Merewood
Arboricultural Consultancy Services

Arboricultural survey to British Standard B.S. 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'
at
Land at the rear of 39 Southcote Rise Ruislip

Prepared by
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1.0 Introduction

1.1 Brief

1.1.1. I am instructed by Jason Day to carry out an arboricultural survey at Land to the rear of 39 Southcote Rise Ruislip. I am to assess the health and condition of the trees, provide an estimate as to their longevity and to provide recommendations for tree work or other operation to ensure the trees are kept in safe a condition as can be reasonably expected.

1.1.2. I am to advise on the likely impact of development proposals to the trees on and adjacent to the site. I am to provide recommendations for tree retention and protection, including appropriate measures that are to be undertaken in order to minimize the impact of development.

1.1.3. I have carried out the survey, collecting data in accordance with the recommendations of British Standard B.S. 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' and in line with best practice procedures.

1.2 Report Limitations

1.2.1 This survey assesses the condition of the trees based on a visual inspection made at ground level, including the use of binoculars. Typically, instruments such as a nylon hammer or a simple core sampler may be used if necessary. If further inspection of any specific tree is required, including the use of more sophisticated decay detection equipment, the recommendation to do so is made clear, both in the report and as a note to the tree survey sheets.

1.2.2 Trees are dynamic living organisms that are subjected constantly to external stresses and to biological and non-biological influences. As such the structure of trees can change at any given time and it is therefore recommended that trees are inspected regularly and assessed for risk. It is normally recommended that such inspections are undertaken every five years, unless otherwise advised.

1.2.3 The assessment of the trees made in this report may be considered valid for a period of twelve months, after which a further assessment is normally recommended.

1.2.4 This report is restricted to those trees shown on the plans and described in the schedule.

1.2.5 It has been established at the time of the survey that the trees on the site are not covered by a Tree Preservation Order nor is it located within a designated Conservation Area.

1.3 Survey Date

I surveyed the trees at Land to the rear of 39 Southcote Rise Ruislip on Friday, December 20, 2019.

2.0 Summary

2.1 The plot to the rear of 39 Southcote Rise Ruislip is mostly overgrown with no significant trees constraining the site. The proposals to develop this land present an opportunity to provide new planting as well as retaining some of the trees.

3.0 Site Description

3.1 The land to the rear of 39 Southcote Rise Ruislip includes a derelict plot of land at the back of the garden of 39 Southcote Rise. The plot has no formal access at present, but fronts Westcote Rise looking north.

3.2 The site is located to the north west of Ruislip centre, south of Ruislip Lido. The surrounding area is suburban in feel with medium high density housing.

3.3 The topography of the site rising gradually from north to south across the site. I have not formally assessed the soil at the site, although the National Soil Resources Institute 'soilscapes' viewer indicates this is a slowly permeable seasonally wet slightly acid but base rich loamy and clayey soil.

4.0 Observations

4.1 The site has the appearance of a neglected overgrown plot that has a number of self-set trees and shrubs around it. There is some evidence that the plot would have been more formally maintained whilst part of a larger garden, but that appears to have been some time ago (fig.1).

4.2 To the front of the site there are a number of self-set trees (ash and plum) that are growing unchecked and in the longer term could cause problems to the highway. For example, ash trees are likely to be struck by Chalara ash die back in the coming years (young trees are especially vulnerable) and dead trees in proximity to the highway mat become a threat to public safety.

Fig: 1 The garden has been neglected for some time

4.3 Of particular note is the oak (T5) which is a significant tree visible from the public highway and that makes a useful contribution to the landscaping of the site (fig. 1).

4.4 There is a plum (T5) of some worth in the back garden, a tree with a reasonable life expectancy. Beyond the side boundary to the south on neighbouring land is a false acacia (T6) that has the potential to develop as a significant tree in the local landscape.

4.5 The tree survey has shown that of the 18 trees surveyed, 0 are category 'A' 13 are category 'B'; 5 are category 'C' and 0 are category 'U'.

5.0 Impact Assessment

5.1 I am asked to provide comments on the proposed development of the site including the erection of two new detached dwellings with associated parking. I refer in particular to the proposed site plan (19/52/03) upon which I have based the tree protection plan (appendix 3).

5.2 The proposals would include the clearance of most of the vegetation from the site. This is almost entirely self-set and overgrown vegetation that contributes little to the visual amenity of the surrounding area.

5.3 The retention of the plum as an established tree is proposed to contribute a mature feel to the new development and other trees on adjacent land are also to be retained to further contribute to the overall setting.

5.4 The proposals present an opportunity to provide new landscaping. Outline proposals for what could be provided have been included o the tree protection plan (tpp) including the planting of a new rowan tree in the back garden of the more westerly plot and a new beech hedge at the front.

5.5 It is anticipated that further landscaping would naturally take place to enhance the appearance of the plots; for example laying turf to create new lawns.

5.6 There are no other issues arising from these proposals.

6.0 Conclusions

6.1 It is concluded that development of the site can take place without harm to the significant trees on the site. The tree protection plan indicates the root protection areas of the trees on site and the position of fencing to be erected to protect the trees.

6.2 The proposals also offer the opportunity to provide new planting and landscaping to augment the visual amenity of the local area, as well as manage the overgrown vegetation currently in place at the site. The proposals would make a positive contribution to the neighbourhood overall.

Simon Hawkins BTec ND Arbor M. Arbor A.

Appendix 1
Key to Tree Survey Data

Tree number:

Sequential reference number corresponding to the tree survey plan. Trees are recorded either as individuals (T1, T2, etc.) or as groups (G1, G2, etc.)

Species:

These are listed in the schedule by their common name. The botanical name of the species present is as follows:

- Holly *(Ilex aquifolium L.)*
- Hawthorn *(Crataegus monogyna Jacq.)*
- Pear *(Pyrus communis L.)*
- Flowering cherry *(Prunus serrulata Lindl*
- Plum/ Damson *(Prunus domestica)*
- False acacia *(Robinia pseudoacacia L.)*
- Ash *(Fraxinus excelsior L.)*
- Elder *(Sambuccus nigra L.)*

Height

The height of the tree is measured using a 'Suunto' Height Meter or estimated to the nearest metre.

Stem diameter

Stem diameter as measured at 1.5m above ground level, or otherwise in accordance with Annex 'C' of the British Standard and expressed in millimetres to the nearest 10mm. Where access to the stem for measurement purposes was not possible, an estimated size is given with (est.) shown.

Crown spread (m):

Crown radius measured in metres (shown est. if estimated) to cardinal point

Height to 1st main branch:

The height from ground level of the first significant branch growth of the tree, with an indication of direction of that branch to inform on ground clearance, crown/stem ratio and shading

Height of canopy:

The height from ground level of the lowest part of the main canopy to inform on ground clearance, crown/stem ratio and shading

General observations:

A brief description summarising the form and condition of the tree, including physiological and structural defects (e.g. the presence of any decay) and preliminary management recommendations.

Life expectancy

Estimated safe useful life expectancy based on species, condition & context. The following age class bands are used: <10; 10-20; 20-40; 40+.

Category

A summary of the British Standard classification:

Trees for Removal

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.

Trees to be considered for retention where

Subcategory 1 concerns mainly arboricultural values

Subcategory 2 concerns mainly landscape values

Subcategory 3 concerns mainly cultural values including conservation

Category A = **Those trees of the highest quality and value**: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

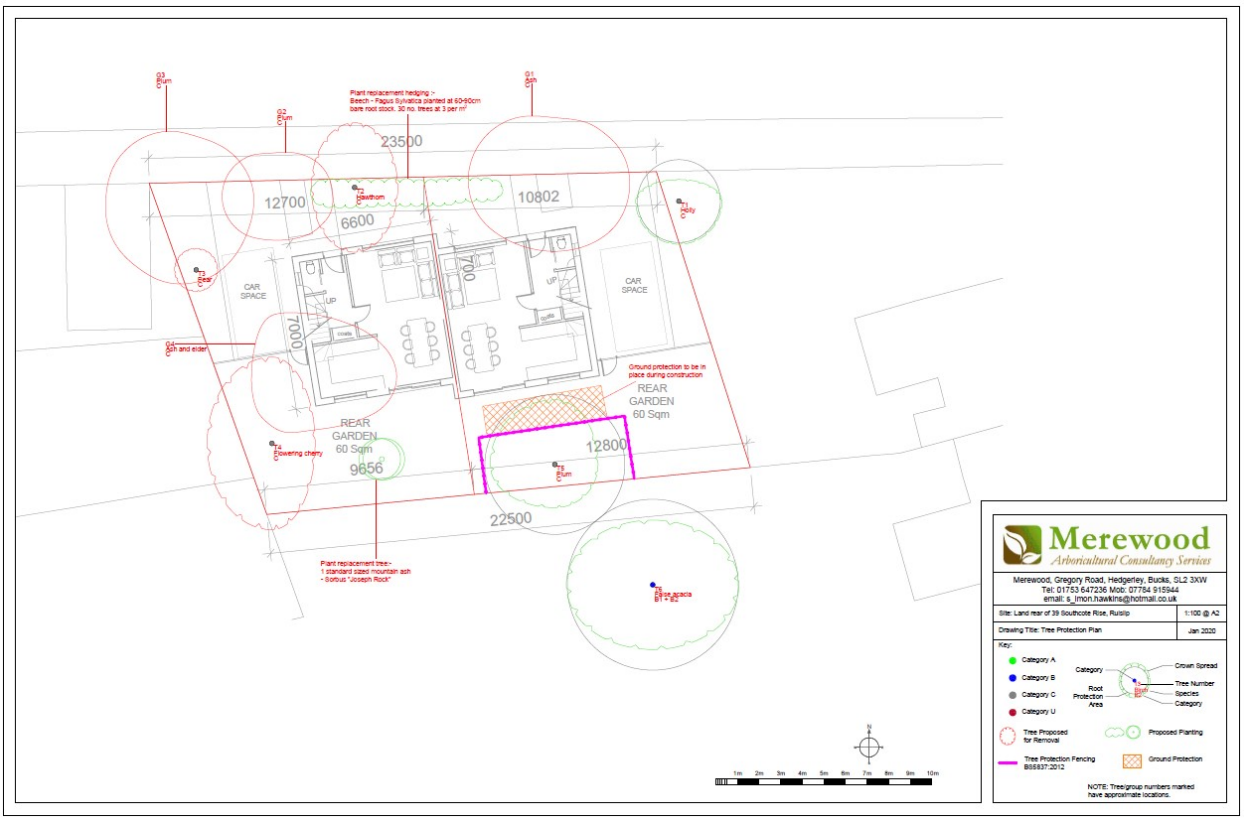
Category B = **Trees of moderate to high quality and value**: in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).

Category C = **Trees of low quality and value**: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm

Appendix 2
Tree survey data sheets

Tree no	Species	Height	Stem diameter	Crown spread				Height to1st main branch	Height of canopy	Age	General observations	Life expectancy	Category
				North	South	East	West						
T1	Holly	6	160	1	2	2	2			M/A		40+	C
T2	Hawthorn	10	100 130 140	3	3	2	2			M		40+	C
T3	Pear	12	110	1	1	1	1			Y		40+	C
T4	Flowering cherry	12	230	4	4	2	3			M/A		20 - 40	C
T5	Plum	13	270	3	2	2	3			M		20 - 40	C
T6	False acacia	16	330	3	3	4	4			M/A		40+	B1 + B2
G1	Ash	10	170	3	3	3	3			Y	A cluster of young stems likely to be struck by ash die back	10 - 20	C
G2	Plum	10	7 x 80	2	2	2	2			M		20 - 40	C
G3	Plum	12	260 190	3	3	3	3			M		20 - 40	C
G4	Ash and elder	12	170 190	3	2	5	1			Y	Includes young stems likely to be struck by ash die back	10 - 20	C

Appendix 3
Tree Protection Plan



Plant replacement hedging :-
Beech - Fagus Sylvatica planted at 60-90cm
bare root stock. 30 no. trees at 3 per m²
23500
12700
6600
10802
700
7000
CAR SPACE
CAR SPACE
UP
UP
REAR GARDEN 60 Sqm
REAR GARDEN 60 Sqm
9656
12800
22500
Ground protection to be in place during construction
Plant replacement tree:-
1 standard sized mountain ash
- Sorbus "Joseph Rock"
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Site: Land rear of 39 Southcote Rise, Ruislip
1:100 @ A2
Drawing Title: Tree Protection Plan
Jan 2020
Key:
Category A
Category B
Category C
Category U
Category
Root Protection Area
Crown Spread
Tree Number
Species
Category
Tree Proposed for Removal
Proposed Planting
Tree Protection Fencing BS5837:2012
Ground Protection
NOTE: Tree/group numbers marked have approximate locations.

Appendix 4
Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.

- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 30 years, during which time I have been involved with both the private and public sector.

- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry. I am committed to undertaking continuous professional development in order to maintain my knowledge and skill set at the highest modern levels.

- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.

- I hold the LANTRA award for professional tree inspections

- I have attended a Masterclass in the use of the use of the IML Microdrill

- I have run a successful tree surgery business in which I was involved with the hands-on aspect of organising and running the day to day operations and carrying out contract work, including Local Authority contract work to a high professional standard.

- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.

- I have appeared at numerous appeals, informal hearings and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of Tree Preservations Orders.