



12 - 18 Pield
Heath Road,
Uxbridge UB8
3NF

Arboricultural Report

March 2025



Ref 22-8959
Rev 1

Quality Standards Control

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This document must only be treated as a draft unless it has been signed by the originators and approved by a director.

Revision	Rev 1	
Date	01/11/2024	19/03/2025
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The methodology adopted and the sources of information used by SC in providing its services are outlined in this report. The work described in this report was undertaken in **November 2024** and is based on the conditions encountered and the information available during the said period of time. The scope of this report and the services are accordingly factually limited by these circumstances.

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Table of Contents

Introduction.....	3
Site description.....	9
Tree survey.....	11
Statutory controls.....	12
Soil assessment.....	12
Arboricultural impact assessment.....	13
Arboricultural method statement (AMS).....	14
Conclusions.....	16
Appendix 1 Tree schedule	17
Appendix 2 Arboricultural Impact Assessment	25
Appendix 3 Tree Removal Plan	26
Appendix 4 Tree Protection Plan	27
Appendix 5 Tree Protection specification	28
Appendix 6 Monitoring form	29
Appendix 7 Replacement tree planting	30
Appendix 8 Response to Council comments	31

1. Introduction

- 1.1 Syntegra Consulting Ltd was instructed by Simply UK to carry out a survey of all trees on and bounding the site at 18 Pield Heath Road, Uxbridge UB8 3NF in line with **BS5837- 2012 – Trees in relation to design, demolition and construction - Recommendations**. Then produce an arboricultural report with an impact assessment plan in line with the recommendations of BS5837 in relation to the proposal.

This report has been updated in response to the comments from the Local Authority as detailed in Appendix 8.

- 1.2 It is proposed to build an 81-bed care home.

- 1.3 The work will include the:

- survey from ground level, individually, or in groups, all on-site trees, identifying species, physiological condition and structural morphology, tree dimensions, preliminary management recommendations and BS: 5837 (2012) 'Retention Categories'. Estimate as far as possible off-site trees.
- Number all trees, either individually or in groups:
- Prepare a Tree Schedule.
- Work up an arboricultural impact assessment that will incorporate Root Protection Areas (RPA) for those trees worthy of retention.

- 1.4 The process will take the form of three stages:

- 1.4.1 **Phase 1** The initial stage for trees within the development process is a survey of those trees that should be retained and those that may/should be removed. Retention trees are allocated Root Protection Areas (RPAs) that are then detailed on a Tree Constraints Plan (TCP). The RPAs provide for sufficient rooting (soil) volume to ensure that trees are successfully retained during and after the completed development. It indicates a notional development footprint for any given site but moreover, it **may affect the value of land** earmarked for development. The AIA1 is **only** a baseline survey. It is not intended to represent, in isolation, the supporting information for an LPA* application: to obtain full planning permission.

1.4.2 Phase 2 The next stage is for 'site layout master planners' to factor the tree constraints into draft layout proposals. This draft is then referred to the consulting Arborist for further implication assessment, to arrive at a 'best fit' scheme, which achieves site proposal viability whilst allowing for the retention of appropriate trees. Once it has been agreed, the consulting Arborist can then prepare a supporting report to accompany the planning application. This report should demonstrate that the trees have been properly considered such that the site layout is defensible in arboricultural terms, both at the application stage and also, if necessary, at appeal.

1.4.3 Phase 3 All the effort put into the pre-application phases to protect retention trees is likely to fail without effective site supervision. Arboricultural Implications Assessment (AIA3) covers the on-site project implementation, including arranging (LPA) approved tree removal/pruning, overseeing the installation of tree protection fencing, ground protection and any special engineering works through to periodic reporting on the retention of tree protection measures. Many if not all of the latter are usually specified as LPA Planning Conditions that need to be formally discharged. All personnel associated with the construction process must be familiar with the specified Tree Protection Plans (TPP) and Arboricultural Method Statements (AMS) that affect the site. The TPP and AMS should be retained on site at all times, and they should be included in the site's Project Management Plan.

1.4.4 Phases 1–3 are in line with BS:5837 'Trees in relation to design, demolition and construction - Recommendations' (2012).

* Local Planning Authority

1.5 Tree safety matters

The BS:5837 tree survey is carried out in sufficient detail to gather data for and to inform the current project. Our appraisal of the structural integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The tree assessment is carried out from ground level – as is appropriate for this type of survey - without invasive investigation. The disclosure of hidden tree defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious visual defects that are significant in relation to the existing and proposed land use.

Lastly and to further clarify, this BS:5837 survey does not constitute a full *Visual Tree Assessment* (= TRAM* Level 2 - *Basis Assessment*) that would ordinarily be carried out for Tree Risk Assessment reporting. In effect, this BS:5837 survey equates to a TRAM Level 1 Limited Visual Assessment.

* “Tree Risk Assessment Manual” Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly (2013) International Society of Arboriculture

1.6 The **British Standard 5837 ‘Trees in relation to design, demolition, construction - Recommendations’ (2012)** provides “guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees.....with structures”. The Standard recommends that trees with categories A-C (where A is the highest quality) are a material consideration in the development process. Such trees may then become a constraint for a planning proposal. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process (i.e. no more than 10 years). The tree categories are shown on plan by colour-coding:

- Category A (green colour-coded): Good examples of their species with an estimated life expectancy of at least 40 years.
- Category B (blue colour-coded): Not suitable for an ‘A’ category due to impaired condition or a tree lacking special ‘A’ qualities: with an estimated life expectancy of at least 20 years.
- Category C (grey colour-coded): Unremarkable trees of very limited merit or with a significant impaired condition not warranting an ‘A’ or ‘B’ category: with an estimated life expectancy of at least 10 years. See young trees below.
- Category U (red colour-coded): 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.
- Reasonably young trees below 150mm stem diameter would normally be given a C category (if they satisfy the retention quality criteria). However, as they are small, they could be replaced/transplanted and as such they should not be regarded as a significant constraint on development.

1.7 Wildlife legislation

The Wildlife and Countryside Act (1981) Chapter 69 forms the basis for the legal wildlife protection in Great Britain. Amongst other protected flora and fauna, nesting birds and all species of bat are afforded statutory protection. In brief, it is an offence to:

- Intentionally kill, injure or take a bat.
- Sell, hire, barter or exchange a bat, dead or alive.
- Be in possession or control of a bat or anything derived from them.
- Disturb a nesting bird.

It is recommended that the client and/or their agent review the Act - <http://www.jncc.gov.uk/page-3614> - for further information and guidance.

1.8 Wildlife habitats

A cursory assessment of wildlife habitat values of trees and hedgerows on the site was carried out during the survey. No protected or exceptional habitats were identified, and details were not recorded. However, trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September. We have not been made aware of the presence of roosting bats and have not identified any obvious signs of roost sites. However, this does not mean that roost sites are absent.

1.9 Qualifications

This report has been based on my site observations and experience. Details of qualifications and experience can be found here. <https://www.bucksplantcare.co.uk/about-us/>

1.10 Caveats

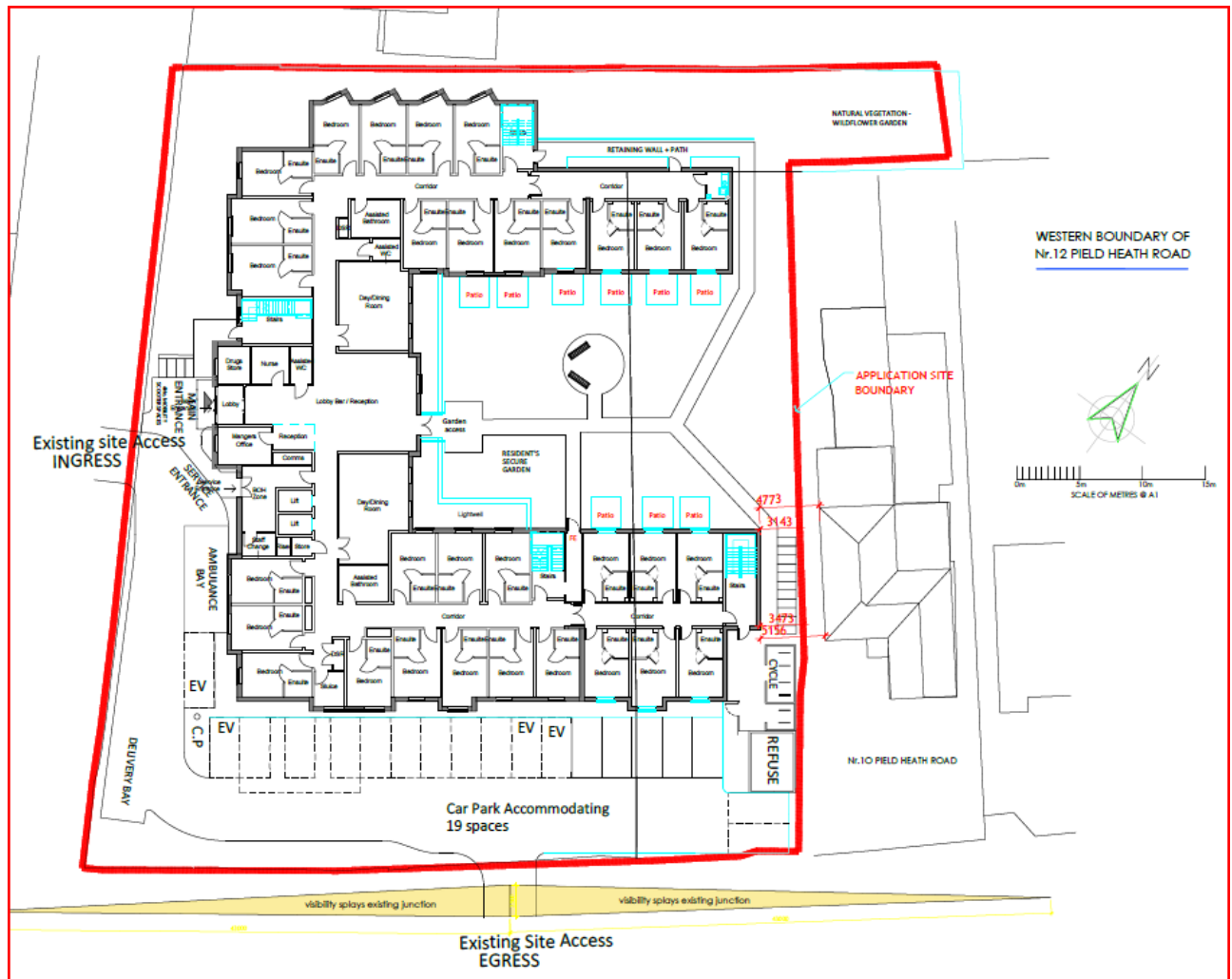
The author does not have formal qualifications in the areas of structural engineering or law. However, making comment on such matters from an arboricultural perspective is both within the normal scope of our instructions and also within the range of the author's experience. Notwithstanding this, specialist professional advice should be sought to clarify/confirm any observations on engineering or legal matters that this report may contain.

2. Site description

- 2.1 The original site consists of 4 properties – 12, 14 16 and 18 Pield Heath Road. Nos 14, 16 and 18 have been demolished as part of a previous approved application - 76760/APP/2022/1889



2.2 The proposal: It is proposed to extend the approved 60 bed care home to 81 beds.



The location and detail of the proposed development and the positioning and numbering of the trees can be found plotted on the AIA plan at Appendix 2 and separate document Ref : AIA/21278. NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

3. Tree survey

- 3.1 The survey was carried out on the 23rd of September 2024.
- 3.2 The details of the tree survey can be found in Appendix 1 with the tree locations in Appendix.
- 3.3 Trees T21 and T22 are on Field Heath Avenue

T22 is in poor condition and should be removed asap.



4. Statutory controls

4.1 Planning legislation (Trees)

4.2 Statutory tree protection

Trees can be protected in law – via Tree Preservation Orders (TPOs) or by virtue of them growing in a Conservation Area – by the Government's Town & Country Planning Act 1990 (the Act). Trees may also be protected by Planning Conditions. In all these instances, written LPA permission/consent is required before protected trees can be pruned or felled*. Contravention of the Act may carry a fine of up to £20,000 and a criminal record.

* Exceptions include those trees that are dead/hazardous or those that are causing an actionable nuisance to a third-party. In any event, evidence must be provided to defend the removal of such trees.

4.3 Trees on this site

The trees on this site are not protected.

5. Soil assessment

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. Syntegra Consulting Ltd cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.

According to the British Geological Survey for this site the bedrock geology is London clay formation with Clay, silt and sand.

6. Arboricultural impact assessment

It is proposed to remove three trees for management reasons:

T02; T09 and T10

In order to facilitate the proposed development 8 trees will be removed:

T01; T03; T04; T05; T15; T18; T19 and T20

All shrubs will also be removed

6.1 **IMPACT PROPOSAL ON TREES** (to be read in conjunction with the Arboricultural Impact Assessment- AIA - at Appendix 2)

6.2 **Root Protection Areas (RPAs)**

There is no impact to the retained trees by the development, apart from Sycamore T21. The service road will need to go over its RPA. This will be mitigated by a no dig construction using cell web system.

6.3 **Tree Crown Protection Zones**

Crown protection will be achieved by following the Tree Protection Plan.

6.4 **Tree Dominance Zones**

There are no crown dominance issues.

6.5 **New Tree Planting**

There will be mitigation of the lost trees by tree and shrub planting as part of this development, which is detailed in Appendix 7 of this report and the landscape plans.

7. Arboricultural method statement (AMS)

This is a preliminary AMS. A more detailed one will be required after approval in conditions.

This AMS lays down the methodology for any demolition and/or construction works that may have an effect upon trees on and adjacent to this site. It is essential within the scope of any contracts - related to this development - that this AMS is observed and adhered to. It is recommended that this document forms part of the work schedule and that specifications are issued to the building contractor(s), and these must be used to form part of their contract.

Consulting Arborist contact details:

Patrick Prendergast – mob. No. 07952 338564

SEQUENCE OF WORKS

From commencement of the subject development, the following methodology will be implemented in the manner and sequence described:

1. **PRE- COMMENCEMENT SITE MEETING** To outline on-site working methods in relation to trees prior to any demolition and/or construction activity, a site meeting of the following shall take place:
 - Client • Consulting Arborist • Site Agent

2. TREE WORKS

As per the tree Removal plan – Appendix 3 carry out the removal of trees

T01; T02; T03; T04; T05; T09; T10; T15; T18; T19 and T20 along with shrubs.

3. ESTABLISH THE CONSTRUCTION EXCLUSION ZONE (CEZ):

As per the tree protection plan (TPP), ref PBC 21278 install the Tree Protection barriers as shown on the plan with the specified heras fencing.

4. MAIN CONSTRUCTION WORKS

There must be no:

- (a) storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description
- (b) preparation of noxious substances (e.g. cement)
- (c) Parking/use of tracked or wheeled machinery or vehicles of any description.
- (d) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description
- (e) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description
- (f) Installation/siting of any underground services, temporary or otherwise including drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.

in any area designated as the Construction Exclusion Zone (CEZ)

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of the canopies, any trees or the spread of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
- c) No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/ into protection areas.

8. Conclusions

- 8.1 It is proposed to demolish the existing dwellings and build an 81-bed care home.
- 8.2 Three trees will be removed for good management reasons and 8 will be removed to facilitate the development.
- 8.3 The loss of the trees will be mitigated by better replacement trees, which are detailed Appendix 7. There will ecological benefits from these trees with added bio-diversity as well as enhanced quality of life for the residents as the trees will mark the changing seasons along with giving colour in the spring and summer with the variety of flowering trees.
- 8.4 Following approval a detailed Arboricultural Method Statement and Tree Protection Plan for the retained trees will be required along with details of the planting specification. Active random monitoring by a Consulting Arborist throughout the development process is strongly recommended.

APPENDIX 1

TREE SURVEY SCHEDULE

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T01	Cedar (<i>Cedrus sp.</i>)	Height (m): 14 Stem Diam(mm): 250 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Early Mature Rem. Contrib.: 50+ Years	a developing tree hidden by the surrounding trees	A	Radius: 3.0m. Area: 28 sq m.	Good	Good	Remove for development
T02	Apple (<i>Malus sp.</i>)	Height (m): 7 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Dead		U	No RPA due to Retention Category of U.	Dead	Fair	Remove due to condition
T03	Leyland cypress (<i>× Hesperotropsis leylandii</i>)	Height (m): 18 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: <10 years	a tall tree forming a hedge	C	Radius: 4.8m. Area: 72 sq m.	Good	Good	Remove for development

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T04	Leyland cypress (<i>× Hesperotropsis leylandii</i>)	Height (m): 18 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: <10 years	a tall tree forming a hedge	C	Radius: 4.8m. Area: 72 sq m.	Good	Good	Remove for development
T05	Leyland cypress (<i>× Hesperotropsis leylandii</i>)	Height (m): 18 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: <10 years	a tall tree forming a hedge	C	Radius: 4.8m. Area: 72 sq m.	Good	Good	Remove for development
S06	Laurel cherry (<i>Prunus laurocerasus</i>)	4 metre high shrub		C	No RPA.	Good	Good	Remove for development

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T07	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 14 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Off site tree	B	Radius: 2.4m. Area: 18 sq m.	Good	Good	No action required
T08	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 14 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 30+ Years	Off site tree	B	Radius: 3.6m. Area: 41 sq m.	Good	Good	No action required
T09	Leyland cypress (<i>x Hesperotropsis leylandii</i>)	Height (m): 18 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 4.8m. Area: 72 sq m.	Good	Good	Remove as part of good site management

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T10	Leyland cypress (<i>× Hesperotropsis leylandii</i>)	Height (m): 18 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 3.6m. Area: 41 sq m.	Good	Good	Remove as part of good site management
T11	Silver birch (<i>Betula pendula</i>)	Height (m): 15 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 3.6m. Area: 41 sq m.	Good	Good	Remove for development
T12	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 16 Stem Diam(mm): 400 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 4.8m. Area: 72 sq m.	Good	Good	No action required

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T13	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 16 Stem Diam(mm): 400 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 4.8m. Area: 72 sq m.	Fair	Good	No action required
T14	Laurel cherry (<i>Prunus laurocerasus</i>)	Height (m): 5 1 stems Life Stage: Mature	a spreading shrub in front of no 12	C	No RPA.	Good	Good	Remove for development
T15	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 14 4 stems (mm): 150,150,150,200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 10+ Years	self sown tree in front of no 12	C	Radius: 3.9m. Area: 48 sq m.	Good	Good	Remove for development

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T16	Common holly (<i>Ilex aquifolium</i>)	Height (m): 10 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 10+ Years	covered in ivy	C	Radius: 2.4m. Area: 18 sq m.	Fair	Good	Remove ivy
T17	Fig	a spreading bush about 3 m tall		C	No RPA.	Good	Good	Remove for development
T18	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 14 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 10+ Years	self sown tree in front of no 12	C	Radius: 2.4m. Area: 18 sq m.	Good	Good	Remove for development

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T19	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 10 Stem Diam (mm): 250 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: <10 years	self sown tree	C	Radius: 3.0m. Area: 28 sq m.	Good	Good	Remove for development
T20	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 12 Stem Diam (mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: <10 years	self sown tree	C	Radius: 2.4m. Area: 18 sq m.	Good	Good	Remove for development
T21	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 16 Stem Diam(mm): 540 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 10+ Years	This mature tree was pollarded in the past	C	Radius: 6.5m. Area: 133 sq m.	Good	Good	No action required

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T22	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 16 Stem Diam(mm): 610 Spread (m): 6N, 2E, 5S, 6W Crown Clearance (m): 5 Life Stage: Dead Rem. Contrib.: none	Local authority Highway tree in poor condition	U	None	Dead	Very poor	Local authority should remove for safety

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Appendix 2 Arboricultural Impact Assessment

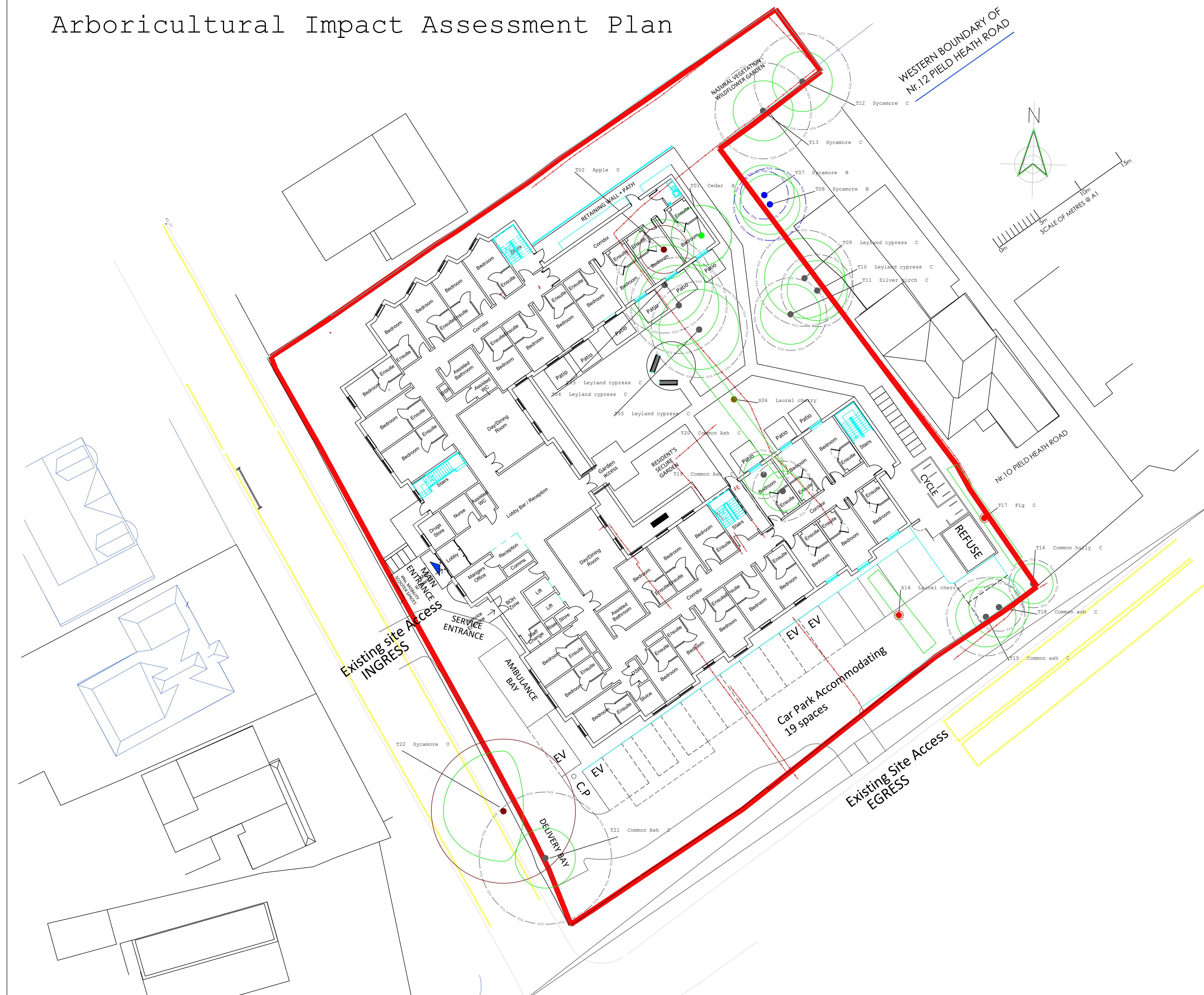
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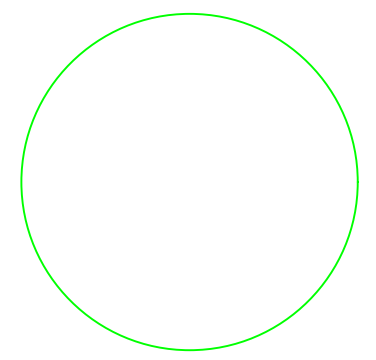
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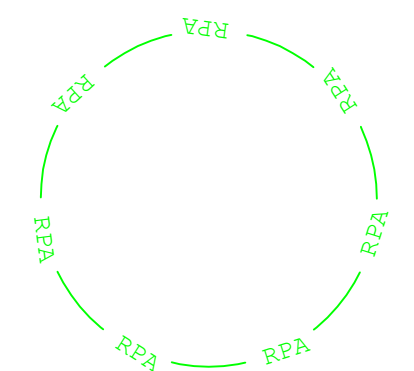
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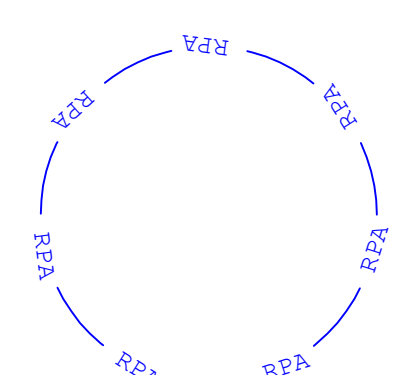
General Notes



Tree canopy

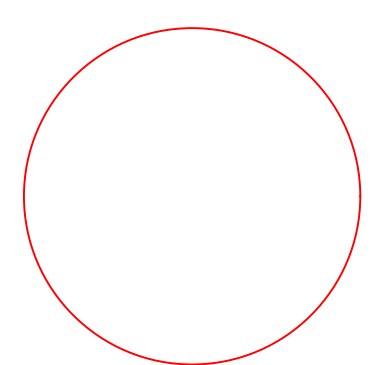


A category trees



B category trees

C category trees



U category trees

No.	Revision/Issue	Date

Firm Name



Project Name and Address

18 Field Heath Road,
Uxbridge
UB8 3NF

Project
BPC - 21278

Date
17.03.2025

Scale
1:200 in A1

Sheet

01

Appendix 3 Tree Removal Plan

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Appendix 3
Tree Removal Plan



General Notes

Tree canopy

A category trees

B category trees

C category trees

Tree to remove

No.	Revision/Issue	Date

Firm Name

SYNTEGRA
CONSULTING

Project Name and Address

18 Pield Heath Road,
Uxbridge
UB8 3NF

Project	BPC - 21278	Sheet	01
Date	17.03.2025		
Scale	1:200 in A1		

Appendix 4 Tree Protection Plan

mail@syntegragroup.com
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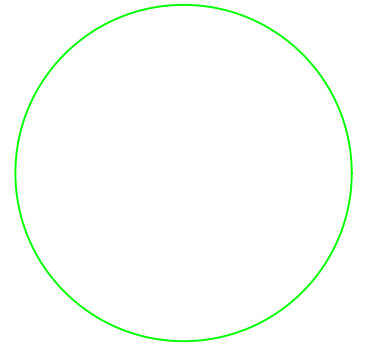
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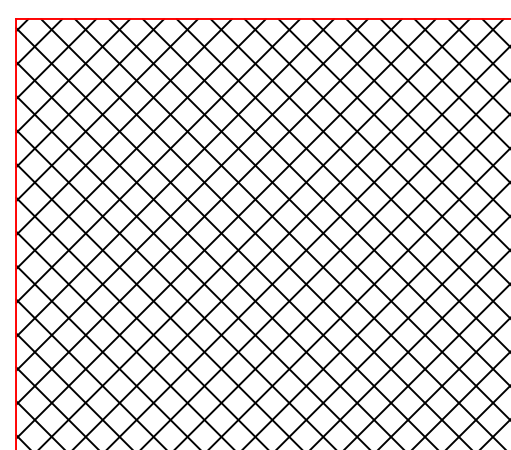
Appendix 4
Tree Protection Plan



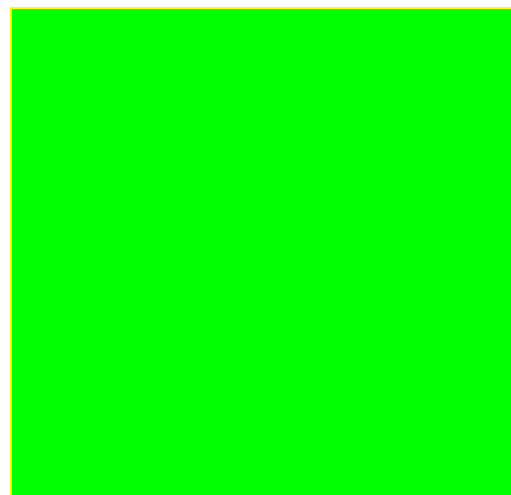
General Notes



Tree canopy




CEZ



Permeable surface

No.	Revision/Issue	Date

Firm Name



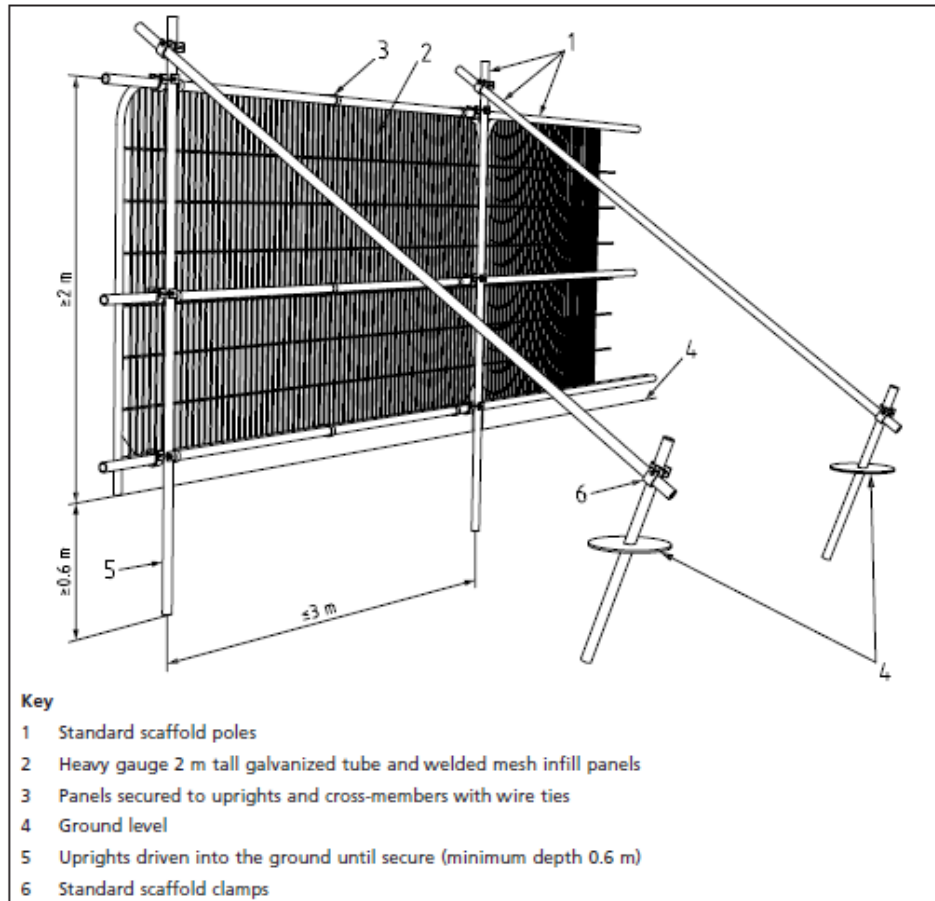
Project Name and Address

18 Field Heath Road,
Uxbridge
UB8 3NF

Project BPC - 21278	Sheet
Date 28.10.2024	01
Scale 1:200	

Appendix 5- Tree protection fencing specification

Figure 2 Default specification for protective barrier



This sign must be displayed on each panel of the fencing.



Appendix 6: Arboricultural Site Monitoring Form

Client contact details:

Site:

Ref:

LPA Tree Officer (if applicable):

Consultant:

Date of inspection:

Accompanied by site manager ☐
Previous actions complied with ☐

Site currently active ☐

INSPECTION DETAILS:

Any signs/evidence within the RPA of:

Ground contamination	<input type="checkbox"/>	Changed soil levels	<input type="checkbox"/>
Excavations	<input type="checkbox"/>	Material storage	<input type="checkbox"/>
Water run off	<input type="checkbox"/>	Ground compaction	<input type="checkbox"/>
Unauthorised tree works	<input type="checkbox"/>		

If yes to any of the above provide details:

CONDITION OF FENCING:

Erected according to approved details	<input type="checkbox"/>	Protective signs present	<input type="checkbox"/>
Fencing in place/intact	<input type="checkbox"/>	Upright poles in ground	<input type="checkbox"/>
Bracing & clamps in place	<input type="checkbox"/>	Any signs of breach	<input type="checkbox"/>

ADDITIONAL NOTES including action taken/required:

Date of next inspection:

Copied to Client ☐ Copied to Site manager ☐ Copied to LPA ☐

Signed – Patrick Prendergast -----

Appendix 7 Replacement tree planting

ail@syntegragroup.com
I: 0330 053 6774

LONDON | READING | TONBRIDGE | BRISTOL

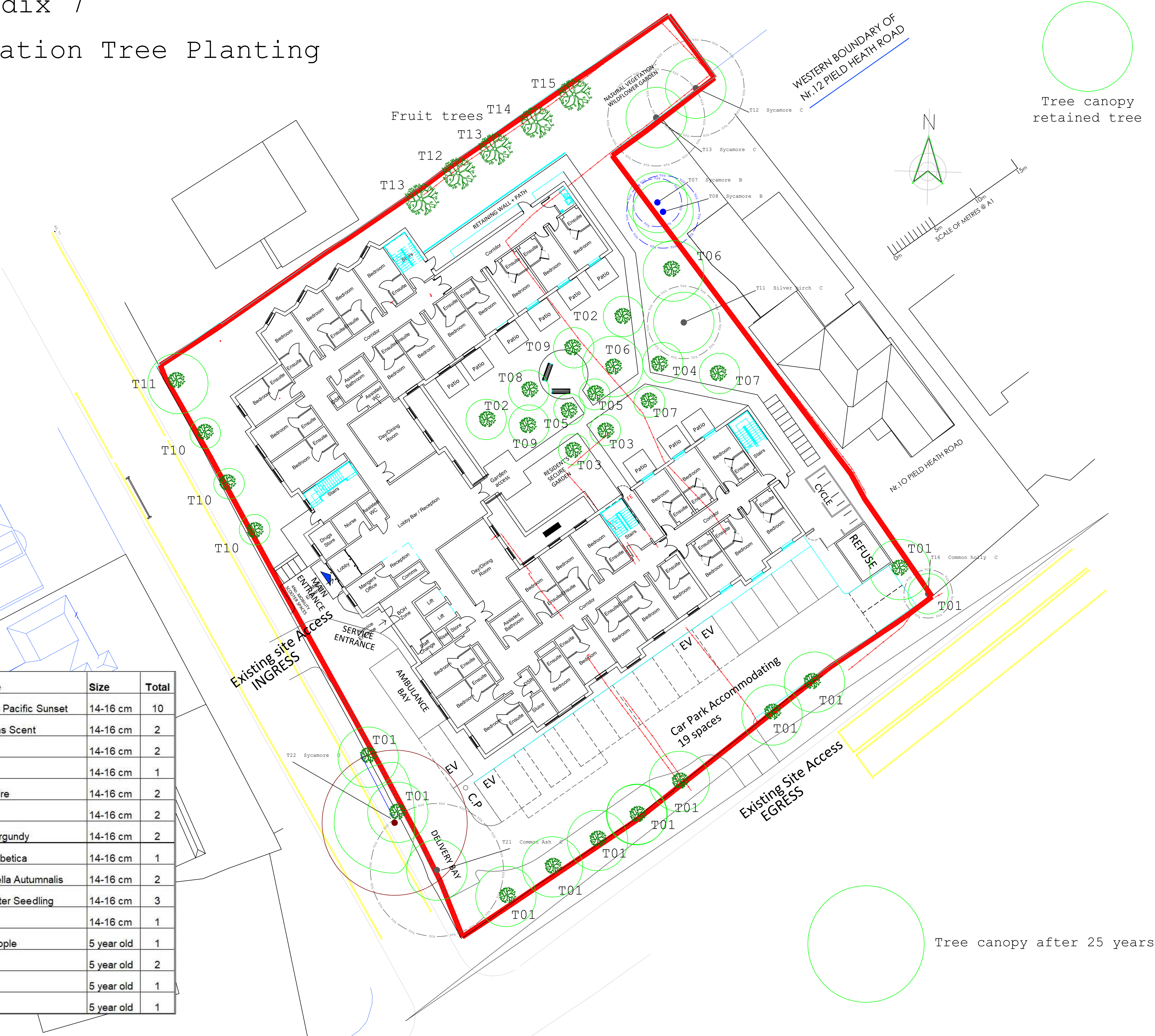
Registered Company No. 06408056
VAT Registration No. 980016044
BSI Certificate Number FS 710041



Appendix 7

Mitigation Tree Planting

Ref	Botanical Name	Size	Total
T01	Acer platanoides Pacific Sunset	14-16 cm	10
T02	Magnolia Heavens Scent	14-16 cm	2
T03	Malus Evereste	14-16 cm	2
T04	Malus floribunda	14-16 cm	1
T05	Prunus Hillier Spire	14-16 cm	2
T06	Prunus padus	14-16 cm	2
T07	Prunus Royal Burgundy	14-16 cm	2
T08	Prunus serrula Tibetica	14-16 cm	1
T09	Prunus x subhirtella Autumnalis	14-16 cm	2
T10	Sorbus Sheerwater Seedling	14-16 cm	3
T11	Tilia x euchlora	14-16 cm	1
T12	Red Delicious Apple	5 year old	1
T13	Pear Durendeu	5 year old	2
T14	Plum Czar	5 year old	1
T15	Cherry Sunburst	5 year old	1



General Notes

Notes:

Before planting trees all building material and other extaneous material must be removed from planting areas to a depth of 1 metre. Trees will be supplied and planted in line with **BS8545 (2014) Trees from Nursery to Independance in the landscape**. Before planting the tree stock will be check by the Arboricultural Consultant to ensure they are to the correct standard and size. They will be planted and secured as per the specification and watered weekly for the first 2 years to ensure they get established. The tree base will be a 1 metre radius and will be mulched and maintained to 100 mm.

No.	Revision/Issue	Date

Firm Name

SYNTEGRA
CONSULTING

Project Name and Address

12-18 Field Heath Road,
Uxbridge
UB8 3NF

Project	Sheet
BPC - 21278	01
Date	18.03.2025
Scale	1:200 in A1

Appendix 8

Landscape Officer Comments with response

- The A category tree should be considered a constraint to development. Retention would likely only require the removal of one unit.

It has been decided not to change the structure to retain this tree – Cedar T01. There is no currently no public visibility or amenity of this tree and if retained there would also be no amenity due to the currently approved 60 bed scheme. The replacement trees will provide a more enhanced public amenity to the locality.

- The southern boundary trees should be extended the whole length of the southern edge within the hedgerow. The extent on the tree trench is required to be shown on the drawing with construction detail, to ensure the appropriate soil volume is supplied for these trees to reach maturity.

This has been done as much as possible in the updated proposed tree planting plan. A linear tree trench will be created with tree crates and structured soil

- Please can you confirm that the northern boundary planting bed has a minimum width of 500mm (I note no scale bar is on the north landscaping plan to double check).

We will ensure this is maintained.

- The trees along the eastern boundary should be retained.

There are the only two trees on the eastern boundary. They are leylandii and have outgrown their location. There is no reason to retain them.

- The proposed trees within the garden seem planted too close. The plan needs to show the mature canopy sizes to ensure the spacing is acceptable.

The proposed planting plan has been updated to show canopies after 25 years in green circles.

The species chosen are generally small and will add valuable shade to this garden.

- The car parking is a large area of hardscape that detracts from the southern side of the building. Every four spaces should be given over to planting and a tree.

This cannot be achieved as car parking spaces cannot be lost due to planning requirements. While we support the additional green space the planning officer must realise that a compromise would have to be made on spaces.

- The areas of planting between the car park and the southern side of the building needs to be increased. There are increased areas of greening along this edge on the previous scheme Condition discharge.

This cannot be achieved This cannot be achieved without loss of parking spaces, which we note the officer was keen not to lose. However, as an offset we would be happy to consider a green roof (maintained) on top of the bin store.