Trevor Heaps

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Arboricultural Impact Assessment

Method Statement & Tree Protection Plan

(to BS:5837 2012)

For

Land at 188 Bury Street, Ruislip

HA4 7TJ

Prepared for Trafalgar Property

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

Date: 21st December 2024

Ref: TH 2550/D

Arboricultural ASSOCIATION Professional Member

Institute of Chartered Foresters Registered Consultant

Summary

It is proposed to demolish the existing dwelling and outbuildings and construct four new dwellings.

The proposals will require the removal of the front boundary hedge and two small trees.

To mitigate, and to increase the net number of trees, several new trees will be planted within the site post-construction. A new front boundary hedge will also be planted.

Some basic tree protection measures and working methodology (in accordance with BS 5837:2012) will ensure the retained trees are not detrimentally affected during construction.

The relationship between the proposal and retained / third-party trees is sustainable and will not result in any unreasonable pressure to carry out inappropriate tree works.

If the proposal is implemented in accordance with the recommendations laid out in this report, neither the trees nor wider landscape will be adversely affected.

This is an arboriculturally defensible scheme and there are no (arboricultural) reasons why planning consent should not be granted.

Contents

1.0 Introduction

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

1.2 Contact details:

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

2.0 Instruction

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

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

2.3 We are then to set out recommendations for the protection of the trees during development - in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837).

3.0 Drawings provided

3.1 Proposed Soft Landscaping – Ref. 3284-Site-05-L – Dated Sept 21 – Drawn by Towers Associates

4.0 Report context

4.1 The site was surveyed by Trevor Heaps on the 20th October 2020.

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

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

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

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

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

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

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

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

5.0 Statutory tree protection

5.1 According to the Council's website (checked 19/10/2020), none of the trees within or adjacent to this site are covered by a Tree Preservation Order (TPO) or growing within a Conservation Area.

6.0 Ecological constraints

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

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

7.0 The site

7.1 This property is situated within a leafy, residential part of Ruislip

8.0 The soil and topography

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

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

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

8.4 Given the information above, the soil has the potential of becoming compacted (which is harmful to tree roots).

9.0 Arboricultural Impact Assessment (AIA) and Tree Protection Methods

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

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

Table 1: Potential effects on trees due to development

The impacts on trees due to this development	Category A trees affected	Category B trees affected	Category C trees affected
Trees to be removed to facilitate development		T12, T26	H2
Soil compaction around retained trees	T1, 5, 10, 36	T3, 4, 6-9, 25, 27-35	H12
Demolition of existing structures	T36	T29, 30, G31, T34, T35	
New surfaces to be laid within RPA of retained trees	T10		
Removal of hard landscaping within RPA of retained trees		T25, 27, 28, 29	
Underground services	General statement provided below:		

9.3 Trees to be removed to facilitate development

9.3.1 The proposals will require the removal of the front boundary hedge and two small trees.

9.3.2 To mitigate, and to increase the net number of trees, several new trees will be planted within the site post-construction. A new boundary hedge will also be planted.

9.3.3 It is normally appropriate to deal with re-planting matters by condition or by way of a landscape plan; however, some potential re-planting locations have been shown on the TPP; and the following details can be confirmed at this stage:

- The new trees will be of standard size (about 2-3m high).
- The new tree species will be carefully chosen to suit the site conditions and reflect the existing arboreal character of the local area.
- The new trees will be planted in full accordance with current British Standards (BS 8545: From Nursery to Independence in the Landscape).
- Once planted, the trees will be regularly maintained (watered and weeded during the spring and summer months) for at least 5 years or until established.

9.4 Soil compaction around retained trees

9.4.1 Soil compaction can be caused by various construction-related activities such as storage or materials and the use of heavy machinery (or even heavier than normal pedestrian access during works). It is harmful to tree roots because it reduces gaseous exchange and the availability of water and nutrients.

9.4.2 To avoid the roots of the retained trees being affected by soil compaction, all vulnerable areas will be separated from the working area by protective fencing and ground protection.

9.4.3 Where possible, all existing hard surfaces (within the RPAs of retained trees) will also be left in situ during construction and only be removed (by hand / small machinery) at the landscaping stage.

9.5 Demolition of existing structures

9.5.1 To ensure that disruption is minimised to the roots and crowns of the nearby trees, the existing outbuildings will be demolished by hand / small machinery using the 'top down, pull back' method and the base / foundations will be left in situ during construction to provide a working / storage area. At the last possible stage, the bases will then be carefully removed working away from the retained trees by hand (i.e. using a pneumatic drill).

9.6 Removal of hard landscaping within RPA of retained trees

9.6.1 To avoid damaging the roots of the woodland trees to the rear, the existing rear driveway will be removed using a hand-held pneumatic drill.

9.7 New surfaces to be laid within RPA of retained trees

9.7.1 The last section of driveway that leads to proposed house 4 partly covers the RPA of Horse Chestnut t10.

9.7.2 The area affected (107m of 706m² = 15%) is within the 20% limit set by current British Standards (see paragraph below from BS 5837/2012 page 25, section 7.4.2.3); however, to minimise root disruption, a load-spreading system with a permeable surface will be used.

"New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA."

9.7.3 During the construction phase of development, this area will be separated from the working area by ground protection.

9.8 Underground services

9.8.1 The proposals will be designed in such a way as to either connect directly to existing underground services (with no further excavations) or be connected to existing services using a route outside the RPAs of trees shown retained.

9.8.2 If existing services within RPAs require upgrading, care shall be taken to minimise disturbance and where practicable, trenchless techniques employed; only as a last resort should open excavations be considered. Where existing services within RPAs are deemed not satisfactory for any further use, they should be left in situ rather than being excavated or removed.

9.8.3 If, for whatever reason, the proposed services need to be moved (and incursions into RPAs are unavoidable), then the installation works will be carried out under full arboricultural supervision and will, at the very least, comply with the methods and guidelines detailed in the National Joint Utilities Group publication NJUG 4, Guidelines for the Planning, Installation, and Maintenance of Utility Services in Proximity to Trees (November 2007).

9.8.4 If necessary, the locations of service routes will be approved by the arboricultural consultant and shown on a revised Tree Protection Plan.

10.0 Conclusions

10.1 The proposals will require the removal of the front boundary hedge and two small trees.

10.2 To mitigate, and to increase the net number of trees, several new trees will be planted within the site post-construction. A new boundary hedge will also be planted..

10.3 The retained / third-party trees will be protected using up-to-date methodology and guidance provided by the current British Standards (BS 58378:2012). To this end, a site-specific AMS and TPP have been provided. These are found in Section 11 and Appendix 9 respectively.

10.4 Provided the recommendations laid out in this report are followed, the proposals will not detrimentally affect the trees or the character / appearance of the local area.

10.5 The trees do not cause any significant conflicts in terms of construction activities, nor will any significant issues of post-development pressure be likely to emerge that could not be managed with routine, minor tree maintenance.

11.0 The Arboricultural Method Statement (AMS)

11.1 Effective tree protection relies on following a logical sequence of events and arboricultural supervision. This AMS lays down the methodology for all construction works that may influence significant trees and recommendations for arboricultural supervision are provided in Section 12.

11.2 It is essential that this AMS is observed and adhered to. Therefore, a copy of this AMS must be issued to the building contractor to be integrated into their work schedule and must also be permanently made available on-site for the duration of development.

11.3 This AMS should be read in conjunction with the supporting Tree Protection Plan (TPP), which is found in Appendix 9.

11.4 At this site, operations are to occur in the following sequence (refer to Appendix 4 for further details on underlined methodology, which are listed in alphabetical order):

1. Carry out tree work operations highlighted yellow in the tree data schedule (Appendix 2). All tree works are to be carried out by a competent and experienced arborist to current British Standards (see Appendix 5.9 for assistance finding a suitable arborist).

2. Hold pre-commencement site meeting with project arboriculturist, building contractor and arboricultural officer (prior to the commencement of any development work commencing on site). The contractor will be required to read and sign the induction form (see Appendix 7).

3. Erect protective fencing along the positions shown by the dashed red lines on the TPP.

4. Lay ground protection within the area shown by the orange honeycombing with blue background on the TPP.

5. Provide a photographic record of all tree protection to arboricultural consultant – this will be forwarded to and approved by the Council's Arboricultural Officer and must demonstrate that all aspects of tree and ground protection measures have been implemented in accordance with this Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

6. Demolish existing dwelling and outbuildings, leaving any suitable hard surfaces in situ (as ground protection).

7. Remove existing hard surfacing (by hand where within the RPAs of retained trees)

8. Commence construction.

9. After all heavy construction works have been completed, install new 'gravel grid' or 'no-dig' driveway and parking area.

10. Remove tree protection when all construction activity has ended.

11. Carry out tree planting and any other landscaping works.

12.0 Arboricultural supervision

12.1 A suitably-qualified arboriculturalist will provide on-going supervision during construction. The occasions when supervision is required are outlined in Table 2. If the LPA wish to see further supervision, this matter can be dealt with by amending the report and/or by condition.

Table 2: Indicative arboricultural supervision requirements

Supervision details	Required (Y / N)	When	Details	Nature	Sign off
Pre-commencement site meeting	Y	Prior to any site activity	To ensure contractors are briefed & understand the AMS & TPP. A site supervisor will be appointed to oversee tree protection & the reporting of any damage to trees or deviation from the AMS - to the project arboriculturist / LPA	Informal and open discussions. Induction form signed by attendees	Details of meeting to be sent to LPA within 5 days
~~Meeting with tree contractors~~	~~N~~	~~Prior to protective measures being installed~~	~~To ensure tree work instructions are clear and understood.~~	~~Informal meeting~~	~~No follow up required~~
Protective measure(s) check	Y	Prior to any site activity	To ensure that protective measures are fit-for-purposed and correctly positioned.	Site meeting with a site monitoring report to be prepared	Details of to be sent to LPA within 5 days
~~On-going supervision~~	~~N~~	~~Every 2 weeks during construction~~	~~To ensure that the protective measures have not been moved and continue to be fit-for-purpose.~~	~~Site meeting with a site monitoring report to be prepared~~	~~Details of to be sent to LPA within 5 days~~
~~Supervision of excavation works near trees~~	~~N~~	~~During construction~~	~~To supervise key stages of works near trees (insert which / when)~~	~~Site meeting with a site monitoring report to be prepared~~	~~Details of to be sent to LPA within 5 days~~
~~Meeting with landscape contractors~~	~~N~~	~~After construction~~	~~To provide advice on tree / shrub selection (if not conditioned)~~	~~Informal meeting~~	~~No follow up required~~

12.2 A site inspection record (see Appendix 8) will be prepared after each visit and will state the condition of tree protection measures and outline any required remedial action (and timescales).

12.3 To demonstrate compliance, and to help the LPA discharge relevant planning conditions, all site monitoring reports will be forwarded to the LPAs arboricultural officer within 5 working days of the visit.

12.3 NOTE: It is the applicant's responsibility to arrange meeting dates with the arboriculturist.

13.0 Signature

This report represents a true and factual account of the potential arboricultural impacts, and makes recommendations for appropriate protective measures, at the subject property.

Signed

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Trevor Heaps
Chartered Arboriculturist
BSc (Hons), MArborA, MICFor.

Dated

9th June 2021

Appendix 1 - Professional résumé

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

Professional training

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

AA – Arboricultural Association

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission

Appendix 2 - Tree data schedule

Ref	Name	Age	DBH (mm)	Hgt. (m)	Can. hgt. (m)	Can N (m)	Can E (m)	Can S (m)	Can W (m)	Physio cond.	Struct cond.	Life Exp.	Ret. Cat.	Comments	Rec's (proposed works are highlighted)
T1	Chamaecyparis lawsoniana (Lawson Cypress)	EM	350	7	1	2.5	2.5	2.5	2.5	Normal	Normal	40+	A2	Growing on third-party land (dbh estimated). Clipped tree.	No works required at present
H2	Fagus sylvatica (Beech)	SM	100	3	0.5	1.25	1.25	1.25	1.25	Normal	Normal	40+	C2	Clipped boundary hedge. Stems below 150mm in diameter so BS category downgraded to C.	Remove (to facilitate development).
T3	Chamaecyparis lawsoniana (Lawson Cypress)	OM	500	14	5	2.5	2.5	2.5	2.5	Fair	Fair	20+	C2	Street tree growing in grass verge. Ivy (heavy covering). Sparse.	No works required at present
T4	Crataegus crus-galli (Cockspur Thorn)	OM	450	5	3	2	0.5	2	4	Fair	Poor	<10	C2	Street tree growing in grass verge. Ivy (heavy covering). Suppressed. Asymmetrical crown.	No works required at present
T5	Carpinus betulus (Hornbeam)	EM	275	6	3	6	6	6	6	Normal	Normal	40+	A2	Street tree growing in grass verge.	No works required at present
T6	Fraxinus excelsior (Ash)	EM	350	16	6	4	4	4	4	Normal	Normal	40+	B2		No works required at present
T7	Fraxinus excelsior (Ash)	EM	350	16	6	4	4	4	4	Normal	Normal	40+	B2		No works required at present
T8	Fraxinus excelsior (Ash)	EM	350	16	6	4	4	4	4	Normal	Normal	40+	B2		No works required at present
T9	Ilex aquifolium (Holly)	SM	250	6	1	2.5	2.5	2.5	2.5	Normal	Fair	40+	B2	Suppressed due to growth from nearby trees.	No works required at present
T10	Aesculus hippocastanum (Horse Chestnut)	M	1330	18	3	8.5	8.5	8.5	8.5	Normal	Normal	40+	A2	Street tree growing in grass verge.	No works required at present
G11	Chamaecyparis lawsoniana (Lawson Cypress)	EM	250	16	6	2.5	2.5	2.5	2.5	Fair	Fair	40+	B2	Tight forks noted.	No works required at present
T12	Fraxinus excelsior (Ash)	SM	200	14	6	3	3	3	3	Normal	Normal	40+	B2		Remove (to facilitate development).
T13	Fagus sylvatica (Beech)	EM	250	14	6	3	3	3	3	Normal	Normal	40+	B2		No works required at present
T14	Fraxinus excelsior (Ash)	SM	200	14	6	3	3	3	3	Normal	Normal	40+	B2	Growing on third-party land (dbh estimated).	No works required at present

Ref	Name	Age	DBH (mm)	Hgt. (m)	Can. hgt. (m)	Can N (m)	Can E (m)	Can S (m)	Can W (m)	Physio cond.	Struct cond.	Life Exp.	Ret. Cat.	Comments	Rec's (proposed works are highlighted)
T15	Fraxinus excelsior (Ash)	EM	300	18	6	4.5	4.5	4.5	4.5	Normal	Normal	40+	B2		No works required at present
T16	Fagus sylvatica (Beech)	EM	250	14	6	3	3	3	3	Normal	Normal	40+	B2		No works required at present
T17	Fagus sylvatica (Beech)	M	400	18	6	5	5	5	5	Normal	Normal	40+	A2		No works required at present
T18	Fagus sylvatica (Beech)	M	400	18	6	5	5	5	5	Normal	Normal	40+	B2	Tight forks noted.	No works required at present
G19	Chamaecyparis lawsoniana (Lawson Cypress)	EM	250	16	6	2.5	2.5	2.5	2.5	Fair	Fair	40+	B2	Tight forks noted.	No works required at present
T20	Fraxinus excelsior (Ash)	M	450	18	4	6.5	6.5	6.5	6.5	Normal	Normal	40+	A2	Growing on third-party land (dbh estimated).	No works required at present
T21	Fraxinus excelsior (Ash)	M	500	18	4	6.5	6.5	6.5	6.5	Normal	Normal	40+	A2	Growing on third-party land (dbh estimated).	No works required at present
T22	Corylus avellana (Hazel)	EM	250	5	3	2.5	2.5	2.5	2.5	Normal	Normal	40+	B2	Growing on third-party land. Lapsed coppice.	No works required at present
T23	Fraxinus excelsior (Ash)	M	150	16	3	4	4	4	4	Normal	Fair	40+	B2	Growing on third-party land. Lapsed pollard.	No works required at present
T24	Acer campestre (Field Maple)	M	100	14	3	3.5	3.5	3.5	3.5	Normal	Fair	40+	B2	Growing on third-party land. Lapsed pollard.	No works required at present
T25	Carpinus betulus (Hornbeam)	M	750	16	3	4	4	4	4	Normal	Fair	40+	B3	Growing on third-party land. Lapsed pollard. Cavities noted.	No works required at present
T26	Magnolia Grandiflora (Evergreen Magnolia)	EM	150	7	3	3.5	3.5	3.5	3.5	Normal	Fair	40+	B2	Sparse.	Remove (to facilitate development).
T27	Carpinus betulus (Hornbeam)	M	100	14	9	3	3	3	3	Normal	Fair	40+	B2	Growing on third-party land. Lapsed pollard.	No works required at present
T28	Carpinus betulus (Hornbeam)	M	750	16	3	4	4	4	4	Normal	Fair	40+	B3	Growing on third-party land. Lapsed pollard. Cavities noted.	No works required at present
T29	Carpinus betulus (Hornbeam)	M	650	16	3	4	4	4	4	Normal	Fair	40+	B3	Growing on third-party land. Lapsed pollard. Cavities noted.	No works required at present

Ref	Name	Age	DBH (mm)	Hgt. (m)	Can. hgt. (m)	Can N (m)	Can E (m)	Can S (m)	Can W (m)	Physio cond.	Struct cond.	Life Exp.	Ret. Cat.	Comments	Rec's (proposed works are highlighted)
T30	Fraxinus excelsior (Ash)	M	650	16	3	4	4	4	4	Normal	Fair	40+	B3	Growing on third-party land. Lapsed pollard. Cavities noted.	No works required at present
G31	Chamaecyparis lawsoniana 'Lutea' (Golden Lawson Cypress)	SM	150	6	1	2	2	2	2	Normal	Normal	40+	B2		No works required at present
T32	Fraxinus excelsior (Ash)	M	100	12	3	3	3	3	3	Normal	Fair	40+	B3	Growing on third-party land. Lapsed pollard.	No works required at present
T33	Fraxinus excelsior (Ash)	M	100	7	3	3	3	3	3	Normal	Fair	40+	B3	Growing on third-party land. Lapsed pollard.	No works required at present
T34	Carpinus betulus (Hornbeam)	OM	400	18	3	3.5	2.5	3.5	7.5	Fair	Fair	20+	B2	Growing on third-party land (dbh estimated). Triple-stemmed. Cavities noted. Old tear-out wound noted.	No works required at present
T35	Acer campestre (Field Maple)	M	400	12	3	2.5	2.5	5	5	Fair	Normal	40+	B2	Growing on third-party land (dbh estimated). Lapsed pollard.	No works required at present
T36	Fraxinus excelsior (Ash)	M	450	18	4	6.5	6.5	6.5	6.5	Normal	Normal	40+	A2	Growing on third-party land (dbh estimated).	No works required at present
T37	Picea abies (Norway Spruce)	EM	300	12	4	2.5	2.5	2.5	2.5	Normal	Normal	40+	A2	Growing on third-party land (dbh estimated).	No works required at present

Appendix 3 - Tree data schedule explanatory notes

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

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

T1=Tree **S2**=Shrub or stump **G3**=Group **H4**=Hedge **W5**=Woodland

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

Age:

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

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

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

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

Can N, S, E, W: - Canopy extents
Approximate radial crown spread measured to the four cardinal points (for individual trees only)

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

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

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

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

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

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

- **U = Trees unsuitable for retention**. Trees in such a condition that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. These trees are shown on the tree plans with red centres.

- **A = Trees of high quality**. Trees of high quality with an estimated remaining life expectancy of at least 40 years. These trees are shown on the tree plans with green centres.

- **B = Trees of moderate quality**. Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. These trees are shown on the tree plans with blue centres.

- **C = Trees of low quality.** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. These trees are shown on the tree plans with grey centres.

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

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

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

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

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

Appendix 4 – Specifications for tree protective measures

Demolition of existing buildings

Any existing structures to be removed, that are within or close to the RPAs of retained trees, shall be demolished using the 'top down, pull back' method. This shall proceed in a manner pulling the structure back into itself, working away from the trees.

Any machinery used during the demolition and clearance of existing buildings must work from a position outside of the RPAs of retained trees and/or be positioned on suitable ground protection.

To avoid unnecessary root disruption, the foundations of demolished buildings within in the RPAs of retained trees shall either be left in situ or broken up by hand (using a pneumatic drill) under arboricultural supervision (if specified).

Gravel Grid parking system

Working off suitable ground protection, the existing hard surface shall be removed by hand / or the existing vegetation shall be treated with a suitable systemic herbicide. When the vegetation has died, the turf layer (usually about 5cm deep) will be removed (using hand tools).

Working with the new bare surface, any localised depressions will be filled in with sharp sand (not builders' sand, which has a high salt content) to create an even surface profile. The area will not be 'rolled' or consolidated in any way.

Once the even surface profile has been formed, a layer of geotextile fabric will be laid across the 'no-dig' area and the Gravel Grid (or similar) will be laid on top. In principle, this system will normally be cellular and filled with crushed stone, although the detail may vary with different products. Suitable surface finishes include washed gravel, permeable tarmac or block paviours set on a sand base.

Conventional kerb edges (set in concrete-filled trenches) is likely to result in damage to roots and should be avoided. Edge retention in RPAs must be designed to avoid any significant excavation into existing soil levels (BS 5837, 7.4.3) and there are several approaches that are fit for this purpose: Railway sleepers pinned in place or wooden boards are two options, depending on the expected loading of the surfacing. A permeable soil fill can then be used to batter the grade back down to the existing soil level.

Photo 4: An example of a finished Gravel Grid system

Ground Protection

The following is based on an extract from British Standard 5837:2012 - Trees in relation to design, demolition and construction– Recommendations.

Temporary ground protection should be able to support any traffic entering or using the site without being distorted or causing compaction of underlying soil and might comprise one of the following:

a) for pedestrian-movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

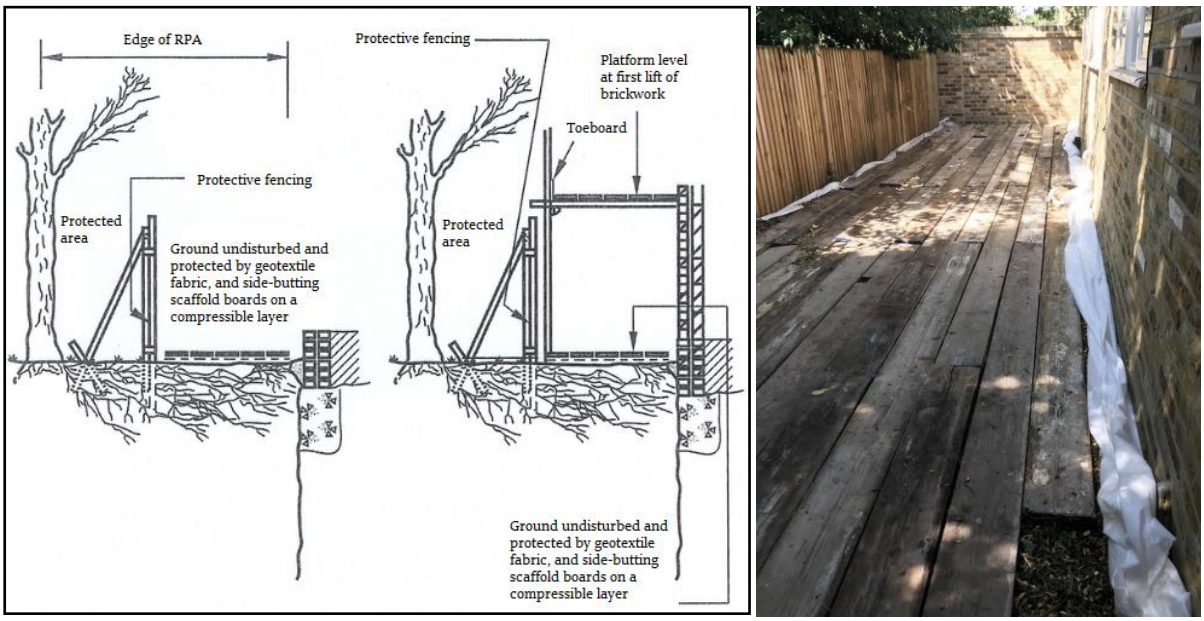
c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

The location of the temporary ground protection is shown on the tree protection plan and detailed within the arboricultural method statement.

In all cases, the objective should be to avoid compaction of the soil, which can arise from the single passage of a heavy vehicle, especially in wet conditions, so that tree root functions remain unimpaired.

All ground protection is to be maintained in good order, so it is fit for purpose throughout development. The ground protection will not be altered in any way, or prematurely removed without prior consent of the project arboriculturist or the LPA arboricultural officer.

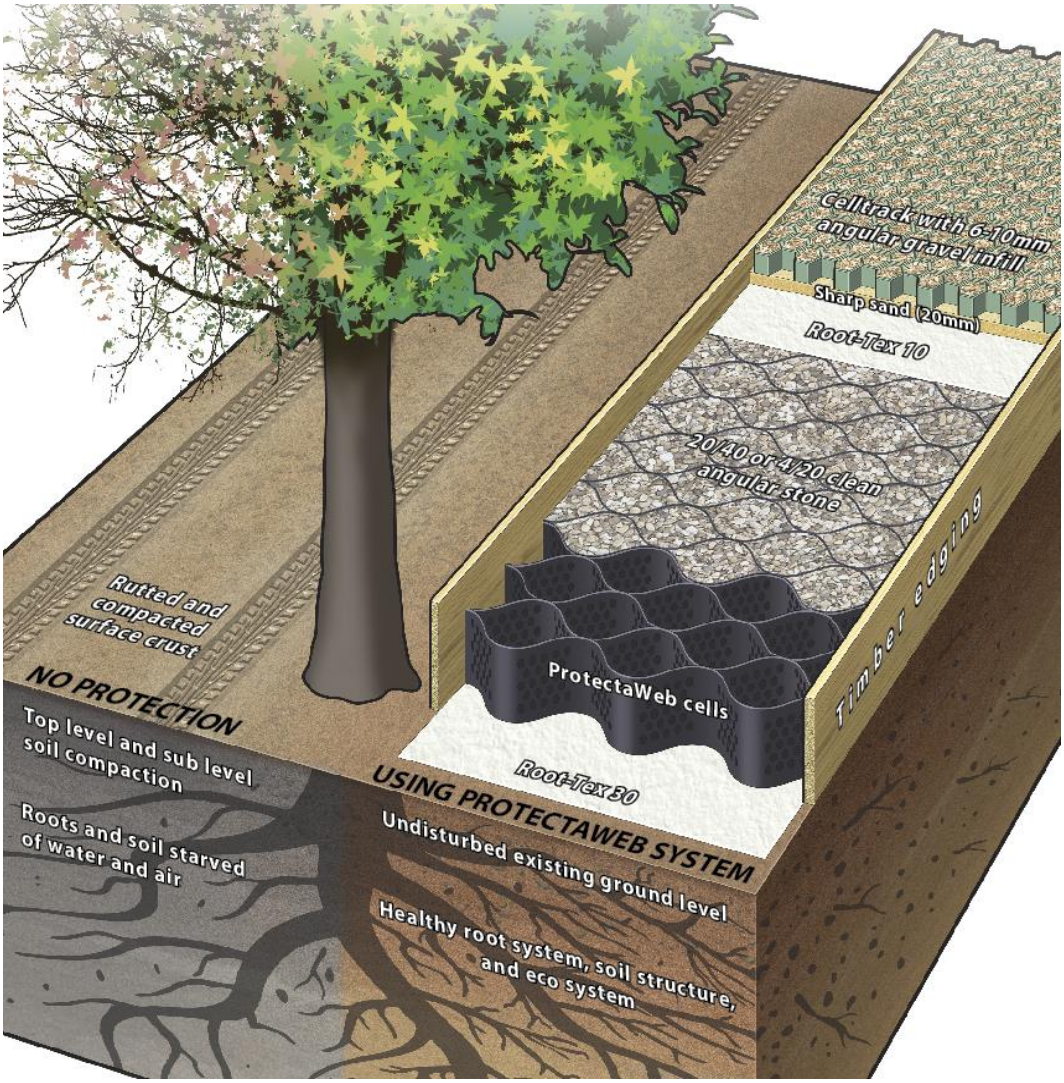
Figure 1: An example of ground protection on work areas within a RPA (BS 5837:2005).



No-dig surface installations

The no-dig construction principles are outlined below and the areas to which they apply are shown on the TPP (shaded with orange honeycomb). A useful example diagram (by Protectoweb) is shown below (Figure 4).

Figure 4: A good example of the principles of a no-dig surface.



The surface vegetation will be treated with a suitable systemic herbicide and then removed by hand.

Any localised depressions will be filled in with sharp sand (not builders' sand, which has a high salt content) to create an even surface profile. The area will not be 'rolled' or consolidated in any way.

Timber edging boards (or similar) will be installed along the perimeter of the no-dig area. The fixing posts and pegs for the edging boards will be located carefully to avoid damaging to tree roots.

A layer of geotextile fabric will be laid across the 'no-dig' area, overlapping adjacent rolls by a minimum of 150mm (it may be necessary to lightly pin the geotextile in place until the overlying layers are installed).

The 3D Cellular Confinement System (3DCCS) will be opened, laid and pinned in place between the edging boards (it may be necessary to cut it to size using a sharp knife, or it can be left uncut and folded up against the edgings if preferred).

The system is available in various depths for varying loadings, but each site should have a specific design detailed to ensure the correct depth of product is used. Unless the existing ground conditions are very soft then the following can apply:

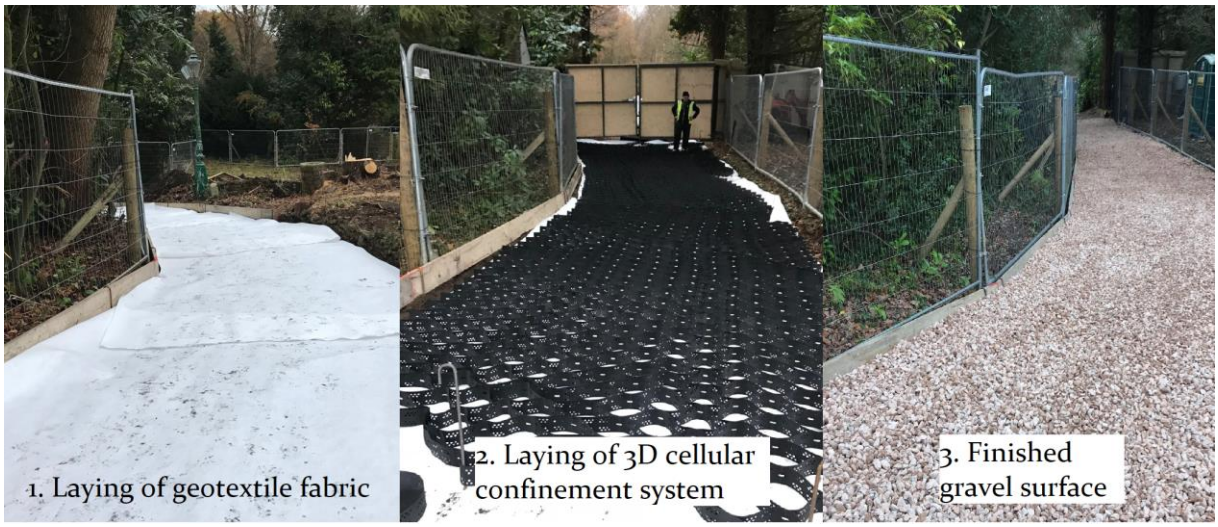
- **50mm deep for Pedestrians and Cycleways, non-vehicular traffic**
- **75mm deep for Pedestrians, Cycleways and vehicles (up to 1.5 tons)**
- **100mm deep for Cars, 4 x Wheel Drives, Vans etc. (up to 6 tons)**
- **150mm deep for Fire Trucks, Removal Vehicles and Dust Carts (up to 20 tons)**
- **200mm deep for construction vehicles, cranes etc. (40 tons and above)**

The 3DCCS will be pinned in place using steel fixing pins to keep it open and fully expanded position whilst the cells are being filled and to stop the structure from being pushed up by migrating aggregate during the filling process. The fixing pins will be driven in so that they are just touching the top of the cells but do not compress the fabric.

The 3DCCS will be filled with clean, open-graded angular aggregate, normally in the particle size range of 5mm - 45mm, working toward the tree(s) from the furthest point away and using the filled sections as a platform.

A light vibratory compaction plate (whacker) will be used to settle the stone into the cells and the permeable surface will then be installed on top of the filled, cellular confinement system.
If the proportion of RPA covered by a no-dig surface is greater than 20%, the wearing surface must be permeable.

Photo 3: Three stages of a 'no-dig' driveway under construction.

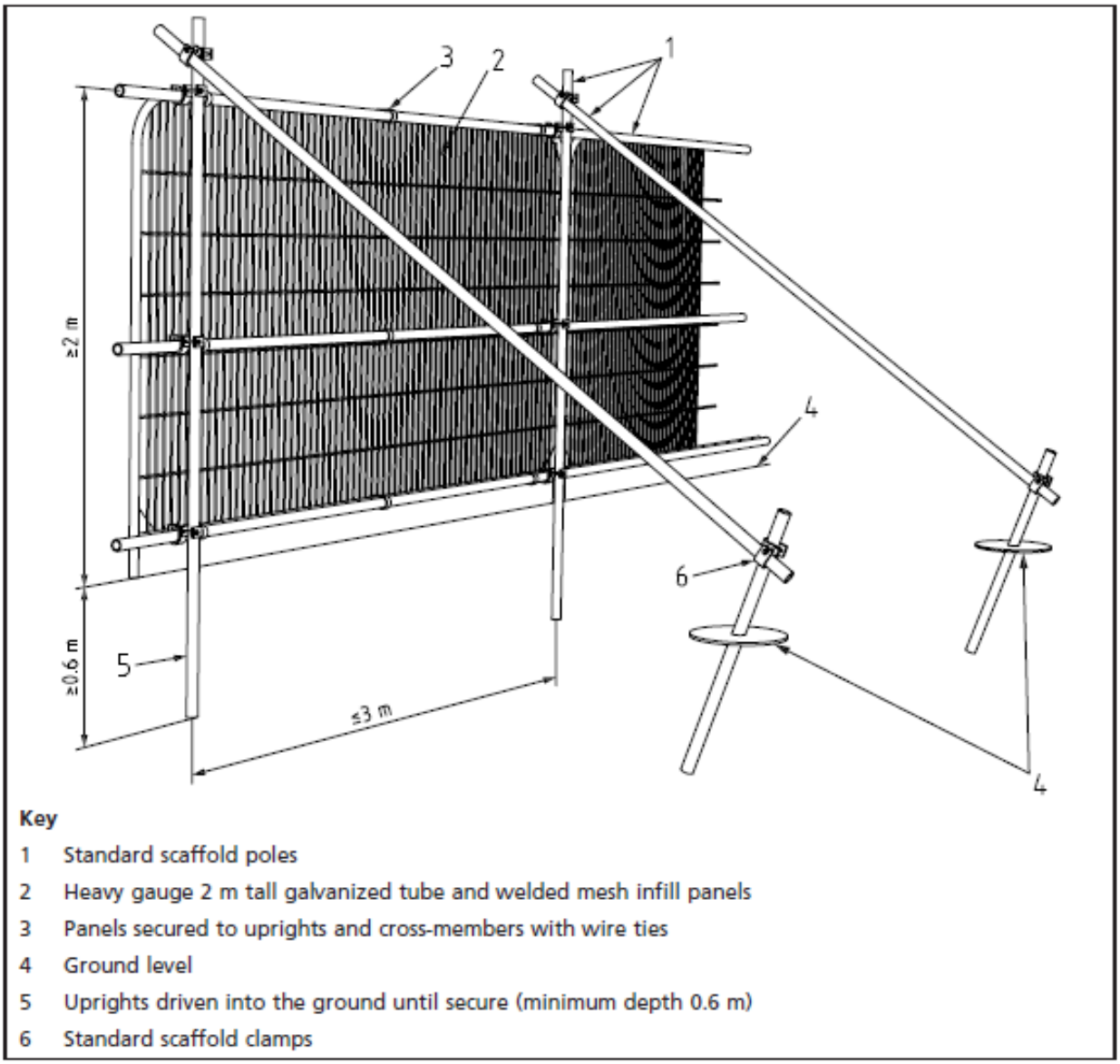


Protective fencing

The following is based on an extract from British Standard 5837:2012 - Trees in relation to design, demolition and construction– Recommendations.

The framework support (shown in Figure 2 and photo 1) is the usual method of support for 'Heras' fencing. Some variations are possible if site conditions are appropriate; i.e. support by wooden posts (75mm x 75mm x 2.75m) dug or concreted into the ground (dry mix concrete contained within a plastic bag), or if there is no pressure for access, a lighter form of netting on stakes.

Figure 2: Default specification for protective barrier (BS 5837:2012)



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Photo 1: A worked example of the default specification for protective barrier (BS 837:2012)

Durable, all-weather signs are to be attached to the fencing (an example sign is provided below). These shall be printed, laminated and attached at regular intervals along the fencing.

Once erected, the protective fencing is to be regarded as sacrosanct and there is to be no access into the area protected by it - the construction exclusion zone (CEZ).

The protective fencing is to be maintained in good order, so it is fit for purpose throughout the construction process. The fencing will not be altered in any way, or prematurely removed without prior consent of the project arboriculturist and/or (if necessary) the LPA arboricultural officer.

Where specified in the AMS, the tree(s) stem/s shall be boxed off with wooden ply boards or wrapped in hessian and chestnut pale fencing. This will help avoid any direct damage to tree stems from passing machinery (see photo 2).

Photo 2: Trees protected by hessian & chestnut pale fencing / limbs protected by wooden boxing

TREE PROTECTION FENCING

KEEP OUT

This fencing must not be removed

or altered in any way without prior consultation with the project arboriculturist!

Please report any damage to trees and/or fencing to the site manager or the project arboriculturist

Trevor Heaps

07957 763 53

Removal of existing hard surfaces / rubble

Working off either an existing hard surface or suitable ground protection, machinery can be used to carefully peel back and remove existing tarmac or concrete. Other surfaces, such as rubble or block paving, must be removed by hand.

Sub-bases can be removed mechanically if it is unlikely that roots will be found beneath it (this must be approved by the arboricultural consultant). Underlying (soft) ground levels must be retained and will not be excavated.

All newly exposed soil and exposed roots will be covered with damp hessian or 100 mm of topsoil.

Machinery can be used to move the topsoil close to the exposed area, but the topsoil itself will be spread by hand.

Machinery will not be sited on any exposed rooting area / RPA.

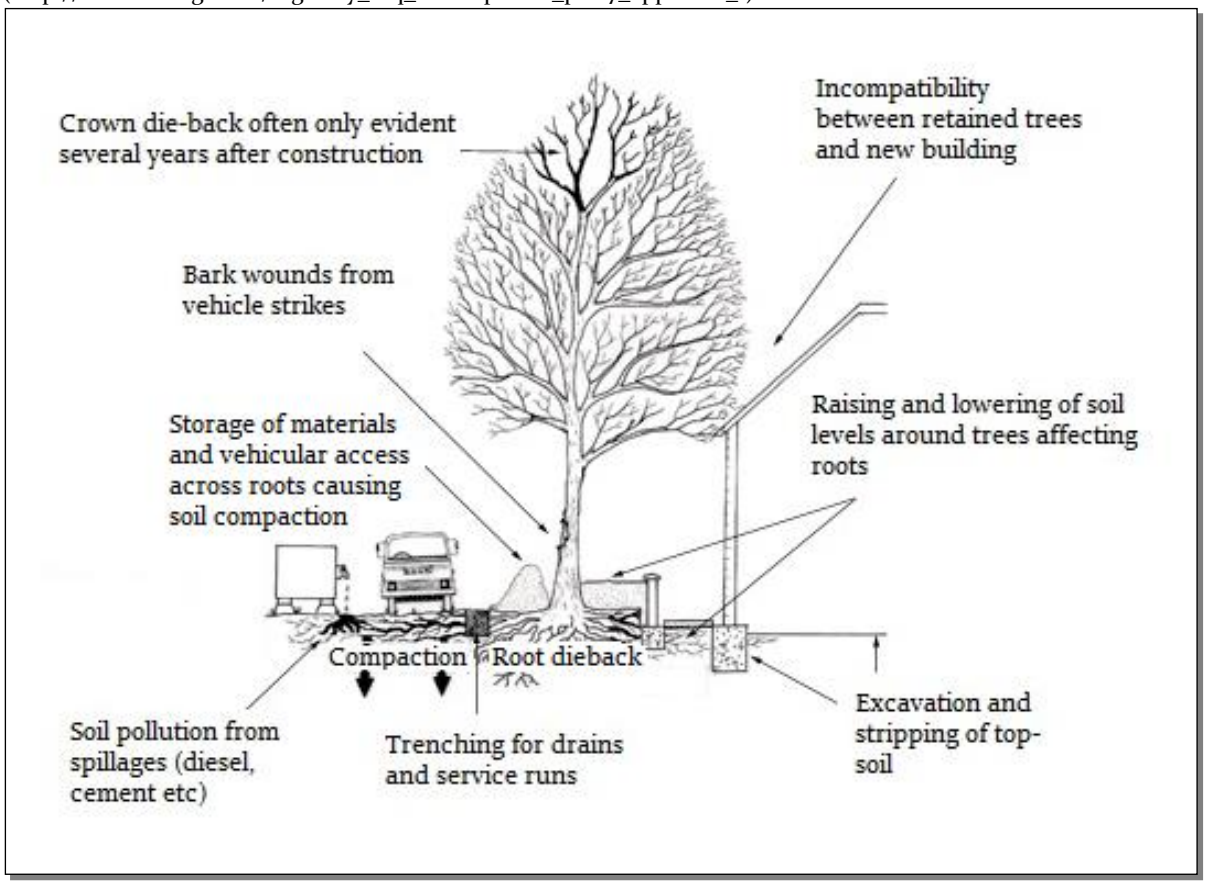
Soft landscaping within or close to the Root Protection Areas (RPAs) of retained trees

The following precautions are necessary to avoid damage to trees (where activities are to take place within their RPAs):

- Ground levels will not be changed;
- Soil must be of good quality and free of contaminants and other foreign objects potentially injurious to tree roots. The topsoil must satisfy the requirements of BS3882:200;
- No heavy machinery will be operated within the RPAs of retained trees during the installation of soft landscaping;
- Unwanted vegetation shall be removed manually or by using systemic herbicide that will not damage tree roots;
- No fuels or chemicals shall be used or stored within these areas; and
- No irrigation or drainage pipes shall be installed within the RPAs

Appendix 5 – General precautions and further information

Figure 4: Common problems for trees on development sites
(http://www.leics.gov.uk/highway_req_development_part7_appendix_f)



5.1 Services and drainage: Surface run-off water shall be sent to soakaways located outside the RPAs of retained tree(s). If trenching is required within the RPA of retained trees to provide routes for services, this work shall be undertaken using mole boring and / or hand digging (under arboricultural supervision).

5.2 Storage of materials: No materials or spoil are to be stored within areas protected by protective fencing and/or ground protection. The same applies for existing hard surfaces that are being used as ground protection.

5.3 Spillages: If any cement residues fall within root protection areas, it shall be swept up, bagged and removed from site – it shall not be washed away with water.

5.4 Demolition: Where any existing structures are to be demolished, they will be done so inwardly (away from root protection areas / retained soil).

5.5 Levels: There is to be no alteration of ground levels within the area protected by protective fencing and/or ground protection, unless previously specified and agreed upon. The same applies for existing hard surfaces that are being used as ground protection.

5.6 Fires: No fires are to be lit within 20 metres of the stems of retained trees.

5.7 Above ground damage to trees: Care must be taken in planning the location and operation of machinery to avoid above ground damage to trees. BS5837 (2012) Section 6.2.4.1 states '*Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs) in order that they can operate without contacting retained trees. Such contact can result in serious damage to trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees should be conducted under the supervision of a banksman, to ensure that adequate clearance of trees is always maintained. Access facilitation pruning should be undertaken where necessary to maintain this clearance.*

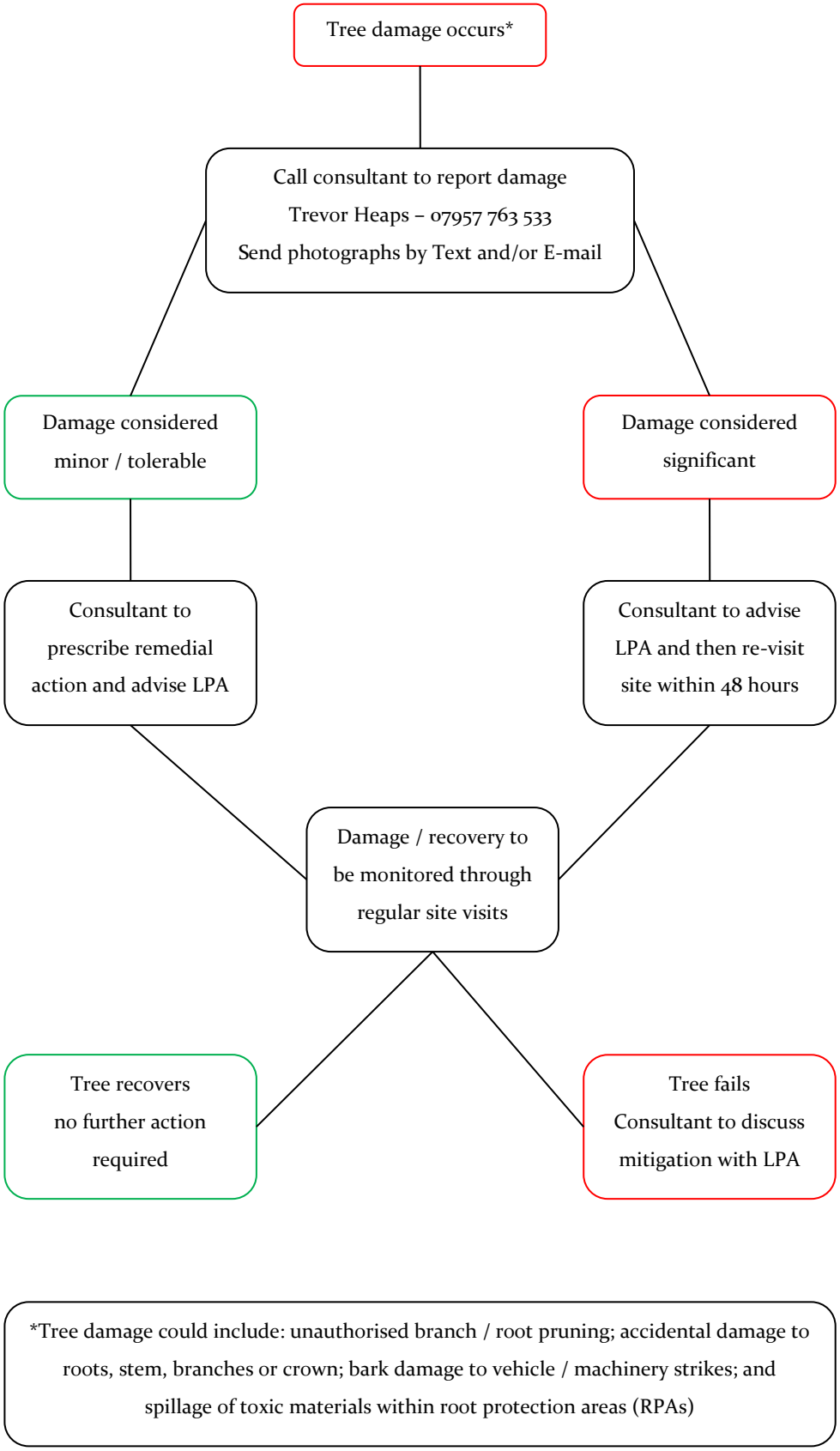
5.8 Remedial works and soil improvement: Exposed soils are easily compacted resulting in loss of water and gaseous exchange; this can lead to root death (and subsequently tree death).

5.8.1 To relieve ground compaction, which may have resulted from the use of vehicles or by the storage of materials, the soils should be broken up to allow air to penetrate and for the soil structure to be restored. There are various methods to achieve this, such as: auguring the soil by hand / fork or pneumatic excavation (e.g. with an air spade); both should be combined with soil structure improvements (see 5.8.2).

5.8.2 The soil structure can be improved by incorporating a compost or mulch within the topsoil, of 75-100mm in depth. This can be spread over the surface and gently forked into the soil. If bark chip is used as mulch, NPK fertilizer should be added to counteract the nitrogen depletion of the soil. There is also the option of adding mycorrhizal fungal which may also improve root function.

5.9 Choosing an arborist: When appointing a tree works contractor, please only use properly qualified and experienced companies who comply with current British Standards (3998) and always check that they carry Public Liability Insurance within a minimum of £2,000,000 cover, and the relevant Employers Liability Insurance. A list of contractors approved by the Arboricultural Association can be found at www.trees.org.uk or by calling 01242 522 152.

Appendix 6 - Procedure to follow in case of damage to retained trees



Appendix 7 - Induction form for all site personnel

Site name: .....

App. No.: .....

Appointed Site Supervisor: .....

- I have had explained to me by the Site Manager the key implications of the Arboricultural Method Statement relating to the development at the above site.

- I am aware that trees have shallow roots and any excavation works beneath the canopy could cause irreparable damage.

- I am aware that the tree protective fencing / ground protection must remain in its original position and must not be moved without the approval of the appointed Arboricultural Consultant.

- I understand that certain operations must be supervised by the appointed Arboricultural Consultant and that these must not start until the consultant is present and has given approval.

- I confirm that I will bring any concerns about potential damage to trees to the attention of the Site Manager.

- I am aware that I must not cause damage to any of the retained trees on or adjacent to the site. Damage may be caused by direct means (i.e. physical damage caused to roots or the trunk/branches of the tree) or by indirect means (e.g. by fire or toxic materials entering the rooting environment of the tree).

Print Name: .....

Sign Name: .....

Date: .....

Appendix 8 - Site inspection record

Date: Time:	Planning reference:
.....	.....
Site:	
.....	

Those present in addition to project arboriculturist:

Client / Agent: .....

Project / Site manager: .....

LPA arboricultural officer: .....

Other (specify): .....

	Yes	No	Notes
Tree protection measures located in accordance with TPP?			
Any disturbance within construction exclusion zone?			
Any materials stored within construction exclusion zone?			
Any evidence of damage to tree roots, stems or canopies?			
Any works programmed before next planned site visit that may affect retained trees? (if yes, provide details below)			

Additional site visit required to ensure compliance with required action? (Y / N)

Proposed visit date:

Signed: Date:

Appendix 9: Tree Protection Plan

This revised Tree Protection Plan will avoid the need for heavy vehicles to reverse out onto Bury Street. Instead, they will be able to enter at one end and exit at the other end.

Tree T12 removed. To be replaced post-construction with three new trees

H2 to be removed and replaced

188660mN

188640m

BURY

Plan Legend

- Tree/s to be retained
- Tree/s to be removed
- Centre colours
- Category A Tree
- Category B Tree
- Category C Tree
- Category U Tree
- Root Protection Area (RPA) If amended, the original is a dotted blue circle
- VERY HEAVY DUTY Ground protection (heavy interlocked steel plates on 150mm woodchip)
- Ground protection during construction - 'No-dig, permeable, load-spreading surface afterwards
- Protective fencing
- CEZ — Construction & storage exclusion zone
- Suggested tree planting locations

Scale: 1:300 @ A3 (0 — 6m — 12m)

Site Address: Land at 188 Bury Street
Ruislip, Uxbridge, HA4 7TN

Client: Trafalgar Property
Drawing No: TH/A3/2550D/TPP

Job Ref: TH2550D | Date: 21/12/2024

Trevor Heaps
Aboricultural Consultancy Ltd

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

At this site, operations are to occur in the following sequence:

1. Carry out tree work operations highlighted yellow in the tree data schedule (Appendix 2). All tree works are to be carried out by a competent and experienced arborist to current British Standards (see Appendix 5.9 for assistance finding a suitable arborist).

2. Hold pre-commencement site meeting with project arboriculturist, building contractor and arboricultural officer (prior to the commencement of any development work commencing on site). The contractor will be required to read and sign the induction form (see Appendix 7).

3. Erect protective fencing along the positions shown by the dashed red lines on the TPP.

4. Lay ground protection within the area shown by the orange honeycombing with blue background on the TPP.

5. Provide a photographic record of all tree protection to arboricultural consultant - this will be forwarded to and approved by the Council's Arboricultural Officer and must demonstrate that all aspects of tree and ground protection measures have been implemented in accordance with this Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

6. Demolish existing dwelling and outbuildings, leaving any suitable hard surfaces in situ (as ground protection).

7. Remove existing hard surfacing (by hand where within the RPAs of retained trees)

8. Commence construction.

9. After all heavy construction works have been completed, install new 'gravel grid' or 'no-dig' driveway and parking area.

10. Remove tree protection when all construction activity has ended.

11. Carry out tree planting and any other landscaping works.

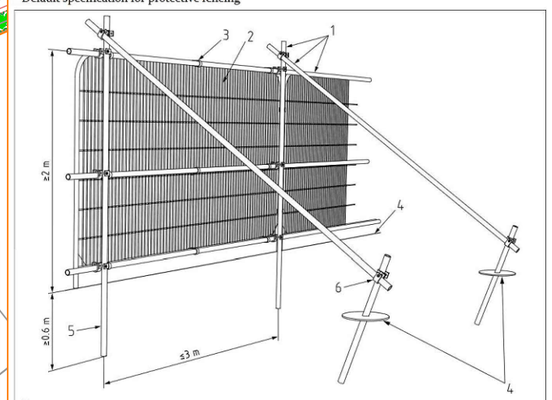
Temporary ground protection should be able to support any traffic entering or using the site without being distorted or causing compaction of underlying soil and might comprise one of the following:

1. For pedestrian-movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

2. For pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

3. **For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.**

Default specification for protective fencing



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

End of Report