



**TREE SURVEY,
ARBORICULTURAL IMPACT ASSESSMENT,
TREE PROTECTION PLAN &
HEADS OF TERMS FOR THE
ARBORICULTURAL METHOD STATEMENT
Rev:2,**

with regard to proposed development at:

**Land at Pound Farm (West), Bedford Road,
Holwell, (Ickleford), Hitchin, SG5 3RS,**

for:

Bugler Homes Ltd..

Job no. MJC-25-0162B

30th January 2026.

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Contents

Instruction	1.0
Qualifications & Caveats	2.0
Documents Supplied & Used in this Report	3.0
Introduction	4.0
Summary	5.0
Appendices	6.0
Appendix 1	Tree Constraints Plan drawing
Appendix 1A	In-drawing text from the Tree Constraints Plan drawing
Appendix 2	Tree Survey Schedule
Appendix 3	Arboricultural Impact Assessment drawing
Appendix 3A	In-drawing text from the Arboricultural Impact Assessment drawing
Appendix 4	Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement drawing
Appendix 4A	In-drawing text from the Tree Protection Plan & Heads of terms for the Arboricultural Method Statement drawing
Appendix 5	Tree Protection Barrier Sign
Appendix 6	References

1.0 Instruction

1.1 MJC Tree Services Limited have been instructed by Bugler Homes Ltd., as follows:

“Re: Development Site Tree Survey & Reports in Accordance With BS5837:2012 at Land at Pound Farm, Bedford Road, Holwell, (Ickleford), Hitchin, SG5 3RS.

To visit the above site and carry out the following works:

- *To carry out a ground level and visual survey of trees on and adjacent to the site that are identified for survey and assessment under the criterion given in British Standard 5837:2012 ‘Trees in Relation to Design, demolition and Construction – Recommendations’ (BS5837:2012):*
- *To draw up a Tree Constraints Plan and Tree Survey Schedule in accordance with BS5837:2012, using as a base plan the supplied topographical survey plan:*
- *To provide an explanation of the tree constraints to the design team:*
- *To combine these elements into a single report and to supply the completed report in an electronic format as a .pdf file, with the plans available as .dwg (AutoCAD) files.”*

And:

“In response to specific additional instruction from yourself, to carry out the following works:

- *To discuss the proposed development as necessary and remotely (via telephone, email, Teams/Zoom meetings) with the design team in the light of the identified tree constraints with a view to arriving at a proposed layout and design that is acceptable in arboricultural planning terms:*
- *To draw up an Arboricultural Implications Assessment for the proposed development, using the tree constraints information for reference and the supplied indicative a proposed site layout plan:*
- *To draw up a Tree Protection Plan and the Heads of Terms for the Arboricultural Method Statement for the proposed development that will provide adequate protection to the retained trees on site.:*
- *To combine these elements into a single report and to supply the completed report in an electronic format as a .pdf file, with the drawings used in the report also available as .dwg (AutoCAD) files.”*

2.0 Qualifications and Caveats

2.1 The author of this report is a:

- Fellow of the Institute of Chartered Foresters:
- Chartered Arboriculturist:
- Chartered Surveyor:
- Registered Consultant of the Institute of Chartered Foresters.
- Professional Member of the Arboricultural Association:

He also holds the Royal Forestry Society’s Professional Diploma in Arboriculture and has over 31 years’ experience in UK arboriculture. A full CV and CPD record are available as a .pdf file upon request to the above office.

- 2.2 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations.
- 2.3 Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees in high use areas should be checked on a regular basis, preferably at least once every eighteen months. The conclusions and recommendations in this report are based only on the observations made by the author during the tree survey.
- 2.4 This report is for the sole use of the above-named client and refers only to those trees identified within. It may not be reproduced in whole or in part, or sold, lent, hired out or divulged to any third party not directly involved in the subject matter, without our consent. Use by any other person(s) in attempting to apply its contents for any purpose other than stated in this report renders the report invalid for that purpose.
- 2.5 This report is supplied subject to our terms and conditions in force at the time of our instruction by the client.

3.0 Documents Supplied & Used in this Report

- 3.1 The following documents have been supplied and are used in this report:
- Mksurveys topographical survey plan ref. 35089:
 - Onarchitecture drawing no. 22.072 100 P:
 - DHA drawing no. 34362-H-01 rev.P2.

4.0 Introduction

- 4.1 This report is presented largely in the form of annotated drawings with a tree survey schedule that are intended to be read in the sequence they are presented in the Appendices section of this report, cross referencing as instructed in the in-drawing texts.

4.1.1 The reason for this graphical form of report presentation is to make its interpretation easier by the greater design team and the demolition/construction teams. These teams work in a graphical environment, and if the arboricultural reports involved in the design and development processes are to be easily interpreted and followed by these teams they must also be presented in a graphical format. To do otherwise would create an unhelpful disconnect between the arboricultural information and the design and development teams. It also allows the report and the proposed development to be assessed on site by officers of the Local Planning Authority (LPA) whilst referencing a small number of single page documents, thereby avoiding the need to keep flicking backwards and forwards through a written report whilst holding open a large site drawing.

- 4.1.2 The layout and order of the drawings and schedule are intended to illustrate a logical progression from the existing site (Tree Constraints Plan drawing and Tree Survey Schedule – Appendix 1 and Appendix 2), through the proposed development, its impact on the trees in terms of tree works and losses required, the establishment of conflicts with the trees identified to be retained and how these conflicts are justified and will be resolved in principle (Arboricultural Impact Assessment drawing – Appendix 3), to the specific tree protection measures required and the heads of terms for the Arboricultural Method Statement that will be required (Tree Protection Plan and Heads of Terms for the Arboricultural Method Statement drawing – Appendix 4).
- 4.1.3 The in-drawing texts are designed to be large enough to be easily read when the drawings are viewed or printed off at the correct scale. If it is not possible to view or print off these drawings at the correct scale, it may not be possible to read the in drawing texts. In order to address this possibility, the in drawing text for each of the three drawings is reproduced as a separate block of text in italics immediately following the relevant drawing, and these form Appendices 1A, 3A, and 4A of this report.
- 4.2 The tree works recommended on the Tree Survey Schedule are based on the current context of the site, **they are not the tree works or tree felling required as a result of any proposed development.** This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". **Any and all tree works and tree felling required and proposed as a result of the proposed development are detailed in the Arboricultural Impact Assessment drawing.**
- 4.3 An Arboricultural Method Statement has not been drawn up and submitted with this report. This method statement should not be drawn up at this stage of the development process in order to comply with the recommended flow chart provided in Figure 1 of BS5837:2012, which makes it clear that the arboricultural methodologies, i.e. the method statement, should be drawn up AFTER statutory planning permission has been granted, and not before.

5.0 Summary

- 5.1 An outline application for planning permission is to be made to develop the western part of the site for residential use, all as illustrated in the Arboricultural Impact Assessment drawing forming Appendix 3 of this report.
- 5.2 The eastern part of the site is the subject of a detailed application for planning permission to develop for residential uses, and a separate tree report has been drawn up for this part of the site.
- 5.3 For the reasons set out in the Arboricultural Impact Assessment drawing, there are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested in the Arboricultural Impact Assessment drawing and detailed in the Tree Protection Plan drawing and the Heads of Terms for the & Arboricultural Method Statement are updated and implemented as suggested above. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to an appropriately worded planning condition requiring the following:
- The pre-commencement updating, submission, approval and implementation of the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0162B-03 rev.1 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing).
- 5.2.1 The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.

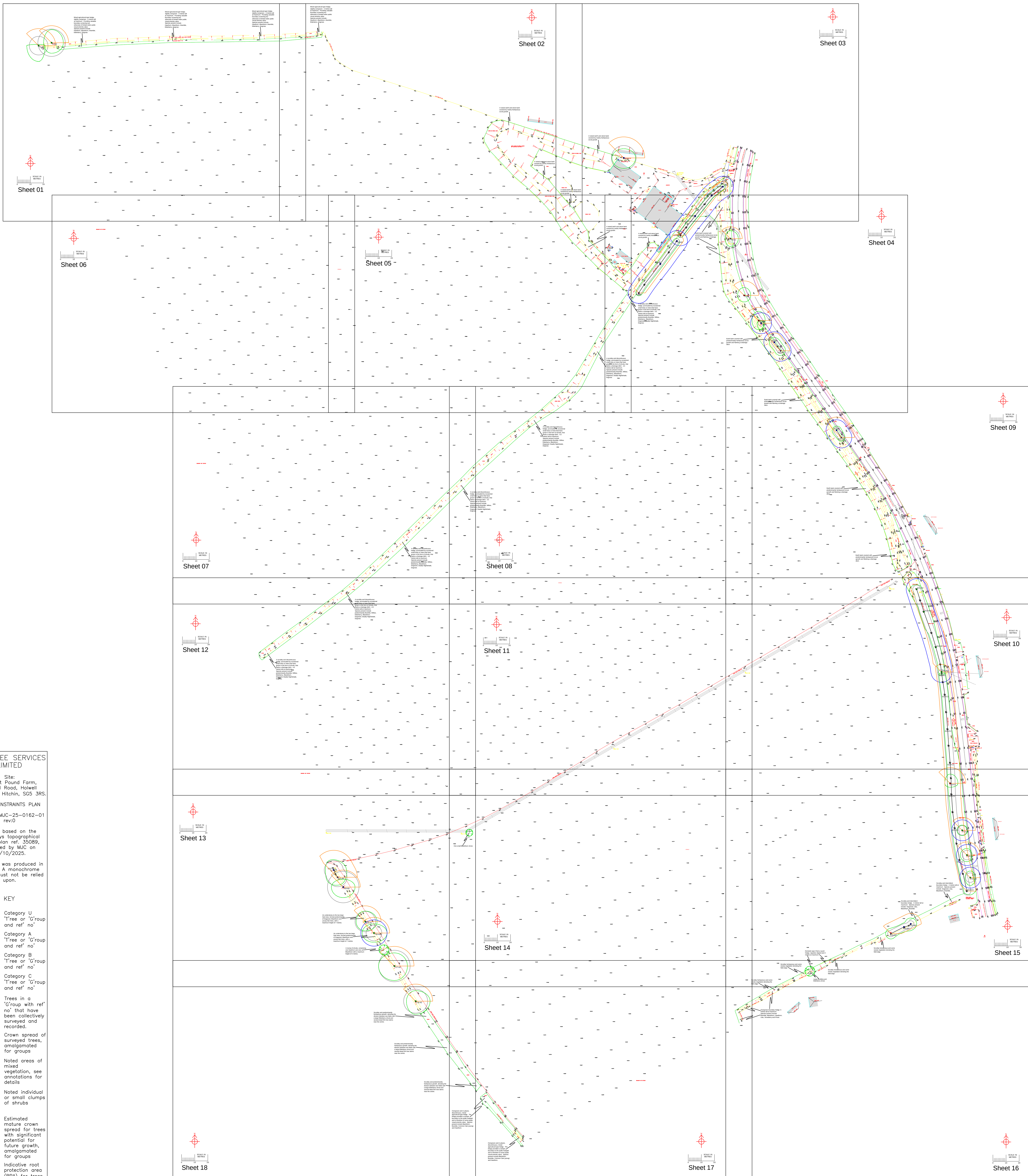
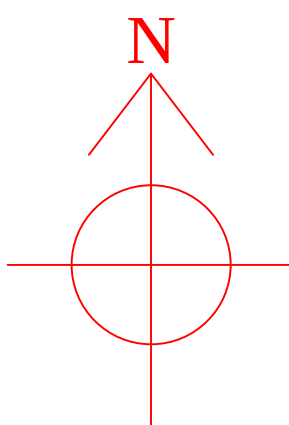
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6.0 Appendices

Appendix 1 Tree Constraints Plan drawing



MJC TREE SERVICES LIMITED

Site:
Land at Pound Farm,
Bedford Road, Holwell
(Ickleford), Hitchin, SG5 3RS.

TREE CONSTRAINTS PLAN
Plan no. MJC-25-0162-01
rev0

This is based on the
mksurveys topographical
survey plan ref. 35089,
amended by MJC on
17/10/2025.

This plan was produced in
colour. A monochrome
version mustn't be relied upon.

KEY

- Category U
Tree or 'Group
and ref' no.
- Category A
Tree or 'Group
and ref' no.
- Category B
Tree or 'Group
and ref' no.
- Category C
Tree or 'Group
and ref' no.
- Trees in a
'Group with ref'
no that have
been collectively
surveyed and
recorded.
- Crown spread of
surveyed trees,
amalgamated for
groups
- Noted areas of
mixed
vegetation, see
annotations for
details
- Noted individual
or small clumps
of shrubs
- Estimated
mature crown
spread for trees
with significant
potential for
future growth,
amalgamated
for groups
- Indicative root
protection area
(RPA) for trees,
amalgamated
for groups
- Direction of
significant
branch for
individual trees,
length of arrow
indicates height
i.e. the longer
the arrow the
higher the
branch
- Areas of
potentially
significant shade
constraint for A,
B & C grade
trees, based on
surveyed heights
and amalgamated
for groups
- SCALE
This sheet = NTS
Following sheets =
1:200 @ A0

Tree Constraints Plan Notes

- 1.0 Introduction
- 1.1 The tree survey was carried out on the 15th October 2025.
- 1.2 The survey was carried out in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).
- 1.3 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations section of the Tree Survey Schedule.
- 1.4 The tree works recommended on the enclosed Tree Survey Schedule are based on the current content of the site, they are not tree works or tree felling required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". Any and all tree works and tree felling required and proposed as a result of the proposed development will be detailed in the Arboricultural Impact Assessment drawing.
- 2.0 The Trees
- 2.1 The details of the individual tree survey are provided in the following Tree Survey Schedule.
- 2.1.1 Individual trees are pre-fixed with the letter 'T'.
- 2.1.2 Trees that form cohesive groups are recorded collectively and are pre-fixed with the letter 'G'.
- 2.1.3 Other vegetation has also been noted, see the in-drawing annotations for details.

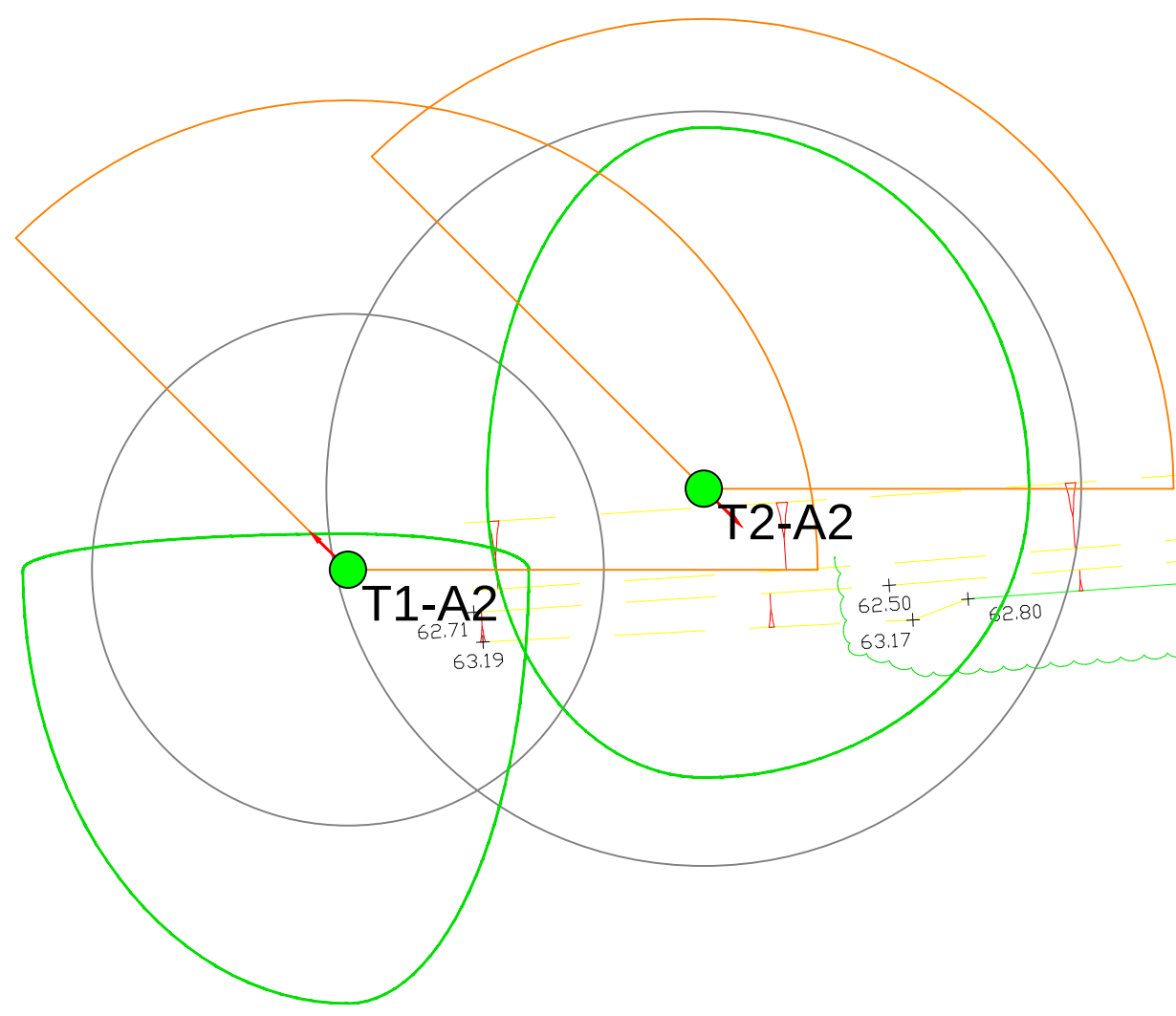
- 2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012, see the key for details.
- 2.3 Some of the elements within group no. 015 were not plotted in the supplied topographical survey plan, and their position has been estimated by eye whilst on site. If the position of group no. 015 becomes critical to any proposed development of the site, their positions should be confirmed by a competent land surveyor and this drawing updated accordingly.
- 2.4 Root Protection Areas (RPA)
- 2.4.1 The indicative and circular RPA of the surveyed trees are based on the trunk diameters recorded in the Tree Survey Schedule, and have been derived using the calculation provided at section 4.4.1 of BS5837:2012.
- 2.4.2.1 For individual trees, the indicative RPA is illustrated by a grey circle in this drawing.
- 2.4.2.2 For groups of trees, the outermost extent of the RPA of the individual trees making up the group are illustrated in this drawing as an amalgamated polygon in grey outline. In this way, the group is illustrated with a single and amalgamated RPA, but this is based on the overlapping and circular RPA for the individual trees making up the group.
- 2.4.2 The RPAs represent the surface area of the minimum soil rooting volume required by the tree if it is to remain viable. The actual root spread of the tree will be much larger than the RPA, but BS5837:2012 implicitly accepts that a tree will tolerate a degree of root loss, in much the same way as a tree would tolerate a degree of crown pruning. By default, the existing soil levels and structure in the RPA of retained trees must be protected from the proposed development. Section 5.3.1 of BS5837:2012 allows for the construction of structures over the RPA of retained trees "where there is an overriding justification and if technical solutions to the construction over the RPA are available that will adequately protect the retained trees".

- 2.4.3 Section 7.4.2.3 of BS5837:2012 states that the coverage of the RPA of any one tree by a new permanent surface must not exceed 20% of the unsurfaced RPA of that tree. However, it is not clear whether this restriction applies to all new permanent surfaces or just impermeable surfaces. Section A1.5.4 of BS5837:2012 states: "Impermeable paving and near-impermeable gravel". These surfaces can consist of porous or impermeable material. As the intention of the restriction is to prevent root growth from being blocked by trees, it is advisable for such surfaces to be laid following the same principles as those for impermeable surfaces, therefore its use within the RPA also needs to be restricted to the 20% RPA recommendation (7.4.2.3). This statement strongly indicates that the 20% restriction only applies to impermeable surfaces, or surfaces that will become impermeable through normal use, and that the 20% restriction would not apply to permanently permeable surfaces.
- 2.4.4 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."
- 2.4.5 It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees had caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.
- 2.5 The areas of potentially significant shade illustrated in this drawing have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development. If that part of the development is a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce people's amenity space in gardens. If tree shade is considered to have a potentially significant impact on the proposed development, a daylight and shade analysis will need to be carried out by a suitably qualified person.

- 2.6 Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this drawing. This potential future crown spread is an indicative guide only as there are many variables that influence the future growth of trees and these cannot all be adequately anticipated and/or quantified at this time.
- 2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 1st October 2025 in order to check on the protected status of the surveyed trees. This check indicated the following:
- 2.7.1 None of the surveyed trees are protected by a Tree Preservation Order.
- 2.7.2 The site is not in a Conservation Area.
- 2.8 The online Multi Agency Geographical Information for the Countryside (MAGIC) mapping system provided by DEFRA was consulted on the 1st October 2025 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that no ancient woodlands were present on or close to the site.
- 2.9 The tree survey has not identified any ancient and/or veteran trees on or close to the site.
- 2.10 The trees on site will be protected by the Forestry Act 1967. Therefore, it will be necessary to obtain a Felling Licence from the Forestry Commission prior to felling any trees onsite unless one or more of the following exemptions apply.
- 2.10.1 In any one calendar quarter it is permitted to fell up to 5 cubic metres of landscape timber in the form of growing trees on any one holding without a Felling Licence, as long as no more than 2 cubic metres are sold.
- 2.10.1.1 Calendar quarters are defined as: 1 January to 31 March, 1 April to 30 June, 1 July to 30 September, and 1 October to 31 December.
- 2.10.1.2 The volume of timber in a standing tree is assessed by measuring the amount of wood in the main tree stem(s) where this is greater than 8cm in diameter over bark.
- 2.10.2 An exemption applies for tree works involving tree surgery by way of lopping or topping, for example, pollarding.

- 2.10.3 An exemption applies for felling trees that, when measured at a height of 1.3 metres from the ground have a diameter over bark of 8cm or less, or if thinning, have a diameter over bark of 10cm or less. N.B. Thinning is defined within the Forestry Act 1967 as "felling carried out in order to improve the growth of other trees". The UK Forestry Standard's definition is "The removal of a proportion of trees in a forest after canopy closure, usually to promote growth and greater value in the remaining trees". If underwood or existing coppice (i.e. previously managed by cutting to promote multi-stemmed growth arising at or near ground level), individual stems that have a diameter over bark of 15cm or less are also exempted.
- 2.10.4 An exemption applies to fruit trees, for example, orchard species like apple, pear or plum.
- 2.10.5 An exemption applies to trees standing or growing in an orchard, garden, churchyard or public open space.
- 2.10.6 An exemption applies to trees growing in the inner London boroughs.
- 2.10.7 An exemption applies for the felling of a tree or trees necessary for the prevention of danger or the prevention or abatement of a nuisance.
- 2.11 Various animal species that use trees and some of their habitats that can be found in trees, including Badgers, Bats, Great Crested Newts, and many bird species, are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. A qualified ecologist should be engaged to check if these species and/or habitats are present in any of the surveyed trees, and their advice followed.
- 3.0 The Site
- 3.1 The site comprised open agricultural fields with a limited number of trees around the boundary.
- 3.2 Surrounding land use was as follows; to the north was agricultural land, to the west was public highway, to the south was a mix of residential development and agricultural land, to the west was agricultural land.
- 3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on 1st October 2025.

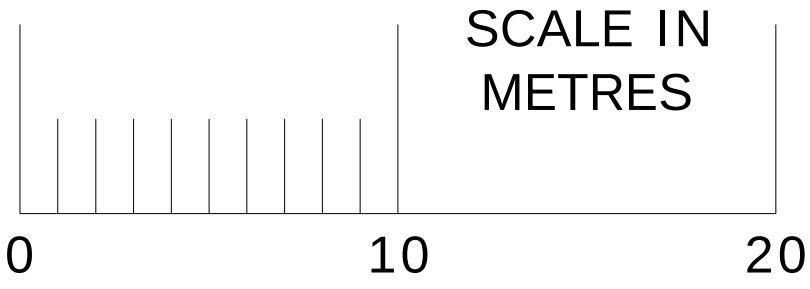
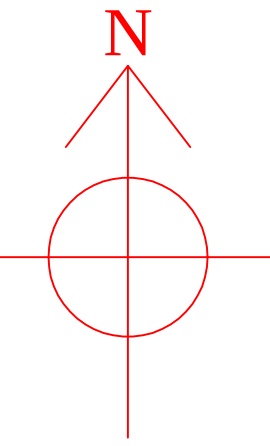
- 3.3.1 This check indicated that the soils on site were likely to be made up of the following:
Bedrock Geology: Gault Formation – Mudstone. Sedimentary bedrock formed between 113 and 100.5 million years ago during the Cretaceous period.
Superficial deposits:
Glacial: Lowestoft Formation – glauconitic. Sedimentary superficial deposit formed between 480 and 433 thousand years ago during the Quaternary period.
Glacial: Glacial till deposits, Mid Pleistocene – Sand and gravel. Sedimentary superficial deposit formed between 880 and 116 thousand years ago during the Quaternary period.
- 3.3.2 These types of soils may be susceptible to significant and persistent volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be considered and assessed by a suitably qualified and experienced engineer, and accommodated in any proposed development of the site.
- 3.3.3 The local soils are likely to be neutral in pH terms, and prone to drought stress during prolonged periods of low or no rainfall. These factors should be borne in mind when selecting trees and shrubs for planting on this site.
- 3.3.4 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either free protection barriers or adequate temporary ground protection.
- 3.3.5 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub-base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub-base may need to be thicker than is routinely used, and it is recommended that the advice of the sub-base manufacturer is sought before proposing such constructions.



Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value. Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.

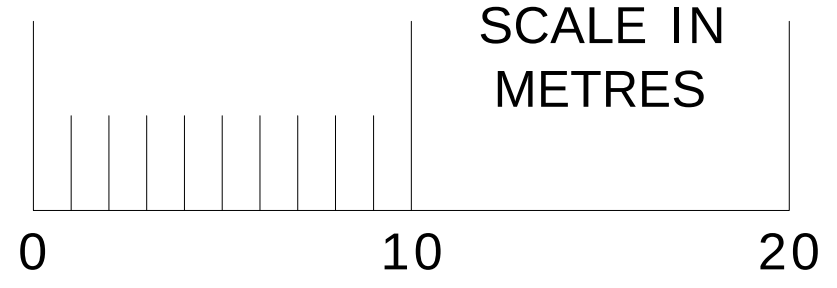
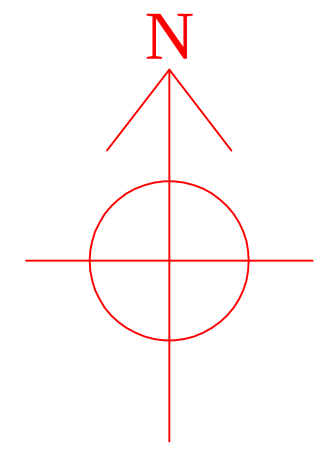
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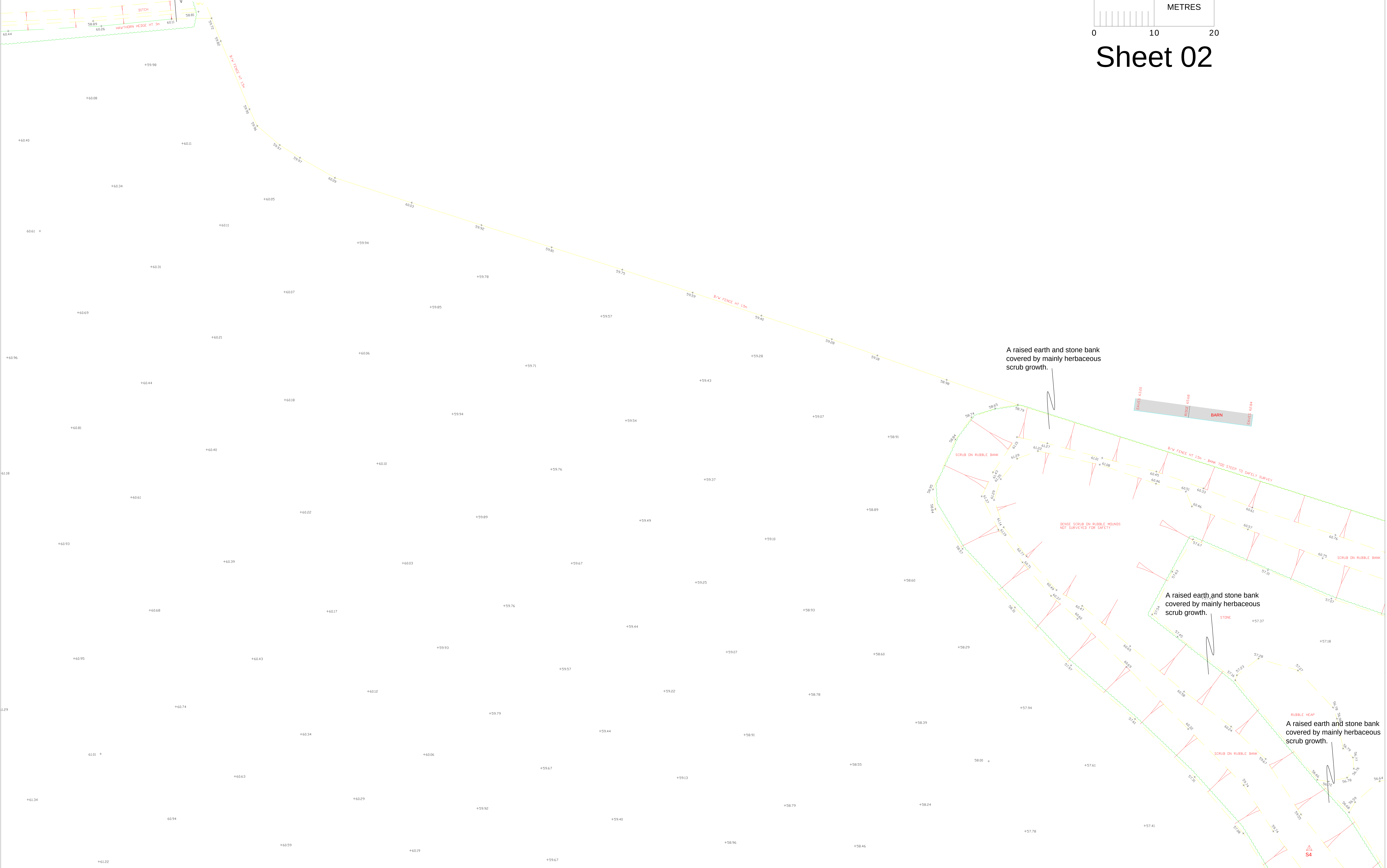


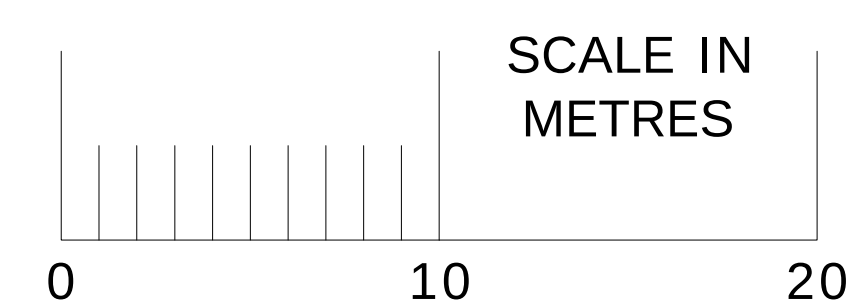
Sheet 01

Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value.
Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.



Sheet 02





A detailed site plan map showing various features including barns, stone banks, rubble heaps, and vegetation. The map includes labels for 'T5-B2', 'G4-B2', and 'G4-B2' with corresponding points. It also shows 'A raised earth and stone bank covered by mainly herbaceous scrub growth.' and 'A raised earth and stone bank covered by mainly herbaceous scrub growth.'

A raised earth and stone bank covered by mainly herbaceous scrub growth.

A raised earth and stone bank covered by mainly herbaceous scrub growth.

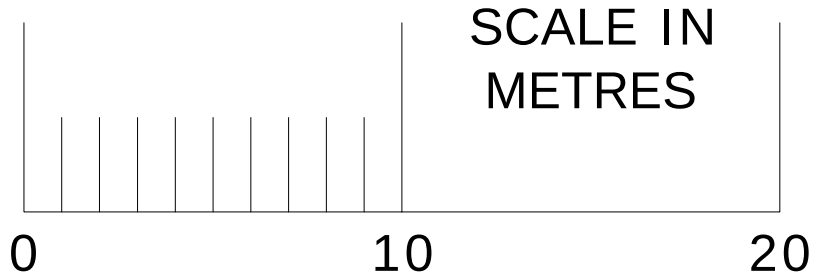
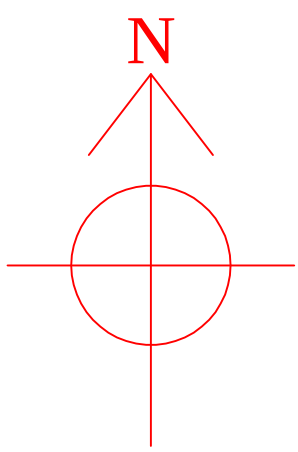
Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

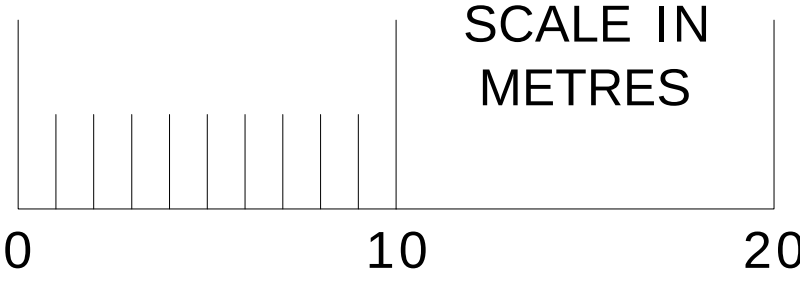
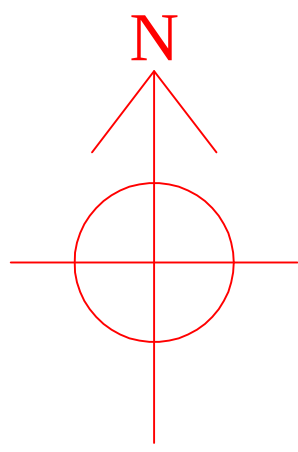
Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.



Sheet 04

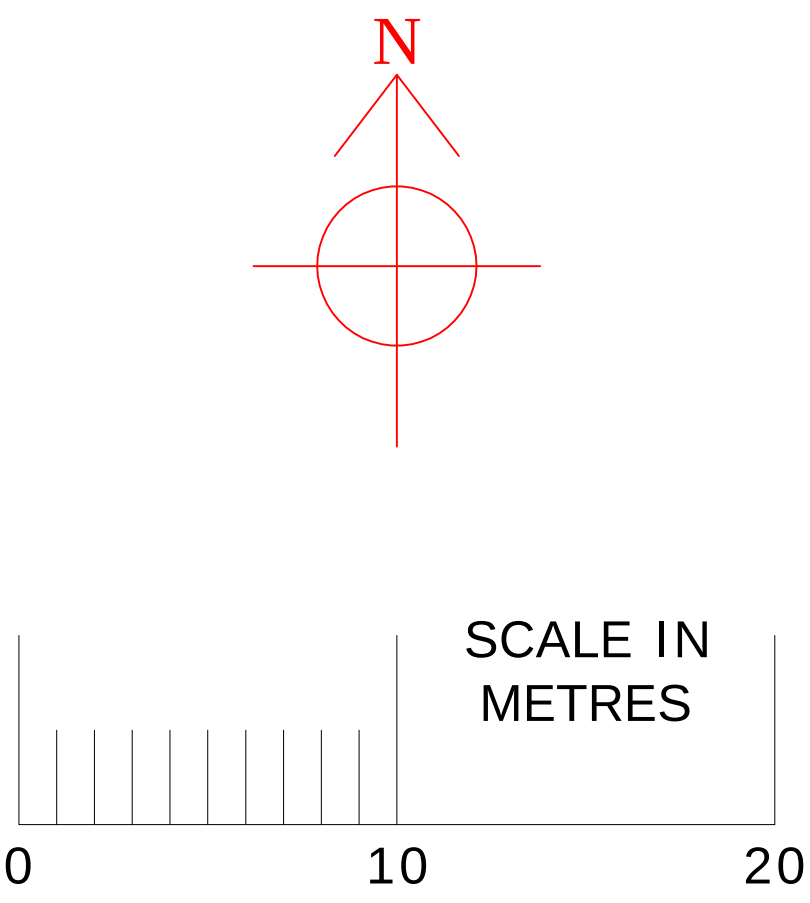




Sheet 06

BOUNDARY NOT DEFINED

ARABLE



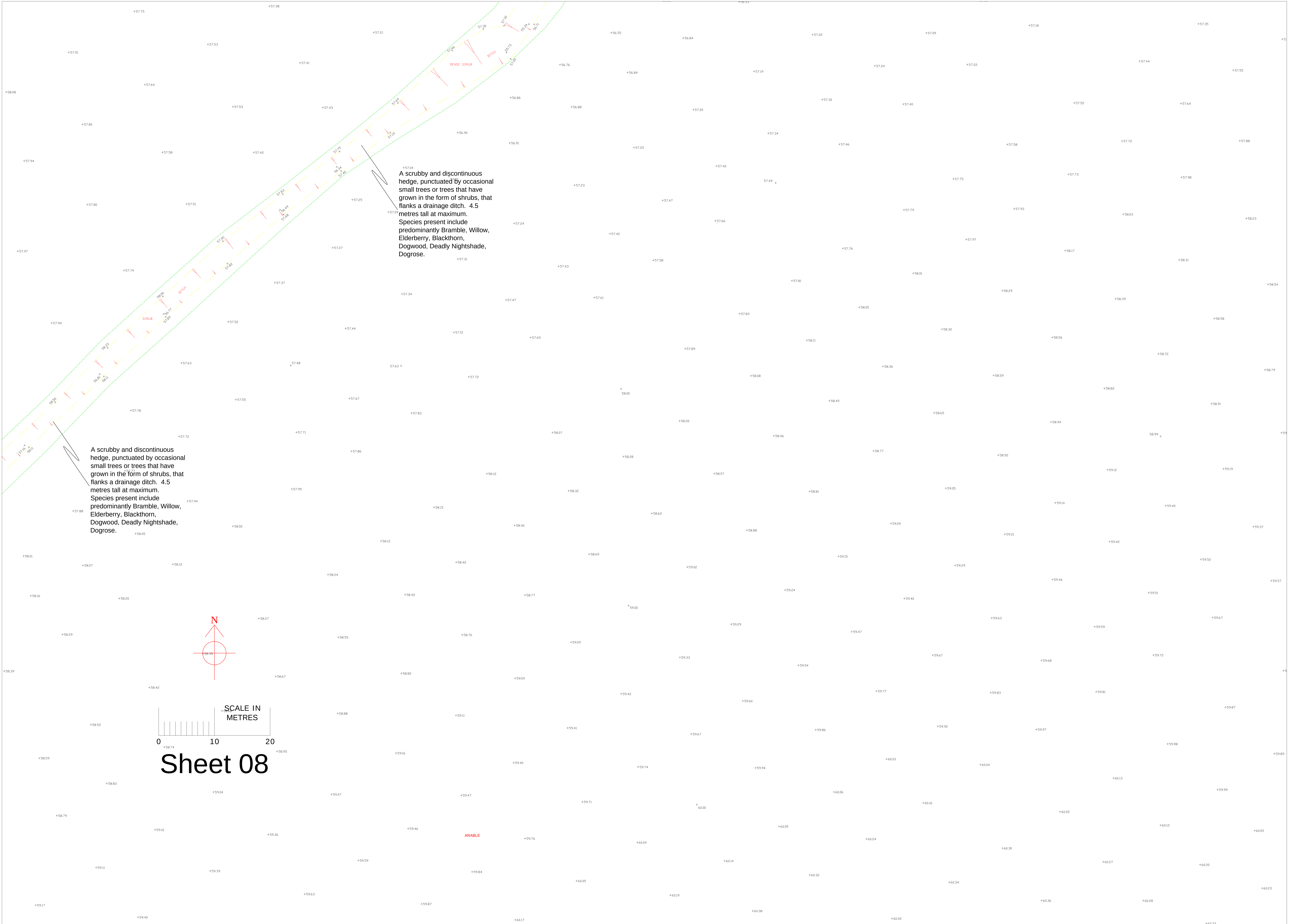
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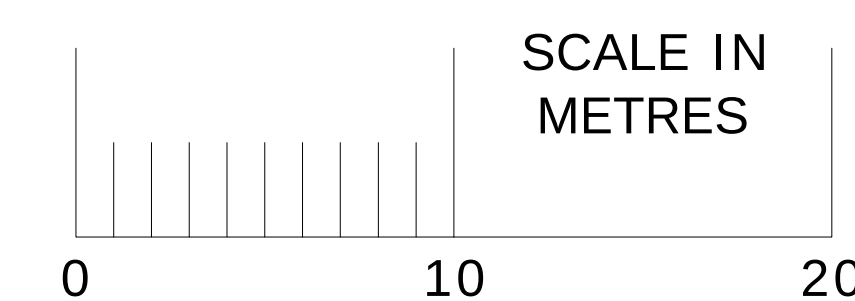
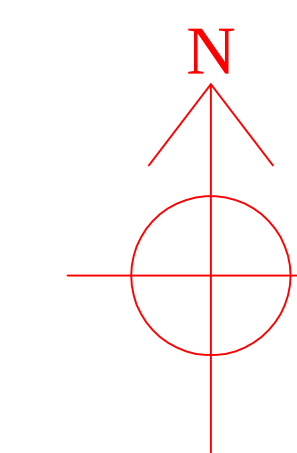
BOUNDARY NOT DEFINED

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

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Sheet 09

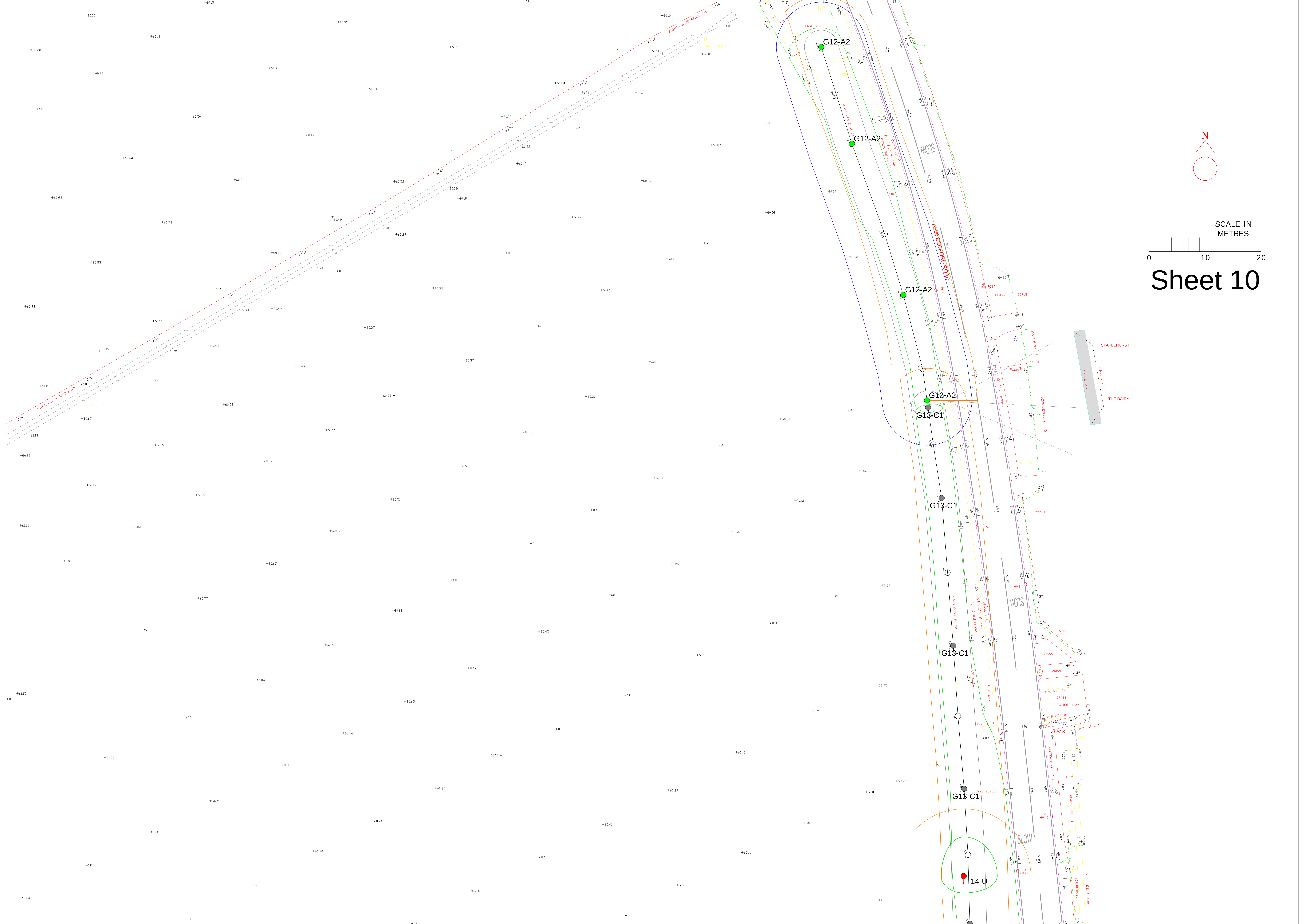
Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

Earth bank covered with _____
predominantly herbaceous scrub
growth and flanking a drainage
ditch.

SCOTLANDS

REDCOATS

G12-A2



N

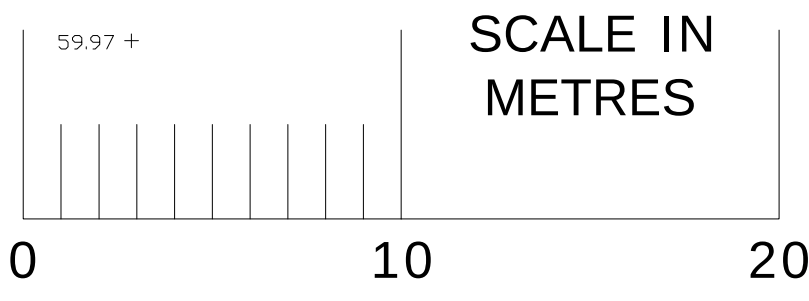
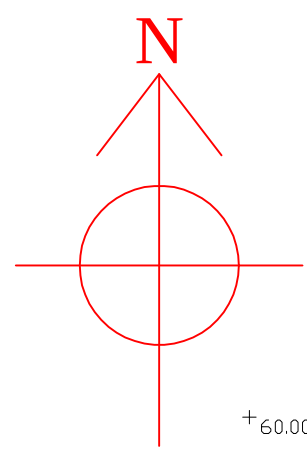
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SCALE IN METRES

Sheet 10



Sheet 11

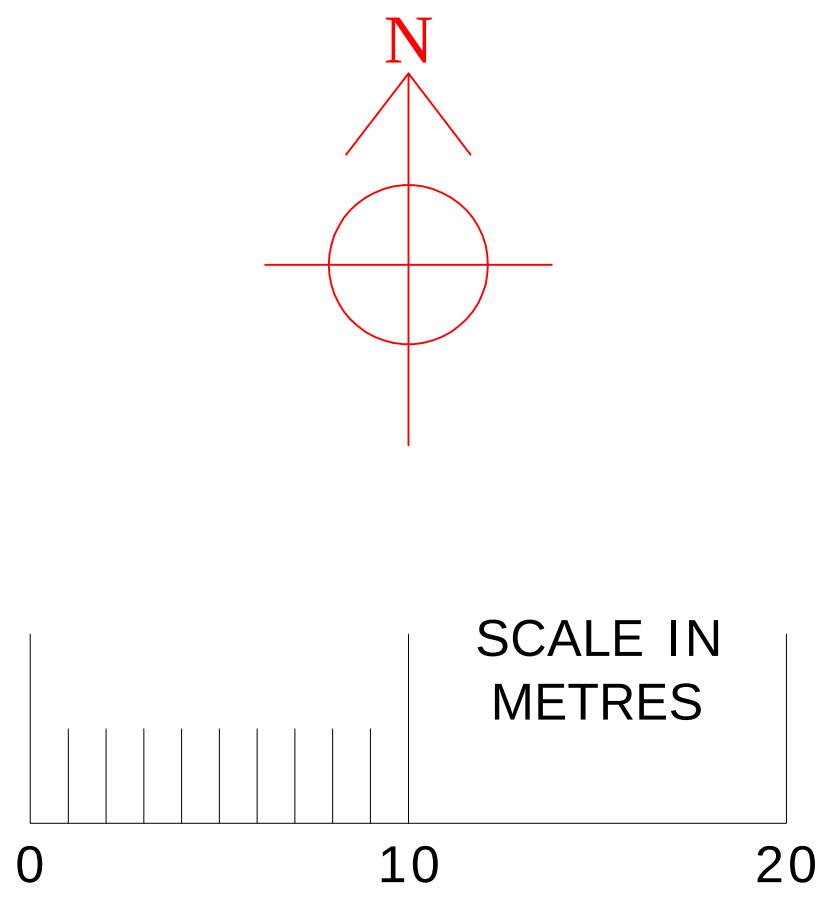
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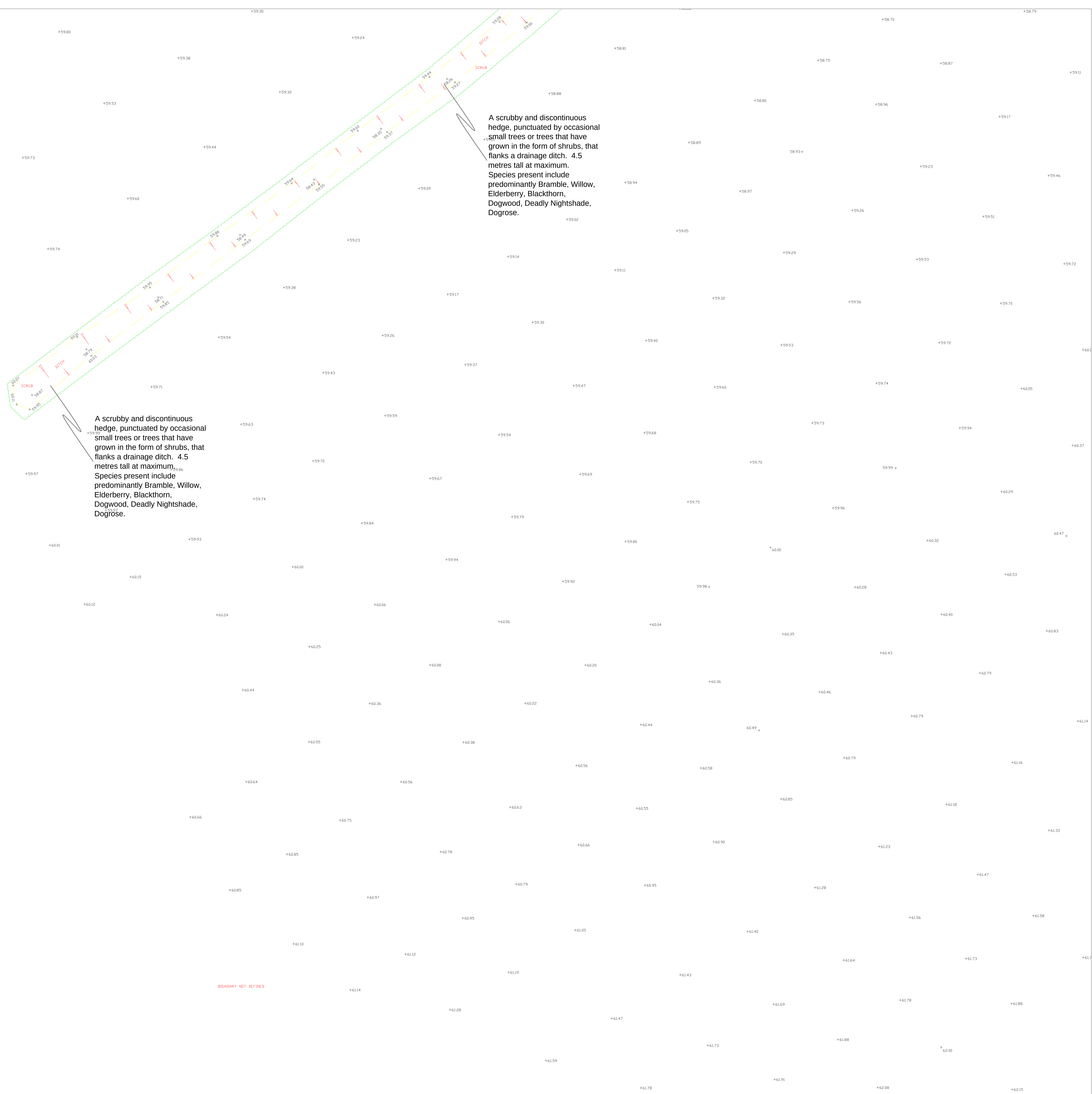
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CP
CABLES (9.92)

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CABLES (9.07)

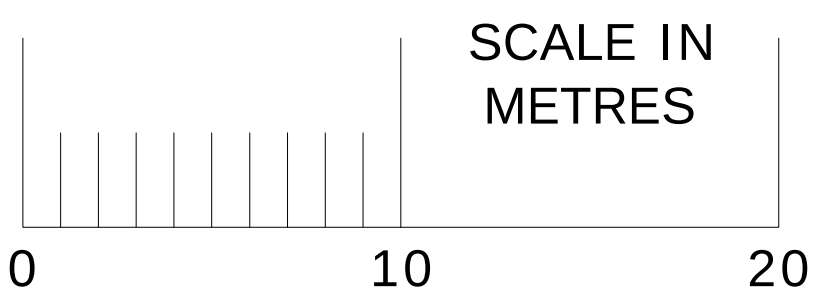
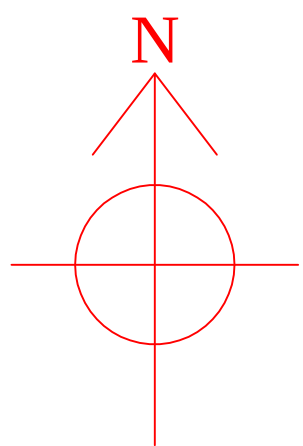
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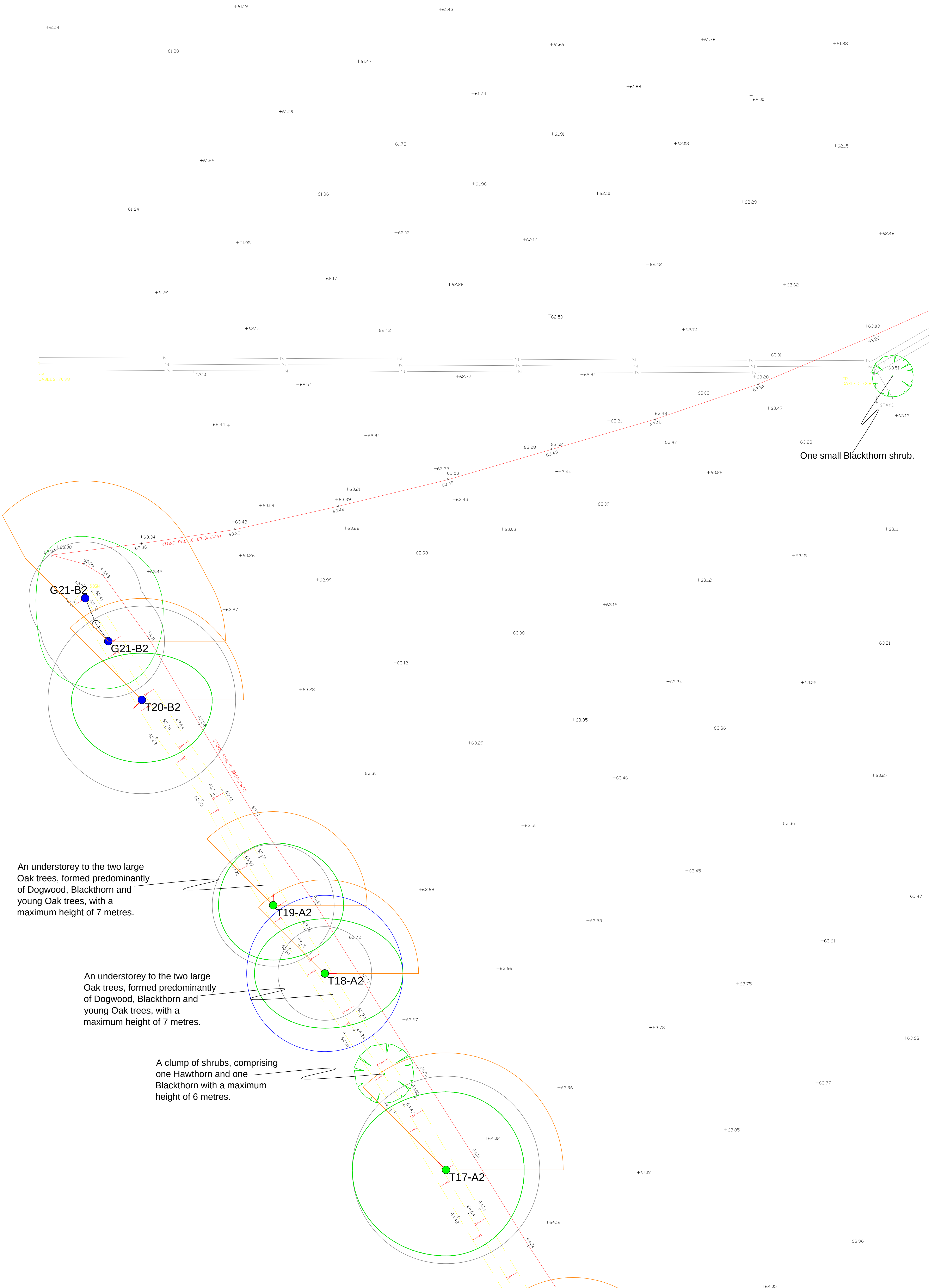
Sheet 12

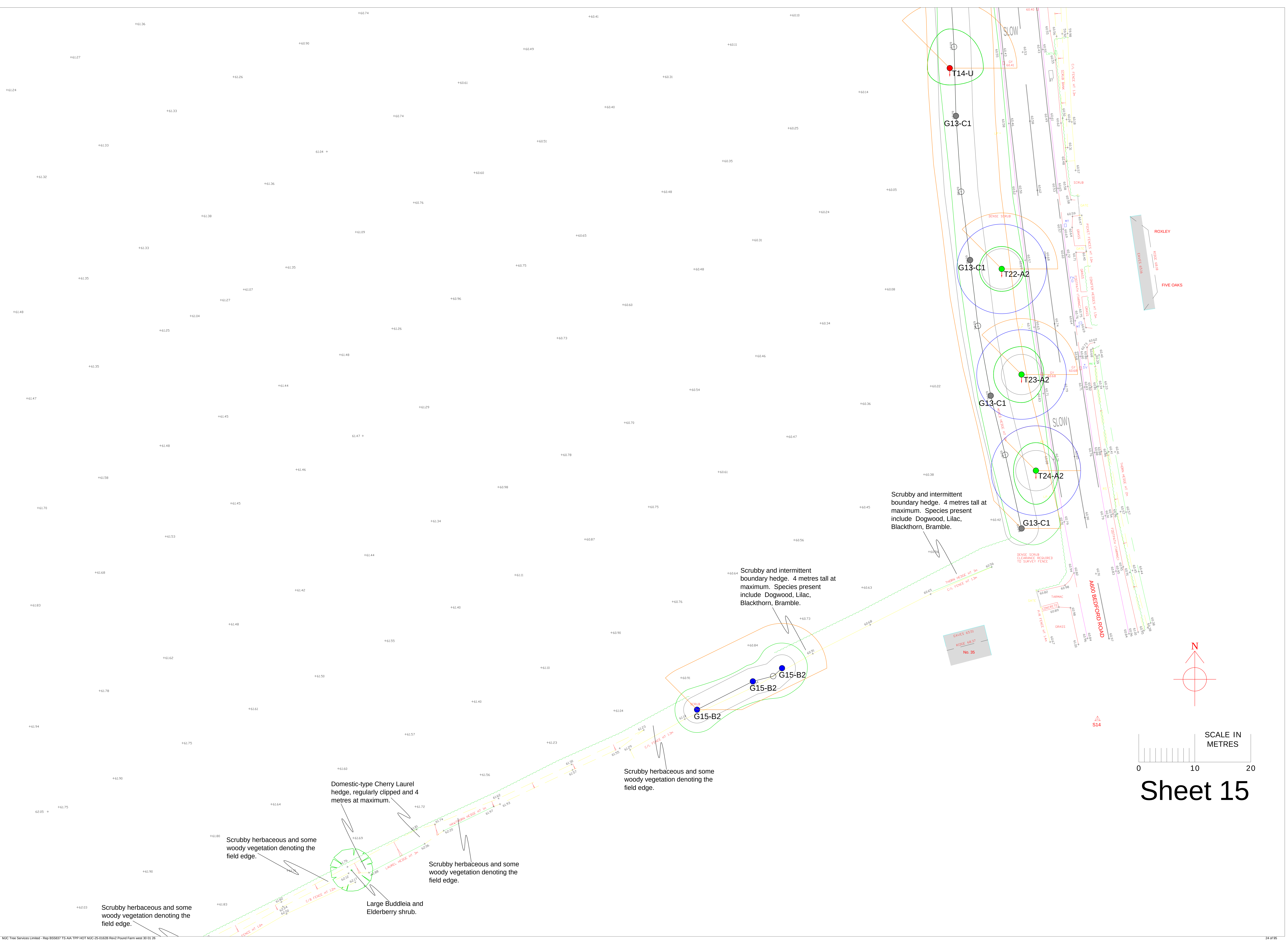


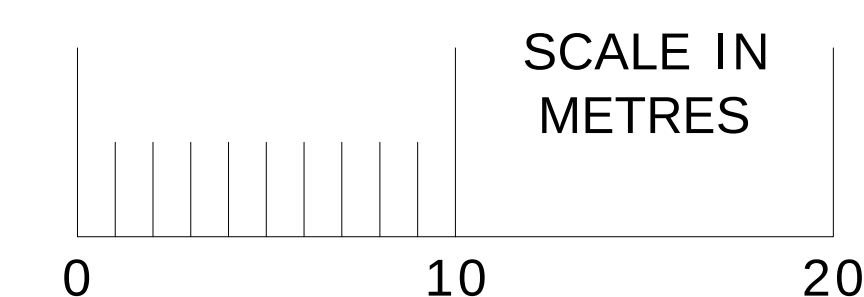
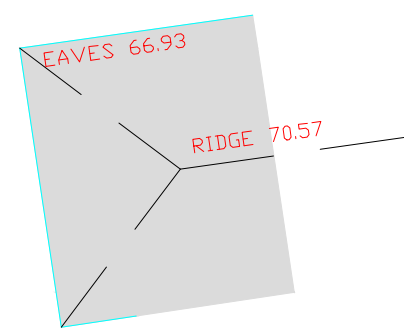
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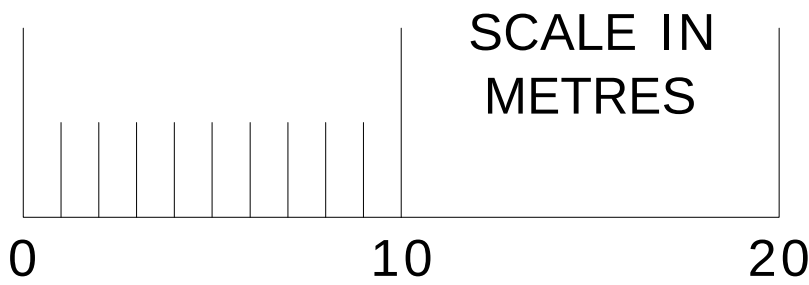
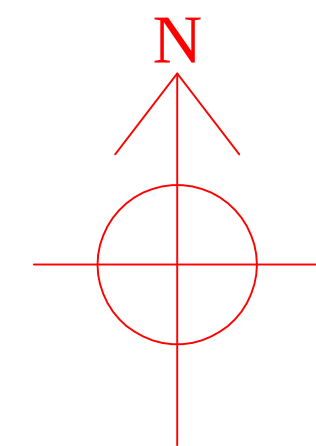
Sheet 13



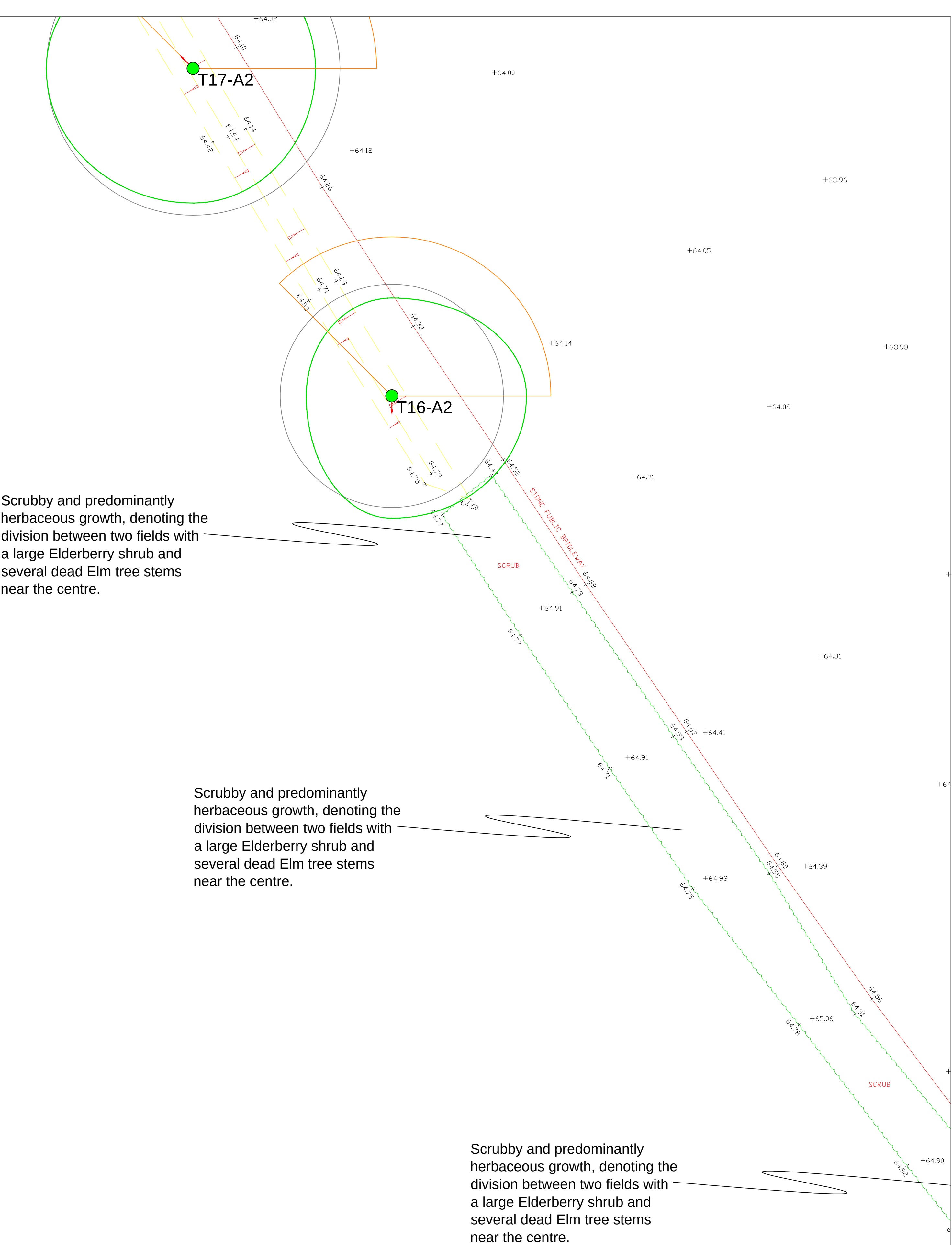




25 of 91



Sheet 18



Appendix 1A In-drawing text from the Tree Constraints Plan drawing

Tree Constraints Plan Notes

1.0 Introduction

1.1 The tree survey was carried out on the 15th October 2025.

1.2 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837:2012).

1.3 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations section of the Tree Survey Schedule.

1.4 The tree works recommended on the enclosed Tree Survey Schedule are based on the current context of the site, **they are not tree works or tree felling required as a result of any proposed development.** This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". **Any and all tree works and tree felling required and proposed as a result of the proposed development will be detailed in the Arboricultural Impact Assessment drawing.**

2.0 The Trees

2.1 The details of the individual tree survey are provided in the following Tree Survey Schedule.

2.1.1 Individual trees are pre-fixed with the letter 'T'.

2.1.2 Trees that form cohesive groups are recorded collectively and are pre-fixed with the letter 'G'.

2.1.3 Other vegetation has also been noted, see the in-drawing annotations for details.

2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012, see the key for details.

2.3 Some of the elements within group no. G15 were not plotted in the supplied topographical survey plan, and their position has been estimated by eye whilst on sight. If the position of group no. G15 becomes critical to any proposed development of the site, their positions should be confirmed by a competent land surveyor and this drawing adjusted accordingly.

2.4 Root Protection Areas (RPA)

2.4.1 *The indicative and circular RPA of the surveyed trees are based on the trunk diameters recorded in the Tree Survey Schedule, and have been derived using the calculation provided at section 4.6.1 of BS5837:2012.*

2.4.2.1 *For individual trees, the indicative RPA is illustrated by a grey circle in this drawing.*

2.4.2.2 *For groups of trees, the outermost extent of the RPA of the individual trees making up the group are illustrated in this drawing as an amalgamated polygon in grey outline. In this way, the group is illustrated with a single and amalgamated RPA, but this is based on the overlapping and circular RPA for the individual trees making up the group.*

2.4.2 *The RPA's represent the surface area of the **minimum** soil rooting volume required by the tree if it is to remain viable. The actual root spread of the tree will be much larger than the RPA, but BS5837:2012 implicitly accepts that a tree will tolerate a degree of root loss, in much the same way as a tree would tolerate a degree of crown pruning. By default, the existing soil levels and structure in the RPA of retained trees must be protected from the proposed development. Section 5.3.1 of BS5837:2012 allows for the construction of structures over the RPA of retained trees "where there is an overriding justification and if technical solutions to the construction over the RPA are available that will adequately protect the retained trees".*

2.4.3 *Section 7.4.2.3 of BS5837:2012 states that the coverage of the RPA of any one tree by a new permanent surface must not exceed 20% of the unsurfaced RPA of that tree. However, it is not clear whether this restriction applies to all new permanent surfaces or just impermeable surfaces. Section A.1.5.4 of BS5837:2012 states:*

"Bitumen paving and resin-bonded gravels

These surfaces can consist of porous or impermeable material. As the interstices in unsealed tar paving will eventually become blocked by fines, it is advisable for such surfaces to be laid following the same principles as those for impermeable surfaces, therefore its use within the RPA also needs to be restricted to the 20% RPA recommendation (7.4.2.3)."

This statement strongly indicates that the 20% restriction only applies to impermeable surfaces, or surfaces that will become impermeable through normal use, and that the 20% restriction would not apply to permanently permeable surfaces.

2.4.4 *Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."*

- 2.4.5 *It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees had caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.*
- 2.5 *The areas of potentially significant shade illustrated in this drawing have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens. If tree shade is considered to have a potentially significant impact on the proposed development, a daylight and shade analysis will need to be carried out by a suitably qualified person.*
- 2.6 *Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this drawing. This potential future crown spread is an indicative guide only as there are many variables that influence the future growth of trees and these cannot all be adequately anticipated and/or quantified at this time.*
- 2.7 *The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 1st October 2025 in order to check on the protected status of the surveyed trees. This check indicated the following.*
- 2.7.1 *None of the surveyed trees are protected by a Tree Preservation Order.*
- 2.7.2 *The site is not in a Conservation Area.*
- 2.8 *The online Multi Agency Graphical Information for the Countryside (MAGIC) mapping system provided by DEFRA was consulted on the 1st October 2025 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that no ancient woodlands were present on or close to the site.*
- 2.9 *The tree survey has not identified any ancient and/or veteran trees on or close to the site.*
- 2.10 *The trees on site will be protected by the Forestry Act 1967. Therefore, it will be necessary to obtain a Felling Licence from the Forestry Commission prior to felling any trees onsite unless one or more of the following exemptions apply.*
- 2.10.1 *In any one calendar quarter it is permitted to fell up to 5 cubic metres of licensable timber in the form of growing trees on any one holding without a Felling Licence, as long as no more than 2 cubic metres are sold.*

2.10.1.1 *Calendar quarters are defined as: 1 January to 31 March, 1 April to 30 June, 1 July to 30 September, and 1 October to 31 December.*

2.10.1.2 *The volume of timber in a standing tree is assessed by measuring the amount of wood in the main tree stem(s) where this is greater than 8cm in diameter over bark.*

2.10.2 *An exemption applies for tree works involving tree surgery by way of lopping or topping, for example, pollarding.*

2.10.3 *An exemption applies for felling trees that, when measured at a height of 1.3 metres from the ground have a diameter over bark of 8cm or less, or if thinning, have a diameter over bark of 10cm or less. N.B. Thinning is defined within the Forestry Act 1967 as "felling carried out in order to improve the growth of other trees". The UK Forestry Standard's definition is "The removal of a proportion of trees in a forest after canopy closure, usually to promote growth and greater value in the remaining trees." If underwood or existing coppice (i.e. previously managed by cutting to promote multi-stemmed growth arising at or near ground level), individual stems that have a diameter over bark of 15cm or less are also exempted.*

2.10.4 *An exemption applies to fruit trees, for example, orchard species like apple, pear or plum.*

2.10.5 *An exemption applies to trees standing or growing in an orchard, garden, churchyard or public open space.*

2.10.6 *An exemption applies to trees growing in the inner London boroughs.*

2.10.7 *An exemption applies for the felling of a tree or trees necessary for the prevention of danger or the prevention or abatement of a nuisance.*

2.11 *Various animal species that use trees and some of their habitats that can be found in trees, including Badgers, Bats, Great Crested Newts, and many bird species, are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. A qualified ecologist should be engaged to check if these species and or habitats are present in any of the surveyed trees, and their advice followed.*

3.0 *The Site*

3.1 *The site comprised open agricultural fields with a limited number of trees around the boundary.*

3.2 *Surrounding land use was as follows; to the north was agricultural land; to the east was public highway; to the south was a mix of residential development and agricultural land; to the west was agricultural land.*

3.3 *An online check with the British Geological Survey's Geology of Britain Viewer was made on 1st October 2025.*

3.3.1 *This check indicated that the soils on site were likely to be made up of the following:*

- *Bedrock Geology: Gault Formation - Mudstone. Sedimentary bedrock formed between 113 and 100.5 million years ago during the Cretaceous period.*
- *Superficial deposits:*
 - o *Either: Lowestoft Formation - Diamicton. Sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period.*
 - o *Or: Glaciofluvial Deposits, Mid Pleistocene - Sand and gravel. Sedimentary superficial deposit formed between 860 and 116 thousand years ago during the Quaternary period.*

3.3.2 *These types of soils may be susceptible to significant and persistent volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be considered and assessed by a suitably qualified and experienced engineer, and accommodated in any proposed development of the site.*

3.3.3 *The local soils are likely to be neutral in pH terms, and prone to drought stress during prolonged periods of low or no rainfall. These factors should be borne in mind when selecting trees and shrubs for planting on this site.*

3.3.4 *The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.*

3.3.5 *No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.*

Appendix 2 Tree Survey Schedule

TREE SURVEY SCHEDULE

Key:

- o **Ht** = Height estimated in metres.
- o **Stem Diam** = Stem or trunk diameter, measured and calculated in accordance with Annex C and section 4.6 of BS5837:2012.
 - o **oi** = Measurement taken over ivy, which is likely to produce an exaggerated figure;
 - o **cmb** = combined stem diameter value for multi stem trees.
- o **Crown Spread** = Crown spread to the cardinal points in metres, measured by pacing.
- o **1st significant branch ht' & direction** = First significant branch height in metres and direction of growth e.g. N = North.
- o **Crown base ht'** = Minimum distance between surrounding ground level at the trunk base and the base of the main crown, estimated by eye in metres.
- o **Life stage** is chosen from the four following categories;
 - Y = Young;
 - SM = Semi mature;
 - EM = Early mature;
 - M = Mature;
 - OM = Over Mature.
- o **General observations** = Particularly of structural and/or physiological condition, significant features and defects, and the effect these may have on the health, stability and safe retention of the tree.
- o **Preliminary management recommendations** = any significant works identified as necessary in the current context, irrespective of any proposed development of the site.
- o **Rem' cont'** = an estimate, in years, of the remaining period over which the tree can be retained at an acceptable level of risk whilst still providing significant amenity benefits with no significant management intervention.
- o **Reten' Cat'** = Desirability for retention category. Refers to BS5837:2012 which categorises trees on development sites into one of four categories – A, B, C or U, A being very good and U meaning that felling is appropriate regardless of any proposals. The suffix 1, 2 or 3 refers to a subcategory relating to tree, landscape or cultural/ecological values respectively.
- o **agl** = Above ground level
- o **#** = Estimated dimension.
- o **typ** = Typical dimension where several are present.
- o **n/a** = Not applicable.
- o **n/k** = Not known.

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Common Oak	13	590	1	1	5	12	9	2.5	NW	1.1	EM	- The tree was a prominent boundary feature that provided valuable boundary screening and was visible from the public footpath as an horizon-line feature, therefore the tree was of significant public visual amenity value. - The crown was asymmetric as a result of competition for light and space with nearby trees. - Minor deadwood was present throughout the crown as is commonly the case with trees of this species and age but none of this was considered to pose a significant risk of harm should it fall, due to its generally secure attachment and small size.	- No works currently identified. - RPA: radius = 7.1 metres; area = 158 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T2	Common Oak	13	870	1	10	9	8	6	2.8	SE	1	EM	- The tree was a prominent boundary feature that provided valuable boundary screening and was visible from the public footpath as an horizon-line feature, therefore the tree was of significant public visual amenity value. - The crown was asymmetric as a result of competition for light and space with nearby trees. - Minor deadwood was present throughout the crown as is commonly the case with trees of this species and age but none of this was considered to pose a significant risk of harm should it fall, due to its generally secure attachment and small size.	- No works currently identified. - RPA: radius = 10.4 metres; area = 342 square metres.	40+	A2
G3	Predominantly Field Maple with occasional Native Willow	5 max	150 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0.7 typical	SM	- The linear group had the appearance of a planted feature, possibly planted in order to screen the industrial unit to the north. - The group was visible from the public highway and the public footpath, therefore it was of some public visual amenity value. However, the group had significant potential for future growth that would increase its public amenity value in the future. - Many of the trees were multi stemmed from ground level or just above but this is not uncommon in this species and it is not considered likely to seriously curtail the life expectancy of the trees.	- No works currently identified. - RPA: radius per individual = 1.8 metres; area = 10 square metres.	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G4	Hornbeam	4 max	150 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0 min	Y – SM	- The linear group had the appearance of a planted feature, possibly planted in order to screen the industrial unit to the north. - The group has been topped in the past at approximately 1.8 metres above ground level and side trimmed almost as if it was intended to be maintained as a hedge, but this maintenance has lapsed for some period of time. - The group was visible from the public highway and the public footpath, therefore it was of some public visual amenity value. However, the group had significant potential for future growth that would increase its public amenity value in the future.	- No works currently identified. - RPA: radius per individual = 1.8 metres; area = 10 square metres.	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T5	Ash	16	400# + 220# + 300# + 400# + 400# + 200# = 784 cmb	6	7#	9#	8#	9#	4.5#	E#	2#	M#	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree was a significant boundary feature, visible from the public highway and therefore of some public visual amenity value. - The crown had been variously reduced and lifted in the past in order to clear the two close-by buildings and the tree is considered to be in general conflict with these buildings. - The tree was multi stemmed from just above ground level with potentially weak basal forks and the presence of these structural defects was considered likely to curtail the ultimate life expectancy of the tree. - The tree was considered to vulnerable to Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>. However, at the time of survey, no obvious symptoms of this pathogen were observed.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius per individual = 9.4 metres; area = 278 square metres.	20+#	B2#
T6	Ash	9	600# @ base	1	6	6	6	4	0.7	W	0	WM	- The tree had been frequently topped in order to clear the overhead powerlines and this has resulted in poor crown form and significant crown asymmetry over the highway. - Given the proximity of the overhead powerlines and the growth habit of the tree out over the highway, the long-term retention was not anticipated.	- Consider felling to remove conflict with the overhead powerlines and the highway. - RPA: radius = 7.2 metres; area = 163 square metres.	10+	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T7	Ash	11	600# @ 1m agl	1	6	5	5	5	1	E	0.5	EM	- Significant crown dieback was present and the tree was retaining large bunches of blackened seed keys, both features of which are indicative of Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>. - This fungus causes an embrittlement of the timber and an increased risk of cross-sectional branch and/or trunk failure and the tree was considered to pose a significant risk to users of the public highway.	- Fell. - RPA: radius = 7.2 metres; area = 163 square metres.	<10	U
T8	Ash	10	200 typical	12	7	5	7	5	1	E	0	EM	- Significant crown dieback was present and the tree was retaining large bunches of blackened seed keys, both features of which are indicative of Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>. - This fungus causes an embrittlement of the timber and an increased risk of cross-sectional branch and/or trunk failure and the tree was considered to pose a significant risk to users of the public highway.	- Fell. - RPA: radius = 2.4 metres; area = 18 square metres.	<10	U
T9	Field Maple	8	190 typical	7	2	2	5	3	0.7	S	0	SM	- The tree was an attractive roadside feature and had some potential for future growth, therefore the tree could act as a replacement for the nearby and diseased Ash tree. - The tree was multi stemmed from ground level and just above. However, this is common in this species and was not considered likely to significantly curtail the life expectancy of the tree.	- No works currently identified. - RPA: radius = 2.3 metres; area = 16 square metres.	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G10	Field Maple	7	180 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0 min	SM	- The linear group was superficially similar in many ways to group no. G3. - The group was an attractive roadside feature that provided a small degree of boundary screening. - Therefore, the group was of some public visual amenity value. - The group had significant potential for future growth and this would increase the amenity value of the group in time.	- No works currently identified. - RPA: radius per individual = 2.2 metres; area = 15 square metres.	40+	B2
G11	Field Maple	10	200 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0 min	SM	- The linear group was superficially similar in many ways to group no. G3. - The group was an attractive roadside feature that provided a small degree of boundary screening. - Therefore, the group was of some public visual amenity value. - The group had significant potential for future growth and this would increase the amenity value of the group in time.	- No works currently identified. - RPA: radius per individual = 2.4 metres; area = 18 square metres.	40+	B2
G12	Field Maple Hazel Elderberry Ash Hornbeam Clematis Bramble Hawthorn Blackthorn Dogrose Elm Ivy	9 max	250 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM	- The linear group was in essence an overgrown hedge that was beginning to evolve into a linear group of small trees. - The group provided valuable boundary screening and was a prominent roadside feature of significant public visual amenity value. - The group had some potential for future growth.	- No works currently identified. - RPA: radius per individual = 3.0 metres; area = 28 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G13	Predominantly Elm with some Hawthorn Blackthorn Field Maple Ivy Bramble	7 max	250 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM	- The vast majority of the Elm trees present had died of Dutch Elm Disease and were now standing dead trees. - It was considered likely that the roots of these trees would still be alive and new growth would be able to emerge from them, but in the intervening period, the group is likely to degenerate into an intermittent area of woody shrubs and small trees before growing back into a linear group of trees. - Given the proximity of the dead Elm trees to the public highway, these were considered to pose some risk of harm to users of the highway.	- Fell all dead Elm trees from within the group and allow the rootstock of these Elm trees to regrow. - RPA: radius per individual = 3.0 metres; area = 28 square metres.	10+	C1
T14	Ash	12	800#	1	7	6#	3	4	3.2	S	3	M	- The tree was heavily covered in Ivy which greatly restricted the extent of visual survey possible. - Significant crown dieback was present, strongly indicative of Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>. This fungus is known to cause embrittlement of the timber and at the time of survey, shattered branch stubs were visible indicating that this process has already started. - Extensive lower trunk decay and bark killing was present such that the stability of the tree is likely to be significantly compromised within the next 10 years at this. - This, combined with the presence of Ash Dieback, and the tree's proximity to the public highway, makes its retention inadvisable on the grounds of health and safety.	- Fell. - RPA: radius = 9.6 metres; area = 290 square metres.	<10	U

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G15	Blackthorn	8 max	200 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM	- The linear group was formed of a section of Blackthorn hedge that had now become overgrown and was evolving into a distinct linear group of trees. - The group could be seen from the public footpath, therefore it was of some public visual amenity value. - Some of the elements within this group were not plotted in the supplied topographical survey plan, and their position has been estimated by eye whilst on sight.	- No works currently identified. - RPA: radius per individual = 2.4 metres; area = 18 square metres.	20+	B2
T16	Common Oak	13	760	1	8	11	10	7	2	S	0.6	EM	- The tree was a prominent boundary feature, set next to the public footpath, and of significant public visual amenity value as a result. - Minor deadwood was present in the crown. However, this was not considered to pose any significant risk of harm to users of the public highway due to the small size and lightweight of any deadwood considered likely to fall.	- No works currently identified. - RPA: radius = 9.1 metres; area = 261 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T17	Common Oak	15	1000 #	1	10	10	11	12	3.5	NW	0.3	EM	- The tree was a prominent boundary feature, set next to the public footpath, and of significant public visual amenity value as a result. - The tree was heavily covered in Ivy, which greatly restricted the extent of visual survey possible and also meant that the stem diameter had to be estimated. - A small bleeding canker was visible on the trunk bark on the northern side at approximately 1.3 metres above ground level. This could indicate the presence of the bacterial infection termed Acute Oak Decline. - However, crown vitality did not seem to be particularly impaired, therefore, it is reasonable to assume that the tree is currently successfully co-existing with this bacterial infection. - Minor deadwood was present in the crown. However, this was not considered to pose any significant risk of harm to users of the public highway due to the small size and lightweight of any deadwood considered likely to fall.	- No works currently identified. - RPA: radius = 12.0 metres; area = 452 square metres.	40+	A2
T18	Common Oak	12	500	1	7	10	7	9	4	E	0	EM	- The tree was a prominent boundary feature, set next to the public footpath, and of significant public visual amenity value as a result. - The tree had some potential for future growth.	- No works currently identified. - RPA: radius = 6.0 metres; area = 113 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T19	Common Oak	12	650#	1	8	9	7	7	1.6	N	0.2	EM	- The tree was a prominent boundary feature, set next to the public footpath, and of significant public visual amenity value as a result. - Close access to the base of the tree was impeded, therefore, an estimated stem diameter measurement has been used to calculate the root protection area. - The trunk bifurcated at approximately 2 metres above ground level with a fork that seemed to be slowly developing into a relatively strong saddle-like structure.	- No works currently identified. - RPA: radius = 7.8 metres; area = 191 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T20	Common Oak	13	1000 #	1	6	9	8	9	2.2	SW	0.5	EM	- The tree was a prominent boundary feature, set next to the public footpath, and of significant public visual amenity value as a result. - The tree had experienced extensive crown dieback and major branch attachment failure, resulting in several large beams of stable deadwood above the branch bole and a large longitudinal bark wound on the east north eastern side of the trunk. - The crown vitality was good and the tree was steadily filling the spaces created by this past crown dieback. - The structural stability of the tree is a concern given its proximity to the public footpath. However, if any branch attachment fails in the future, it is most likely to fail during a storm event and it is also very unlikely that anyone will be walking along the footpath during such a storm. Therefore, the risk of harm posed by the tree was not considered unacceptable in the current context of the site.	- Monitor and assess condition at 18-monthly intervals for reasons of health and safety. - If the site is to be developed, then the risk posed by this tree will need to be re-assessed in the light of that development. - RPA: radius = 12.0 metres; area = 452 square metres.	20+	B2

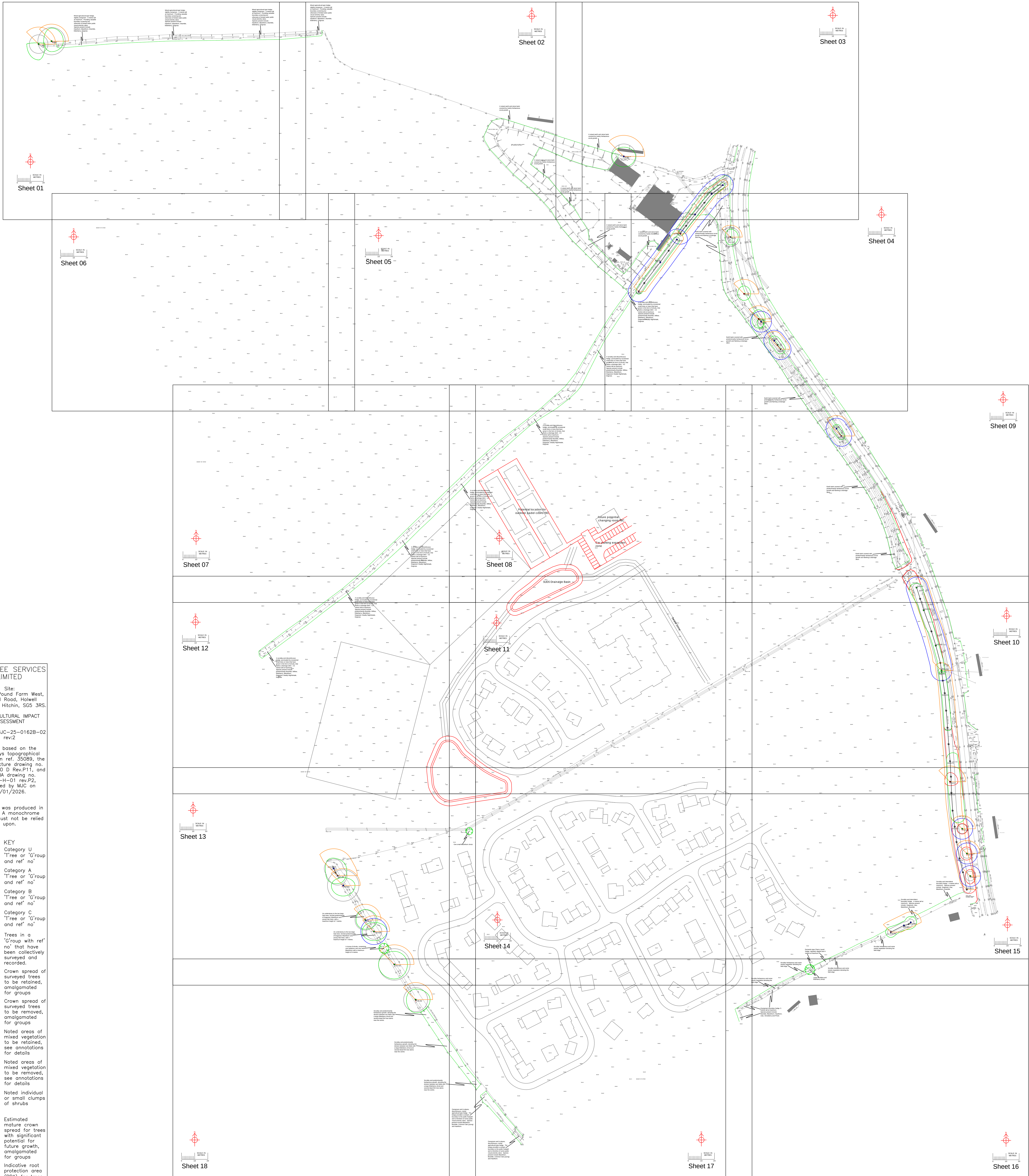
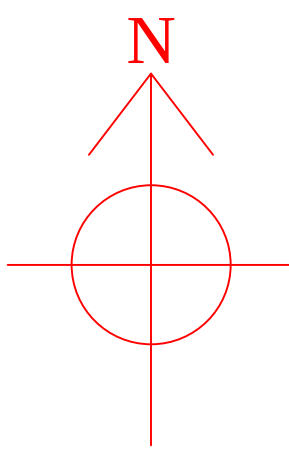
Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G21	Ash	15 max	600# typical @ base	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	1	EM	- The linear group comprised three individual trees, whose crowns had merged to form a cohesive unified and mutually interdependent structure. - All three trees were two stemmed from approximately 0.5 metres above ground level with potentially weak forks developing between those stems and the presence of this structural defect was considered likely to result in the removal of these trees on the ground of health and safety, given their proximity to the public footpath, within the next 10-20 years at least. - The group was a prominent feature to the side of the footpath and was therefore of significant public visual amenity value. - The group was considered to be vulnerable to Ash Dieback caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>. However, no obvious symptoms of this exotic pathogen were observed at the time of survey.	- Monitor and assess condition at 18-monthly intervals for reasons of health and safety. - RPA: radius per individual = 7.2 metres; area = 163 square metres.	10+	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T22	Hornbeam	10#	300#	1	4#	4#	4#	4#	1.7#	S#	3#	SM#	- Close access to the tree was impeded by dense surrounding undergrowth and close viewing of the tree was not possible, as this could only be achieved by standing in a busy highway with no pavement. Therefore, all assessments and measurements used are estimates made from a distance. - The tree was a significant and roadside feature of high public visual amenity value. - The tree had some potential for future growth.	- No works currently identified. - RPA: radius = 3.6 metres; area = 41 square metres.	40+#	A2#
T23	Hornbeam	10#	300#	1	5#	4#	5#	5#	1.3#	S#	1#	SM#	- Close access to the tree was impeded by dense surrounding undergrowth and close viewing of the tree was not possible, as this could only be achieved by standing in a busy highway with no pavement. Therefore, all assessments and measurements used are estimates made from a distance. - The tree was a significant and roadside feature of high public visual amenity value. - The tree had some potential for future growth.	- No works currently identified. - RPA: radius = 3.6 metres; area = 41 square metres.	40+#	A2#

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					N	E	S	W								
T24	Hornbeam	8#	300#	1	5#	4#	6#	4#	1.6#	S#	1#	SM#	- Close access to the tree was impeded by dense surrounding undergrowth and close viewing of the tree was not possible, as this could only be achieved by standing in a busy highway with no pavement. Therefore, all assessments and measurements used are estimates made from a distance. - The tree was a significant and roadside feature of high public visual amenity value. - The tree had some potential for future growth.	- No works currently identified. - RPA: radius = 3.6 metres; area = 41 square metres.	40+##	A2#

Appendix 3

Arboricultural Impact Assessment drawing



MJC TREE SERVICES LIMITED

Site:
Land at Pound Farm West,
Bedford Road, Holwell
(ickleford), Hitchin, SG5 3RS.

ARBORICULTURAL IMPACT ASSESSMENT

Plan no. MJC-25-0162B-02

This is based on the
mksurveys topographical
survey plan ref. 35089, the
onarchitecture drawing no.
22.072 100 D Rev.P11, and
the DHA drawing no.
34362-I-I-01 rev.P2,
amended by MJC on
30/01/2026.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

- KEY**
- Category U
"Tree or 'Group
and ref' no"
 - Category A
"Tree or 'Group
and ref' no"
 - Category B
"Tree or 'Group
and ref' no"
 - Category C
"Tree or 'Group
and ref' no"
 - Trees in a
'Group with ref'
no" that have
been collectively
surveyed and
recorded.
 - Crown spread of
surveyed trees
to be retained,
amalgamated
for groups
 - Crown spread of
surveyed trees
to be removed,
amalgamated
for groups
 - Noted areas of
mixed vegetation
to be retained,
see annotations
for details
 - Noted areas of
mixed vegetation
to be removed,
see annotations
for details
 - Noted individual
or small clumps
of shrubs
 - Estimated
mature crown
spread for trees
with significant
potential for
future growth,
amalgamated
for groups
 - Indicative root
protection area
(RPA) for trees,
amalgamated
for groups
 - Direction of
lowest
significant
branch for
individual trees,
length of arrow
indicates height
i.e. the longer
the arrow the
higher the
branch
 - Areas of
potentially
significant shade
constraint for A,
B & C grade
trees, based on
surveyed heights
and
amalgamated
for groups
- SCALE**
This sheet - NTS
Following sheets -
1:200 @ A0

Arboricultural Impact Assessment

1.0 Introduction

- 1.1 An outline application for planning permission is to be made to develop the western part of the site for residential use, all as illustrated in this drawing.
- 1.2 The eastern part of the site is the subject of a detailed application for planning permission to develop for residential uses, and a separate tree report has been drawn up for this part of the site.
- 1.3 The trees, their constraints, and the arboricultural impacts of the proposed development, are illustrated in accordance with the key.

2.0 Tree Works.

- 2.1 The proposed outline development layout does not require the removal of any trees. **N.B. The tree losses required by the detailed proposed layout for the eastern part of the site are still shown in this drawing in order to maintain a consistent arboricultural view across the entire site.**

3.0 Root Protection Areas (RPA).

- 3.1 The proposed development footprints have avoided the RPA of all the retained trees. Therefore, the proposed development does not have any direct impact on the RPA of the retained trees. However, construction access and storage of plant and materials may encroach over the RPA of some retained trees and the following measures will need to be taken.

- 3.1.1 Tree protection barriers will need to be erected at the outset of the construction stage. See the enclosed Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement drawing for details of these barriers.

- 3.1.2 It is likely that the tree protection barriers can be combined with the site hoarding in order to avoid erecting dual barriers in the vicinity of trees. However, the location of the site hoarding will not be defined until after planning permission has been granted and the construction stage commences. Therefore, it will be necessary to update the Tree Protection Plan after planning permission has been granted in order to design an efficient layout for the combined tree protection barriers and the site hoarding.

3.1.3

The LPA can ensure this update takes place by granting planning permission for the proposed development subject to an appropriately worded planning condition requiring the pre-commencement submission and approval of a final Tree Protection Plan, and a detailed Arboricultural Method Statement.

4.0 Future Pressures to Unreasonably Prune or Fell Retained Trees

- 4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made during the design phase.

4.2 Crown proximity.

- 4.2.1 The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 15 metres. This is considered a more than sufficient separation distance to avoid the creation of legitimate feelings of overbearance and dominance in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

- 4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than the existing 15 metres. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.2.3

None of the proposed gardens are overhanging by existing and potential future crown spreads. Therefore, tree crowns will have no impact on the useable amenity space in the proposed gardens, and will not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.3 Tree shade.

- 4.3.1 At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.

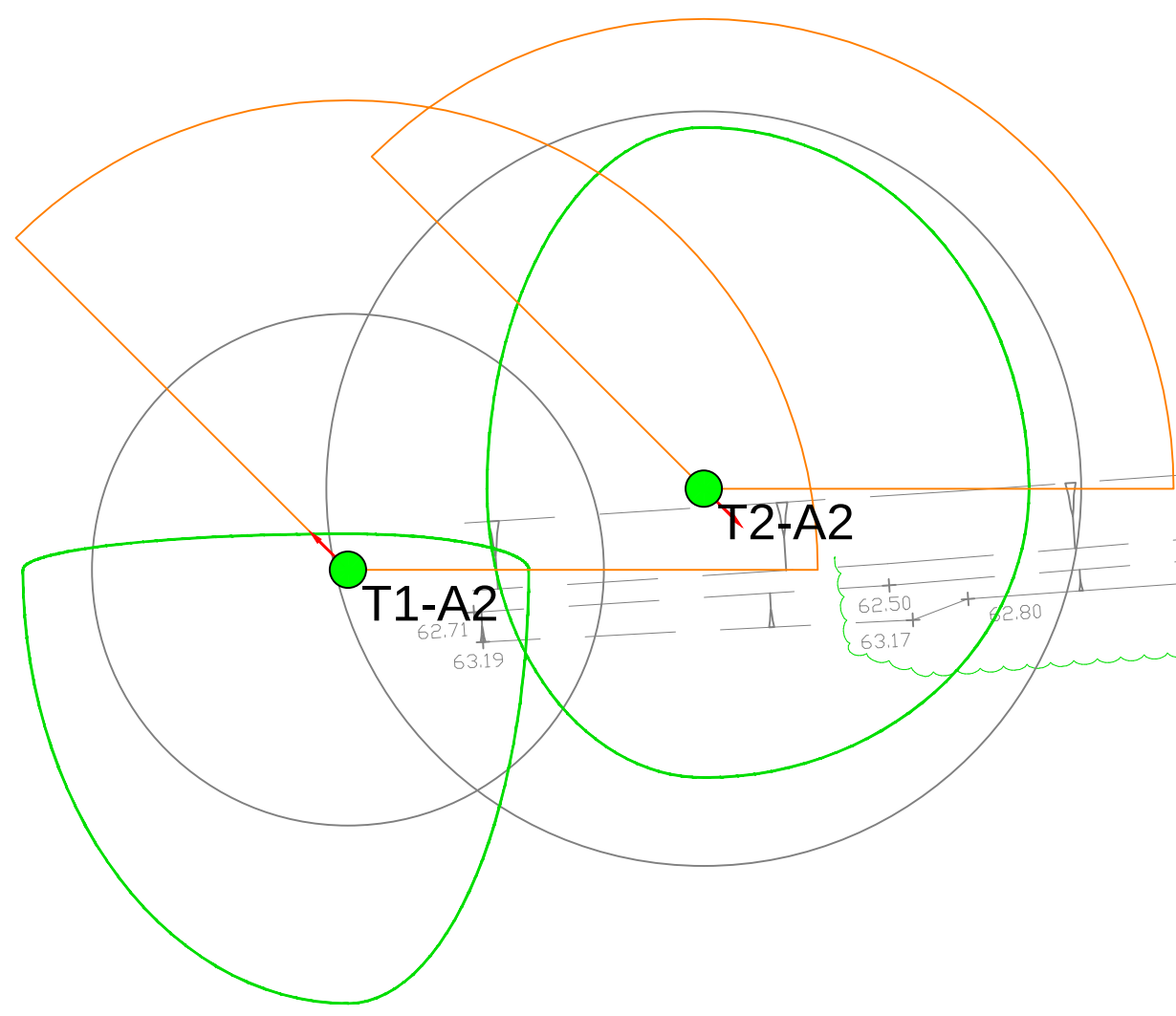
- 4.3.2 This assessment indicated that none of the proposed dwellings and gardens would experience any significant tree shade. Therefore, tree shade will not result in any legitimate pressures to unreasonably prune or fell the retained trees in the future.

5.0 Summary.

- 5.1 There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan drawing and the Heads of Terms for the Arboricultural Method Statement are updated and implemented as suggested above. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to an appropriately worded planning condition requiring the following.

- 5.1.1 The pre-commencement updating, submission, approval and implementation of the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0162B-03 rev.1 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing).

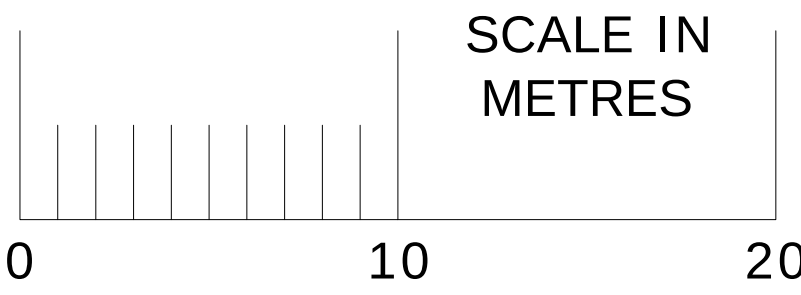
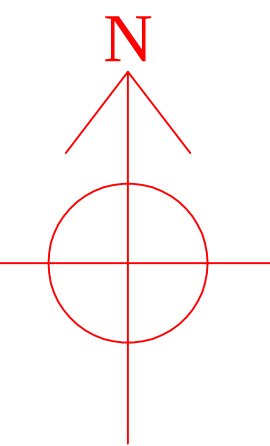
- 5.2 The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.



Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value. Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.

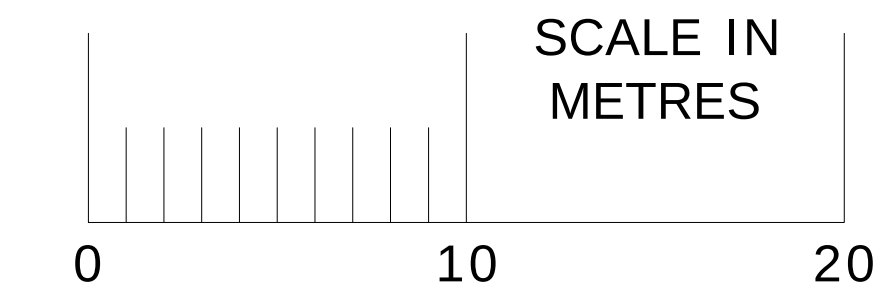
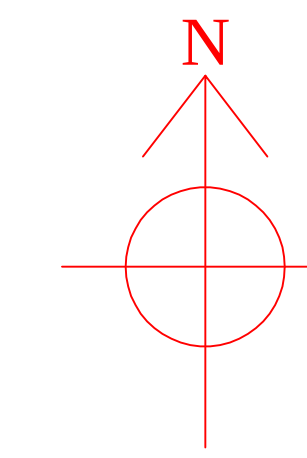
Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value. Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.

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Sheet 01

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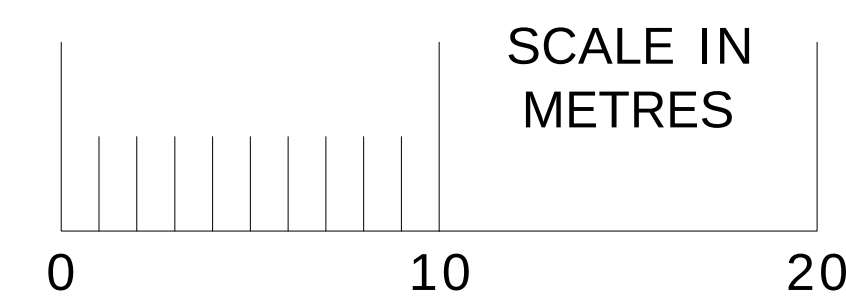
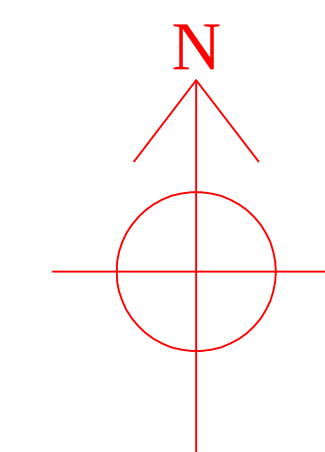


Sheet 02

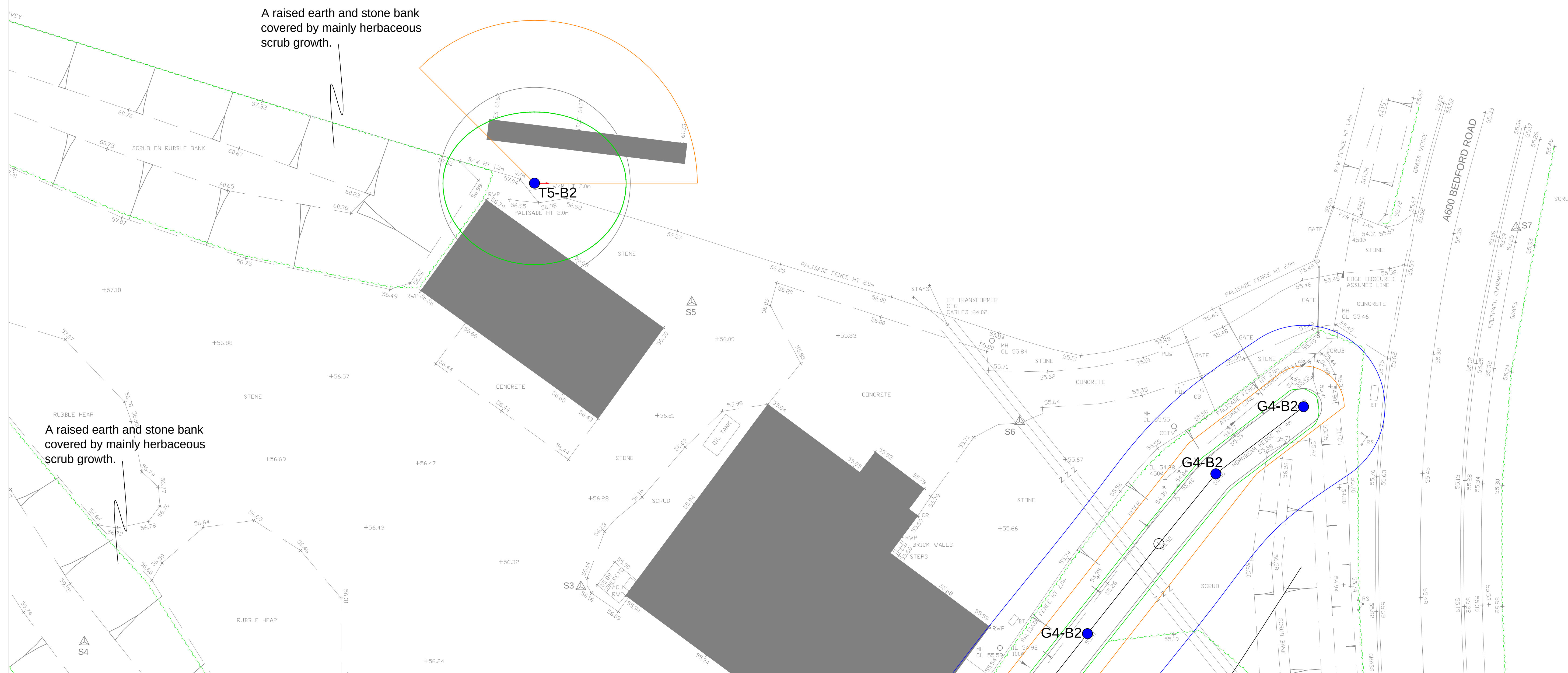
A raised earth and stone bank covered by mainly herbaceous scrub growth.

A raised earth and stone bank covered by mainly herbaceous scrub growth.

A raised earth and stone bank covered by mainly herbaceous scrub growth.



Sheet 03



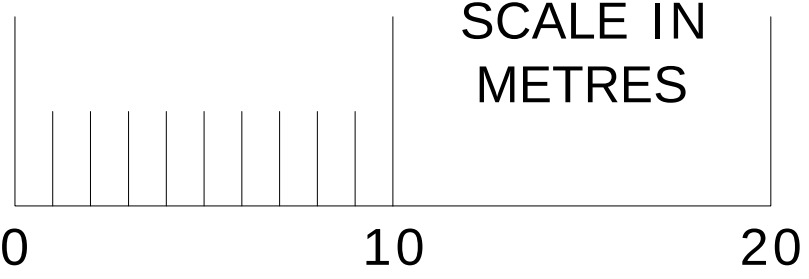
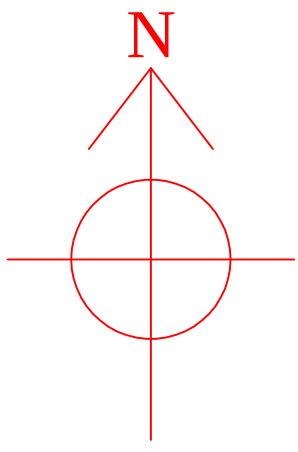
A raised earth and stone bank covered by mainly herbaceous scrub growth.

A raised earth and stone bank covered by mainly herbaceous scrub growth.

Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

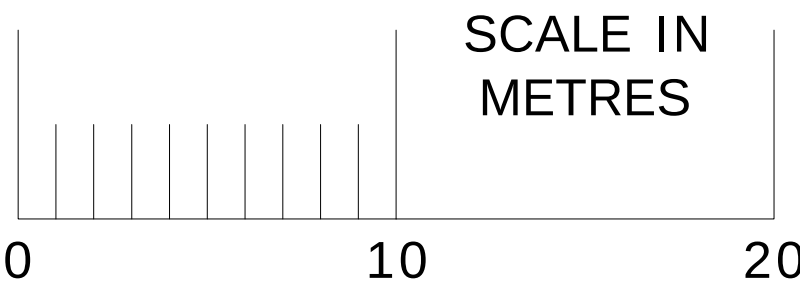
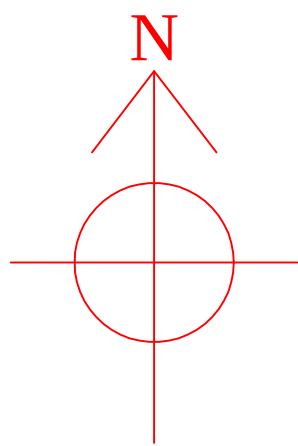


Sheet 04

Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

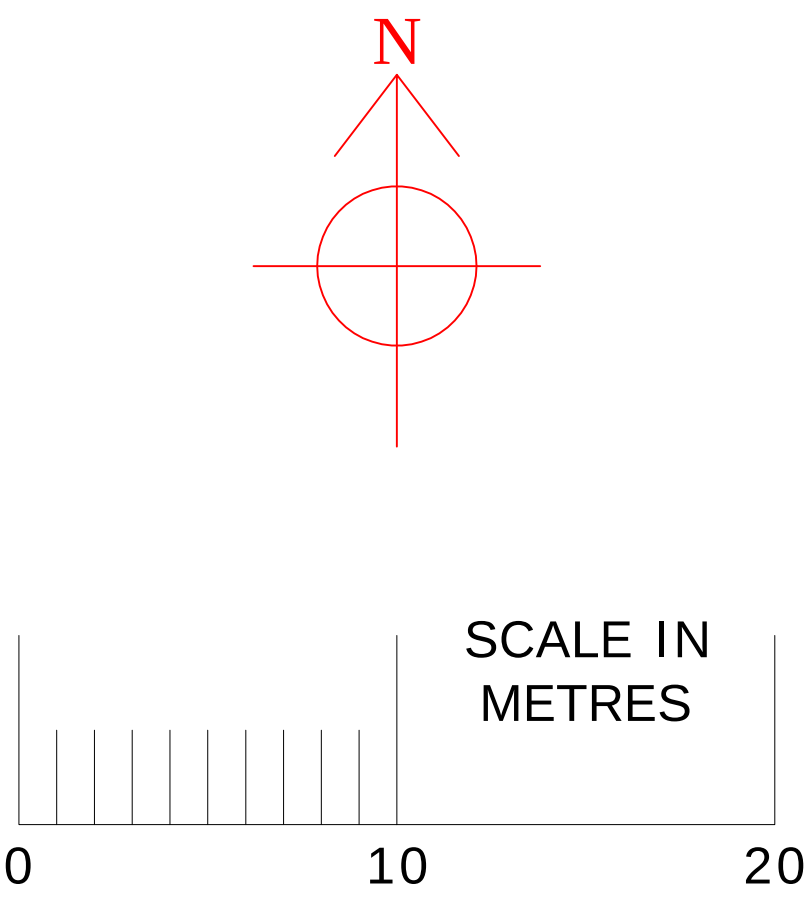




Sheet 06

BOUNDARY NOT DEFINED

ARABLE



Sheet 07

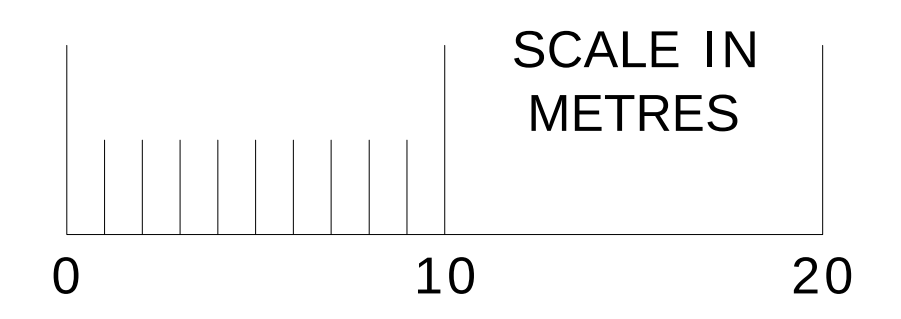
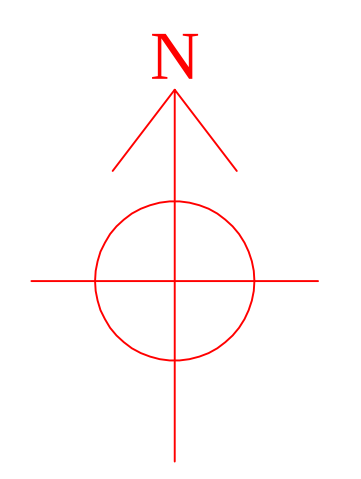
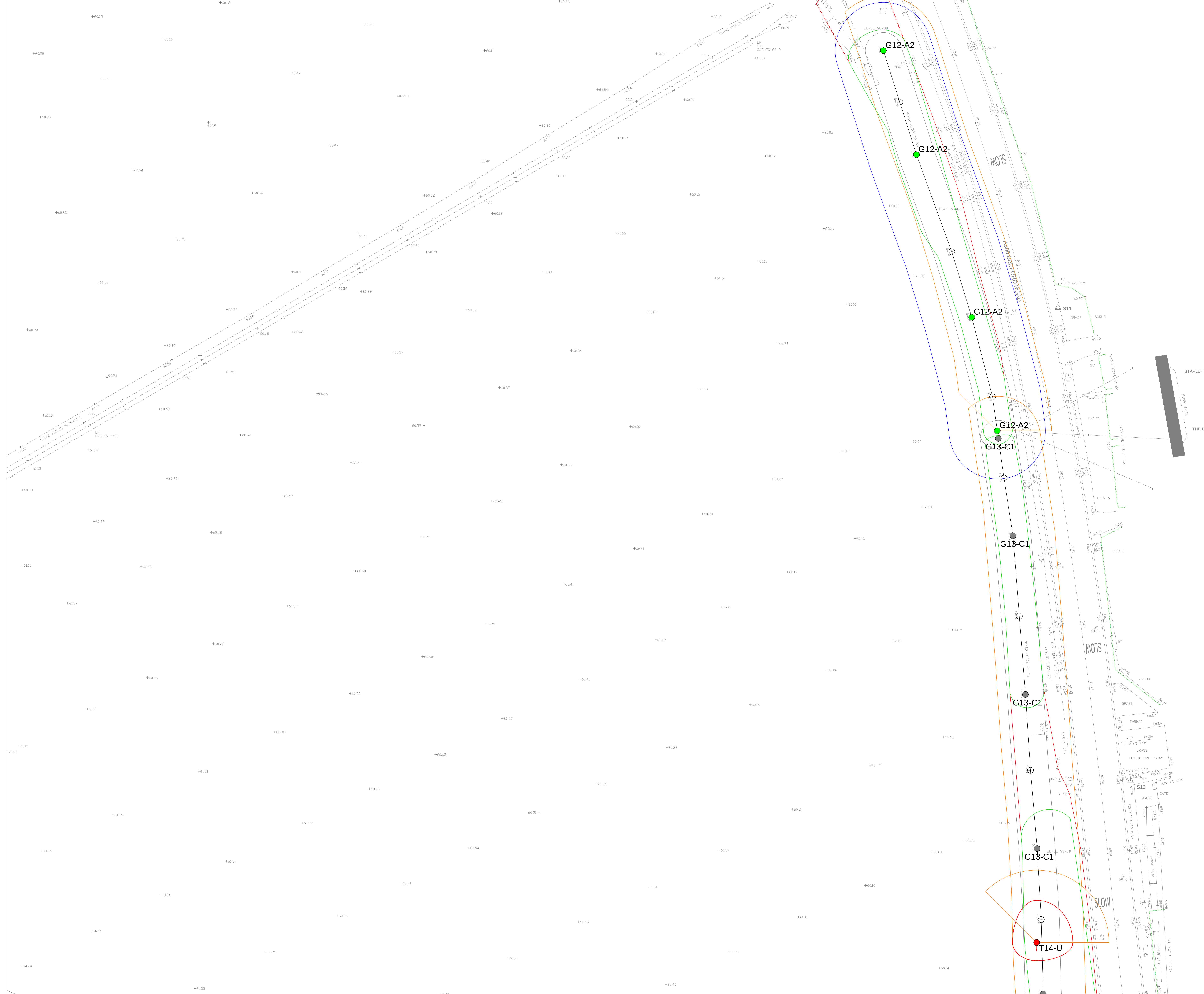
BOUNDARY NOT DEFINED

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have

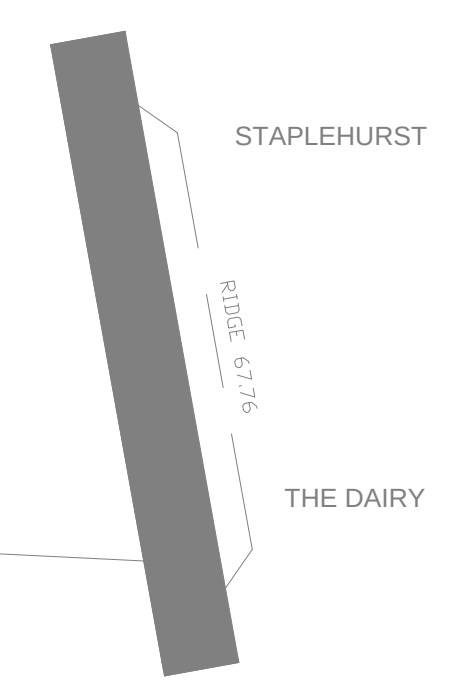
A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

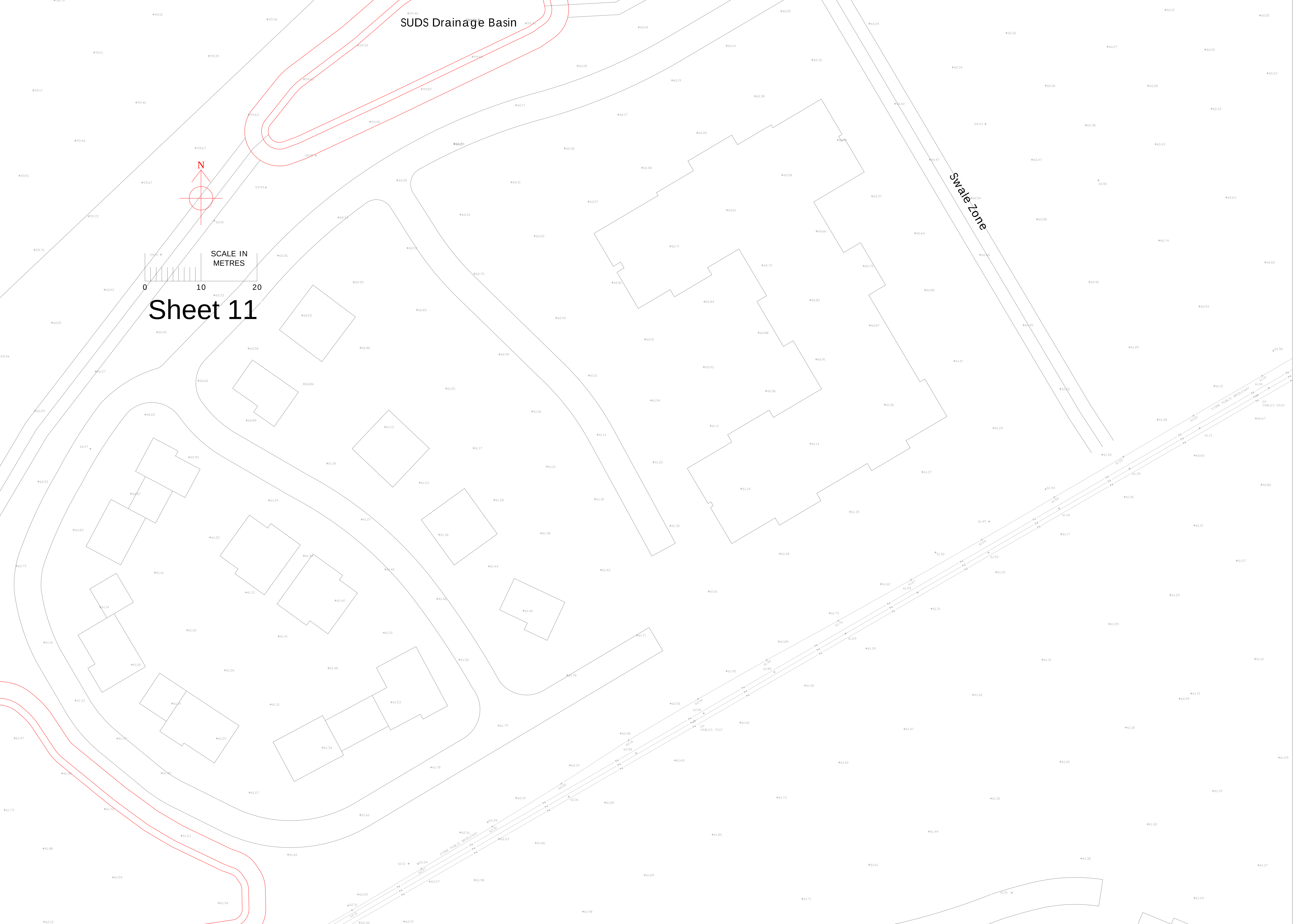
A scrub hedge, p small tre grown in flanks a metres t Species predomi Elderber Dogwood Dogrose





Sheet 10

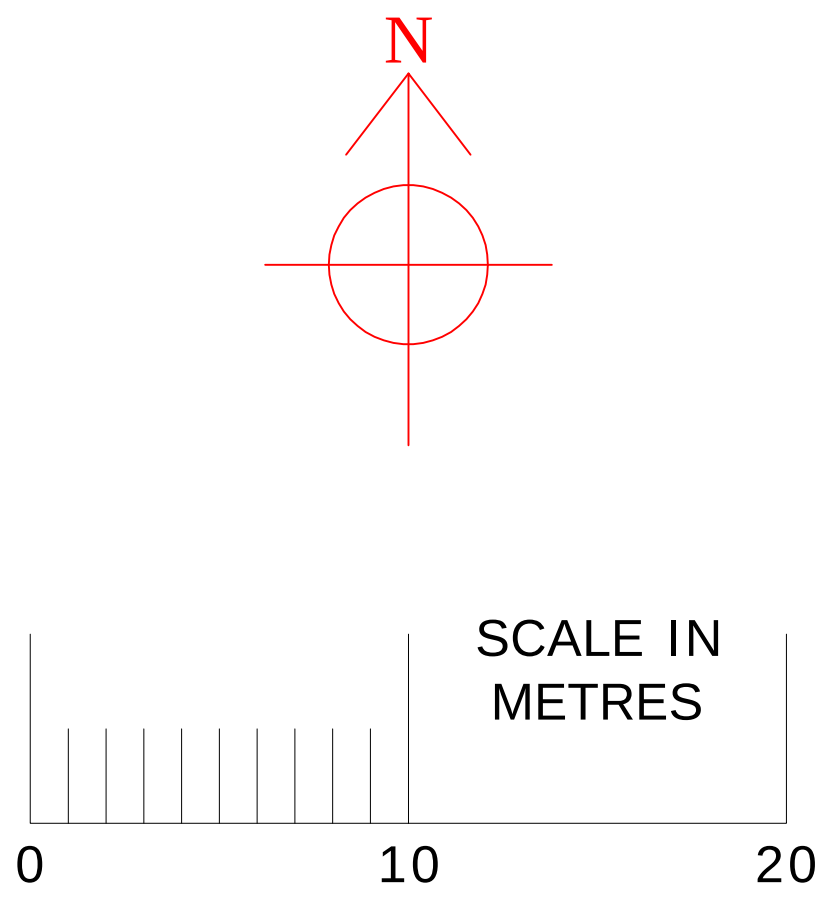




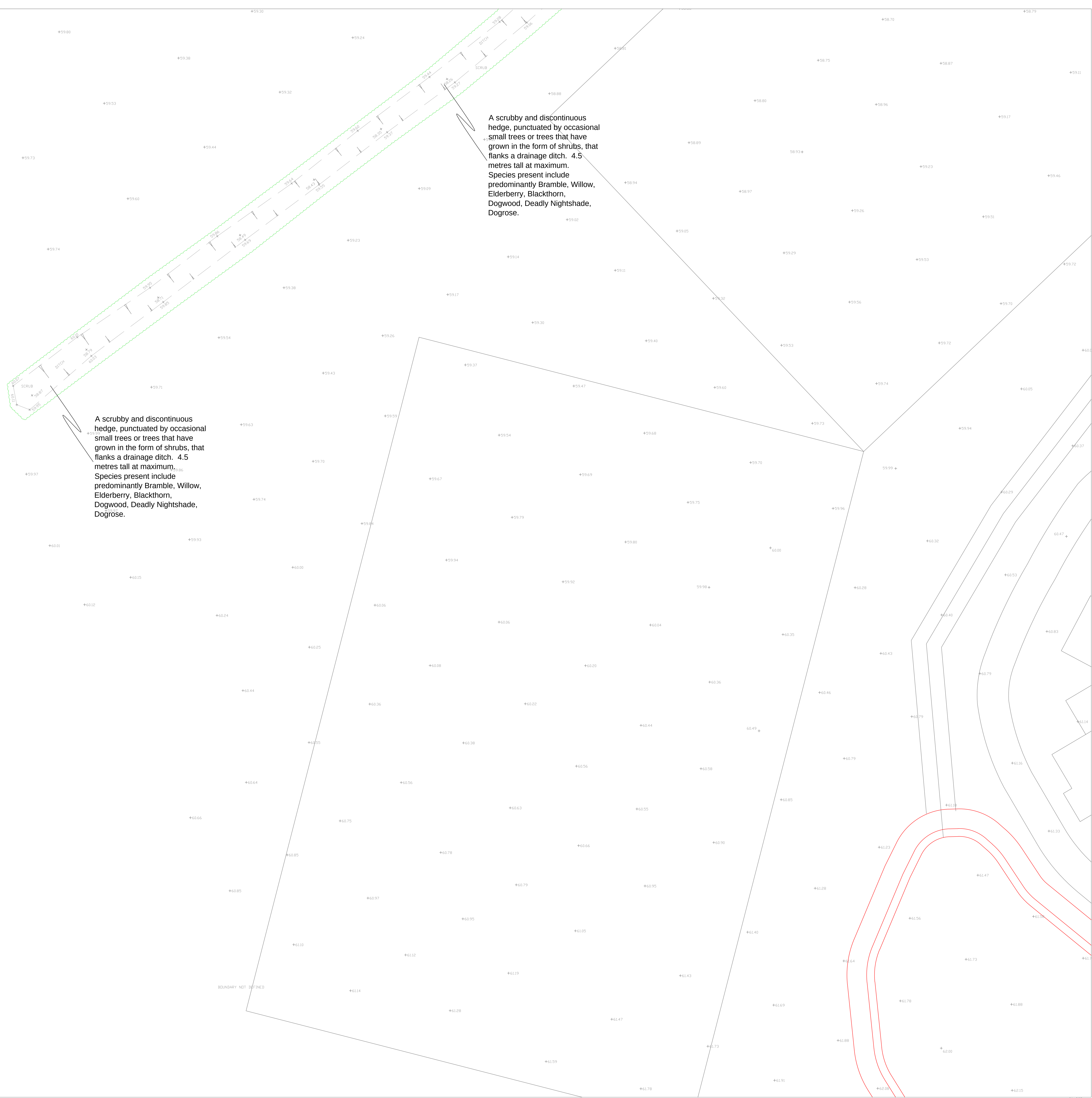
SUDS Drainage Basin

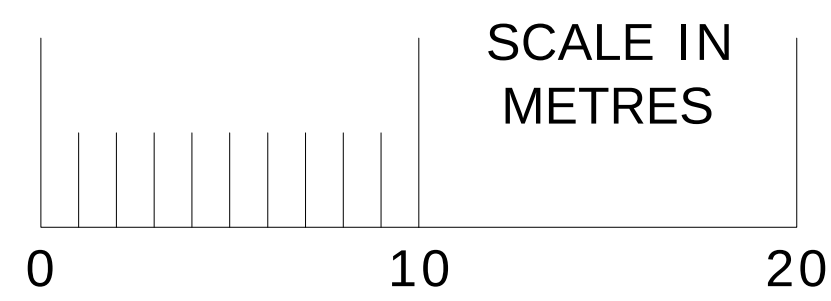
Swale Zone

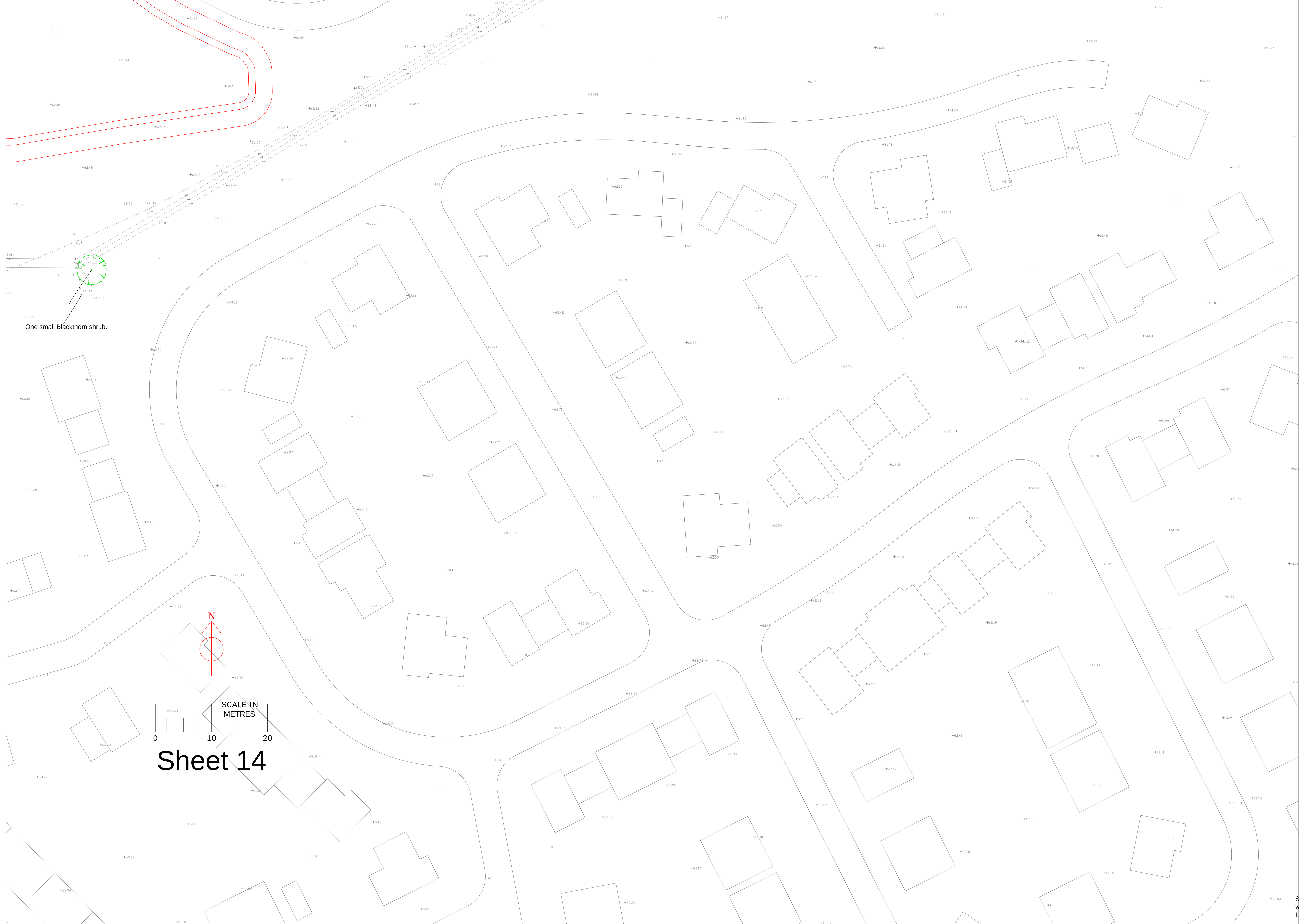
Sheet 11



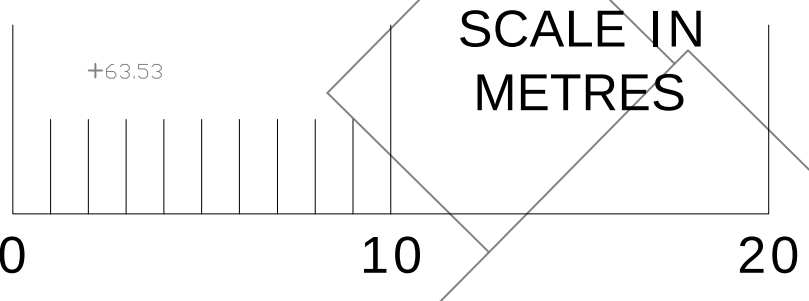
Sheet 12



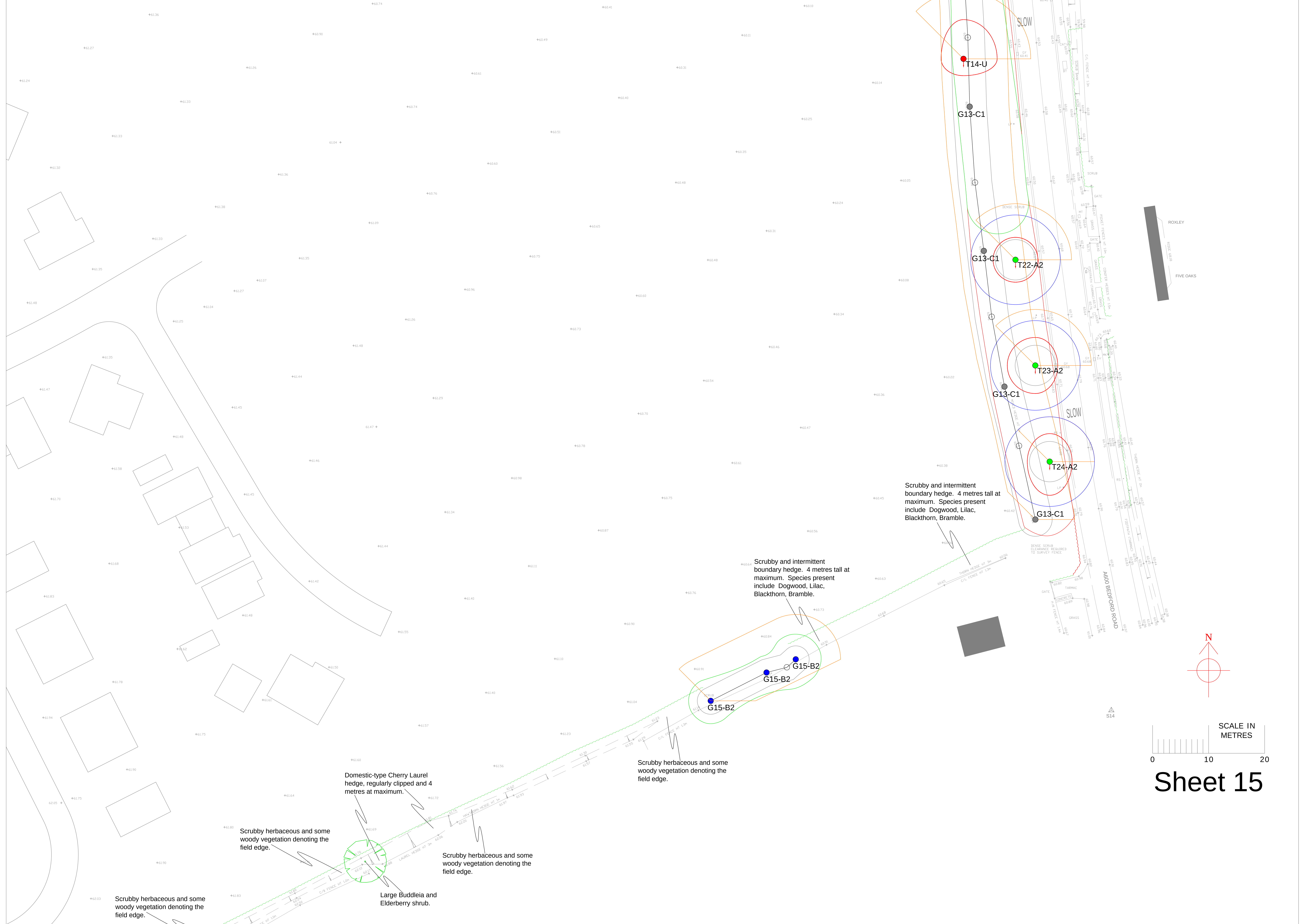


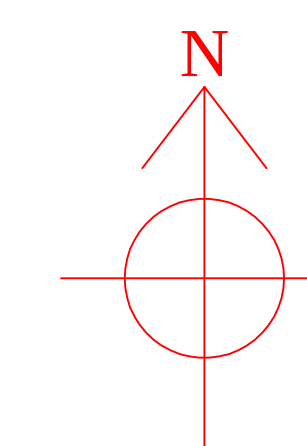


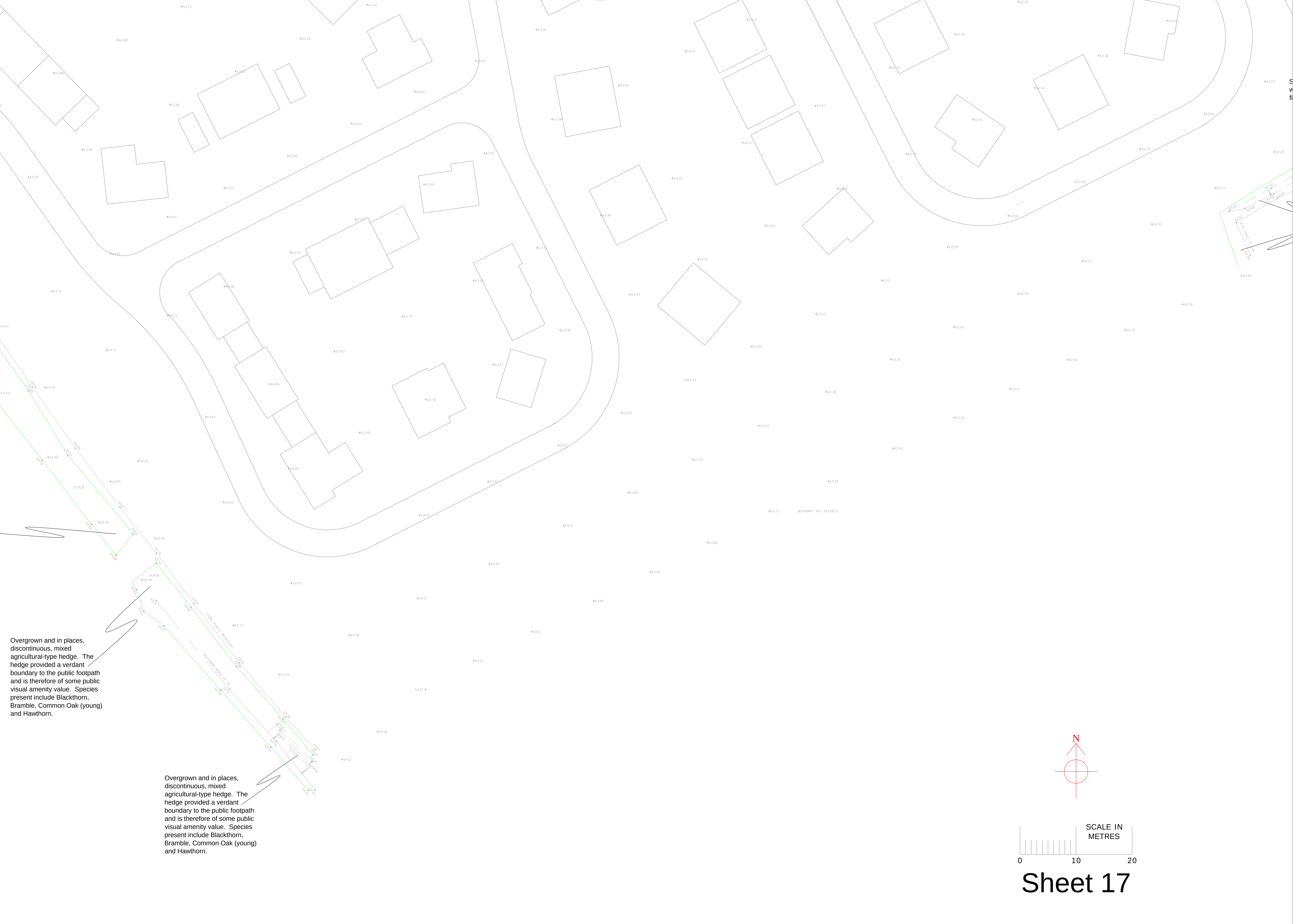
One small Blackthorn shrub.



Sheet 14

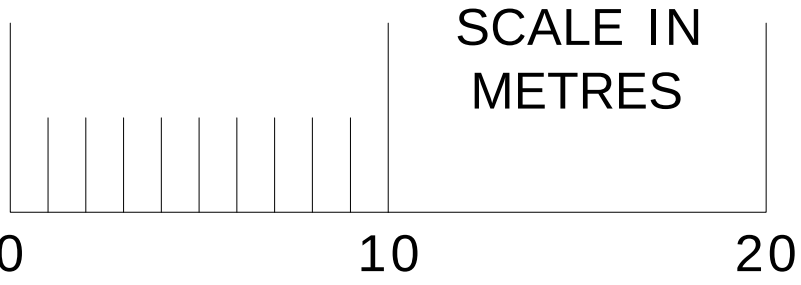
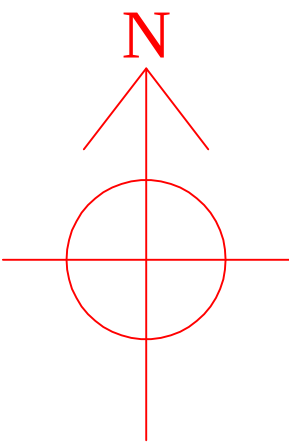




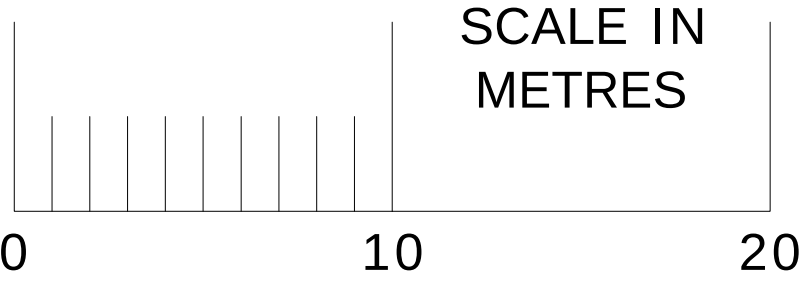
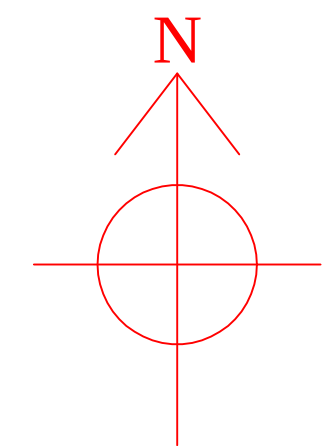


Overgrown and in places, discontinuous, mixed agricultural-type hedge. The hedge provided a verdant boundary to the public footpath and is therefore of some public visual amenity value. Species present include Blackthorn, Bramble, Common Oak (young) and Hawthorn.

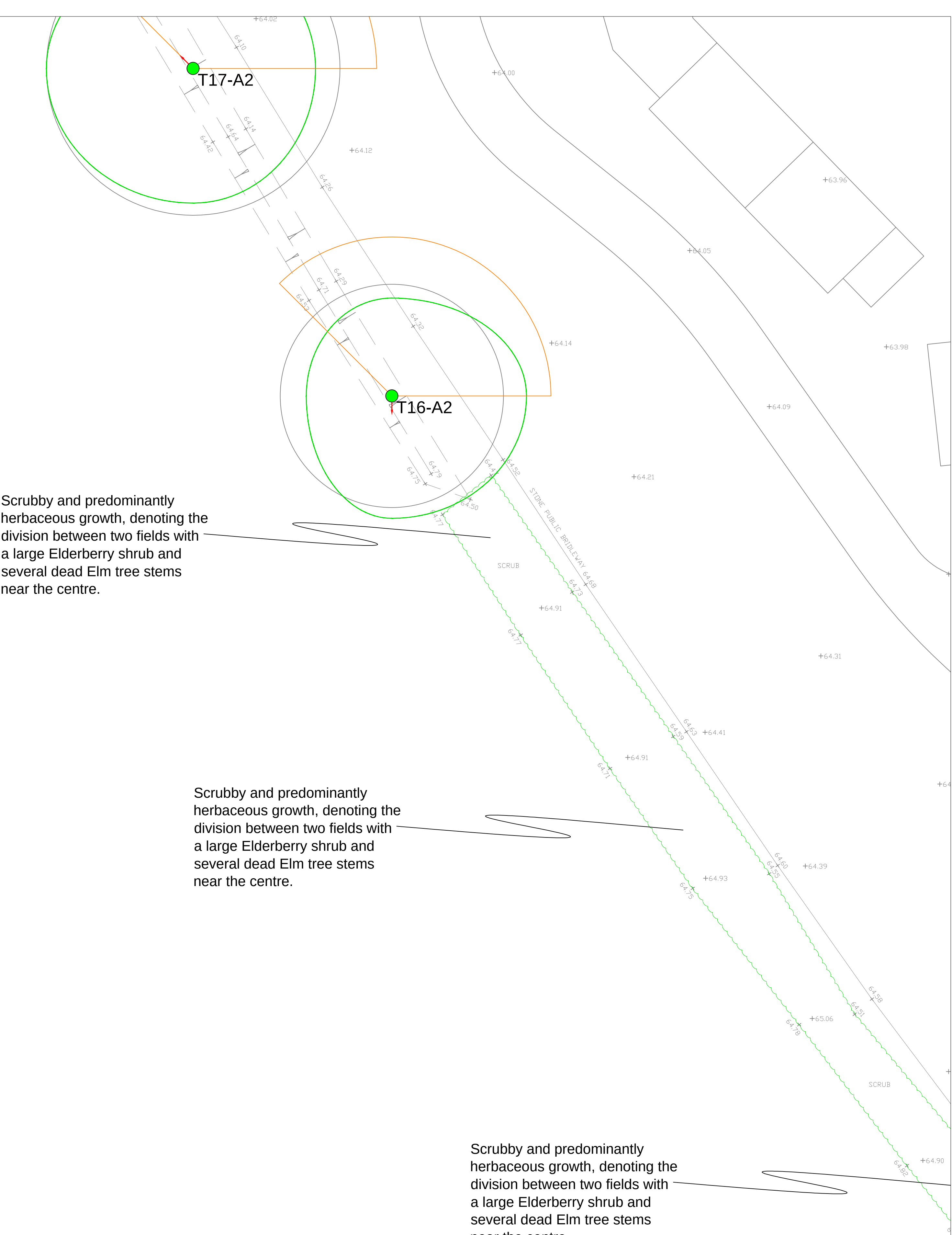
Overgrown and in places, discontinuous, mixed agricultural-type hedge. The hedge provided a verdant boundary to the public footpath and is therefore of some public visual amenity value. Species present include Blackthorn, Bramble, Common Oak (young) and Hawthorn.



Sheet 17



Sheet 18



Scrubby and predominantly herbaceous growth, denoting the division between two fields with a large Elderberry shrub and several dead Elm tree stems near the centre.

Scrubby and predominantly herbaceous growth, denoting the division between two fields with a large Elderberry shrub and several dead Elm tree stems near the centre.

Scrubby and predominantly herbaceous growth, denoting the division between two fields with a large Elderberry shrub and several dead Elm tree stems near the centre.

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Appendix 3A In-drawing text from the Arboricultural Impact Assessment drawing

Arboricultural Impact Assessment

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- 3.1.2 *It is likely that the tree protection barriers can be combined with the site hoarding in order to avoid erecting dual barriers in the vicinity of trees. However, the location of the site hoarding will not be defined until after planning permission has been granted and the construction stage commences. Therefore, it will be necessary to update the Tree Protection Plan after planning permission has been granted in order to design an efficient layout for the combined tree protection barriers and the site hoarding.*
- 3.1.3 *The LPA can ensure this update takes place by granting planning permission for the proposed development subject to an appropriately worded planning condition requiring the pre-commencement submission and approval of a final Tree Protection Plan, and a detailed Arboricultural Method Statement.*

4.0 Future Pressures to Unreasonably Prune or Fell Retained Trees

- 4.1 *The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made during the design phase.*
- 4.2 *Crown proximity.*
- 4.2.1 *The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 15 metres. This is considered a more than sufficient separation distance to avoid the creation of legitimate feelings of overbearance and dominance in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*
- 4.2.2 *Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than the existing 15 metres. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

4.2.3 *None of the proposed gardens are overhung by existing and potential future crown spreads. Therefore, tree crowns will have no impact on the useable amenity space in the proposed gardens, and will not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

4.3 *Tree shade.*

4.3.1 *At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.*

4.3.2 *This assessment indicated that none of the proposed dwellings and gardens would experience any significant tree shade. Therefore, tree shade will not result in any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

5.0 *Summary.*

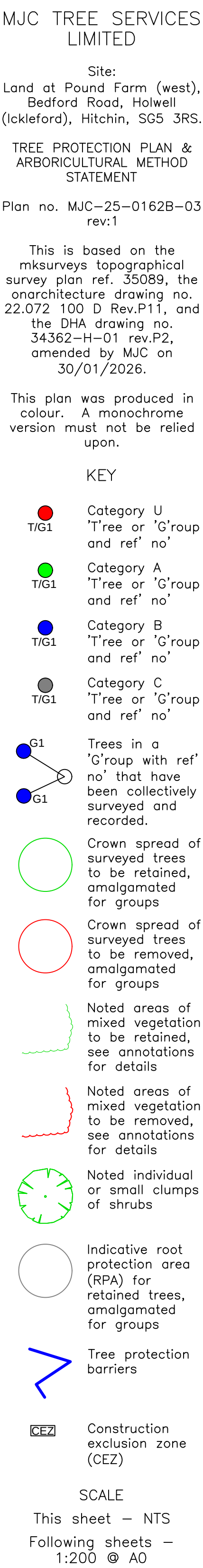
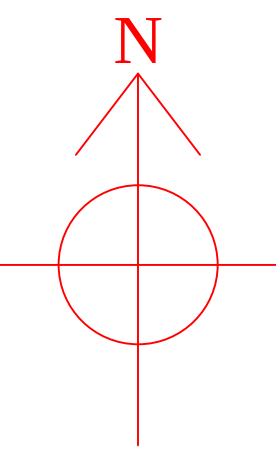
5.1 *There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan drawing and the Heads of Terms for the & Arboricultural Method Statement are updated and implemented as suggested above. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to an appropriately worded planning condition requiring the following.*

5.1.1 *The pre-commencement updating, submission, approval and implementation of the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0162B-03 rev.1 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing):*

5.2 *The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.*

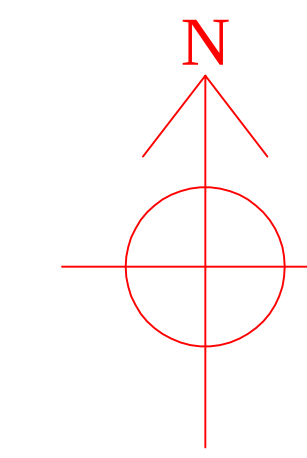
Appendix 4

Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement drawing

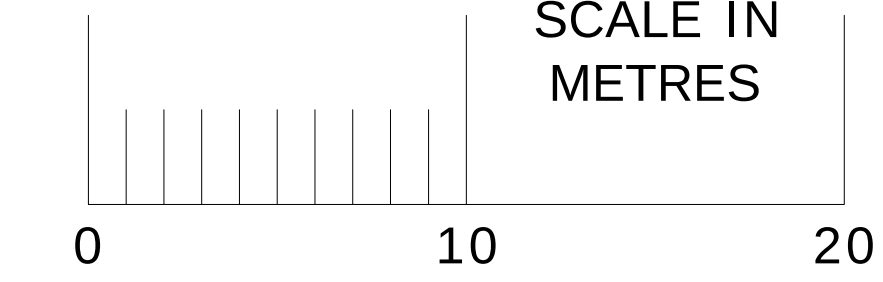


Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value. Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.

Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value.
Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.



SCALE IN
METRES

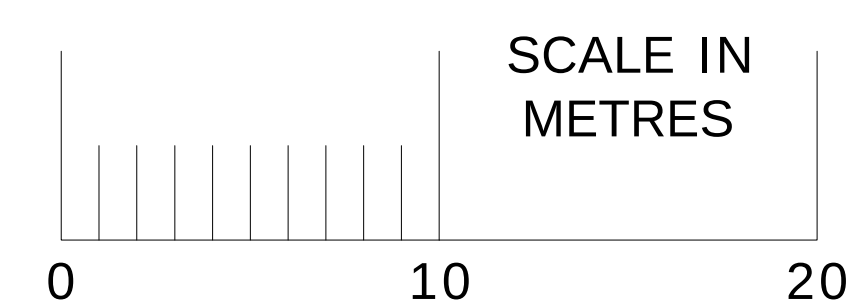


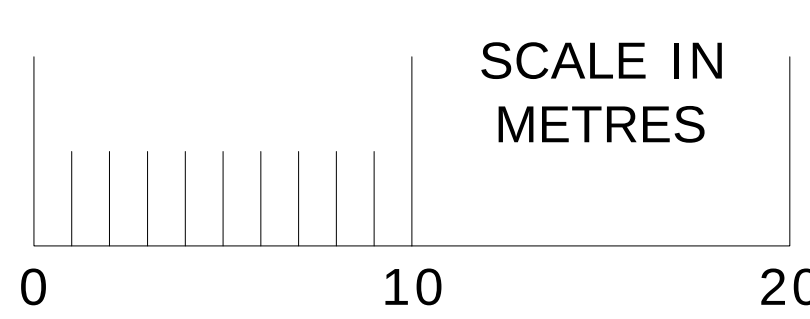
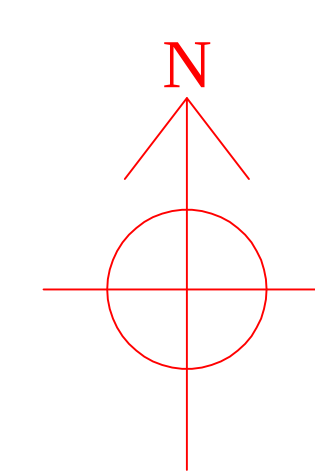
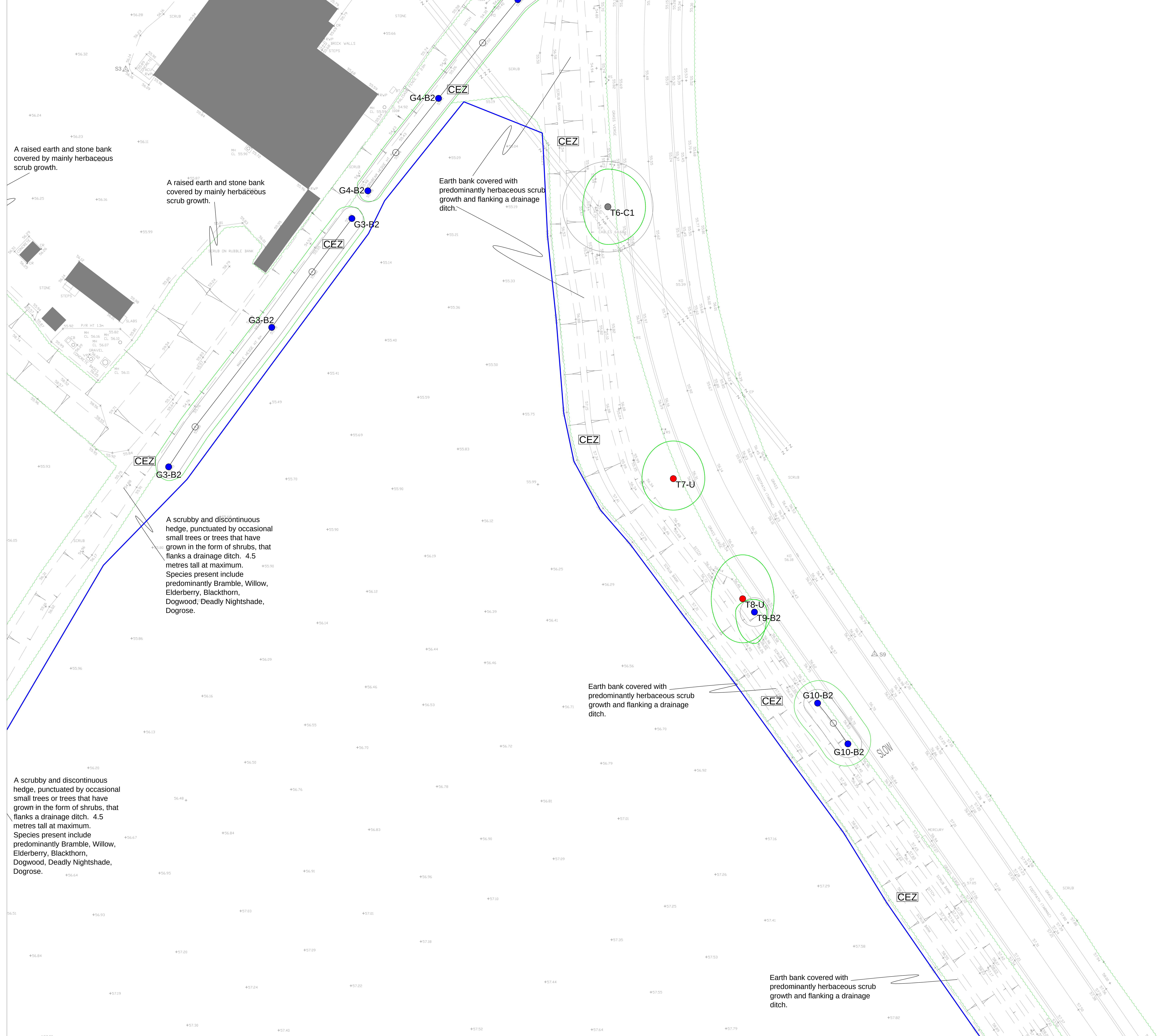
Sheet 02

A raised earth and stone bank covered by mainly herbaceous scrub growth.

A raised earth and stone bank covered by mainly herbaceous scrub growth.

A raised earth and stone bank covered by mainly herbaceous scrub growth.





Sheet 04

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

A raised earth and stone bank covered by mainly herbaceous scrub growth.

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

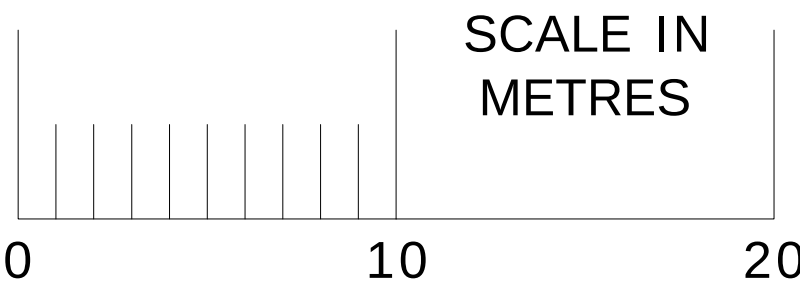
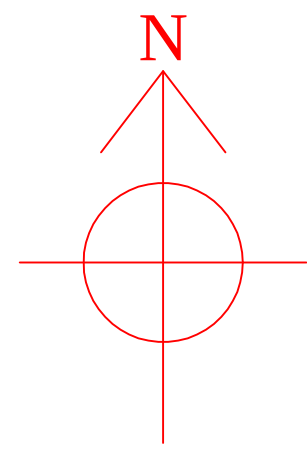
A raised earth and stone bank covered by mainly herbaceous scrub growth.

Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

Earth bank covered with predominantly herbaceous scrub growth and flanking a drainage ditch.

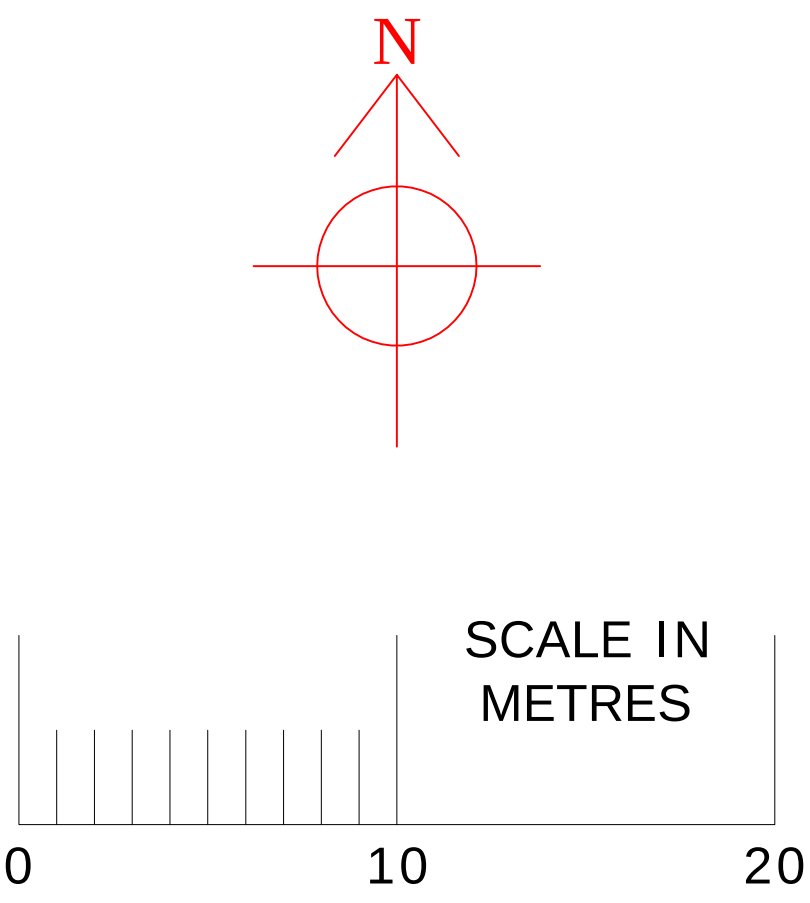




Sheet 06

BOUNDARY NOT DEFINED

ARABLE



Sheet 07

BOUNDARY NOT DEFINED

CEZ

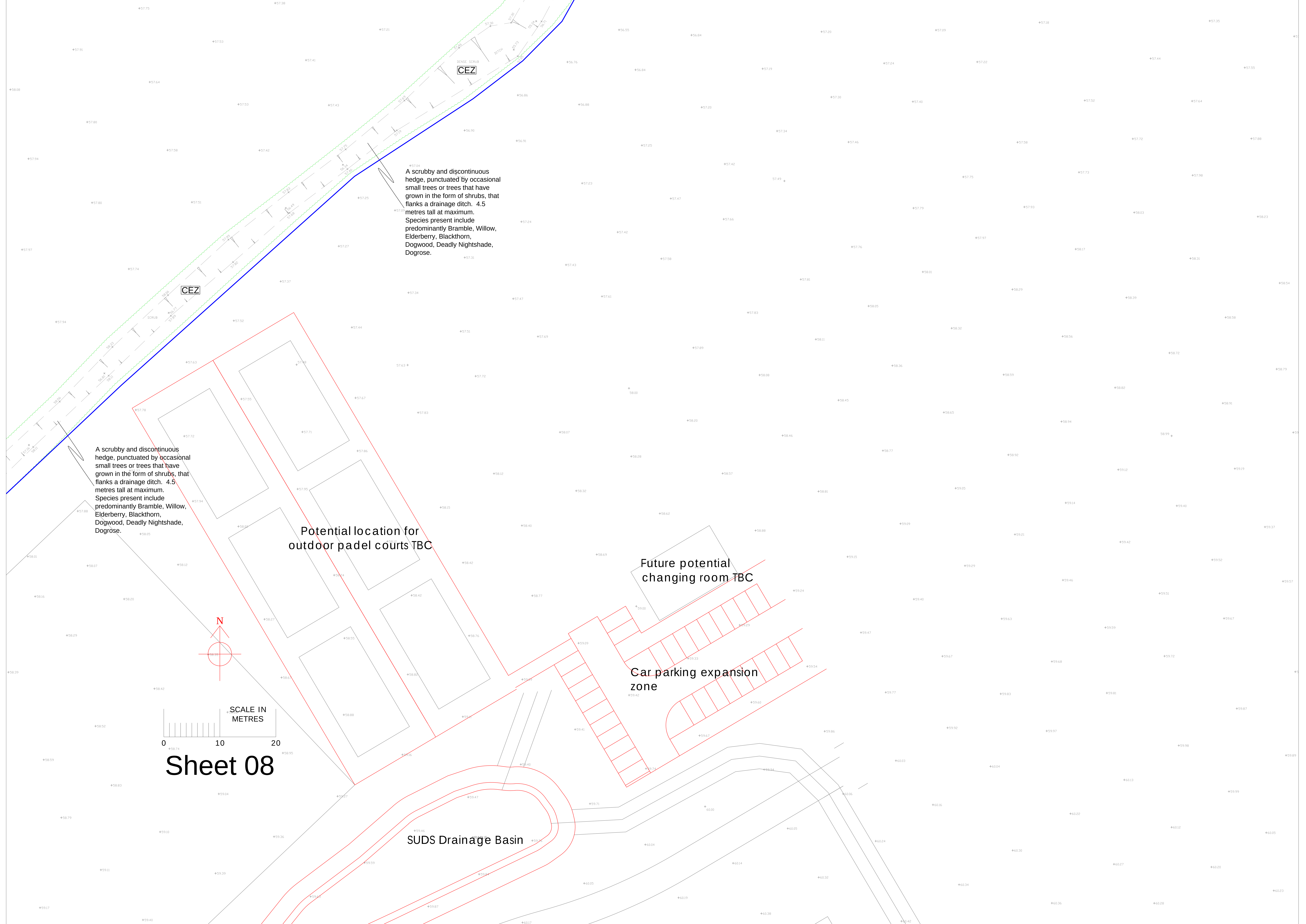
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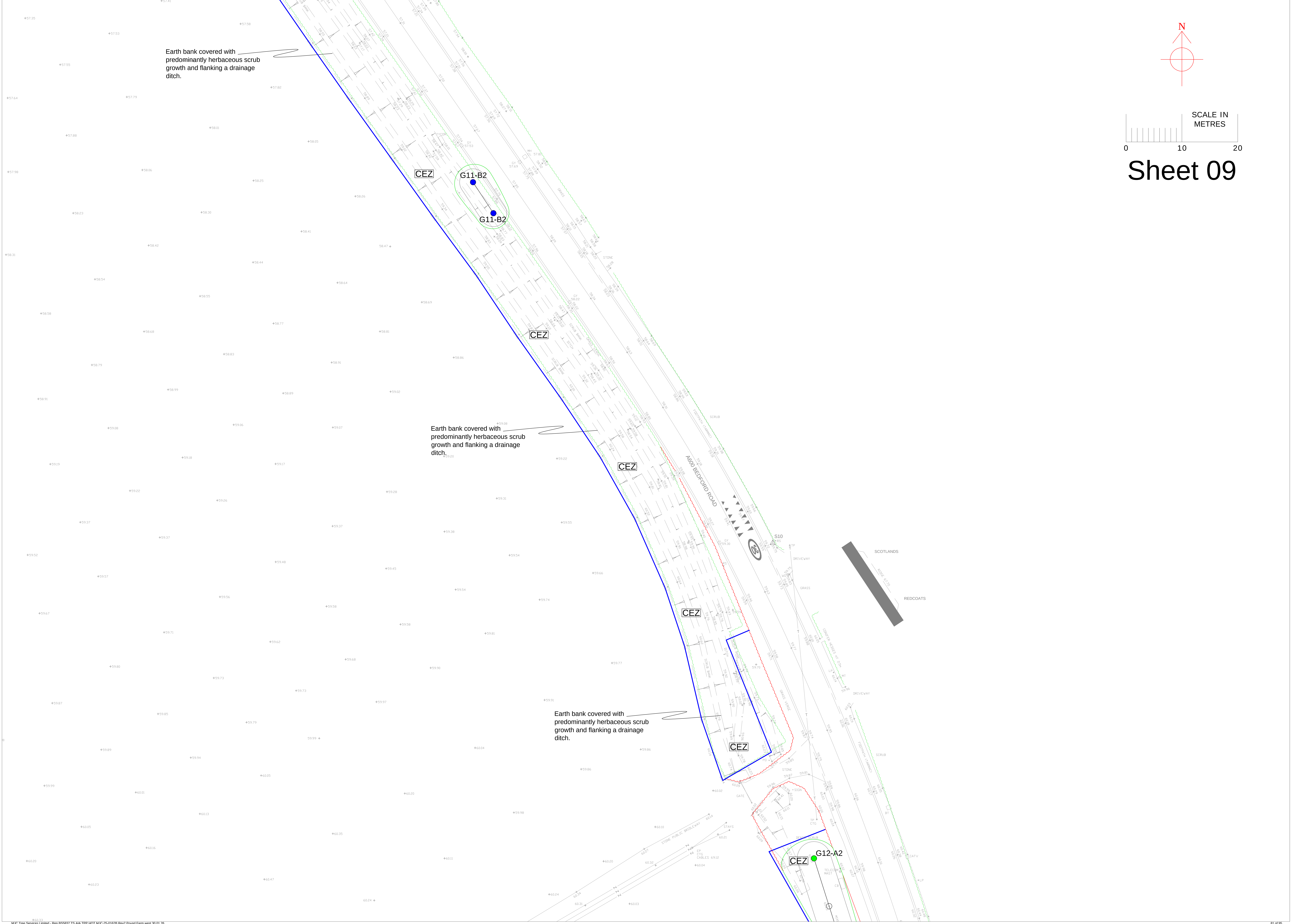
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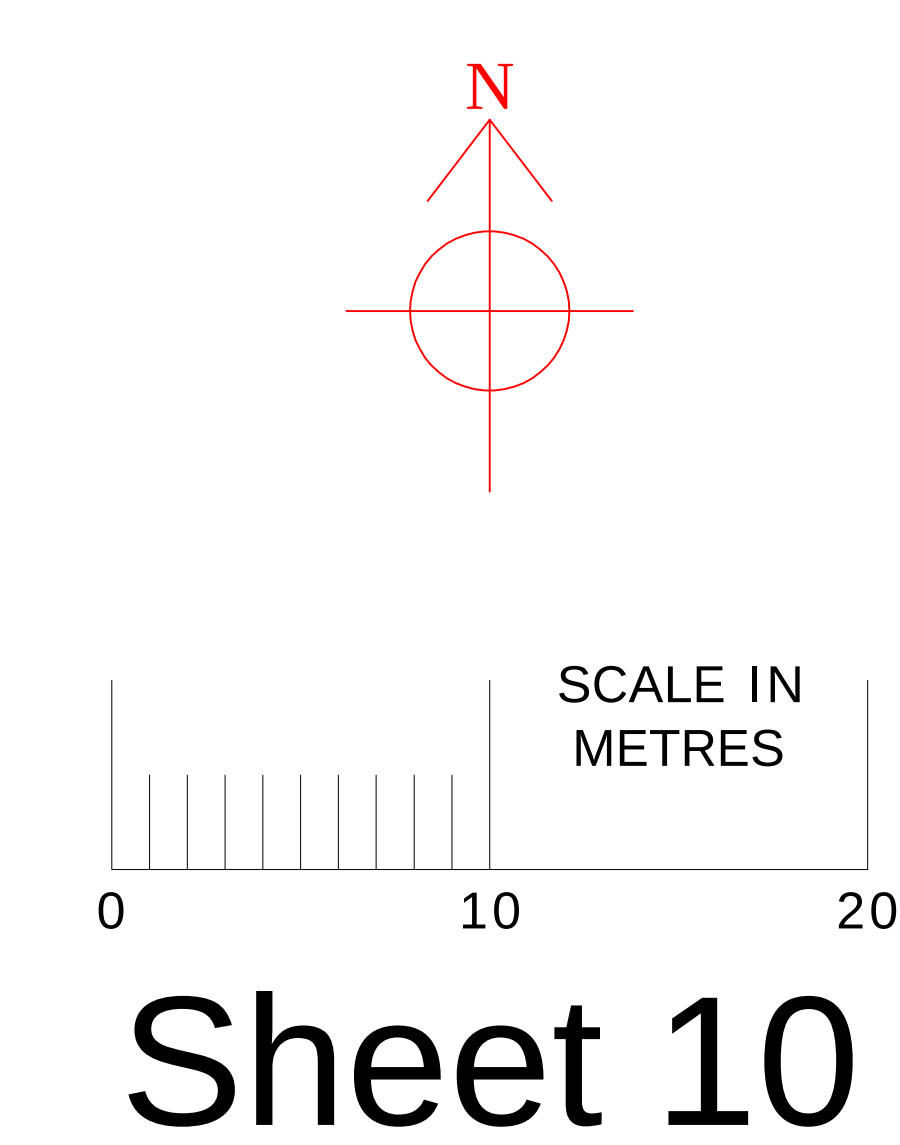
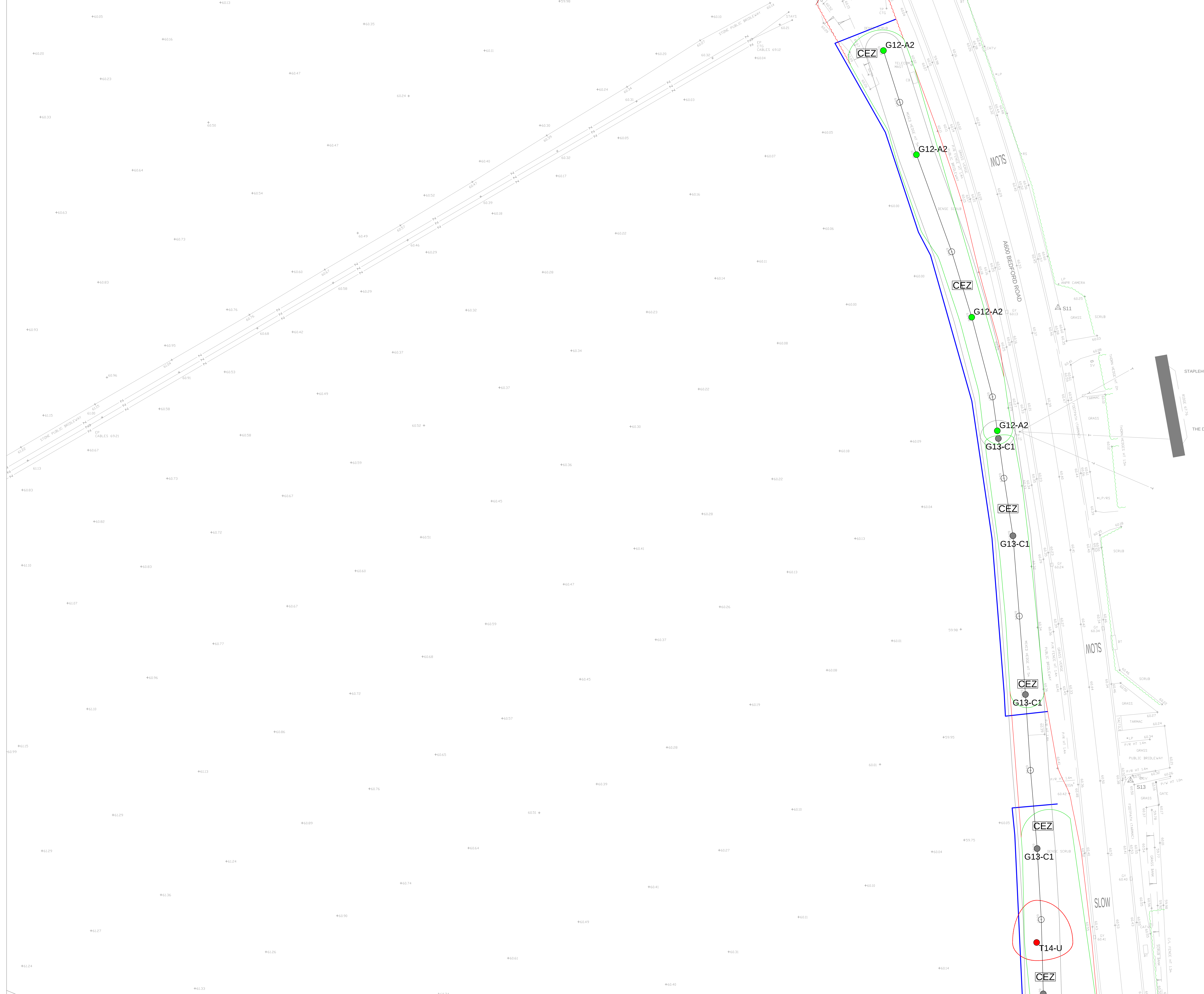
A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

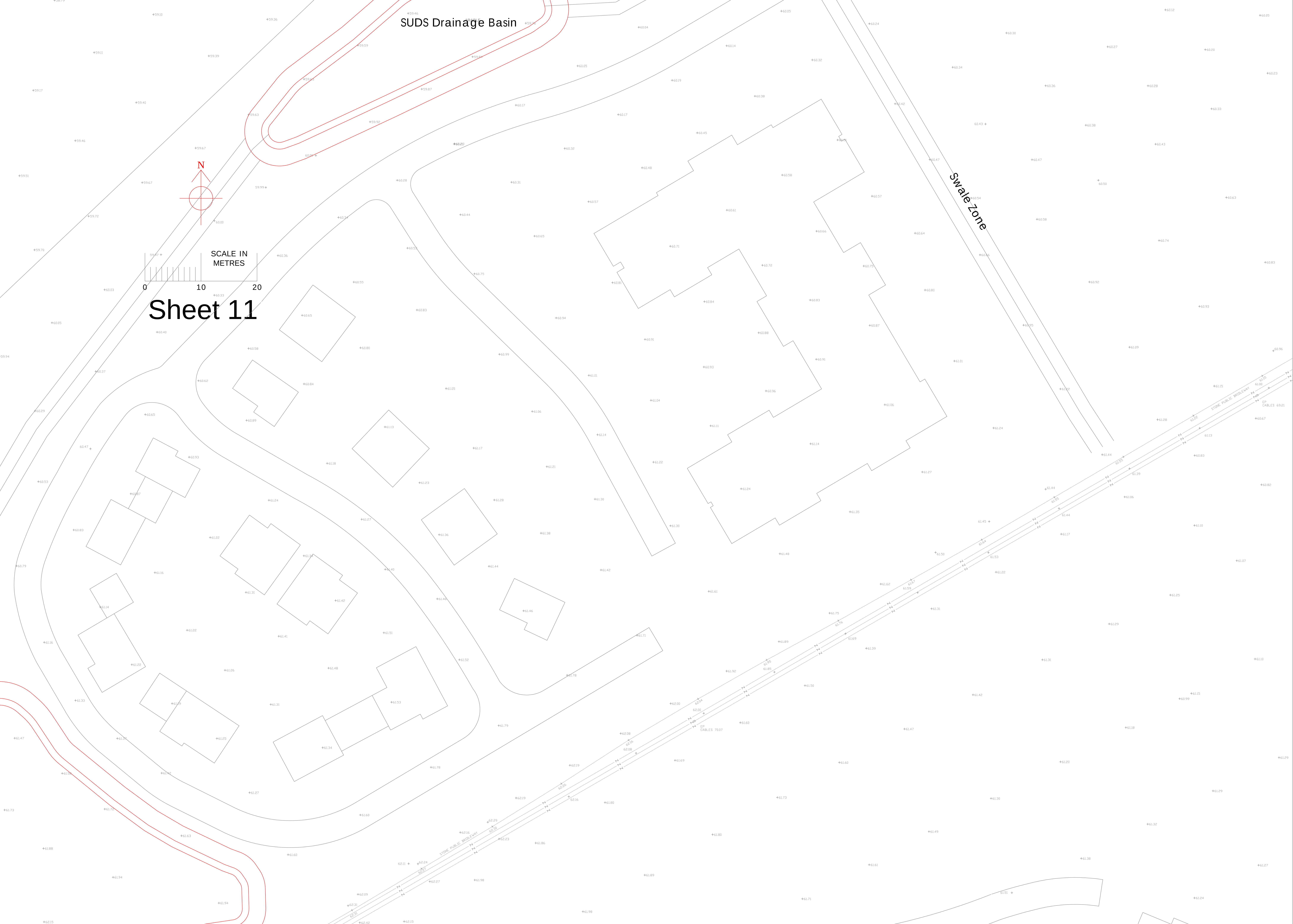
A scrub hedge, p small tre grown in flanks a metres t Species predomi Elderber Dogwood Dogrose







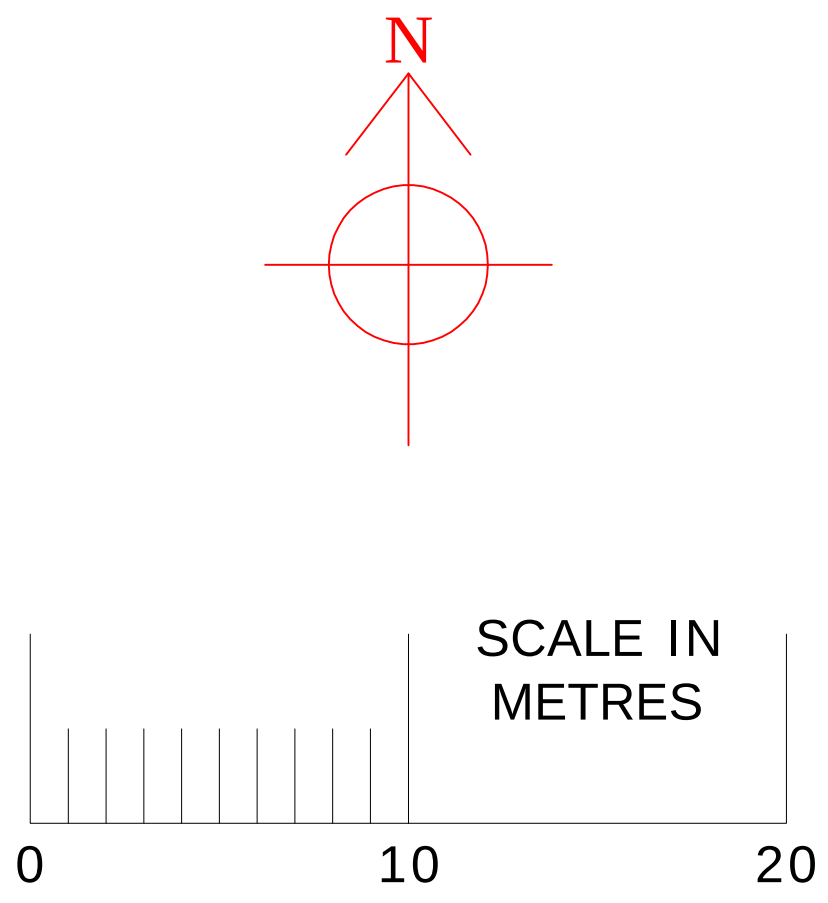
Sheet 10



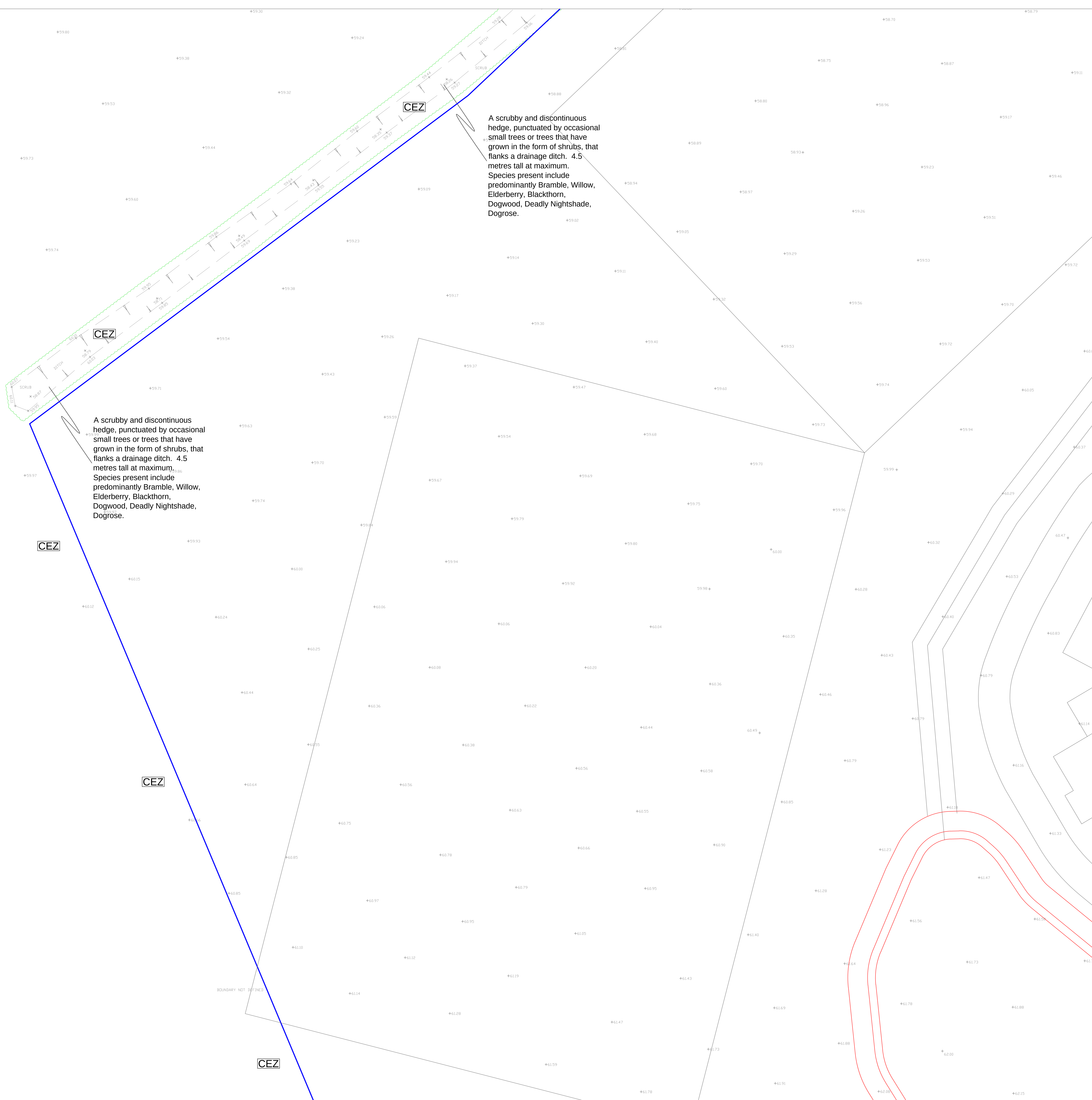
SUDS Drainage Basin

Swale Zone

Sheet 11



Sheet 12



N

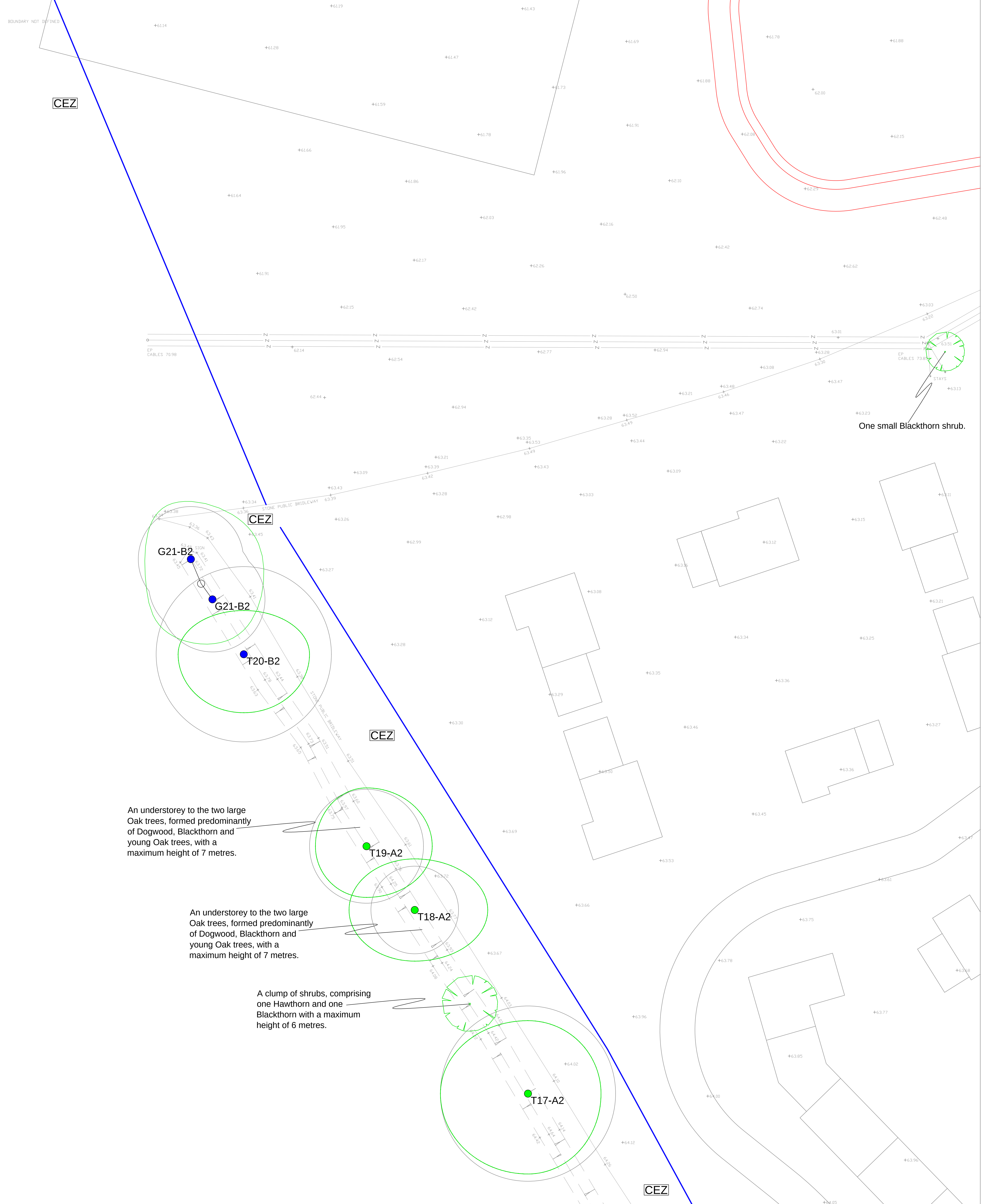
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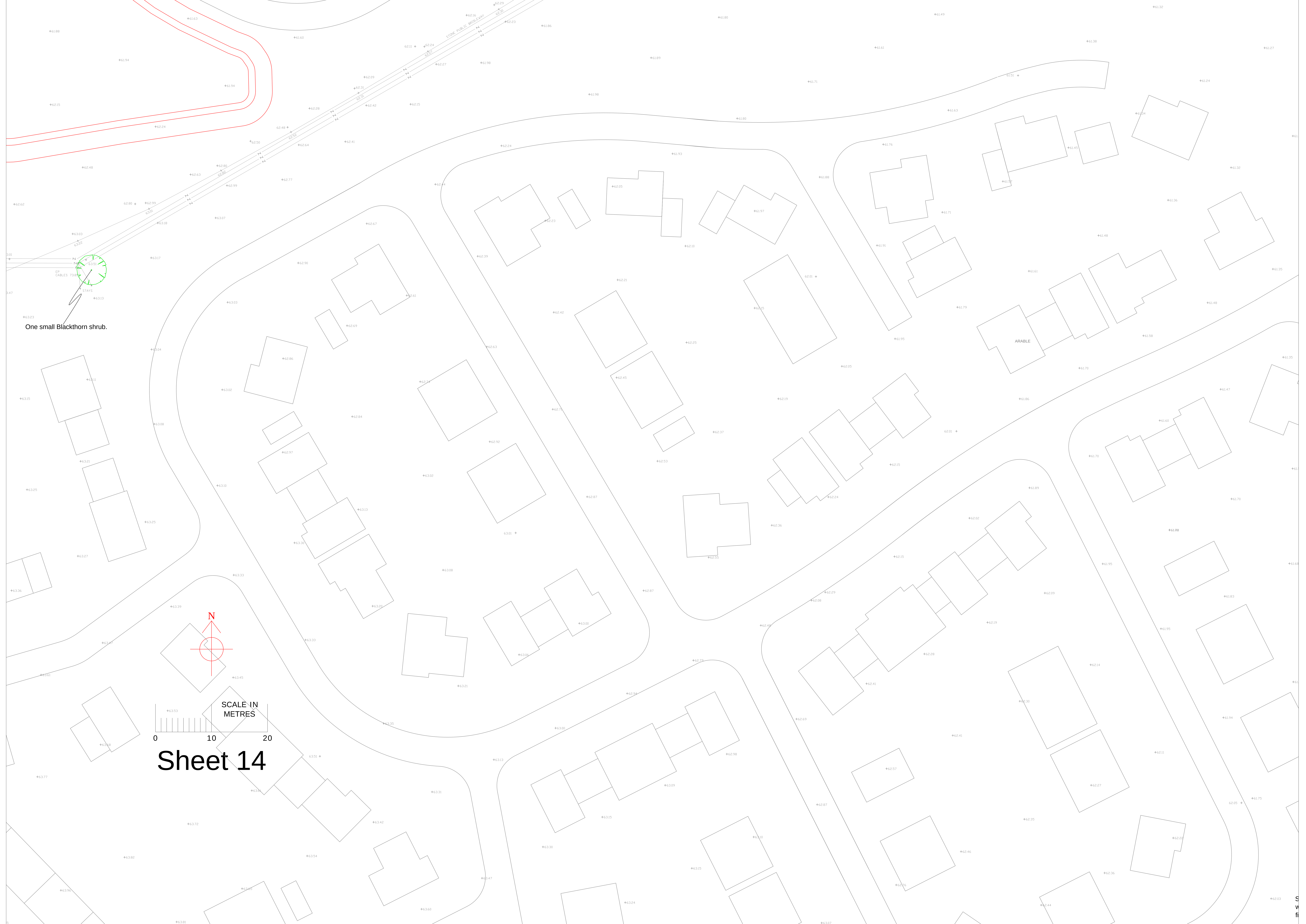
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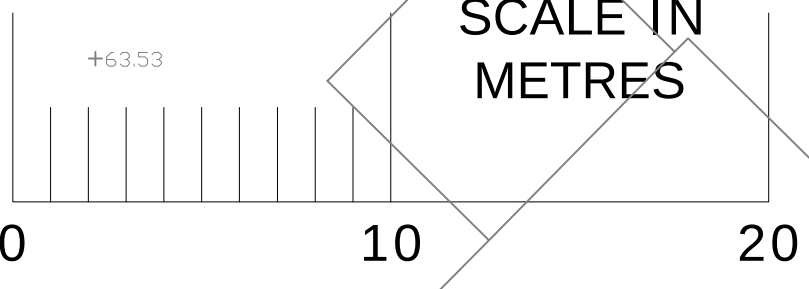
SCALE IN METRES

Sheet 13

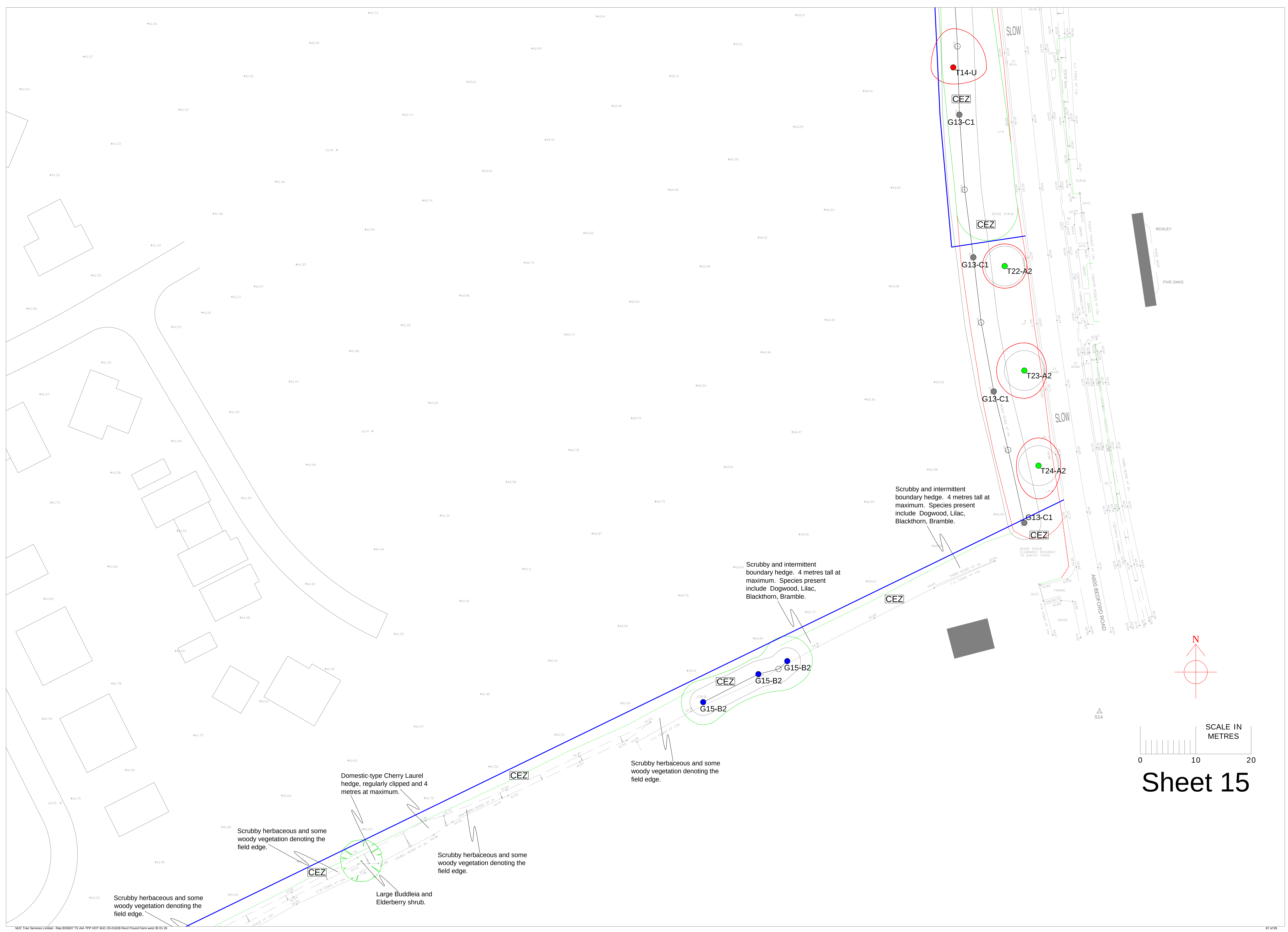


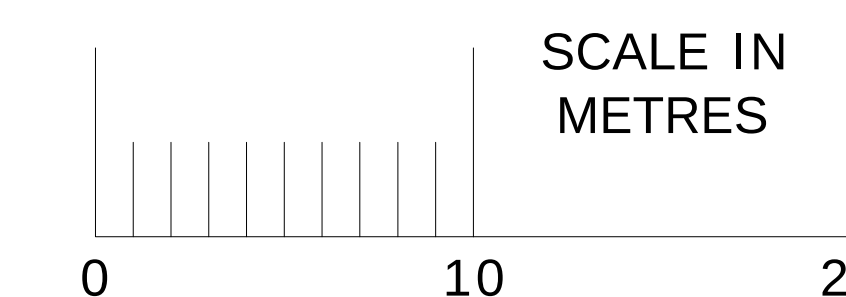
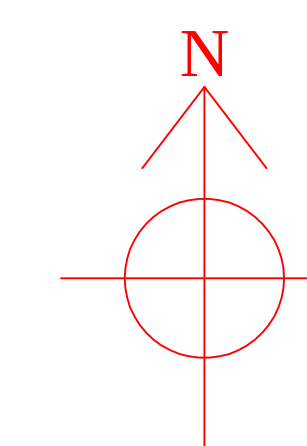


One small Blackthorn shrub.

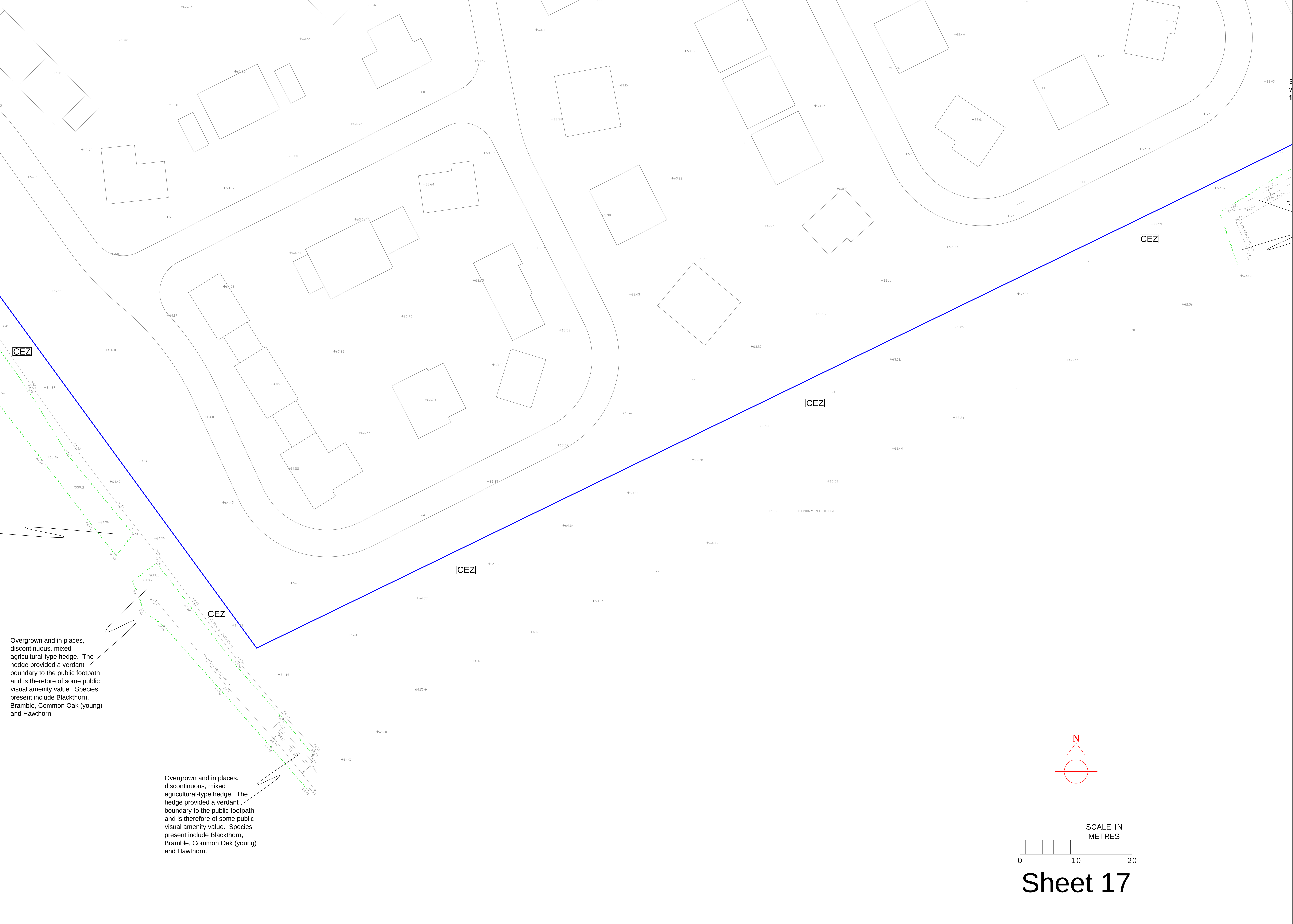


Sheet 14



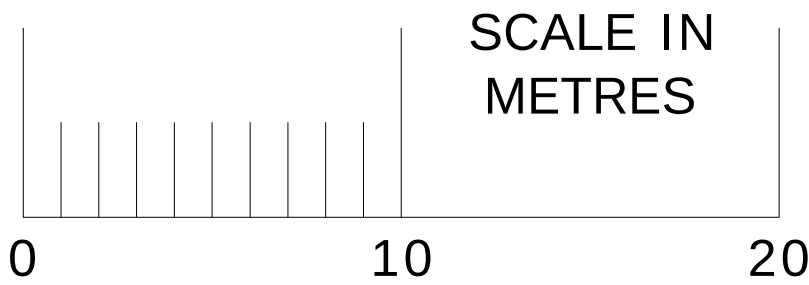
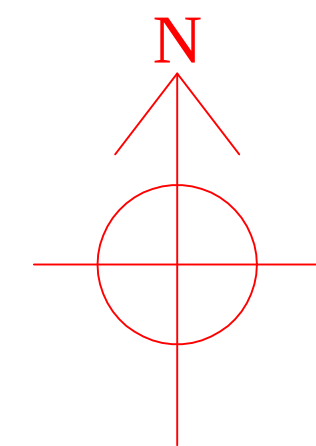


Sheet 16



Overgrown and in places, discontinuous, mixed agricultural-type hedge. The hedge provided a verdant boundary to the public footpath and is therefore of some public visual amenity value. Species present include Blackthorn, Bramble, Common Oak (young) and Hawthorn.

Overgrown and in places, discontinuous, mixed agricultural-type hedge. The hedge provided a verdant boundary to the public footpath and is therefore of some public visual amenity value. Species present include Blackthorn, Bramble, Common Oak (young) and Hawthorn.



Sheet 18



Appendix 4A In-drawing text from the Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement drawing

Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement.

1.0 *The proposed development will be carried out in strict accordance with the following Tree Protection Plan, and an Arboricultural Method Statement to be drawn up following the grant of outline planning permission for the proposed development. **N.B. The tree losses required by the detailed proposed layout for the eastern part of the site are still shown in this drawing in order to maintain a consistent arboricultural view across the entire site.***

1.1 *Tree protection barrier erection*

1.1.1 *Before any construction works commence, and before any construction vehicles, equipment and materials are delivered to site, with the exception of those necessary for carrying out the erection of the tree protection barriers, the tree protection barriers will be erected at the positions illustrated in this drawing. **N.B. The Tree Protection Barriers required by the detailed proposed layout for the eastern part of the site are still shown in this drawing in order to maintain a consistent arboricultural view across the entire site.***

1.1.2 *This barrier will comply with the recommendations in BS5837:2012 i.e. as a first choice the barrier design illustrated in this drawing will be used. Where this design of barrier is not feasible the barrier will comply with the following specification.*

1.1.2.1 *The barrier will comprise a minimum 2m tall welded mesh fence panels on rubber or concrete feet secured with ground pins.*

1.1.2.2 *The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.*

1.1.2.3 *The distance between the fence couplers should be at least 1m and should be uniform throughout the fence.*

1.1.2.4 *The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins.*

1.1.2.5 *Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.*

- 1.1.3 *The barrier will have an A3 size informative/warning notice attached on the construction site side, at approximately 1.6 metres above ground level, and at no more than 6 metre intervals. An example of a suitable notice follows this drawing.*
- 1.1.4 *No construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers unless specifically stated in the Arboricultural Method Statement.*
- 1.1.5 *The tree protection barriers will be retained in place and intact until all construction activities have been completed and all construction materials, equipment and vehicles have been removed from the site unless specifically stated otherwise in the Arboricultural Method Statement.*

1.2 Heads of Terms for the Arboricultural Method Statement.

- 1.2.1 *The Arboricultural Method Statement to be drawn up after outline planning permission has been granted for the proposed development will need to cover the following heads of terms.*
 - 1.2.1.1 *Sequence of events.*
 - 1.2.1.2 *Appointment of the Responsible Person.*
 - 1.2.1.3 *Agreement of the arboricultural monitoring timetable.*
 - 1.2.1.4 *Distribution of Tree Protection Plan and Arboricultural Method Statement.*
 - 1.2.1.5 *General measures, including access, storage of materials etc.*
 - 1.2.1.6 *Tree protection barrier erection.*
 - 1.2.1.7 *Underground service and drain installation.*
 - 1.2.1.8 *Fencing works in the RPA of retained trees.*
 - 1.2.1.9 *Soft landscaping in the RPA of retained trees.*

Appendix 5

Tree Protection Barrier Sign

**(used with the kind permission of Christopher Skellern –
<https://www.axciscap.com/>)**



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

Appendix 6

References

- | | | |
|-------------|---|--|
| BS5837:2012 | = | British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. |
| BS3998:2010 | = | British Standard 3998:2010 'Tree work – Recommendations'. |