HAYDEN'S
Arboricultural Consultants

TREE SURVEY & CONSTRAINTS PLAN
IN ACCORDANCE WITH BS 5837:2012

Proj. No **11412**	**Orbital Industrial Estate, Horton Road, West Drayton, London, UB7 8JL**
Client:	Le Masurier
Date of Report:	17/01/2025

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The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

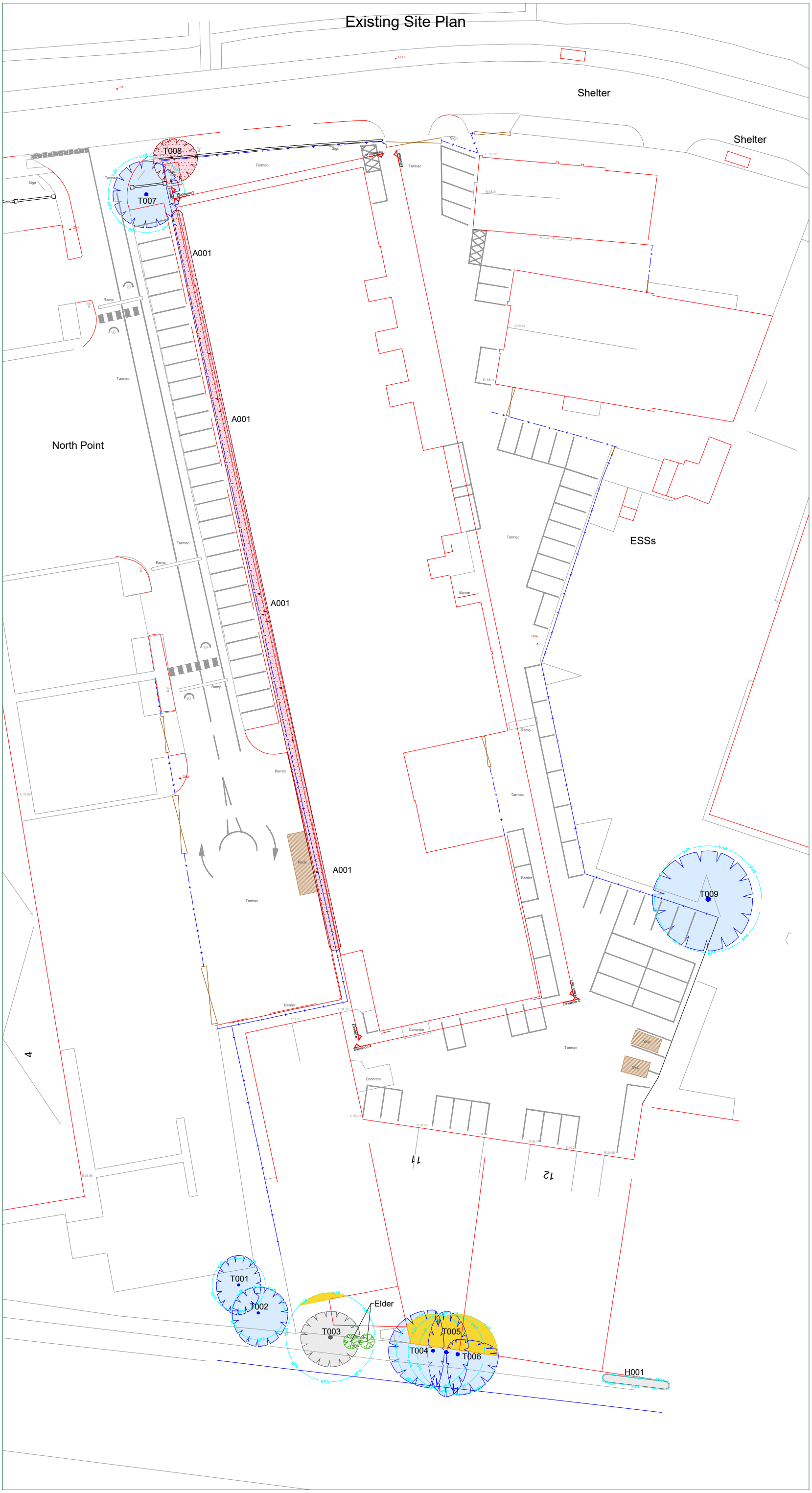
The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an 'Arboricultural Impact Assessment and Preliminary Method Statement' (Prelim TS & AIA) which will form part of the planning application submission. The Prelim TS & AIA will also provide more detailed information regarding tree surgery and pests and diseases etc.

NB: This report is for design guidance only and not sufficient to support a planning application

Contents

Existing Site Plan



CATEGORY AND DEFINTION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	**Trees of high quality** with an estimated remaining life expectancy of at least 40 years
Category B	**Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
Category C	**Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 14/01/25 .

We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

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North (Indicative)

LEGEND

	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Feature to be Removed BS 5837:2012 Category U
	Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference
	Existing building in RPA likely to have precluded root growth

Rev:	Date:	By:	Revision:
-	15/01/25	CM	Based on a topographical survey

The position, condition, and dimensions of the trees are based on a site survey undertaken on 09/01/2025

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:500

0m 5m 10m 15m 20m 25m

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Client:	Drawing Title:
Le Masurier	Constraints Plan

Site: Orbital Industrial Estate, Horton Road, West Drayton

Date:	Drawn By:	Cad File Ref:	
15/01/25	CM	Cli\Pro\11412-D-CP.dwg	
Scale:	**Checked By:**	**Drawing No:**	**Rev:**
1:500 (A3)	NH	11412-D-CP	-

SCHEDULE OF TREES

Orbital Industrial Estate, Horton Road, West Drayton, London

Surveyed By: Nick Hayden Date: 09/01/2025
Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
A001	Ash, Buddleia, Elder, Sycamore	100	5.5		Low	N1.5, E1.5, S1.5, W1.5	Belt of sporadic, young selfset trees located in narrow strip of fenced off land between parking bays and adjacent industrial unit. Several trees topped. Unsuitable for long term retention given potential future dimensions and proximity to industrial unit.	U	Fell and treat stumps.	3
		1.2	0-2m		Y	Moderate				
Yes		4.5			<10 years	Building, Bare earth, Block paving				
H001	Pyracantha	50	3		Moderate	N0.5, E0.5, S0.5, W0.5	Maintained hedge between industrial unit and canal footpath.	C2	No work required.	4
		0.6	0-2m		SM	Moderate				
No		1.1			10+ years	Light undergrowth, Tarmac				
T001	Ash	300	9.5		Moderate	N4, E3, S4, W3	Located offsite. Restricted access impeded a detailed inspection and dimensions therefore estimated. Ivy clad. Companion tree with asymmetric crown to south east. No evidence of Ash dieback throughout crown. Crown does not extent to adjacent industrial unit. Not plotted on TOPO.	B2	Remove Ivy and reinspect. Monitor annually (Ash Dieback).	3
		3.6	2.1-4m		SM	Moderate				
No		40.7			20+ years	Light undergrowth, Ivy				
T002	Ash	300	10		Moderate	N3.5, E4, S4.5, W3.5	Located offsite. Restricted access impeded a detailed inspection of and dimensions therefore estimated. Ivy clad. Companion tree with asymmetric crown to north west. No evidence of Ash dieback throughout crown. Crown does not extent to edge of adjacent industrial unit, circa. 0.5m from edge. Not plotted on TOPO.	B2	Remove Ivy and reinspect. Monitor annually (Ash Dieback).	3
		3.6	2.1-4m		SM	Moderate				
No		40.7			20+ years	Light undergrowth, Ivy				
T003	Sycamore	500	12		Moderate	N3.5, E4, S4, W4	Located offsite directly adjacent to the site boundary. Canal footpath to south, industrial unit to north. Growing tight up against the boundary. Multi-stemmed from circa. 0.5m agl. Dense Ivy partially impeded a detailed inspection of base, lower stems and unions. From sections of unions that could be observed, bark inclusions were evident. Minor stem and branch wounds. No evidence of notable dieback throughout crown. Reasonable vigour. It is assumed this tree is maintained / managed by the LPA. Not plotted on TOPO.	C2	No work required.	4
		6	2.1-4m		EM	Moderate				
No		113.1			10+ years	Light undergrowth, Ivy, Tarmac				
T004	Sycamore	410	15		Moderate	N5.5, E1.5, S5, W6	Located offsite adjacent to the site boundary. Canal footpath to south, industrial unit to north. Growing within 1m of building. Dense Ivy impeded a detailed inspection of base and lower stem. Tapping the exposed sections with a sounding hammer did not reveal the presence of notable decay. Companion tree with heavily asymmetric crown. No evidence of notable dieback throughout crown. Reasonable vigour. As an individual it is not a notable specimen but collectively it is integral to a small group providing a nice landscape feature along the canal side. It is assumed this tree is maintained / managed by the LPA. Not plotted on TOPO.	B2	No work required.	4
		4.92	2.1-4m		EM	Moderate				
No		76			20+ years	Light undergrowth				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T005	Ash	430	15		Moderate	N5.5, E3, S6, W2.5	Located offsite adjacent to the site boundary. Canal footpath to south, industrial unit to north. Growing within 0.5m of building. Detritus impeded a detailed inspection of base. Tapping the lower stem with a sounding hammer did not reveal the presence of notable decay. Companion tree with asymmetric crown. Bifurcates at circa. 2m agl, union appears stable. Minor deadwood. No evidence of notable dieback throughout crown. Reasonable vigour. As an individual it is not a notable specimen but collectively it is integral to a small group providing a nice landscape feature along the canal side. It is assumed this tree is maintained / managed by the LPA. Not plotted on TOPO.	B2	No work required.	4
		5.16	2.1-4m		EM	Moderate				
No		83.6			20+ years	Light undergrowth, Detritus				
T006	Sycamore	450	14.5		Moderate	N2, E5.5, S5.5, W1.5	Located offsite adjacent to the site boundary. Canal footpath to south, industrial unit to north. Growing within 0.5m of building. Detritus and dead Ivy impeded a detailed inspection of base. Multi-stemmed from ground level. Possible included union. Tapping the lower stems with a sounding hammer did not reveal the presence of notable decay. Companion tree with heavily asymmetric crown bias to east and south. Minor deadwood. No evidence of notable dieback throughout crown. Reasonable vigour. As an individual it is not a notable specimen but collectively it is integral to a small group providing a nice landscape feature along the canal side. It is assumed this tree is maintained / managed by the LPA. Not plotted on TOPO.	B2	No work required.	4
		5.4	2.1-4m		EM	Moderate				
No		91.6			20+ years	Light undergrowth, Detritus				
T007	Lime	430	11		High	N4.5, E4.5, S4.5, W4.5	Located offsite. Dense hedging and Ivy impeded a detailed inspection of base and lower stem. Multi-stemmed from circa. 2m agl, bark inclusions between unions. Typical characteristic of species. Nest in south aspect of crown. Dense crown. Reasonable vigour. Overhangs industrial unit to east. Managed / maintained by adjacent site.	B1	No work required.	4
		5.16	2.1-4m		EM	Moderate				
No		83.6			20+ years	Ivy, Shrub bed				
T008	Cherry Plum	250	8		High	N2.5, E3.5, S3.5, W2.5	Multi-stemmed specimen growing on boundary. Ownership unclear. Sitting on a 0.3m high retaining wall with notable distortion to adjacent tarmac. Stems also growing through and encased in metal security fencing. Dense Ivy impeded a detailed inspection of base. Overhangs gas meter store. Lamp column in eastern aspect of crown. Reasonable vigour. Not suitable for long term retention.	U	Fell.	3
		3	2.1-4m		SM	Moderate				
No		28.3			<10 years	Tarmac, Building				
T009	Cider Gum	600	15		Moderate	N6.5, E6, S7, W7.5	Located offsite. DBH, northern and eastern crown spread therefore estimated. Restricted access to adjacent site impeded a detailed inspection. Lower branches previously removed over site on southern aspect. Crown circa. 4m agl over site. No notable distortion to hard surfacing given proximity of tree. Crown displays reasonable vigour. Maintained / managed by adjacent site.	B2	No work required.	4
		7.2	2.1-4m		M	High				
No		162.9			20+ years	Unknown (offsite/no access), Tarmac				

Explanatory Notes for Tree Constraints Plans

DBH (mm) Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.

RPA This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as "a layout design tool indicating the minimum area around a 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". The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.

Crown Base Recorded in metres, the distance from ground and aspect of the lowest branch material.

Crown Spread Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.

Age Recorded as one of the following categories:

Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.

S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.

E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.

M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.

O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.

D Dead.

Safe Useful Life Expectancy Relates to the prospective life expectancy of the tree and is given as one of 4 categories:

40 years+;

20 years+;

10 years+;

Less than 10 years.

Water Demand

This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.

BS 5837 Main Category

Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing:

Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years;

Category B - Those of moderate quality with an estimated remaining life expectancy of at least 40 years;

Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm;

Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837 Sub Category

Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows:

Sub-Category 1 - Mainly arboricultural qualities

Sub-Category 2 - Mainly landscape qualities

Sub-Category 3 - Mainly cultural values, including conservation

Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.

Recommended Works

Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.

Priority

This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey.

1 Urgent – works required immediately;

2 Works required within 6 months;

3 Works required within 1 year;

4 Re-inspect in 12 months,

Tree Preservation Order / Conservation Area Online Mapping Extract