

Trevor Heaps

Arboricultural Consultancy Ltd.

12 Plover Drive, Milford-on-Sea, Hampshire, SO41 0XF - Tel: 07957 763 533

Email: trevor@trevorheaps.co.uk • www.trevorheaps.co.uk



Arboricultural Impact Assessment **(in accordance with BS:5837 2012)**

For

Land adjacent to 442 Victoria Road
Ruislip, HA4 0EU

Prepared for Prepared for MEPK Architects Ltd

Prepared by Trevor Heaps BSc, MICFor, M. Arbor.A.

Date: 26th February 2020

Ref: TH 2281

Summary

It is proposed to re-develop a small piece of derelict land adjacent to 442 Victoria Road.

The proposals will require the removal of all existing vegetation. To mitigate and improve and enhance the visual amenity of the local area, trees and shrubs will be planted post-construction.

Contents

1.0	Introduction.....	1
2.0	Instruction.....	1
3.0	Drawings provided	1
4.0	Report context	1
5.0	Statutory tree protection	2
6.0	Ecological constraints	2
7.0	The site	2
8.0	The soil and topography	3
9.0	Arboricultural Impact Assessment (AIA) and Tree Protection Methods	3
10.0	Conclusions.....	5
11.0	Signature	5
Appendix 1 - Professional résumé.....		6
Appendix 2 - Tree data schedule		7
Appendix 3 - Tree data schedule explanatory notes.....		8
Appendix 4 – Tree Removal Plan.....		10
Appendix 5 – Tree Replacement Plan.....		11

1.0 Introduction

1.1 I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd. I have experience and qualifications in the field of Arboriculture. Further information is provided in Appendix 1.

1.2 Contact details:

Who	Name	Organisation	Details
Arboricultural consultant	Trevor Heaps	THAC Ltd. 12 Plover Drive, Milford-on-Sea, Hampshire, SO41 0XF	Tel: 07957 763 533 E-mail: trevor@trevorheaps.co.uk
Client	MEPK Architects Ltd		
London Borough of Hillingdon - LPA	Tree Officer	The London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW	Tel: 01895 556000 E-mail: trees@hillingdon.gov.uk

2.0 Instruction

2.1 We are to survey all significant trees that could be affected by the proposed construction works.

2.2 We are then to prepare a report to appraise the effect these works will have on any nearby trees and the surrounding landscape.

3.0 Drawings provided

3.1 Site layout and ground floor plan – Ref. 1956/P/01 – Dated 09/01/2020 – Drawn by MEPK Architects

4.0 Report context

4.1 The site was surveyed by Trevor Heaps on the 5th February 2020.

4.2 The trees were surveyed from within the site at ground level. No climbed inspections were carried out and no root/soil samples were taken for analysis.

4.3 The trees were inspected based on the Visual Tree Assessment (VTA) developed by Mattheck & Breloer (The Body Language of Trees, 1994).

4.4 Tree heights, crown spreads and stem diameters were measured with a clinometer, a Disto laser measure and a diameter measuring tape respectively.

4.5 Small trees and shrubs (with stem diameters less than 75mm) were not surveyed.

4.6 This report is based on the information provided (i.e. site plans, proposed drawings, scales, measurements etc.) and observations during the site visit.

4.7 This report will support a planning application or an application to discharge a tree-related condition and its purpose is to assist and inform the planning process.

4.8 This report does not set out the detailed, working specifications of tree protection measures and engineering / design features, but provides enough detail to demonstrate the feasibility of the scheme in principle.

4.9 We were not instructed to investigate the statutory protection status of trees on or adjacent to the site (but have checked the LPAs website for any relevant information).

4.10 The report does not assess the potential influence of trees upon load-bearing soils beneath existing and proposed structures (resulting from water abstraction by trees on shrinkable soils).

5.0 Statutory tree protection

5.1 According to the LPAs website, none of the trees within or adjacent to this site are covered by a Tree Preservation Order (TPO) or growing within a Conservation Area.

6.0 Ecological constraints

6.1 The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) provides statutory protection to birds, bats and other species that inhabit trees.

6.2 In addition to any tree matters considered in this report, these protected animals could impose significant constraints on the use and timing of access to the site.

7.0 The site

7.1 This piece of derelict land is situated within a residential / commercial part of South Ruislip.

8.0 The soil and topography

8.1 The soils at this site were determined using information provided by the British Geological Survey and observations during the site visit.

8.2 The site is level with no adverse features, and the soil texture is clayey loam to silty loam. The soil parent material is prequaternary marine / estuarine sand and silt.

8.3 The soil is deep, and so a thick soil profile is likely. Soil (and any underlying parent Material) should be easily dug to a depth of more than one metre.

9.0 Arboricultural Impact Assessment (AIA) and Tree Protection Methods

9.1 Table 1 lists the potential effects the construction works will have on the subject trees. Mitigation measures are discussed in more detail below, and this information should be read in conjunction with the supporting Tree Protection Plan (TPP).

9.2 Further information on the subject trees is provided in Appendices 2 & 3.

Table 1: Potential effects on trees due to development

The impacts on trees due to this development	Category A trees affected	Category B trees affected	Category C trees affected
Trees to be removed to facilitate development		T1	T2, G3, T6, G6

9.3 Trees to be removed to facilitate development

9.3.1 All of the existing trees and hedges within this site will need to be removed to facilitate development. Further information is provided below:

9.3.2 The only tree of any significance is the Norway Maple T1. It is mature and reasonably large; however, it has lost a major limb on its northern side in the past, and now has a large wound on the northern side of its main stem. It also has an asymmetrical crown.

9.3.3 The other three trees are all Cherry's, but these are all in a poor, suppressed condition with a limited life expectancy.

9.3.4 The Leyland hedge that runs through the site and also around the north-western and south-western boundaries is suffering from Coryneum Canker and is declining. Subsequently, the hedge is very sparse, dying back in places and detracts from the amenity of the local area.

9.3.5 To mitigate the loss of this vegetation and to improve and enhance the amenity of the local area, suitable trees and shrubs will be planted post-development.

9.3.6 It is normally appropriate to deal with re-planting matters by condition or by way of a landscape plan; however, several potential re-planting locations have been shown on the Tree Replacement Plan along with species suggestions. the following details can also be confirmed at this stage:

- The new trees will be of standard size (about 2-3m high);
- The new trees will be planted in full accordance with current British Standards (BS 8545: From Nursery to Independence in the Landscape);
- Once planted, the trees will be regularly maintained (watered and weeded during the spring and summer months) for at least 5 years or until established.

10.0 Conclusions

10.1 All of the existing trees and hedges within this site will need to be removed to facilitate development.

10.2 To mitigate and to improve and enhance the amenity of the local area, suitable trees and shrubs will be planted post-development.

11.0 Signature

11.1 This report represents a true and factual account of the potential arboricultural impacts, and makes recommendations for appropriate mitigation measures.

Signed



.....

Trevor Heaps

Chartered Arboriculturist

BSc (Hons), MArborA, MICFor.

Dated

26th February 2020

Appendix 1 - Professional résumé

I am Trevor Heaps, director of Trevor Heaps Arboricultural Consultancy Ltd. I am a Chartered Arboriculturist, a Professional Member of the Arboricultural Association (AA) and hold a First-Class Honours Degree in Arboriculture.

Professional training

- Arboriculture and Bats: Scoping Surveys for Arborists (BCT & AA) – October 2017
- Tree Science (AA) – June 2016
- OPM (Oak Processionary Moth) Training (FC) – May 2016
- Visual Tree Assessment (Arboricultural Association) - October 2015
- Trees and the Law (Dr Charles Mynors) - June 2015
- Mortgage (Home Buyers) Report Writing (LANTRA / CAS) - February 2015
- Tree Preservation Orders - effective application (LANTRA / CAS) - November 2014
- Professional Tree Inspection 3-day course (LANTRA / AA) - July 2014
- Arboricultural Consultancy Course (AA) - May 2014
- Further down the subsidence trail 1-day course (AA) - April 2013
- Getting to grips with subsidence 1-day course (AA) - November 2012

AA – Arboricultural Association

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission

Appendix 2 - Tree data schedule

Ref	Name	Age	DBH (mm)	Hgt. (m)	Can. hgt. (m)	Can N (m)	Can E (m)	Can S (m)	Can W (m)	Physio cond.	Struct cond.	Life Exp.	Ret. Cat.	Comments	Rec's (proposed works are highlighted)
T1	Acer platanoides (Norway Maple)	M	410	10	4	4.5	7	6.5	6.5	Normal	Fair	40+	B2	Old tear-out wound noted on northern side. Asymmetrical crown.	Remove to facilitate development
T2	Prunus avium (Wild Cherry)	M	370	9	3	6	4.5	6	3	Normal	Fair	10+	C2	Ivy (heavy covering). Suppressed. Asymmetrical crown. Canker noted on south-western side of lower stem. Limited safe useful life expectancy.	Remove to facilitate development
G3	X Cupressocyparis leylandii (Leyland Cypress)	OM	300	12	4	4.5	4.5	4.5	4.5	Poor	Poor	10+	C2	Coryneum canker noted. The trees in the hedge will not recover and will slowly die over next few years. Potentially category U.	Remove to facilitate development
T4	Prunus avium (Wild Cherry)	D	150	5	5	1	1	1	1	Dead	Dead	<10	U	Dead tree	Remove to facilitate development
T5	Prunus avium (Wild Cherry)	EM	200	9	5	1	2.5	2.5	1	Fair	Fair	20+	C2	Suppressed. Asymmetrical crown.	Remove to facilitate development
G6	X Cupressocyparis leylandii (Leyland Cypress)	OM	300	12	4	4.5	4.5	4.5	4.5	Poor	Poor	10+	C2	Coryneum canker noted. The trees in the hedge will not recover and will slowly die over next few years. Potentially category U.	Remove to facilitate development

Appendix 3 - Tree data schedule explanatory notes

This section explains the terms used in the **Tree data schedule** (Appendix 2).

Ref: Each item of vegetation has its own unique number, prefixed by a letter such that:

T₁=Tree **S**₂=Shrub or stump **G**₃=Group **H**₄=Hedge **W**₅=Woodland

Species: Latin (and common names in brackets) are given.

Age:

- **Y - Young** - Usually less than 10 years' old
- **SM - Semi-mature** - Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy)
- **EM - Early-mature** - Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy)
- **M - Mature** - Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy)
- **V - Veteran** - A level of maturity whereby significant management may be required to keep the tree in a safe condition
- **OM - Over-mature** - As for veteran except management is not considered worthwhile

DBH (mm): Stem diameter, measured in mm, taken at 1.5m above ground level where possible.

Hgt. (m): Height: Measured from ground level to the top of the crown in metres.

Can Hgt. (m): Crown height: Measured from ground level to the lowest tips of the main crown begins in metres. Where the crown is unbalanced it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.

Can N, S, E, W: - Canopy extents

Approximate radial crown spread measured to the four cardinal points (for individual trees only)

Physio cond.: Indicates the physiological condition of the tree as one of the following categories:

- **Normal** - Healthy tree with no symptoms of significant disease
- **Fair** - Tree with early signs of disease, small defects, decreased life expectancy, or evidence of less-than-average vigour for the species
- **Poor** - Significant disease present, limited life expectancy, or with very low vigour for the species and evidence of physiological stress
- **Very poor** - Tree is in advanced stages of physiological failure and is dying
- **Dead** - No leaves or signs of life

Struct cond.: Indicates the structural condition of the tree as one of the following categories:

- **Normal** - No significant structural defects noted
- **Fair** - Some structural defects noted but remedial action not required at present
- **Poor** - Significant defects noted resulting in a tree that requires regular monitoring or remedial action
- **Very poor** - Major defects noted that compromise the safety of the tree. Remedial works or tree removal is likely to be required.
- **Dead** - No leaves or signs of life

Life Exp.: The estimated number of years before the tree may require removal (<10), (10 – 20), (20 – 40), or (40+).

Ret. Cat.: - **Retention category:** BS5837:2012 Category where:

- **U = Trees unsuitable for retention.** Trees in such a condition that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. These trees are shown on the tree plans with red centres.
- **A = Trees of high quality.** Trees of high quality with an estimated remaining life expectancy of at least 40 years. These trees are shown on the tree plans with green centres.
- **B = Trees of moderate quality.** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. These trees are shown on the tree plans with blue centres.
- **C = Trees of low quality.** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. These trees are shown on the tree plans with grey centres.

Trees of notable quality are graded as Category A or Category B. These trees are sometimes divided further into sub-categories:

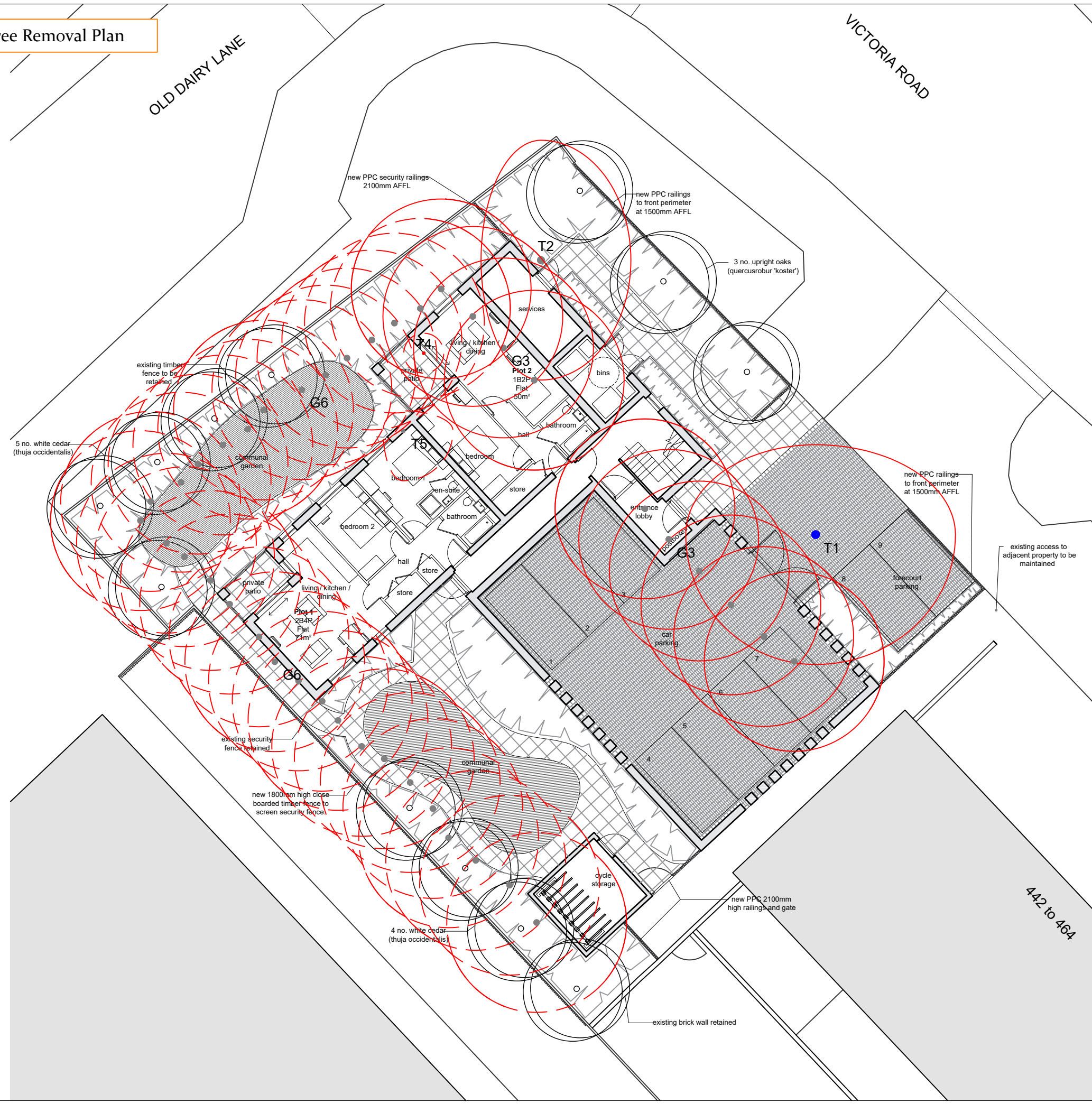
- Sub-category 1 is allocated where it has been assessed that the tree has mainly arboricultural qualities.
- Sub-category 2 is allocated where it is assessed that the tree has mainly landscape qualities.
- Subcategory 3 is allocated where it is assessed that the tree has mainly cultural qualities, including conservation.

Trees may be allocated more than one sub-category. All sub-categories carry equal weight, with for example an A₃ tree being of the same importance and priority as an A₁ tree.

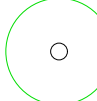
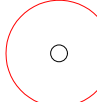
Comments: Tree form and pruning history are also recorded along with an account of any significant defects.

Rec's - Recommendations: Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.

Appendix 4: Tree Removal Plan



Plan Legend

-  Tree/s to be retained
-  Tree/s to be removed
- Centre colours
 -  Category A Tree
 -  Category B Tree
 -  Category C Tree
 -  Category U Tree
-  Root Protection Area (RPA)
If amended, the original is a dotted blue circle

Scale: 1:200 @ A3
0 4m 8m

Site Address: Land adjacent to
442 Victoria Road, Ruislip, HA4 oEU

Client: MEPK Architects Ltd
Drawing No: TH/A3/2280/TRP

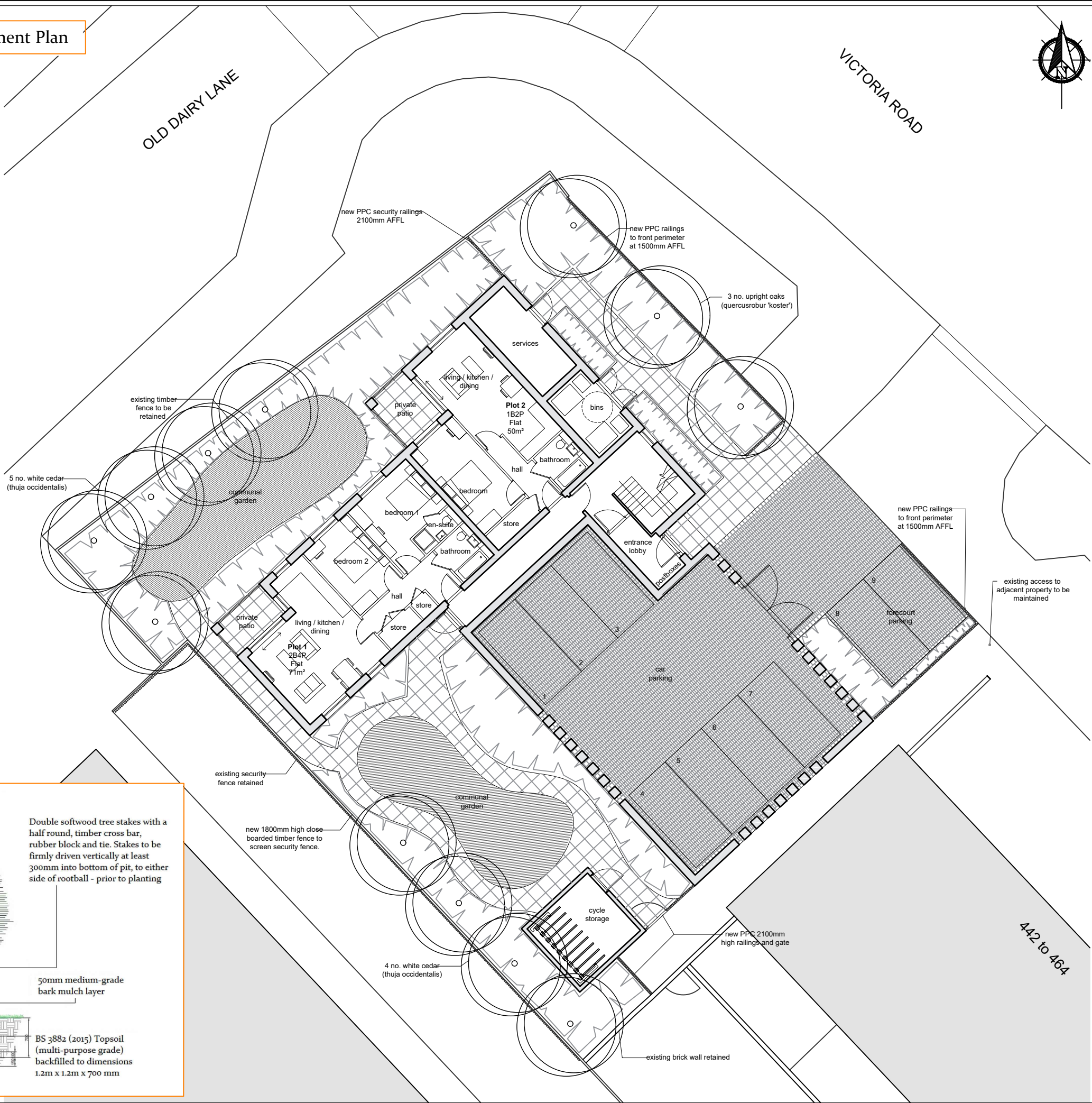
Job Ref: TH 2280 | Date: 26/02/2020

Trevor Heaps
Aboricultural Consultancy Ltd



07957 763 533
trevor@trevorheaps.co.uk
www.trevorheaps.co.uk

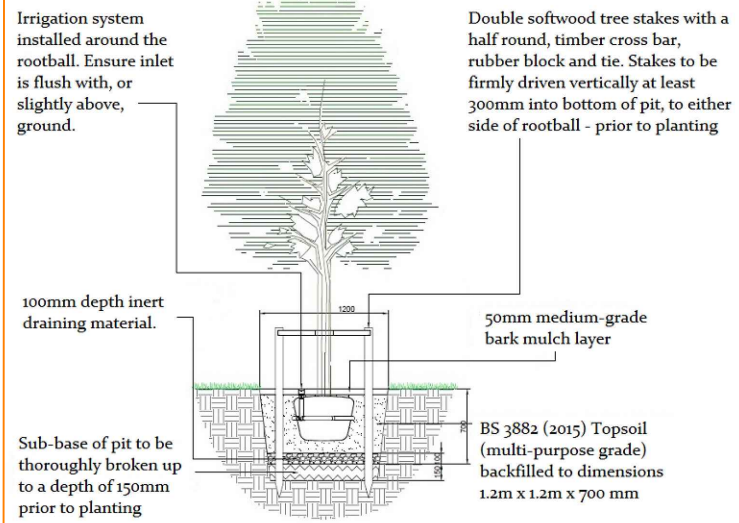
Appendix 5: Tree Replacement Plan



Plan Legend

- Tree/s to be retained
- Tree/s to be removed
- Centre colours
 - Category A Tree
 - Category B Tree
 - Category C Tree
 - Category U Tree
- Root Protection Area (RPA)
If amended, the original is a dotted blue circle
- Suggested tree planting locations

Tree planting details



Scale: 1:200 @ A3
0 4m 8m

Site Address: Land adjacent to 442 Victoria Road, Ruislip, HA4 oEU

Client: MEPK Architects Ltd
Drawing No: TH/A3/2280/TRP

Job Ref: TH 2280 Date: 26/02/2020

Trevor Heaps
Aboricultural Consultancy Ltd



07957 763 533
trevor@trevorheaps.co.uk
www.trevorheaps.co.uk