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Arboricultural Implications Report

Proposed development at

Fountain House Hotel

116-118 Church Road

Hayes

London



December 2021

Ref. SJA air 21632-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in Table 1 of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, veteran or ancient trees, no category 'A' or 'B' trees, and no trees of high townscape or amenity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. Subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur as a result of the incursions into RPAs within the proposal.

S5. As the proposed development will not result in the removal of trees which are of merit or of townscape or amenity value, it complies with Policies DMHB 14 and DMHD 3 of the London Borough of Hillingdon Local Plan.

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- 1. Outline arboricultural method statement**
- 2. Tree survey schedule (SJA tss 21632-01)**
- 3. Tree protection plan (SJA TPP 21632-041)**

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Rosemay Hotels to visit Fountain House Hotel, Hayes, London and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to the London Borough of Hillingdon (the LPA) and complies with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').

1.2.2. The proposed development is for the refurbishment and extension of the existing hotel.

1.2.3. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5) and those which might incur root damage that might threaten their viability (Section 6). A summary and conclusions, with regard to local planning policy, are presented in Section 7.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Will Hovell of SJAtrees on the 2nd November 2021. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The site is 0.11ha in size and is located on the north side of St. Mary's Road, at the junction with Church Road, as shown at **Figure 1** below. The north boundary adjoins a hard surface yard used for the storage of coaches.



Figure 1: Site location shown on Google Earth image

1.4.2. The site sits on even ground adjacent to the Town Hall and coach park, it currently comprises two hotel buildings with a parking area to the east and garden and patio areas to the south and west.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site lies on superficial deposits of Langley silt above a bedrock of London clay.

1.5.2. Whilst no site investigation or soil analysis has been undertaken, the British Geological Survey map suggests that the soil is likely to be particularly susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is within the boundaries of the Hayes Village Conservation Area. The Character Appraisal for this area mentions trees at paragraph 8.2, where it states that **“Trees and green features, such as hedges, are an important contributor to the character of the Conservation Area”**

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as ‘Ancient’. Ancient woodland is defined as “any area that’s been wooded continuously since at least 1600 AD” and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework (NPPF) (July 2021) sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.1.3. In paragraph 130, within Section 12 "Achieving well-designed places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.1.4. Paragraph 131 in this section states: “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

2.1.5. The section titled Planning for climate change states at paragraph 153: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.1.6. In paragraph 174, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: “Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.1.7. In paragraph 180, under the 'Habitats and biodiversity' section, the NPPF states: **"When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists...."

2.2. Regional policy context

2.2.1. Policy G1 'Green infrastructure' of the London Plan (March 2021) states:

"A London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:

- 1) identify key green infrastructure assets, their function and their potential function**
- 2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.**

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network."

2.2.2. Policy G7 'Trees and woodlands' of the London Plan states:

"A London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

¹⁴⁰ **Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012".**

2.3. Local policy context

2.3.1. Local planning policies are contained in the London Borough of Hillingdon Local Plan 2020.

2.3.2. The relevant section of Policy DMHB 14 of the Local Plan states:

2.3.3. "D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision."

2.3.4. The relevant section of Policy DMHD 3 of the Local Plan states:

“B) Schemes should ensure that they:

i) do not harm the amenity of neighbours;

ii) do not lead to the loss of trees of townscape or amenity value;”

2.4. Neighbourhood policy context

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

2.5. Tree survey and baseline information

2.5.1. We surveyed individual trees with trunk diameters of 75mm and above¹, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows² growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.5.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.5.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally³. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.5.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We

¹ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

² Ibid, 4.4.2.7

³ Ibid, 4.4.2.3

did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.5.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule.

2.5.6. We have applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.6. Tree constraints

2.6.1. In line with the NPPF's presumption in favour of sustainable development, we have assessed whether any trees should be retained in the context of a proposed development. To do this, we identified the main arboricultural features within or immediately adjacent to the site, whose removal we considered could have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity.

2.6.2. Whilst BS 5837 states that trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.6.3. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**⁴.

2.6.4. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in**

⁴ Ibid. 4.5.10.

excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal”⁵.

2.6.5. The ‘Root Protection Areas’ (RPAs)⁶ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

2.7. Arboricultural impact assessment and tree protection plan

2.7.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, and produced the tree protection plan (TPP) presented at **Appendix 3**. This is based on the proposed site layout drawing no. FHH-PP-200.

2.7.2. The TPP identifies the trees which will be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

2.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

⁵ Ibid. 5.1.1.

⁶ The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority." BS 5837, paragraph 3.7.

2.7.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.7.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 6 below.

2.7.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in Table 1 below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁷

⁷ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed a total of 21 individual trees and two groups of trees, growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The site itself consists of sparse tree coverage scattered towards the perimeter. These are planted specimens and consist of a mixture of native broadleaves and exotic conifers. The trees immediately off-site consist of a planted avenue of broadleaves to the south and a self-seeded screen of native broadleaves to the north.

3.1.3. The most commonly found species is Leyland cypress, all of which are small young specimens or semi-mature and have been managed to remain small in size; these trees do not fit with the overall character of the area. The most dominant species is mature common lime which lines the road just to the south of the site.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of ‘trees of merit’ or of ‘townscape and amenity value’. The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- The avenue of lime and London plane (nos. 8-13) which lines St. Mary’s Road to the south of the site.

3.2.2. There are no category ‘A’ trees and 6 category ‘B’ specimens. The remaining 15 trees are assessed as category ‘C’ trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.3. Of the groups of trees, both have been assessed as category ‘C’.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, five individual trees (nos. 5, 6, 7, 14 & 15) are to be removed.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
5	Pear	5m	100mm	Young	C (2)
6	Leyland cypress	3.5m	110mm	Young	C (2)
7	Leyland cypress	3.5m	90mm	Young	C (2)
14	Plum	2.5m	90mm	Young	C (12)
15	Apple	2.5m	90mm	Young	C (12)

Table 2: Trees to be removed

4.1.3. One group of trees (G1) is to be removed as part of the proposals.

4.2. Assessment

4.2.1. The six trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity, will be retained.

4.2.2. None of the trees to be removed contribute to the main arboricultural feature of the site. Therefore, their removal will not have an impact on the arboricultural character of the area.

4.2.3. The group to be removed consists of only small shrub habit specimens that do not contribute to the arboricultural character of the area.

4.2.4. None of the trees to be removed are mature specimens of species of large size: all the trees to be cleared are young specimens. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly,

mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon⁸.

4.2.5. All of the trees to be removed are young specimens, which BS 5837 states **“need not necessarily be a significant constraint on the site’s potential”**.

4.2.6. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above); these are shown on the TPP and identified in **Table 2** above.

4.2.7. All of the category ‘B’ trees are to be retained.

4.2.8. Five category ‘C’ trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.9. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent only a minor alteration to the main arboricultural features of the site.

⁸ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. Four trees to be retained are to be pruned to facilitate implementation of the proposals. These are shown **Table 3** below.

Tree no.	Species	Proposed works
17	Sycamore	Reduce on-site crown extent by approximately 1m. Maximum cut diameter 75mm.
18	Sycamore	Reduce on-site crown extent by approximately 1.5m. Maximum cut diameter 75mm.
19	Sycamore	Reduce on-site crown extent by approximately 1.5m. Maximum cut diameter 75mm.
21	Ash	Reduce on-site crown extent by approximately 1.5m. Maximum cut diameter 75mm.

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. The extent of pruning proposed to the trees listed in **Table 3** is minor. Branches to be removed are small in size and will result in a maximum wound size no greater than 75mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.2. In terms of impact upon the landscape, the proposed pruning is minor in extent, and the trees are only visible from narrow views between buildings. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the conservation area.

5.2.3. All of the trees to be pruned have been heavily reduced or ‘topped’ in the past; and so further reduction will not detract from the quality of the specimens or alter their potential.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed buildings will encroach within the RPAs of three of the trees to be retained. These are shown in **Table 4** below.

Tree no.	Species	Incursion	Extent of incursion	% of RPA	Incursion - currently unsurfaced ground	% of RPA
1	Hazel	Proposed building	2.1m ²	2.6%	n/a	n/a
10	Common lime	Proposed building	11.3m ²	10.2%	n/a	n/a
13	London plane	Proposed building	0.2m ²	0.06%	n/a	n/a
16	Lawson cypress	Lowering of ground for proposed disabled parking space	12m ²	36.5%	n/a	n/a
17	Sycamore	Proposed building	3.6m ²	0.7%	n/a	n/a
18	Sycamore	Proposed building	2.1m ²	0.7%	n/a	n/a
19	Sycamore	Proposed buildings	5m ²	0.8%	n/a	n/a
20	Ash	Proposed building	0.7m ²	0.8%	n/a	n/a
21	Ash	Proposed building	2.1m ²	1.2%	n/a	n/a
G1	Leyland cypress	Proposed building	2.1m ²	0.5%	n/a	n/a

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 5**.

Tree no.	Species	Incursion	Proposed mitigation
1	Hazel	Proposed building	Mini piles and floating beams to be used for foundations to limit incursion. Pilot holes for piles to be dug manually under direct on-site supervision of arboricultural consultant
10	Common lime	Proposed building	Excavation for proposed basement to be sheet piled to reduce over dig and prevent soil collapse within RPA. First 750mm of excavation within RPA to be conducted manually under direct on-site supervision of arboricultural consultant
13	London plane	Proposed building	Excavation for proposed basement to be sheet piled to reduce over dig and prevent soil collapse within RPA. First 750mm of excavation within RPA to be conducted manually under direct on-site supervision of arboricultural consultant
16	Lawson cypress	Lowering of ground level for proposed disabled parking space	Area of ground to be lowered sits 0.5m above the level of the base of the tree's trunk. Ground level to be reduced to no lower than the sub-base of the lower hard surfaced area
17	Sycamore	Proposed building	Mini piles and floating beams to be used for foundations to limit incursion. Pilot holes for piles to be dug manually under direct on-site supervision of arboricultural consultant
18	Sycamore	Proposed building	Mini piles and floating beams to be used for foundations to limit incursion. Pilot holes for piles to be dug manually under direct on-site supervision of arboricultural consultant
19	Sycamore	Proposed buildings	Mini piles and floating beams to be used for foundations to limit incursion. Pilot holes for piles to be dug manually under direct on-site supervision of arboricultural consultant
20	Ash	Proposed building	Mini piles and floating beams to be used for foundations to limit incursion. Pilot holes for piles to be dug manually under direct on-site supervision of arboricultural consultant
21	Ash	Proposed building	Mini piles and floating beams to be used for foundations to limit incursion. Pilot holes for piles to be dug manually under direct on-site supervision of arboricultural consultant
G1	Leyland cypress	Proposed building	Mini piles and floating beams to be used for foundations to limit incursion. Pilot holes for piles to be dug manually under direct on-site supervision of arboricultural consultant

Table 5: Proposed mitigation of RPA incursions

6.2.2. The incursions into the RPAs of all of the trees except no. 16 are by proposed foundations, and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.3. To minimise impacts on these specimens, the foundations will be of a 'pile and beam' design with the beams being set entirely above the level of the existing sub-base to avoid excavation into the soil beneath. Excavation into the soil beneath will

only be needed by the small-diameter (300mm) piles. For these, the first 750mm will be dug by hand so that any roots encountered can be treated appropriately (see the manual excavation section of the outline methodology in **Appendix 1**) If significant roots are found whilst excavating the trial holes the location of the pile can be adjusted to avoid their severance.

6.2.4. The incursion into the RPA of Lawson cypress no. 16 is for the lowering on the ground level to be in line with that of the base of the tree. Due to the retaining wall and the fact the ground to be lowered is higher than the ground in which the tree is planted, there is unlikely to be significant rooting within the area to be lowered. Therefore, the impact on the tree will be minimal despite the size of the incursion shown in **Table 4**.

6.2.5. To minimise the impact on trees nos. 10 and 13 caused by the construction of the building and basement, the first 750mm of excavation will be conducted manually under the supervision of an arboricultural consultant. Thereafter the basement can be sheet-piled using the manually excavated trench to avoid excessive over-dig associated with the basement excavation and to prevent soil collapse.

6.2.6. The tree species impacted by incursions into their RPAs have been identified as good to moderate at tolerating root pruning and disturbance⁹, as shown in **Table 6** below. As these specimens are of average physiological condition, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

Species	Tolerance
Hazel	Good
London plane	Good
Sycamore	Moderate
Lime	Good to moderate
Ash	Moderate

Table 6: Species tolerance to root pruning and disturbance

⁹ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

6.2.7. As the RPAs of all of the trees on and around the site are already covered by hard surfacing, their rooting will have already adapted to unfavourable rooting conditions in terms of reduced oxygen and rainwater availability. Therefore, the structures to be constructed within RPAs will have less of an impact on tree roots than might otherwise be the case.

6.2.8. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the installation of ground protection should the removal of hard surfacing within RPAs, as shown on the TPP at **Appendix 3**.

6.2.9. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. CONCLUSIONS

7.1. Summary

7.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, veteran or ancient trees, no category 'A' or 'B' trees, and no trees of high townscape or amenity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

7.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

7.1.3. Subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur as a result of the incursions into RPAs within the proposal.

7.2. Compliance with national planning policy

7.2.1. As the proposals will retain all of the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

7.2.2. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

7.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 of the NPPF.

7.3. Compliance with regional planning policy

7.3.1. As all of the existing trees assessed as being features in the existing built environment will be retained, in arboricultural terms the proposed development complies with Policy G1 'Green infrastructure' of the London Plan.

7.3.2. As all trees of significant value and importance to amenity will be retained, the proposed development will protect and maintain the main arboricultural features of the site. As such, it complies with Policy G7 'Trees and woodlands' of the London Plan.

7.4. Compliance with local planning policy

7.4.1. As the proposed development will not result in the removal of trees which are of merit or of townscape or amenity value, it complies with Policies DMHB 14 and DMHD 3 of the London Borough of Hillingdon Local Plan.

7.5. Conclusion

7.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any ground preparation or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting. If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A1.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-

powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A1.4. Ground preparation

A1.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting.

A1.5. Trunk wrapping

7.5.2. Protective wrappings shall be fitted to the trunks of trees no. 9, to prevent accidental damage being caused by impacts from materials or machinery during construction. The trunk wrapping (shown by the bold blue circle on the TPP) will consist of not less than three thicknesses of hessian around the trunk, surmounted by an outer layer of either two rounds of chestnut paling fencing, or 50mm X 25mm sawn battens arranged vertically around the trunk at intervals of no greater than 100mm, and held in place with galvanised staples and tightened 5mm multi-strand fencing wire.

7.5.3. The trunk wrapping shall extend from as close as possible to ground level, up to a minimum height of 2m. It shall be retained in place for the duration of construction operations and shall not be removed until all works are completed, and all equipment and materials have been removed from the site.

7.5.4. The hessian sacking will be extended beneath the chestnut paling where necessary, to cover and protect protruding buttress roots. The three thicknesses of sacking will entirely cover all parts of the buttress root that are above ground and will be pinned to the adjacent soil with tent pegs (or similar) to prevent movement.

A1.6. Ground protection

A1.6.1. As the site consists of extensive hard surfacing, the roots of the trees to be retained are protected from compaction that may be caused by the construction process. However, should the areas of hard surfacing within RPAs need to be removed at any point during construction, it must be immediately replaced with one of the appropriate ground protection measures outlined below, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **orange hatching** on the TPP.

A1.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A1.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A1.7. Manual excavation within RPAs

A1.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold yellow lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

APPENDIX 2

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Preliminary Tree Survey Schedule

Fountain House Hotel, Chruch Road, Hayes

November 2021

SJA ref: 21632

Tree Survey Schedule: Explanatory Notes

Fountain House Hotel, Chruch Road, Hayes

This schedule is based on a tree inspection undertaken by Will Hovell of SJA trees (the trading name of Simon Jones Associates Ltd.), on Thursday the 25th November 2021. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, and a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

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.

- (1) Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

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 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Fountain House Hotel, Chruch Road, Hayes

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate gory
1	Hazel	6m	7 stems @ 50mm est.	N 1.5m E 1m S 1m W 1m	1m	S 2m	Mature	Average	Poor	Off-site tree; inspection of base and unions obscured by boundary fence; historically heavily reduced and topped to 2m; low quality specimen of very limited value besides boundary screening; of short-term potential; obscured from public view.	C (12)
2-3	Leyland cypress	3.5m	#T2 2 stems @ 50mm est. #T3 75mm est. #T3 50mm	1m	0.25m	0.25m	Young	Average	Moderate	Situated in narrow raised bed with hard surfacing 0.5m from bases to E and W; young trees with stem diameters below 150mm; of low value due to small size; of limited potential due to setting; #2 sparsely foliated upper crown; upper half of crowns visible for 50m stretch of St Marys Road.	C (2)
4	Sycamore	8m	155mm	N 1.75m E 1.75m S 1.5m W 1.5m	2m	W 2.5m	Semi-mature	Average	Moderate	Situated in narrow raised bed with hard surfacing 0.25m to E and W; single trunk; N crown in direct contact with adjacent specimen; of moderate quality but potential severely limited by setting; visible from 50m stretch of St Marys Road and Church Road but does not contribute to the avenue feature.	C (2)
5	Pear	5m	100mm	N 1.25m E 1m S 1m W 1.5m	1.5m	1.5m	Young	Average	Indifferent	Situated in raised bed, 0.5m above ground level; small fruit tree; young tree with stem diameter below 150mm; historically reduced lower crown; crossing and rubbing branches throughout crown; of short-term potential; visible from 50m stretch of St Marys Road and Church Road but does not contribute to avenue feature.	C (2)
6-7	Leyland cypress	3.5m	#T6 110mm #T7 90mm	1m	1.25m	1.25m	Young	Average	Moderate	Situated in raised bed; young trees with stem diameters below 150mm; of moderate quality, but currently of low value due to small size; historically crown raised to 1m and shaped to compact form; of short-term potential; visible from 50m stretch of St Marys Road and Church Road but does not contribute to avenue feature.	C (2)
8-11	Common lime	13.5m	#T8 585mm #T9 465mm #T10 495mm #T11 610mm	2.25m	2m	2m	Mature	Average	Indifferent	Off-site trees; forms part of avenue of trees along St Marys Road; situated in 2 square metre areas of soil surrounded by hard surfacing which is used as parking; prominent buttress roots; tensile main unions; historically topped to 10m; of moderate potential; prominent feature along St Marys Road and visible for 50m stretch of Church Road.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
12-13	London plane	12m	#T12 720mm #T13 800mm	3.75m	2.5m	2m	Mature	Average	Indifferent	Off-site trees; situated in 2 square metre areas of soil surrounded by hard surfacing; form part of avenue of trees along St Marys Road; prominent buttress roots; historically topped to 6m; significant regenerative growth; of moderate potential; prominent feature along St Marys Road and visible for 50m stretch of Church Road.	B (2)
14	Plum	3.5m	90mm	1.5m	1m	1.5m	Young	Average	Poor	Small ornamental tree; historically heavily reduced; unremarkable tree of very limited merit; of short-term potential; top of crown glimpsed from Church Road.	C (12)
15	Apple	2.5m	100mm	N 1.25m E 1.5m S 1.25m W 1.75m	0.5m	0.75m	Young	Average	Poor	Small ornamental tree; unremarkable tree of very limited merit; of low quality and limited value; of short-term potential; visible from short stretch of Church Road and Freemans Lane.	C (12)
16	Lawson cypress	11m	270mm	1.75m	3m	2m	Semi-mature	Average	Poor	Hard surfacing surrounding and in direct contact with base; historic wound at 1.5m approximately 75x150mm showing moderate occlusion; twin-stemmed from 2m showing acute union with bark to bark contact; E crown and trunk in direct contact with building; dense full crown; of short-term potential; clearly visible from 75m stretch of Church road and Freemans Lane.	C (2)
17-19	Sycamore	10m	#T17 2 stems @ 240mm ivy est. #T18 260mm ivy est. #T19 2 stems @ 270mm ivy est.	2m	4m	4m	Semi-mature	Average	Poor	Off-site trees; inspection of base and unions impeded by dense ivy and boundary fence; heavily ivy-covered; historically topped to 4m; regenerative growth showing many tight branching points; provide boundary screening to adjacent coach yard; of short-term potential; glimpsed between buildings for 10m stretch of Church Road.	C (12)
20-21	Ash	10m	#T20 2 stems @ 100mm ivy est. #T21 200mm est.	2.5m	4m	4m	Semi-mature	Average	Poor	Off-site trees; inspection of bases and unions impeded by boundary fence and dense ivy; historically topped to 4m; of poor quality and very limited arboricultural value; provide boundary screening to adjacent coach yard; of short-term potential; glimpsed between buildings for 10m stretch of Church Road.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G1	Leyland cypress	6.5m	Max 270mm est. Avg 250mm	1.5m	1.5m	1.5m	Semi-mature	Average	Moderate	Off-site group of trees; row of closely planted specimens, designed to form a hedge or screen; historically shaped to compact form; provides minor boundary screening; of short-term potential; inspection of bases and unions obscured by boundary wall; visible from 20m stretch of St. Marys Road.	C (12)
G2	Various	Max 2.5m Avg 1m	Max 50mm Avg 20mm	0.5m	0m	0m	Young	Average	Moderate	Group consisting of rose, cabbage palm, yew and hydrangea; low level specimens of very limited arboricultural value; of short-term potential; visible from 50m stretch of St Marys Road and Church Road.	C (12)

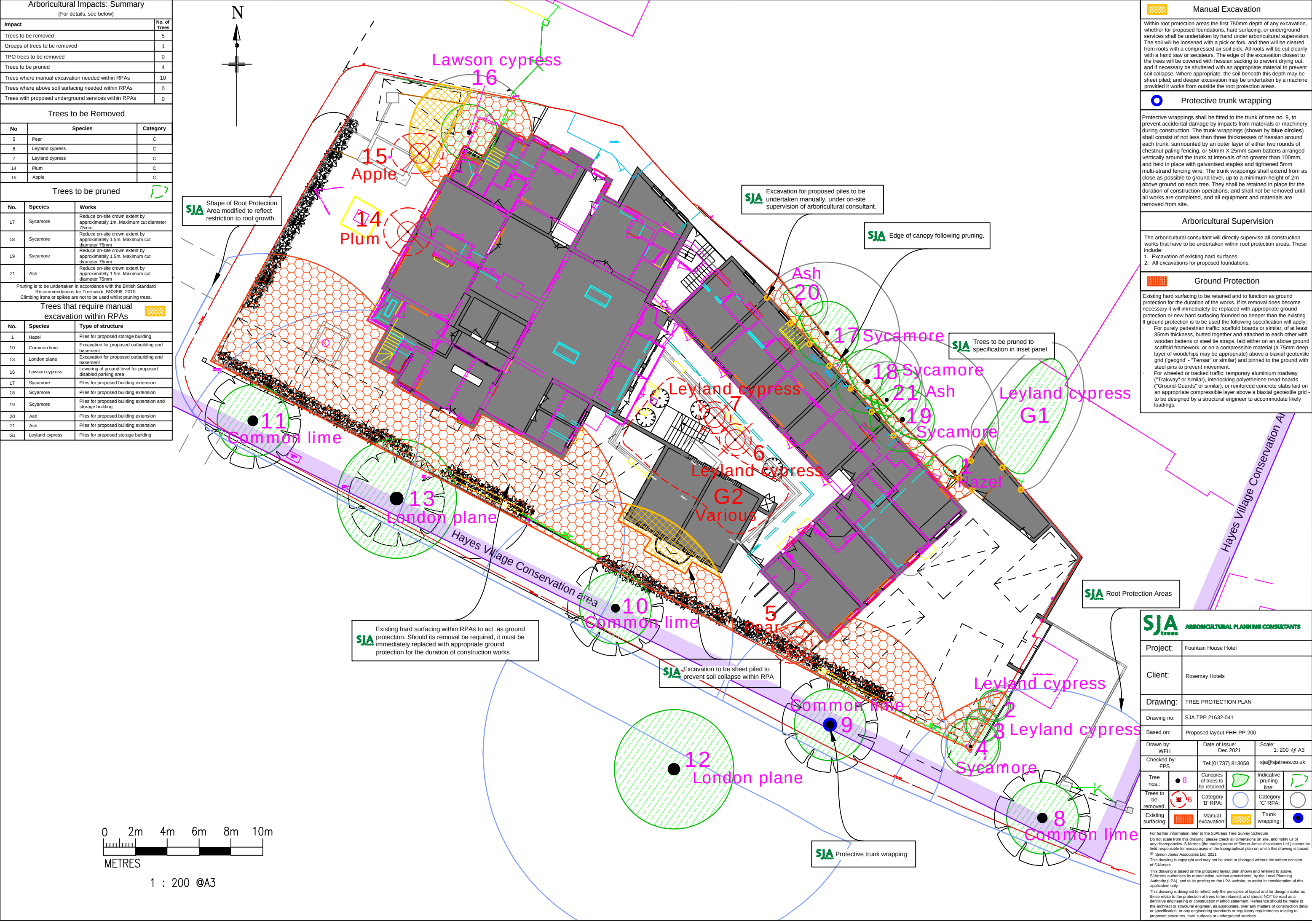
Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Hazel	7.9m ²	1.6m
2-3	Leyland cypress	2.5m ² 3.7m ²	0.9m 1.1m
4	Sycamore	10.9m ²	1.9m
5	Pear	4.5m ²	1.2m
6-7	Leyland cypress	5.5m ² 3.7m ²	1.3m 1.1m
8-11	Common lime	154.8m ² 97.8m ² 110.8m ² 168.3m ²	7.0m 5.6m 5.9m 7.3m
12-13	London plane	234.5m ² 289.5m ²	8.6m 9.6m
14	Plum	3.7m ²	1.1m
15	Apple	4.5m ²	1.2m
16	Lawson cypress	33.0m ²	3.2m
17-19	Sycamore	52.1m ² 30.6m ² 66.0m ²	4.1m 3.1m 4.6m
20-21	Ash	9.0m ² 18.1m ²	1.7m 2.4m
G1	Leyland cypress	33.0m ²	3.2m
G2	Various	2.5m ²	0.9m

APPENDIX 3
TREE PROTECTION PLAN

Arboricultural Impacts: Summary		
(For details, see below)		
Impact	No. of Trees	
Trees to be removed	5	
Groups of trees to be removed	1	
TPO trees to be removed	0	
Trees to be pruned	4	
Trees where manual excavation needed within RPAs	10	
Trees where above soil surfacing needed within RPAs	0	
Trees with proposed underground services within RPAs	0	
Trees to be Removed		
No	Species	Category
5	Pear	C
6	Leyland cypress	C
7	Leyland cypress	C
14	Plum	C
15	Apple	C
Trees to be pruned		
No.	Species	Works
17	Sycamore	Reduce on-site crown extent by approximately 1m. Maximum cut diameter 75mm
18	Sycamore	Reduce on-site crown extent by approximately 1.5m. Maximum cut diameter 75mm
19	Sycamore	Reduce on-site crown extent by approximately 1.5m. Maximum cut diameter 75mm
21	Ash	Reduce on-site crown extent by approximately 1.5m. Maximum cut diameter 75mm
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.		
Trees that require manual excavation within RPAs		
No.	Species	Type of structure
1	Hazel	Piles for proposed storage building
10	Common lime	Excavation for proposed outbuilding and basement
13	London plane	Excavation for proposed outbuilding and basement
16	Lawson cypress	Lowering of ground level for proposed disabled parking area
17	Sycamore	Piles for proposed building extension
18	Scyamore	Piles for proposed building extension
19	Scyamore	Piles for proposed building extension and storage building
20	Ash	Piles for proposed building extension
21	Ash	Piles for proposed building extension
G1	Leyland cypress	Piles for proposed storage building



1 : 200 ©A3