07_30
Report Type:	Tree Survey & Arboricultural Impact Assessment
Site Address:	11-17 Victoria Road, Ruislip

Role:	Name:	Date:
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Customer	Perl Equity (Ruislip) 4 Ltd	08/07/2025
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Consultant	Peter Haine FDS Arb, MArborA	22/07/2025

Revision History		
Date:	Version number:	Summary of changes:
22/07/2025	1.0	First Review (Internal)
22/07/2025	1.0	First Issue

# Arboricultural impact assessment

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## 1. Introduction & Scope:

This report has been prepared to support a planning appeal and has been produced in accordance with BS5837:2012. It provides an assessment of the existing tree stock and the arboricultural implications of the proposed development.

The scope included a site-based tree survey to identify any arboricultural constraints relevant to the appeal. All trees with a stem diameter exceeding 75 mm at 1.5 metres above ground level were recorded, in line with the methodology set out in BS5837.

The survey was carried out from ground level using Visual Tree Assessment (VTA). A sounding hammer was used to check for potential decay where appropriate. No invasive investigations were undertaken. Root Protection Areas (RPAs) were calculated using the standard formulae provided in BS5837.

The report includes:

- A Tree Constraints Plan showing the location and canopy spread of recorded trees
- Tabulated data on species, dimensions, condition, and life stage
- Groupings where appropriate, based on uniformity of species or structure

Section 4 contains the Arboricultural Impact Assessment. This examines any potential conflict between the development proposal and the trees, both above and below ground, and considers whether the design allows for sustainable tree retention. This assessment is intended to assist the Planning Inspectorate in determining the arboricultural suitability of the proposed scheme.

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*Report Author.*

*ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.*

Photographic Plates.



*Photographic plate showing T1 (centre). (ROAVR, 2025)*



*Photographic plate showing T2. (ROAVR, 2025)*



*Photographic plate showing off site trees T3 (right) to T6 (left) (ROAVR, 2025)*

## 2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Ruislip in the London Borough of Hillingdon Council control area. The site is located on the south side of the town and has a suburban type feel.
- 2.2 The site is home to a row of shops with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential. The site is accessed via a private road located to the rear of the shops.
- 2.4 A desktop assessment has highlighted that site is not within a Conservation Area and highlighted that there are no trees with Tree preservation Orders on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 15/07/2025 using the web portal provided by the local planning authority.

<https://lbhillingdon.maps.arcgis.com/apps/View/index.html?appid=7b18f60872a94d38a0c9bf1aea032760>

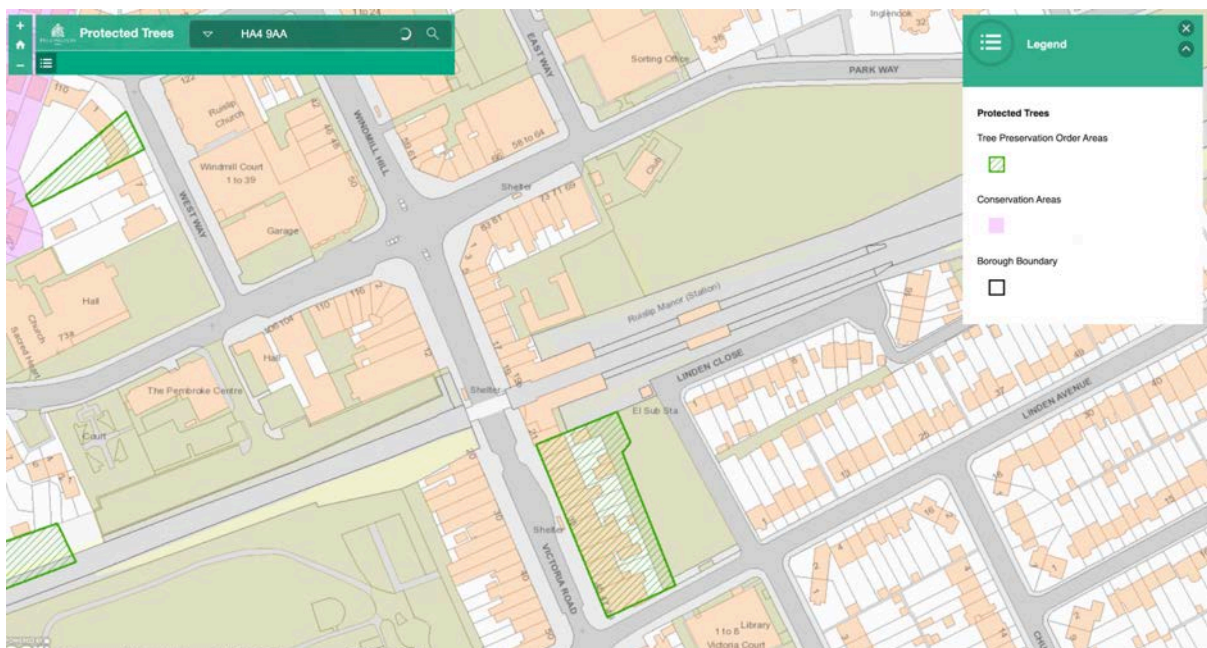


Image plate showing the desktop analysis results of the surveyed plot. (London Borough of Hillingdon Council)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

### 3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

## 4. Tree Quality Statement

The site contains a small number of trees, some of which are located within the site boundary and others off site. The overall quality of the tree stock is mixed, with the majority of trees categorised as low quality (Category C), with limited potential for contribution beyond 10–20 years. One tree has been categorised as unsuitable for retention.

### On-Site Trees

Two trees are located within the site boundary:

- T1 Silver Birch (*Betula pendula*) – A semi-mature tree growing from a hard surface. It is in fair condition with no significant defects noted. Category C1.
- T2 Sycamore (*Acer pseudoplatanus*) – A young, multi-stemmed specimen also located in hard surfacing. Fair condition. Category C1.

These on-site trees are of low arboricultural quality and limited landscape value. Neither tree represents a significant constraint to redevelopment.

### Off-Site Trees

Five trees and one group are situated off site:

- T3 Ash (*Fraxinus excelsior*) – Semi-mature tree in fair condition with a stem divided below 1.5m. Category C1.
- T4 Sycamore (*Acer pseudoplatanus*) – Young tree in fair condition; access restricted due to undergrowth. Category C1.
- T5 Silver Birch (*Betula pendula*) – A mature specimen in good condition, forming part of the wider landscape. Category B1.
- T6 Silver Birch (*Betula pendula*) – Mature but in poor condition with signs of decline, dieback, and major deadwood. Category U – unsuitable for retention.
- G1 Mixed species group – A group of young to semi-mature trees including Ash, Sycamore, Silver Birch, Elder, Horse Chestnut, and Wych Elm. Fair condition. Category C3.

Of the off-site trees, only T5 is of moderate quality (Category B) and offers a longer-term contribution. T6 is in poor health and should not be considered a constraint. The remaining off-site trees are low quality and can be managed appropriately during development without significant impact.

## 5. Proposed Development & Drawing References

The proposal seeks the redevelopment of the rooftop above 11–17 Victoria Road, Ruislip, to provide seven new residential flats across three additional floors above the existing single-storey commercial parade.

Key elements of the scheme include:

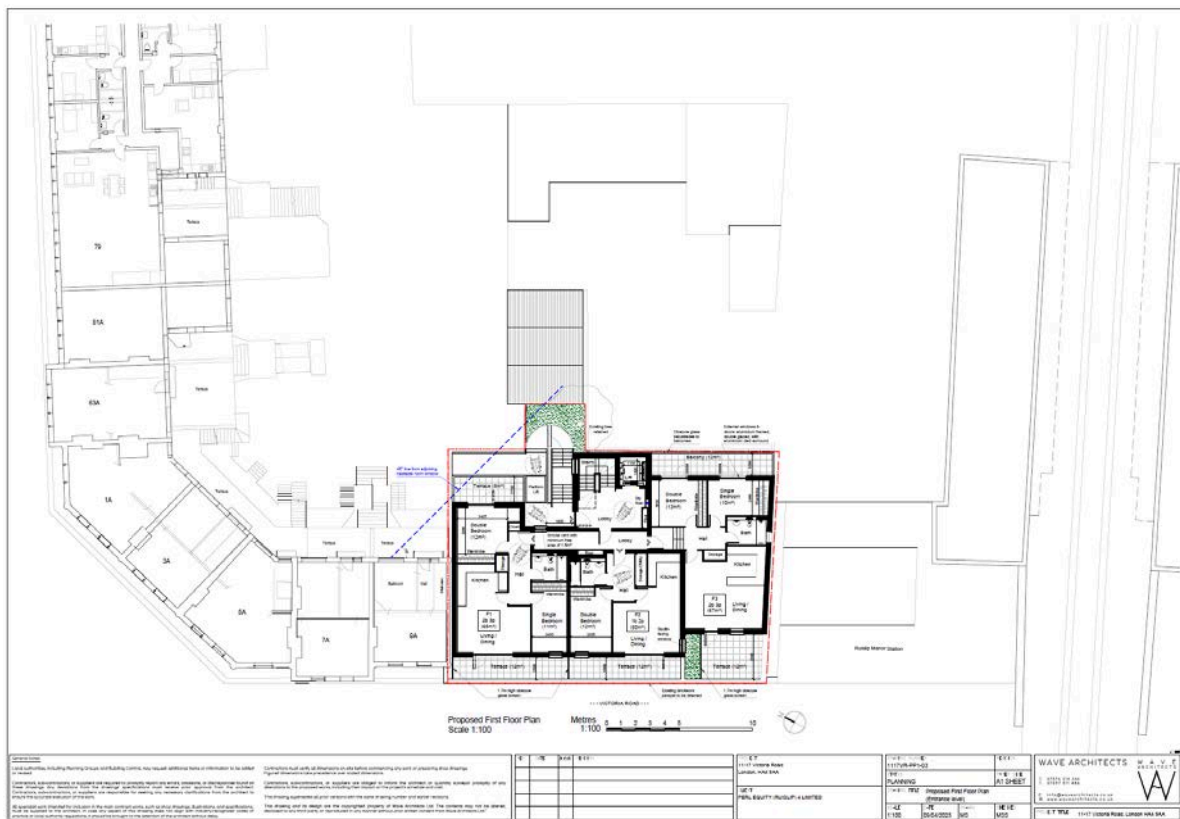
- Residential Accommodation:
  - 1 × 3-bedroom flat
  - 4 × 2-bedroom flats
  - 2 × 1-bedroom flats  
All units meet or exceed the minimum space and amenity standards of the London Plan.
- Layout:
  - Flats are arranged over three new floors: first, second, and third.
  - Private amenity space is provided via terraces or balconies.
  - A new communal entrance and stair/lift core provides access from Victoria Road.
- External Works:
  - Refuse and cycle storage facilities are proposed at ground level.
  - A green roof and PV panels are included on the uppermost flat roof.
- Tree Retention:
  - One existing tree on-site is shown to be retained, located near the rear access area adjacent to the new entrance lobby. All plans.
- Materials and Design:
  - The proposals use a mix of multi-red brick and aluminium cladding to match the existing architecture.

- Obscure glazed balustrades are proposed for all external terraces.

The proposed development sits directly adjacent to Ruislip Manor Station and seeks to make more efficient use of a sustainable urban site while maintaining access and visibility constraints to surrounding properties.

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed First Floor Plan (Entrance level) 1117VR-PP1-03	08/07/2025	22/07/2025



## 6. Arboricultural Impact Assessment

This Arboricultural Impact Assessment (AIA) considers the effects of the proposed development at 11-17 Victoria Road on the retained and neighbouring tree stock, based on BS5837:2012 guidance.

### T1 – Silver Birch (on site)

- T1 is proposed for removal to facilitate construction of the new stairwell.
- The tree is of low overall value and offers limited visual or structural contribution to the site.
- While it is currently in fair condition, its removal is not considered to result in any significant loss of amenity or landscape character, as the tree is not visible from public spaces.
- No replacement planting is proposed or considered necessary due to the limited quality and constraints of the existing site layout.

### T2 – Sycamore (on site)

- This is a young, low-quality, multi-stemmed tree with limited long-term value.
- It is proposed for removal.
- Owing to its low category rating, no replacement planting or mitigation is considered necessary.

### Off-Site Trees (T3–T6 and G1)

- These trees are located outside the site boundary but within influencing distance of the proposed works.
- There is no encroachment into their RPAs by permanent structures, but they may be at risk from general construction activity.
- Temporary protection using HERAS-type fencing should be installed at the edge of the site or construction zone.
- An AMS and Tree Protection Plan (TPP) should be produced to ensure appropriate protective measures and working methods are followed.

- These documents can be secured via a suitably worded planning condition.

Subject to the above provisions, the proposed development can be implemented with minimal and acceptable arboricultural impact.

## 7. Limitations

- 7.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 7.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 7.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 7.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 7.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 7.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

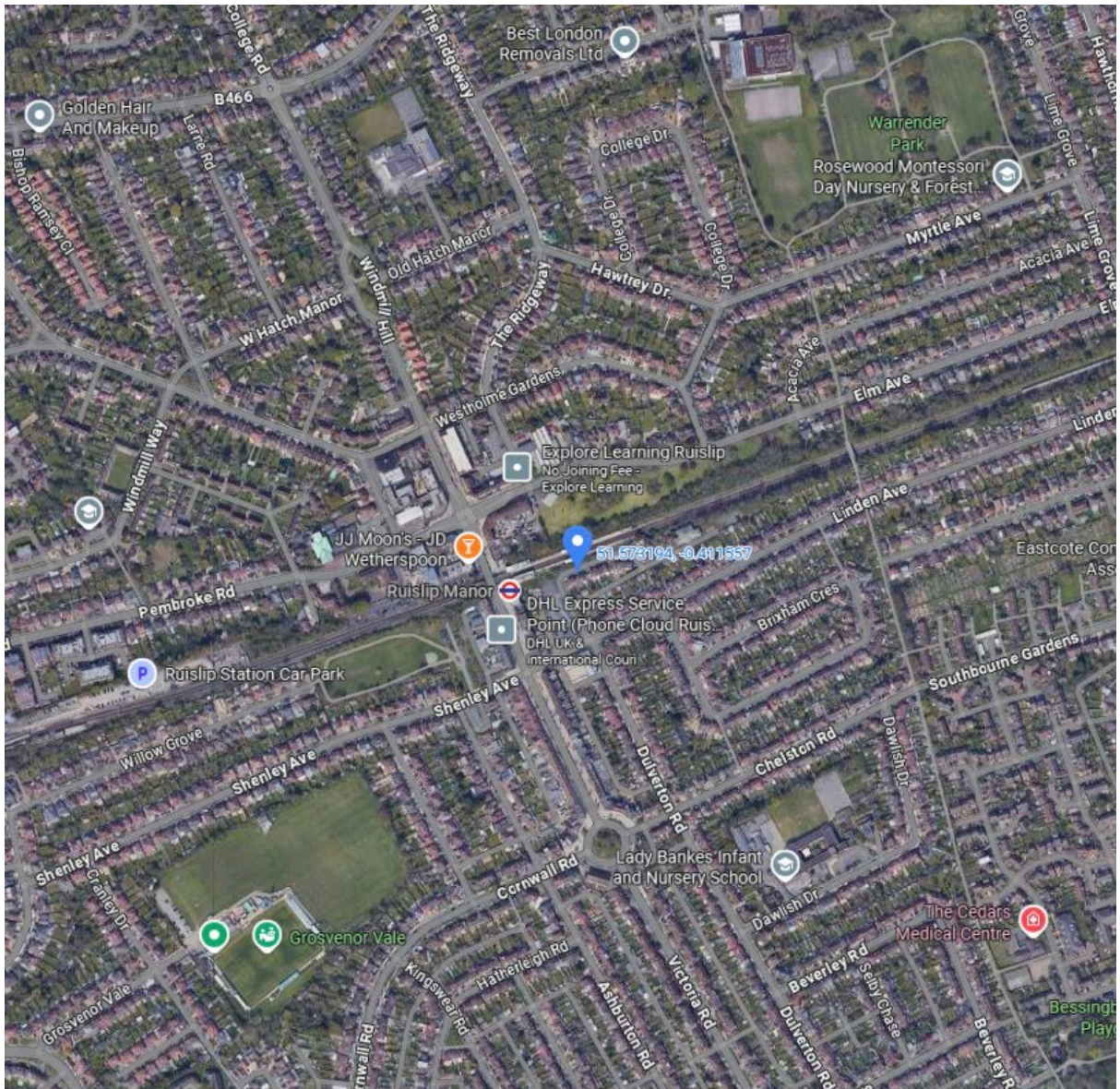
Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDS Sc Arb  
Consultant Arborist



Prepared by: Peter Haine  
Checked by: Alex Barnes

## Appendix 1 – Site Location



## Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Betula pendula</i> (Silver Birch)	EM	150	6.5(1)	2.5	2.5	2	2	Fair	10+	None	Tree located within hard surface area.	None	1.8	C1
T2	<i>Acer pseudoplatanus</i> (Sycamore)	Y	77,75,80,65,50	4.5(0.5)	2	1.5	2	2	Fair	10+	None	Tree located within hard surface area. Multiple stems at ground level.	None	1.88	C1
T3	<i>Fraxinus excelsior</i> (Ash)	SM	110,120	8(1.5)	2.5	2.5	2.5	2.5	Fair	10+	Off site.	Tree located within hard surface area. Stem divides below 1.5m.	None	1.96	C1
T4	<i>Acer pseudoplatanus</i> (Sycamore)	Y	120	6(0.5)	1.5	1.5	1.5	1.5	Fair	10+	Off site.	Unable to inspect stem due to undergrowth.	None	1.44	C1
T5	<i>Betula pendula</i> (Silver Birch)	M	450	15(3)	3	5	5	5	Good	20+	Off site.	Unable to inspect stem due to undergrowth.	None	5.4	B1
T6	<i>Betula pendula</i> (Silver Birch)	M	250	13(2)	3	3	2	3	Poor	<10	Off site.	Poor shape & form. Low vitality. Declining. Dieback in crown. Low bud/leaf density. Major deadwood in crown.	None	3	U
G1	<i>Fraxinus excelsior</i> (Ash), <i>Acer pseudoplatanus</i> (Sycamore), <i>Betula pendula</i> (Silver Birch), <i>Sambucus nigra</i> (Elder), <i>Aesculus hippocastanum</i> (Horse Chestnut), <i>Ulmus glabra</i> (Wych Elm)	SM	100	6(1)	2	2	2	2	Fair	10+	Off site.	Unable to inspect stem due to undergrowth.	None	1.2	C3

## Key to Arboricultural Data Tables

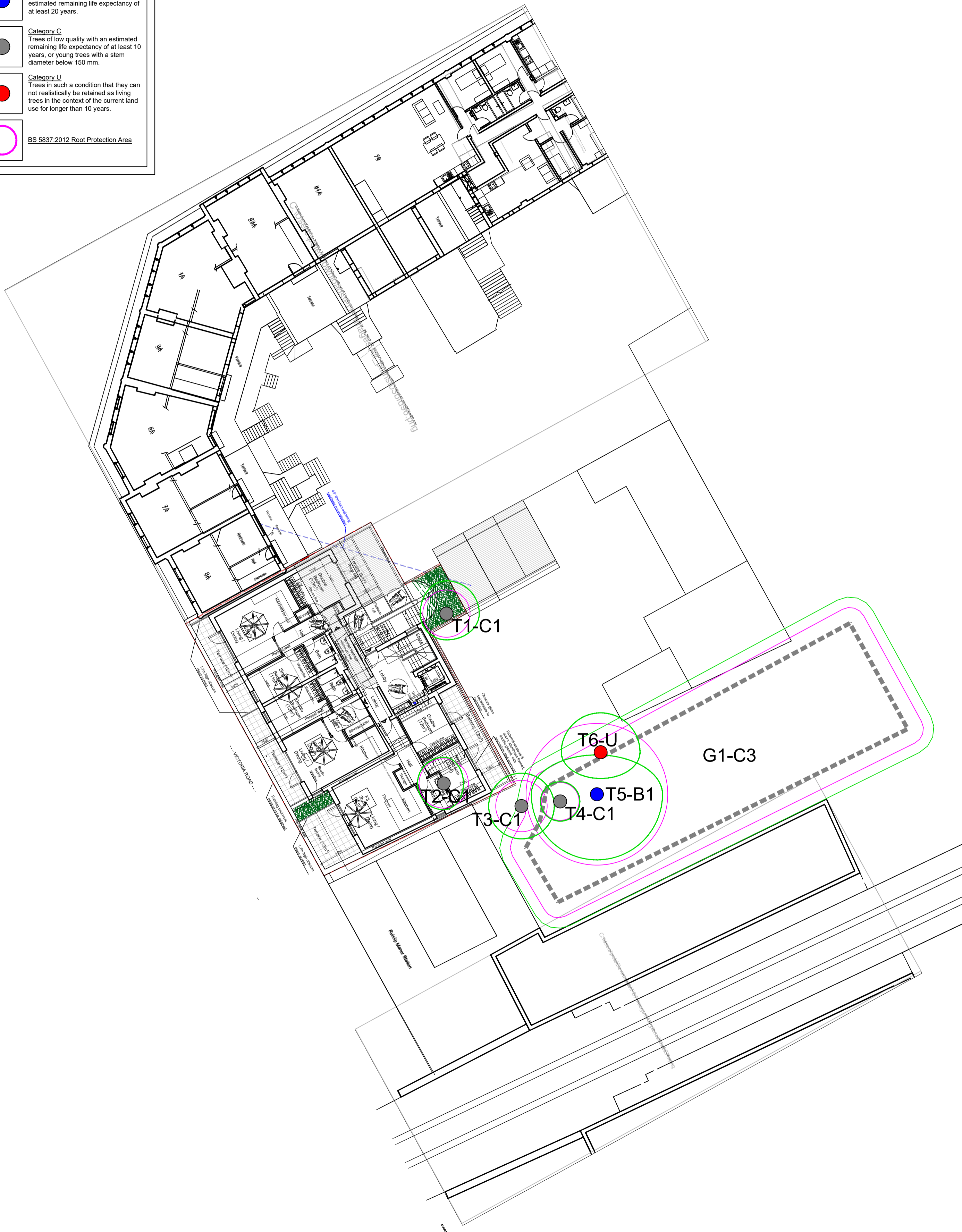
Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	<p>Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations:</p> <p>A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.            B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.            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            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</p> <p>Subcategories:            1: Mainly arboricultural &amp; aesthetic qualities            2: Mainly landscape qualities            3: Mainly cultural values, including conservation</p>

## Appendix 3 – Arboricultural Plans



**Key**

- Trees  
Showing Canopy extents, category colour and tag number (with category).
- Category A**  
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**  
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 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.
- Category U**  
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS 5837:2012 Root Protection Area



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<b>Drawing Title</b>	<b>Tree Assessment Plan</b>	<b>Scale/Sheet</b>	<b>Date</b>		
<b>Client</b>	Selwyn Berlinger	1:200 @ A2	22/07/2025		
<b>Site/Project</b>	11-17 Victoria Road, Ruislip	<b>Drawing No</b>	<b>Rev</b>	<b>Drawn By</b>	<b>Chk'd By</b>
<b>General Notes</b>		25_5837_07_30	1	PH	MH
<p>Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.          Depictions of tree canopies are based on measurements taken to four cardinal compass points.          No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.          The original of this drawing was produced in colour; a monochrome copy should not be relied upon.          All rights reserved.</p>					

