TETRA TECH

Our Ref: 784-B081584_Hayes West Drayton_Desktop AIA Summary_V02

Your Ref: Hayes, West Drayton

FAO: Lysander

08 October 2026

DESKTOP ARBORICULTURAL IMPACT ASSESSMENT – HAYES, WEST DRAYTON

Tetra Tech arboriculturists have reviewed the information provided and available online to provide an indicative assessment of impact from the proposals. The review has followed the key principles and recommendations within the guidance set out in the BS 5837:2012.

- Review the Red Line Boundary in relation to trees within and or adjacent to it;
- Identify presence of trees, with a general description where possible;
- Check for Tree Preservation Orders, Conservation Areas, Ancient Tree Inventory and for Ancient Woodland(s).

Site description

The warehouse site at Hayes, West Drayton is situated within an industrial estate, characterised by large warehouse units, extensive areas of hardstanding, and associated transport infrastructure including articulated vehicle yards, staff parking, access roads and an adjacent rail line. The development boundary extent is highlighted by the redline boundary shown on the Site Location Plan (Figure 1).

Tree cover

The proximate trees have been reviewed online using satellite imagery. A linear group of early-mature, broadleaves are located along the eastern boundary, located off site. There is a break in this group for the site entrance, and the group continues to the north, along the eastern edge of the car park. Further off-site trees are located to the northwest and west of the site, adjacent to the railway line.

Legislation

The desk study confirming statutory and non-statutory constraints uses publicly accessible third-party information, meaning the results of this exercise are only as accurate as the information available at the time of the assessment.

The site is not in a conservation area and there are no Veteran/Ancient trees or Ancient Woodland on the site. Additionally, the site is not affected by any Tree Preservation Orders (TPOs).

Development proposal

The development proposal comprises external plant within the RLB in Figure 1.

Impacts

The proposal is close to the off-site trees however it is assumed that the rooting of these trees is sufficiently constrained by the existing hard surfacing on the site and no negative effects on the retained trees are projected. The proposal requires no tree removals or pruning.

Conclusions

There is limited tree cover around the wider site boundaries and within dedicated landscaped areas of the site.

The proposals do not impact any of the existing trees, all trees can be retained and there will be no requirement for pruning.

Accordingly, the proposals satisfy the local and national planning requirements and there are no arboricultural reasons why the proposals cannot be delivered.

Recommendations

Although the proposed development is within influencing distance to off-site trees to the east of the site, the trees are assumed to be sufficiently constrained by existing hard surfacing that no roots will be significantly impacted.

Version:	V02	Author:	LD
Checked by:	TB	Approved by:	AP

Figure

Figure 1: Red line boundary with proposed site plan and approximate location of trees (based upon architect's plans- October 2026).

