



**Brindle
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Arboricultural Impact Assessment

Redwings Lodge, Baldock, North Herefordshire

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1 Summary

1.1 Scope of report

- 1.1.1 Brindle & Green were commissioned by Redwings Lodge Limited to undertake a BS 5837:2012 Tree Survey and Arboricultural Impact Assessment (AIA) at Redwings Lodge, Baldock, in North Herefordshire (hereafter known as 'the site'). This report summarises any potential arboricultural impacts and outlines a tree protection plan in relation to a full planning application for redevelopment of the hotel, including an extension, expanded parking area with associated landscaping. Design proposals can be found in Appendix 4. The survey was carried out on the 20th May 2025.
- 1.1.2 This report is concerned with trees that have the possibility to be impacted as a result of development proposals at the site. This includes trees within the site, as well as any outside the boundary that may be impacted by the development and any subsequent post development activity.
- 1.1.3 This report and accompanying tree survey schedule are produced in accordance with the guiding principles of British Standard BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- 1.1.4 This report and associated tree survey aim to inform tree mitigation and/or removal for potential development at the site; it is not a health and safety survey. Observations on tree form and condition, from which management recommendations are made, are based upon ground-level visual assessments only. It is important to note that trees are dynamic and often unpredictable; even apparently healthy trees may occasionally fail.

1.2 Desk study

- 1.2.1 Use of the North Herefordshire Council online interactive map confirmed that the site is not located within a Conservation Area. Planning Control at the council confirmed via email (19th January 2026) that there are no Tree Preservation Orders relevant to the site.

1.3 Summary of conclusions

- 1.3.1 T3, G3, G4, G8, and H2 are required for removal to facilitate the proposed development. T7, a dead tree, is recommended for removal irrespective of development. A tree protection plan, complete with removal recommendations and mitigation measures has been proposed for the

development. The proposed mitigation will be the use of Construction Exclusion Zones, permanent ground protection, and temporary ground protection. The tree protection plan can be found in Appendix 2.

Table 1: Arboricultural considerations relevant to the site

Arboricultural Considerations	Recommendations	Timing
Tree removal/site clearance	Removal of trees/groups of trees to facilitate the development, or due to poor condition.	Pre-commencement and undertaken either outside the breeding bird season (March to September) or during the breeding bird season under ecological supervision
Construction Exclusion Zone (CEZ)	CEZs should be installed to protect retained trees (including RPAs), where required.	Pre-construction
Ground protection	Ground protection (temporary and/or permanent) should be installed to protect the RPAs of retained trees, where required.	Pre-construction and/or during construction
Removal of CEZs and/or temporary ground protection	Removal of the installed tree protection measures after completion of construction onsite.	Post-construction after approval of project arboriculturist
Tree planting	Planting with a mix of native and ornamental species.	Post-construction

2 Introduction

2.1 Context

2.1.1 The purpose of this survey was to provide an assessment of trees which may be impacted by development proposals at the site. A tree survey schedule, compliant with the guiding principles of BS 5837:2012, is contained within this report.

2.1.2 Results and recommendations contained within this report have been prepared by an experienced arboriculturist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

2.2 Purpose of the report

2.2.1 This AIA will evaluate the direct and indirect effects of the proposed development on the site's trees. It will consider the requirement for tree removal to facilitate the design and any potentially damaging activities to retained trees (British Standards Institution, 2012).

2.2.2 An AIA will typically address some, or all, of the following:

- The tree survey (including survey schedule and maps)
- Trees selected for retention
- Trees to be removed
- Facilitation pruning requirements
- Evaluation of the impact of proposed tree losses
- Mitigation measures to implement the design
- Tree protection plan

2.3 The site

2.3.1 The red line boundary is approximately 1.0 hectare in extent and comprises Redwings Lodge Baldock, and Cotey's Restaurant, in addition to the associated access, parking, and soft landscaping. To the eastern extent of the site is a grass field bordered by vegetation. The site is

bordered by commercial buildings to the north, east, and south. The western boundary line borders the A1 highways road. The site is approximately 6 miles southwest of Hinxworth village with the surrounding areas comprising of agricultural fields. The site is the subject of a full planning application for the redevelopment of the hotel, including an extension and expanded parking area with associated landscaping. Design proposals can be found in Appendix 4.

3 Methodology

3.1 Tree survey parameters

3.1.1 The tree survey was undertaken in accordance with the guiding principles of British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations.'

3.1.2 Individual trees, groups of trees, woodlands and hedgerows are surveyed. A group of trees constitutes a cohesive arboricultural feature, either aerodynamically, visually or culturally. Where groups or woodlands are surveyed, individual trees may still be assessed if they vary significantly in their attributes.

3.1.3 Information recorded in the survey includes:

- **Species** – listed by common name. In the case of groups, all woody species present will be recorded.
- **Tree Height** – estimated in metres. In the case of groups, the average group height is recorded.
- **Crown Height** – height to the lowest branch is estimated in metres for each cardinal direction. In the case of groups, the minimum crown height is recorded.
- **Stem Diameters** – diameters of single-stemmed trees on level ground are measured at 1.5 metres above ground to the nearest 10 millimetres. Other commonly encountered trees (i.e. multi-stemmed or those on sloping ground) are measured in accordance with Figure C.1, BS 5837:2012.
- **Crown Spread** – recorded in metres along each of the cardinal points. In the case of groups, the maximum peripheral spread is recorded.
- **Life Stage** – recorded as young, semi-mature, mature, veteran, ancient or dead and defined in Table 2.

Table 2: Definitions of tree life-stages, as recorded in the survey schedule

Tree life-stage	Definition
Young	A tree within its first third of life expectancy. Established, but with significant growth remaining to reach ultimate size.
Semi-mature	A tree within its second third of life expectancy. Reaching its ultimate potential height, with slowing growth rate but will still increase in stem diameter and crown spread.
Mature	A tree within its final third of life expectancy. Limited potential for any significant further increase in size, even when healthy. Reasonable remaining life expectancy.
Veteran	A tree with features of biological, cultural or aesthetic value that are characteristic of individuals surviving beyond the typical age range for the species concerned.
Ancient	A tree that has passed beyond maturity and is very old in comparison to other trees of the same species.
Dead	The tree is dead; age up till death is of no significance.

- **General Observations** – including physiological condition (good, fair, poor, decline, dead) and any preliminary management recommendations. In the case of groups, the category awarded is that typical of the group.
- **Life Expectancy** – estimated remaining contribution in years (<10, 10+, 20+, 40+).

3.1.4 Trees will then be categorised as per the criteria shown in Table 3, to ascertain the quality and value of the existing tree stock.

3.2 Root Protection Areas (RPAs)

3.2.1 The **Root Protection Areas** are calculated and recorded in the survey schedule. RPAs are expressed in both linear and square metres. The RPA comprises the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability. The RPA is where the protection of the roots and soil structure is treated as a priority; it is at this distance/around this area that the tree protective fencing should be erected around any trees to be retained.

- 3.2.2 The default position is that structures are located outside the RPAs of trees to be retained. However, development within RPAs might be proposed when technical solutions allow the tree to remain viable. Such specialist guidance is therefore provided herein, where necessary.

3.3 General information and tree survey limitations

- 3.3.1 Tree surveys will be plotted directly onto a topographical survey whenever possible. If a topographical survey has not been undertaken, a digital OS map of the site will be used.
- 3.3.2 Surveyed trees are plotted using a Trimble TDC600 handheld device, partnered with a Geode GPS receiver (GNS2 Multi-GNSS 1Hz Receiver). Normal error of up to 0.5m can be experienced using this device, however care is taken to use the most accurate reading possible.
- 3.3.3 Where offsite trees have the potential to be impacted by the development proposals, they will be included within the tree survey; all measurements for offsite trees will be estimated from the site. Whenever tree measurements are estimated, this is represented with a # in the survey schedule. Note, detailed visual inspections may not be possible for offsite trees, as potential features/defects may not be visible from the site.

3.4 Report lifespan

- 3.4.1 We expect the results and recommendations of this report to be accurate for 2 years; however, tree condition may change following extreme weather events, damage or other unforeseen circumstances.

Table 3: Cascade chart for tree quality assessment (BS 5837:2012)

Category and definition	Criteria (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	– Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). – Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. – Trees infected with pathogens of significance to the health and/or safety for the trees nearby, or very low-quality trees suppressing adjacent trees of better quality. – <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>		
Trees to be considered for retention	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but	Trees with material conservation or other cultural value

Category and definition	Criteria (including sub-categories where appropriate)		
	unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	situated so as to make little visual contribution to the wider locality	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

4 Arboricultural Impact Assessment

4.1 Presence of Tree Preservation Orders (TPOs) or Conservation Areas

- 4.1.1 Use of the North Herefordshire Council online interactive map confirmed that the site is not located within a Conservation Area. Planning Control at the council confirmed via email (19th January 2026) that there are no Tree Preservation Orders relevant to the site.

4.2 Potential for tree damage during development

- 4.2.1 Many development activities have the potential to damage trees, either directly or indirectly. Direct damage could include root severance, accidental damage to the crown or impact damage, whilst indirect damage predominantly involves soil compaction and the subsequent root loss.
- 4.2.2 Severing just one of a tree's major roots during careless excavation for construction can cause the loss of up to 20 per cent of the root system; this undermines the tree's ability to absorb water and leaves it unstable in high winds. In general, 80-90% of all tree roots are found in the top 600mm of soil, and almost 99% of the tree's total root length occurs within the topmost 1m of soil, with some variations depending on soil porosity. The potential nuisance that fine root systems create for the development of specific sites must be weighed against the importance that they play in soil stabilisation on sloping ground (acting in a similar way to geotextile matting).
- 4.2.3 The early provision of physical protection against damage and technical solutions are essential, to ensure the site's retained trees remain healthy and viable.

4.3 Potential incompatibilities between the layout and trees proposed for retention

Construction Exclusion Zones (CEZs)

- 4.3.1 Six Construction Exclusion Zones (CEZs) are to be established prior to the commencement of any works onsite. The CEZs should be set out as per the locations on the tree protection plan, protecting retained trees and groups T1, T2, T4-T6, T15, T16, G2, G5, and H1.

- 4.3.1.1 Wherever possible, a working space of 1.5m has been provided between the CEZs and proposed structures. A space of 1m has been provided between space 123 and the vehicle turning circle and the CEZ by H1, to maximise retention of the hedgerow.

A working space of 1m has also been provided between the CEZ by T4-T6 and parking spaces 106-117.

- 4.3.2 A proportion of the RPAs of T2, T4-T6, and T16 have been necessarily excluded from the CEZs to allow room for work. Temporary ground protection will be installed to protect the exposed RPAs of T2, T4-T6, and T16.
- 4.3.3 No CEZ fencing is recommended for T9 to allow continued use of the hotel entrance, or for T10-T14 and G7, due to the absence of proposed works in this area,
- 4.3.4 CEZs are always to be afforded protection and will be protected by fencing. No equipment or machinery will be stored within CEZs, nor will vehicles or personnel enter these areas. Ground levels will not be changed within CEZs and existing vegetation will be left undisturbed. Regular checks of the tree protection fencing should be carried out by a suitably qualified arboricultural consultant. The indicative locations of the CEZs can be seen on the tree protection plan in Appendix 2; the precise fencing location may require minor adjustment onsite due to local site conditions, but is not expected to differ from that shown on the tree protection plan. In some instances, tree removal or facilitative pruning works will be required for fencing installation; tree protection fencing will be installed immediately after these tree works are completed.

Permanent ground protection

- 4.3.5 Plans show new hard surfacing for car parking proposed within the RPAs of T2 and T4. This hard surfacing is expected to cover approximately 14% of the RPA of both T2 and T4. This design is considered suitable based upon the use of permanent ground protection (3D cellular confinement system sub-base, e.g., geocells) and no-dig methods of construction within the RPA. Cellular confinement systems distribute the load associated with vehicle use laterally across the ground surface, helping to prevent soil compaction. A geocell depth of 150mm is considered appropriate for regular vehicle use. The ground protection will remain in place permanently to protect the roots. The hardstanding applied must have a permeable finish to allow water to percolate to the roots. Any existing hard surfacing will be removed with hand tools, e.g. pneumatic breakers. Greater detail on the installation of permanent ground protection will be provided in a subsequent Arboricultural Method Statement (AMS). The required locations of permanent ground protection can be seen on the tree protection plan in Appendix 2.

- 4.3.6 Note, the geocells are installed above the existing ground level and, therefore, normally raise surface levels; levels are typically raised by approximately 150mm for footpaths (relative to existing ground levels) and approximately 300mm for driveways and roads. In certain instances, these differences in ground levels may make this approach to building in the RPA unfeasible. If level changes cannot be accommodated, plans require revisiting and proposed hardstanding relocating from the RPA. Specifications of the permanent ground protection should be produced or approved by a civil engineer.

Temporary ground protection

- 4.3.7 Where temporary access or construction working space is required within the RPAs of T2, T4-T6, and T16 for adjacent works, temporary ground protection will be installed to prevent soil compaction. Temporary ground protection will be installed pre-commencement of construction works, immediately after the installation of CEZ fencing.
- 4.3.8 As per BS 5837:2012, temporary ground protection must be capable of supporting the additional load within the RPA. For pedestrian movements only, the temporary ground protection will comprise a single thickness of scaffold boards placed onto a 100mm layer of woodchip, laid on a geotextile membrane. For pedestrian operated plant (up to 2 t), the ground protection will consist of interlinked ground-protection boards, laid on top of a compression resistant layer (as above, 100mm woodchip) on a geotextile membrane. Heavier plant (exceeding 2 tonnes) requires an alternative system to accommodate the load, which must be discussed with the project arboriculturist. Greater detail on the installation of temporary ground protection will be provided in a subsequent Arboricultural Method Statement (AMS). The required locations of temporary ground protection can be seen on the tree protection plan in Appendix 2.

Specialist foundations

- 4.3.9 There is no requirement for specialist foundations, due to the absence of conflict between proposed structures and the RPAs of retained trees.

Soft landscaping within RPAs

- 4.3.10 An illustrative landscape plan has been produced for the site (Brindle & Green, 2026) which proposes new tree, scrub and hedgerow planting across the site. There should be no impacts on the RPAs of retained trees.

4.4 The working and access space needed for construction

- 4.4.1 Construction vehicles and personnel will access the site using the existing entrance on the western boundary, from the A1.
- 4.4.2 Access into exclusion zones is strictly prohibited without prior amendments to the mitigation proposed. Similarly, building materials must also be stored outside of the CEZs to avoid soil compaction or physical damage.

4.5 Trees proposed for removal

- 4.5.1 The following trees and groups are recommended for removal to facilitate the development: T3, G3, G4, G8, and H2.
- 4.5.2 Tree, group and hedgerow removal is required to facilitate construction of the new building extension and associated hardstanding paths and expanded car park. Tree removal predominantly impacts Category C, low-quality trees and groups. Individual details on trees proposed for removal can be found in the survey schedule in Appendix 1.
- 4.5.3 T7, a dead elder, is recommended for removal irrespective of development.

4.6 New planting

- 4.6.1 An illustrative landscape plan has been produced, which identifies new tree and hedgerow planting across the site. New planting will help to increase the amenity and arboricultural value of the site and to offset proposed removals. Replanting should use high quality stock of mix of native and ornamental species to provide ecological, landscape and aesthetic value to the scheme. Stock selection should be discussed with a qualified arboricultural consultant to ensure appropriate trees are selected for the space available; careful consideration must be given to the ultimate height and crown spread, form, fruiting habit and maintenance implications of the chosen species.

4.7 Proximity of trees to structures – shading, seasonal nuisance and future pressures

- 4.7.1 Shading will have minimal impact on the proposed development. A shading plan for all trees surveyed can be seen in Appendix 2.

- 4.7.2 The impact of trees on buildings and vice versa and allowance for future growth have all been considered in the siting of the proposed plans. Tree size, future growth and light/shading have received due attention and are not considered to be an issue. Overall, the processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees, assuming recommendations made in this report are always adhered to by the contractors e.g., the positioning of a stout fence between the retained trees and construction activities prior to the commencement of works.

4.8 Installation of services

- 4.8.1 A plan of existing and proposed services has not yet been provided. Any underground services already existing on site should be utilised where possible to avoid further disturbance of RPAs. If underground services are to be installed during the establishment of the main access, they are to follow the access into the site (following the roads). If underground services are to be installed this way, then the likelihood of negatively impacting trees is kept to a minimum. Service trenches should be laid at the greatest distance from the trees as possible. Section 7.7 of BS 5837:2012's guidance on services suggests re-routing into an RPA should be avoided when at all possible. If plans were to change and services were to infringe on Root Protection Areas, effort should be taken to lay them using trenchless 'no dig' methods in order to avoid cutting major roots. Modifications to the alignment should also be made to avoid adverse effects on tree growth and soil stability. Services near existing trees and potential new planting should be ducted when possible for future maintenance. Grouping services will also minimise future disturbance where applicable.

4.9 Facilitative pruning works and further management recommendations

- 4.9.1 A 0.5m southwestern reduction is recommended to T2 to facilitate CEZ fencing installation.
- 4.9.2 A 2m crown reduction is required to the eastern aspect of G2, and a crown reduction of 1.5m is recommended for the southeast aspect of G5.
- 4.9.3 Any appointed contractor must carry out tree works according to BS 3998:2010 'Recommendations for Tree Work'.

5 Conclusion

- 5.1.1 T3, G3, G4, G8, and H2 are recommended for removal to facilitate the development. All other trees identified within this report should be retained and protected as outlined via CEZs, temporary ground protection and permanent ground protection.
- 5.1.2 Tree removal will take place outside of the breeding bird season (March-September) to prevent disturbance. Alternatively, this may be completed under ecological supervision/ reasonable avoidance measures.
- 5.1.3 Due to the nature of the development, it is unlikely there will be any major impacts on trees with higher landscape and amenity values if CEZs, temporary ground protection and permanent ground protection are implemented. Fencing should be placed prior to any construction works and can be removed after the works are completed. Appendix 3 provides details of the fencing requirements for Construction Exclusion Zones.

Appendix 1 – Tree Survey Schedule

Tree ID	Common Name	Maturity	Height (m)	No. of Stems	Calculated Stem Diameter (mm)	Radius of Nominal Circle (m)	RPA ^(m2)	Crown Spread (m)				Crown Height (m)				Crown	Stem	Basal Area	BS 5837 Category	Life Expectancy	Phys Condition	Comment
								N	E	S	W	N	E	S	W							
T1	Common Ash	Young	5.5	1	75	0.9	2.5	1.5	1	1.5	2	2.5	3	1	1	Fair	Fair	Poor	C1	10 to 20 yrs	Fair	Grows at site boundary with offsite hard surfacing driveway/access immediately north. Metal palisade fencing north. Low-quality.
T2#	Common Ash	Young	11	3	411	4.9	76.4	4.5	3.5	4.5	4	3	1	1.5	1.5	Fair	Ivy	Fair	C1	10 to 20 yrs	Fair	Grows at site boundary with offsite hard surfacing driveway/access immediately north. Metal palisade fencing north. Stem diameters estimated due to ivy. Ash dieback (ADB) health class 1 (<25% dieback).
T3#	Common Horse Chestnut	Young	12	3	532	6.4	128.0	3.5	5	4	4	2.5	3.5	3	5	Poor	Poor	Poor	C1	10 to 20 yrs	Decline	Not directly accessible due to dense nettle - estimated. Lower branches not included in height measurements - dead. Tree shows signs of physiological decline - branch and twig death, bark delamination, cracking and stress epicormic to lower structure. No bleeding spots (no evidence of bleeding canker).
T4#	Sycamore	Semi-mature	17	1	750	9.0	254.5	7	6	9	8	4	4	1.5	3	Good	Ivy	N/A	B2	20 to 40 yrs	Good	Off-site behind metal palisade fencing, can't access tree due to dense nettle. Hardstanding access track immediately north. Measurements estimated. Landscape value.
T5#	Common Horse Chestnut	Semi-mature	13	1	450	5.4	91.6	5	5	7	3	4	6	6	5	Fair	Ivy	N/A	C2	10 to 20 yrs	Fair	Off-site behind metal palisade fencing, can't access tree due to dense nettle. Hardstanding access track immediately north. Measurements estimated. Landscape value. Obscured by T4 and T6.
T6#	Common Horse Chestnut	Semi-mature	16	1	400	4.8	72.4	6	6	6	3	N/A	N/A	N/A	N/A	Good	Ivy	N/A	B2	20 to 40 yrs	Good	Off-site behind metal palisade fencing, can't access tree due to dense nettle. Hardstanding access track immediately north. Measurements estimated. Landscape value.
T7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Dead multi-stemmed elder colonised by ivy.
T8#	Scots Pine	Semi-mature	13	1	475	5.7	102.1	4	4	5	6	8	10	6	5	Fair	Good	N/A	B2	20 to 40 yrs	Good	Estimated, can't access. Unclear ownership. Cannot visually assess lower stem or base due to dense on-site bramble. Small amount of moderate and major deadwood - major deadwood branch torn and hanging from scaffold limb at 8m.
T9	Wild Cherry	Semi-mature	6	1	375	4.5	63.6	1.5	3.5	2.5	1	2.5	3	3	5	Fair	Fair	N/A	C1	10 to 20 yrs	Decline	Obvious graft line. Located in bushes, cannot see lower stem or base. Crown showing signs of stress, with twig death and thinning. Past wounding to branches, possibly squirrel. Limited long-term future potential.
T10	Common Holly	Young	8	1	130	1.6	7.6	1.5	1.5	1	0	5	4	4		Poor	Poor	Fair	C1	10 to 20 yrs	Fair	Stem lean and crown skew due to T11. Low-quality.
T11	Common Holly	Young	8	1	300	3.6	40.7	2.5	2.5	3	3	2	2	2	2	Fair	Poor	Fair	C1	10 to 20 yrs	Fair	Located approx 0.5m from footprint of car park. Low-quality. Top of stem snapped out at 8m.
T12#	Common Plum	Mature	10	2	702	8.4	222.9	6	5	6	2	3	4	3	2.5	Fair	Poor	Fair	C1	10 to 20 yrs	Good	Late-mature plum of significant size. <i>Phellinus pomaceous</i> to dead or dysfunctional limbs. Larger stem appeared to have bark-included junction, failed.
T13#	Scots Pine	Young	11	1	400	4.8	72.4	2	2.5	5	3	6	4	3	4	Fair	Ivy	N/A	C2	10 to 20 yrs	Fair	In scrub. Ivy. Unremarkable.
T14	Common Holly	Young	12	1	325	3.9	47.8	2.5	2	2	2.5	2.5	3	5	3	Fair	Ivy	Fair	C1	10 to 20 yrs	Fair	Unremarkable.
T15#	Common Elder	Semi-mature	7	1	175	2.1	13.9	1	2.5	0	0	6	5	N/A	N/A	Fair	Fair	Fair	C1	10 to 20 yrs	Fair	Low-quality elder.
T16#	Common Yew	Young	9	1	400	4.8	72.4	4	5	5	4	6	1	1	1.5	Fair	Good	Fair	C2	20 to 40 yrs	Fair	In grass landscaping area. Top of crown relatively sparse, though obscured. Relatively unremarkable.

Group ID	Species	BS 5837 Category	Description
G1	Common Horse Chestnut	B2	Four semi-mature horse chestnut within redline boundary. 3 of them multi-stemmed at 1.5m. Average stem approx. 500mm. Poor-quality rooting area - root skew evident due to highway footpath and dual carriageway. Landscape value. Height to 13/14m. Good physiological condition.
G2	Common Elder, Common Plum	C1	Low-quality, small, scrubby group comprising of elder and plum, with young and semi-mature trees. Average stem 175mm. In grass verge next to car park. One tree experienced significant structural failure of one stem. Height to 8m. Unremarkable.
G3	Common Plum, Field Elm	C1	Field margin hedge, unmanaged, running centrally across the site. Predominantly hawthorn, with heavy ivy cover. Some field elm and plum. Becomes a more established treeline to the southern extent. Height to max 12m, average 6m. Average stem 175-200mm.
G4	Wild Cherry	C1	5 onsite wild cherry trees, measurements estimated as located directly behind dense nettle. Crown skew and stem leans south due to off-site trees T4-T6. Semi-mature. Average stem 175-200mm. Ivy to stems. Height to 10m.
G5	<i>Malus</i> sp.	C1	Two semi-mature <i>Malus</i> sp trees. Height 8m. Can't access directly due to dense scrub. Ivy cover to stems. Assumed stem diameters 200-300mm.
G6	Lawson's Cypress	C1	Young Lawson's cypress treeline. Cannot access due to dense bramble. Height to 13-14m. Can't see stems, but assume average of 175mm. Unknown ownership.
G7	Common Hazel, Common Holly, Common Elder, Common Hawthorn, Common Lilac, Common Plum	C1	To the western extent the group is located next to a grass verge, between the car park and a brick boundary wall. Average stem 175mm, maximum approx. 275mm. Average height 6m.
G8	Leyland Cypress		Group comprising 10 young Leyland cypress. Along privet drive for dwelling south of redline. Average stem 200-250mm. Height to 13m.
H1	Common Elder, Common Hawthorn, Sycamore	C1	Predominantly hawthorn. Located in dense scrub so cannot directly access. Heavy ivy. Unmanaged, become treeline. Height maximum 8m. Visual screen from offsite.
H2	<i>Prunus</i> sp.	C1	Extensively managed <i>Prunus</i> sp. hedge, 2.5m tall. Part of the landscaping at the hotel entrance.

Appendix 2 – Tree Maps & Tree Protection Plan

Legend

-  Site boundary
-  Category B Tree
-  Category C Tree
-  Category U Tree
-  Root Protection Area
-  Shading Arc
-  Category B Woodland, Group or Hedge
-  Category C Woodland, Group or Hedge
-  Category U Woodland, Group or Hedge

Revision	By	Date	Details

Project Reference / Name	
BG25.250	REDWINGS LODGE, BALDOCK

Client
REDWINGS LODGE

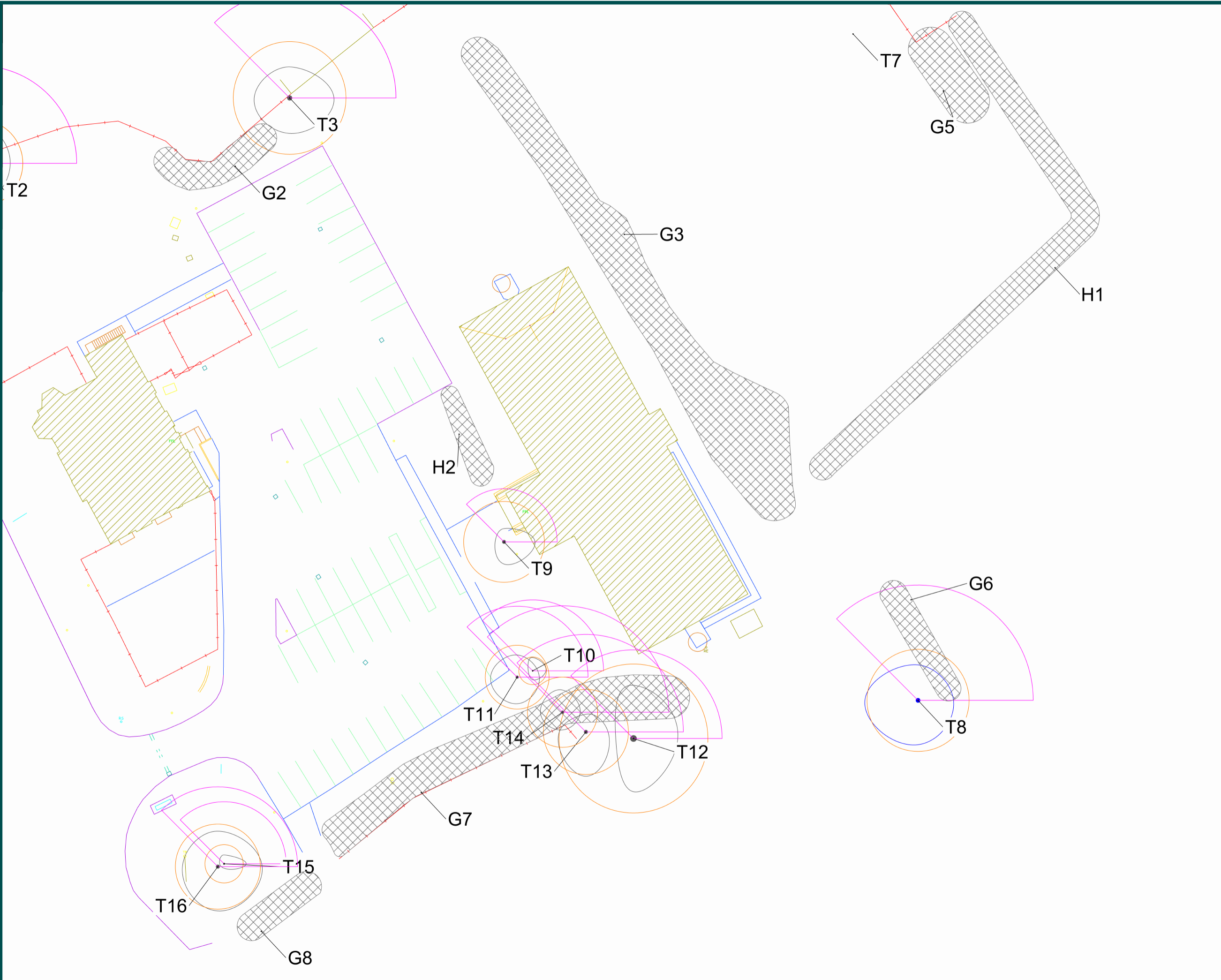
Drawing title
TREE CONSTRAINTS PLAN SHEET 1 OF 2

Purpose of issue		Date of issue	
INITIAL ISSUE		16.06.25	
Drawn	Checked and approved	Scale @ A1	Suitability
LE	HR	1:200	S0
Name		Revision	
INITIAL		P01	

BG25.250-BRGR-ZZ-ZZ-DR-ARB-00001

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Legend	
	Site boundary
	Category B Tree
	Category C Tree
	Category U Tree
	Root Protection Area
	Shading Arc
	Category B Woodland, Group or Hedge
	Category C Woodland, Group or Hedge
	Category U Woodland, Group or Hedge

Revision	By	Date	Details

Project Reference / Name	
BG25.250	REDWINGS LODGE, BALDOCK

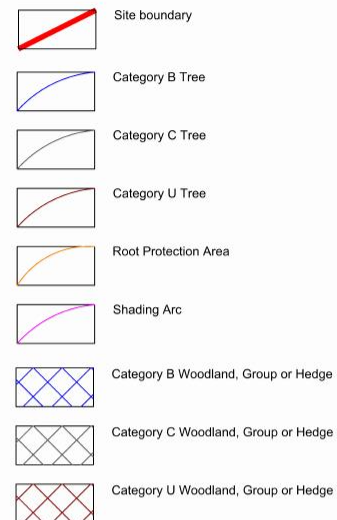
Client
REDWINGS LODGE

Drawing title
TREE CONSTRAINTS PLAN SHEET 2 OF 2

Purpose of issue		Date of issue	
INITIAL ISSUE		16.06.25	
Scale @ A1	1:200	Suitability	S0
Drawn	Checked and approved	Name	Revision
LE	HR	INITIAL	P01

BG25.250-BRGR-ZZ-ZZ-DR-ARB-00002





Revision	By	Date	Details

Project Reference / Name:

BG25.250 REDWINGS LODGE, BALDOCK

Client: REDWINGS LODGE

ARBORICULTURAL IMPACTS PLAN
SHEET 1 OF 2

Purpose of issue INITIAL ISSUE		Date of issue 15.01.2026	
		Scale @ A1 1:200	Feasibility S0
Drawn WS	Checked and approved LE	Issue INITIAL	Revision P01

Drawing reference
BG25.250-BRGR-ZZ-ZZ-DR-ARB-00003

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Legend

- Site boundary
- Category B Tree
- Category C Tree
- Category U Tree
- Root Protection Area
- Shading Arc
- Category B Woodland, Group or Hedge
- Category C Woodland, Group or Hedge
- Category U Woodland, Group or Hedge

Revision	By	Date	Details

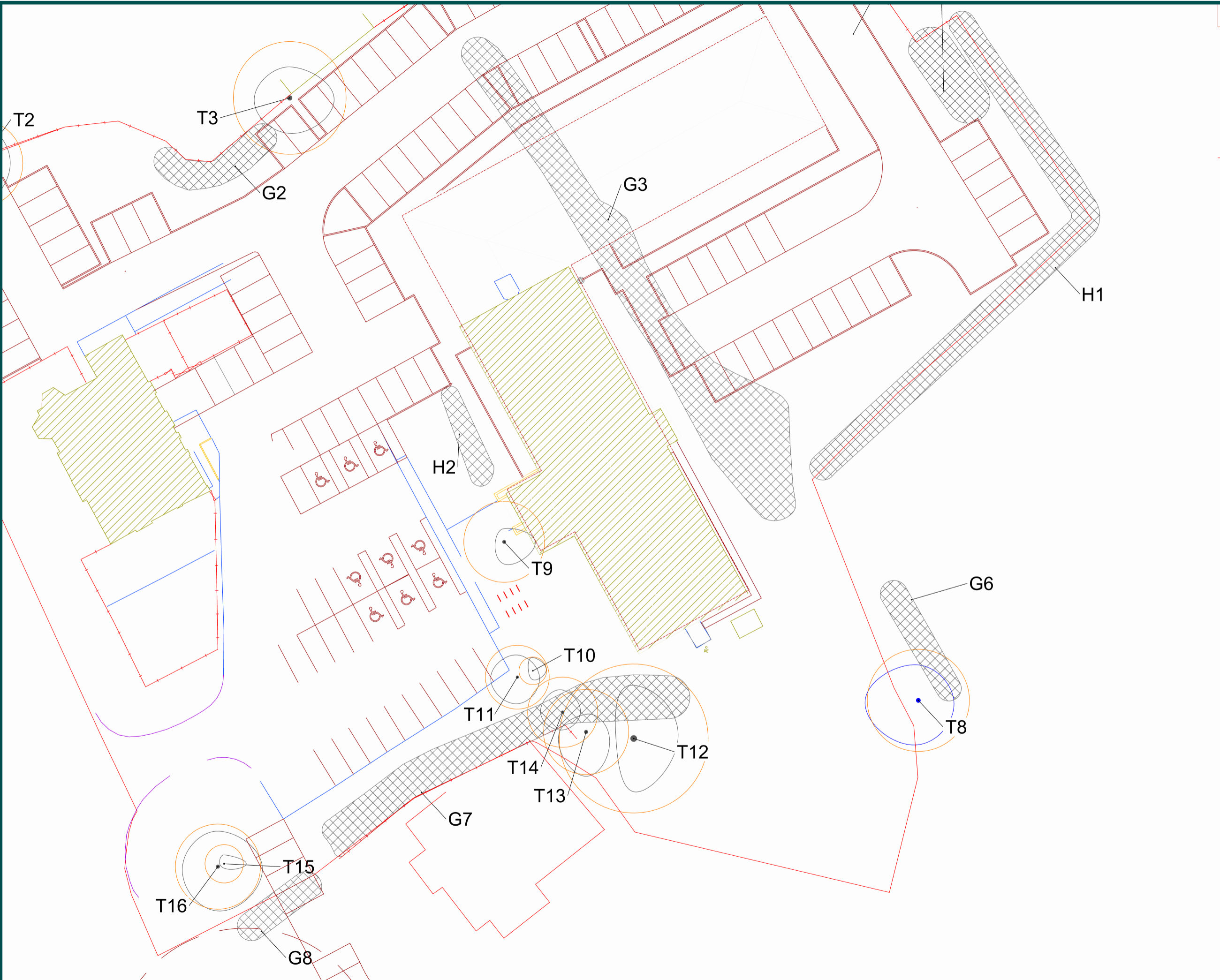
Project Reference / Name	
BG25.250	REDWINGS LODGE, BALDOCK

Client
REDWINGS LODGE

Drawing title
ARBORICULTURAL IMPACTS PLAN SHEET 2 OF 2

Purpose of issue		Date of issue	
INITIAL ISSUE		15.01.2026	
Scale @ A1	1:200	Subsidiary	S0
Drawn	WS	Checked and approved	LE
Issue	INITIAL	Revision	P01

BG25.250-BRGR-ZZ-ZZ-DRARB-ARB-00004



Legend

-  Site boundary
-  Category B Tree
-  Category C Tree
-  Category U Tree
-  Root Protection Area
-  Category B Woodland, Group or Hedge
-  Category C Woodland, Group or Hedge
-  Category U Woodland, Group or Hedge
-  Tree Protection Fencing
-  Permanent Ground Protection
-  Temporary Ground Protection
-  Trees Proposed for Removal
-  Recommended Extent of Pruning

Revision	By	Date	Details

Project Reference / Name	
BG25.250	REDWINGS LODGE, BALDOCK

Client
REDWINGS LODGE

Drawing title
TREE PROTECTION PLAN SHEET 1 OF 2

Purpose of issue		Date of issue	
INITIAL ISSUE		15.01.2026	
Drawn	Checked and approved	Scale @ A1	Subsidiary
WS	LE	1:200	S0
		Issue	Revision
		INITIAL	P01

BG25.250-BRGR-ZZ-ZZ-DR-ARB-00005

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Legend

-  Site boundary
-  Category B Tree
-  Category C Tree
-  Category U Tree
-  Root Protection Area
-  Category B Woodland, Group or Hedge
-  Category C Woodland, Group or Hedge
-  Category U Woodland, Group or Hedge
-  Tree Protection Fencing
-  Permanent Ground Protection
-  Temporary Ground Protection
-  Trees Proposed for Removal
-  Recommended Extent of Pruning

Revision	By	Date	Details

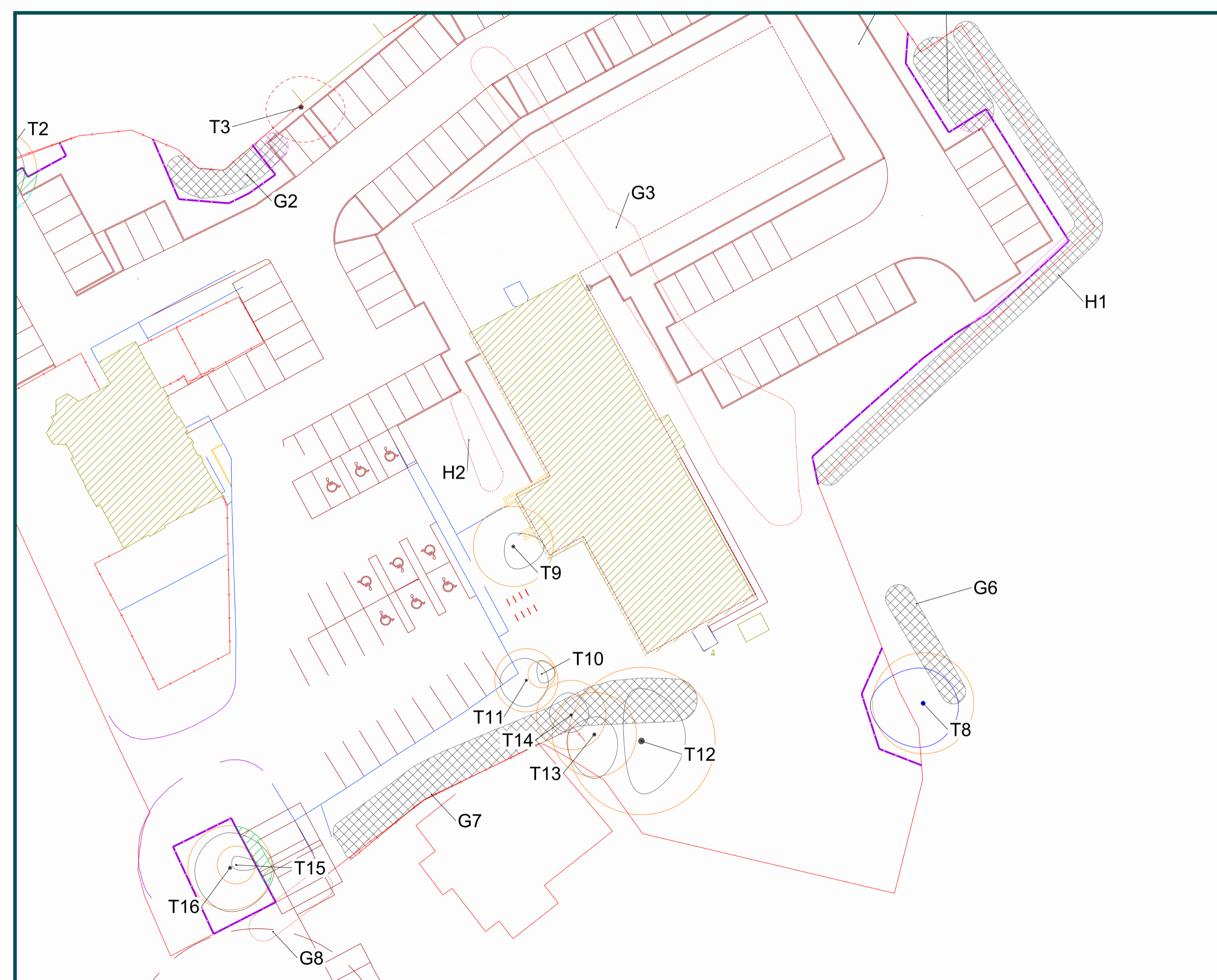
Project Reference / Name		
BG25.250	REDWINGS LODGE, BALDOCK	

Client
REDWINGS LODGE

Drawing title
TREE PROTECTION PLAN SHEET 2 OF 2

Purpose of issue		Date of issue	
INITIAL ISSUE		15.01.2026	
Scale @ A1	1:200	Subsidiary	S0
Drawn	WS	Checked and approved	LE
Issue	INITIAL	Revision	P01

BG25.250-BRGR-ZZ-ZZ-DR-ARB-00006



Appendix 3 – Tree Protection General Guidance

Tree protection specification – protective fencing

The protective fencing used must be fit for the purpose of excluding construction activity.

The default fencing specification should be as per Figure 1 and comprise of a vertical and horizontal scaffold framework. The fencing must be a minimum of 2m tall and well braced to resist impacts. Upright scaffold poles must be driven into the ground by a minimum of 0.6m and spaced at maximum intervals of 3m. Onto this framework, welded mesh infill panels will be secured to the uprights and cross-members with wire ties. The fence should be supported on the inner side by bracing poles. Care must be taken when locating the bracing poles to avoid contact with structural roots.

When the site circumstances prevent the use of driven poles (e.g. due to existing hard surfacing), the fencing specification should be as per Figure 2. This will consist of 2m tall welded mesh panels (e.g. Heras) on rubber or concrete feet, with the mesh panels held together with a minimum of two anti-tamper couplers. Distance between the fence couplers should be at least 1m and uniform across the fencing. Stabiliser struts on the inner side of the fence should be attached to a base plate secured with ground pins (Figure 2a) or mounted onto a block tray (Figure 2b).

Tree protective fencing must have all-weather notices attached at regular intervals, such as those in Figure 3 and Figure 4. The notices must include wording such as 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS' or 'TREE PROTECTION AREA – KEEP OUT'. The tree protective fencing must remain *in situ* and intact until completion of construction; they may be removed after agreement with the project arboriculturist and their removal discharged to the Local Planning Authority.

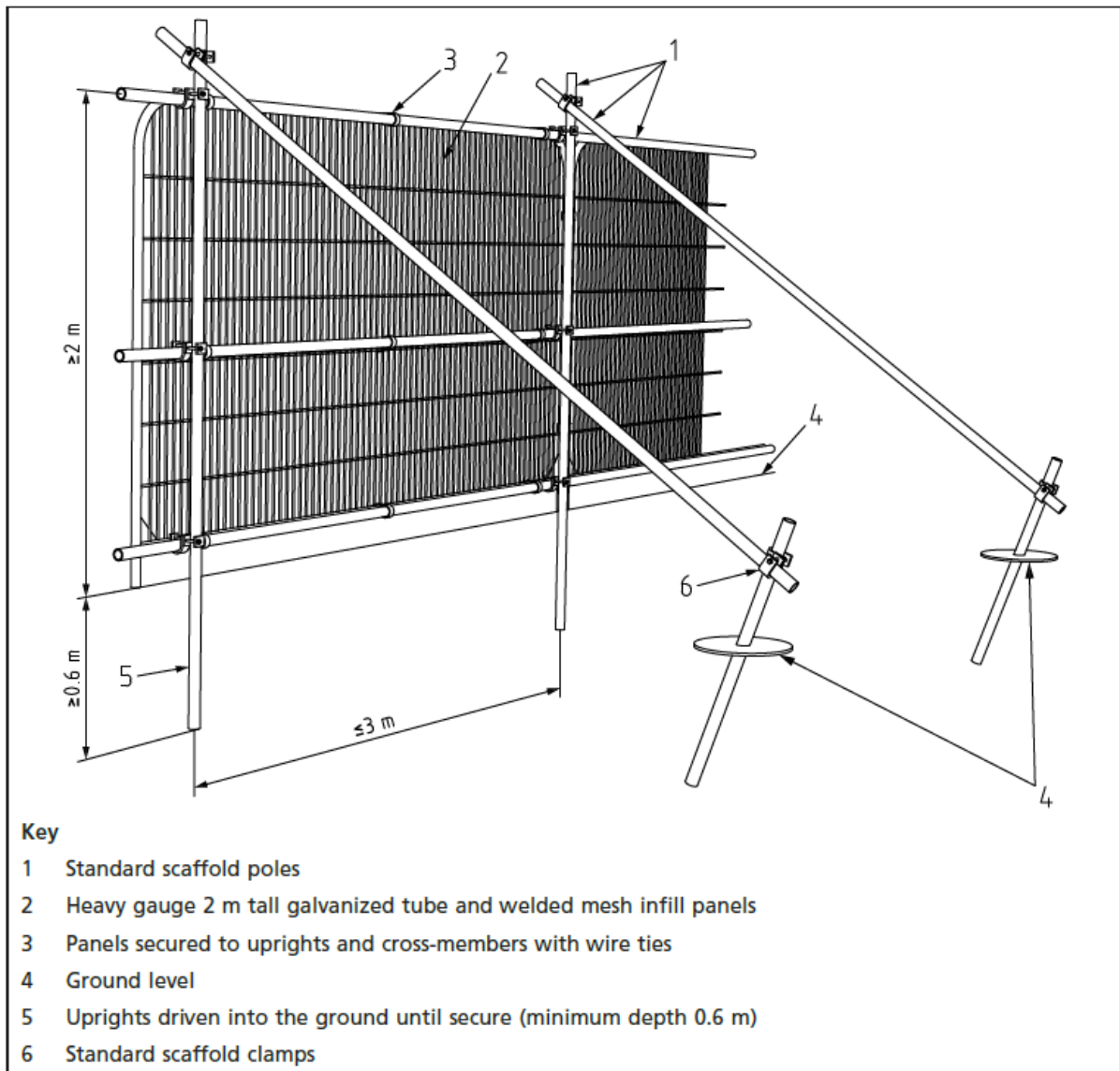


Figure 1: Default specification for tree protection fencing (Figure 2 in BS 5837:2012)

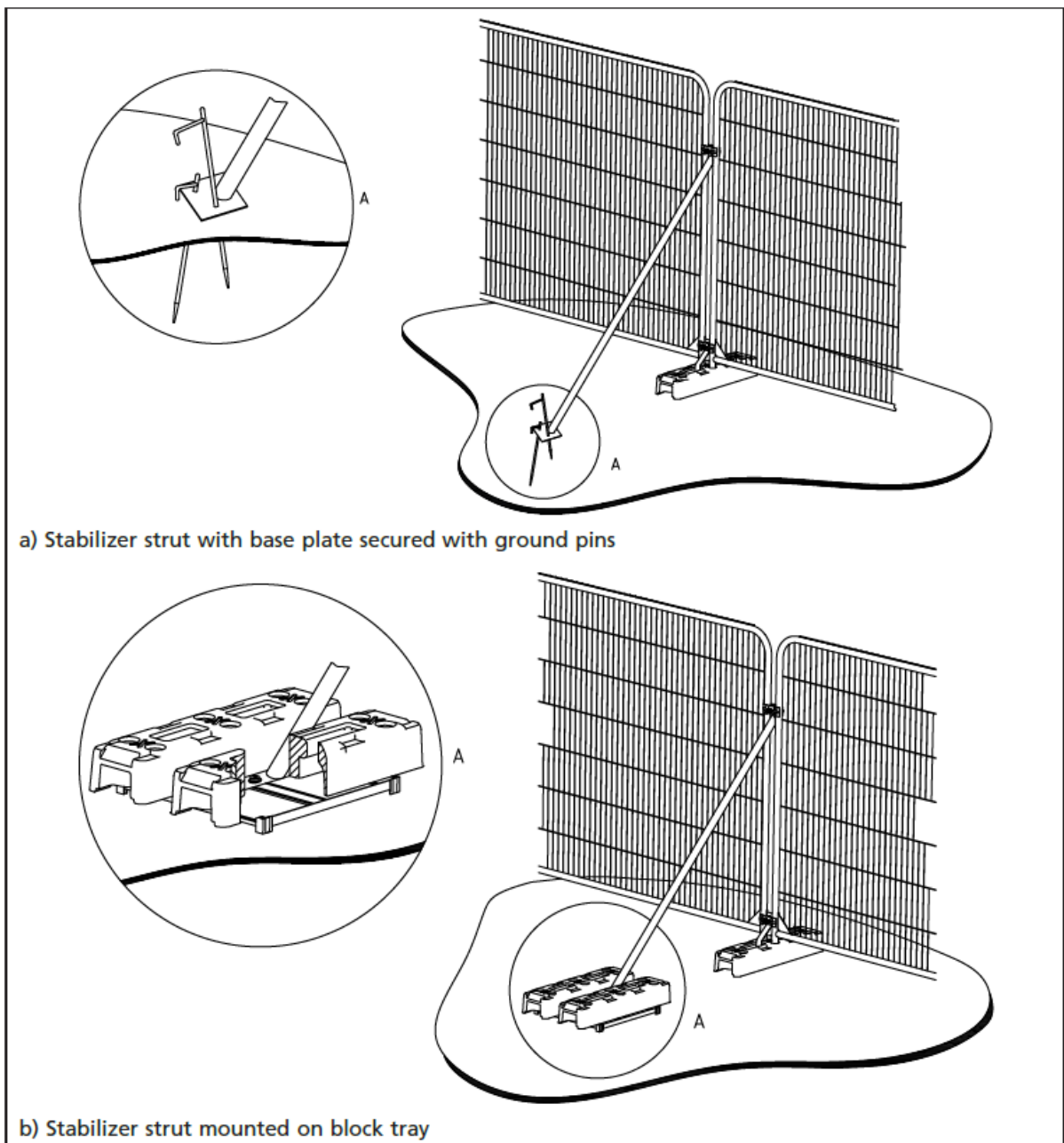


Figure 2: Alternative specification for tree protection fencing (Figure 3 in BS 5837:2012).



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.**



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Figure 3: Tree protection fencing signage.



PROTECTIVE FENCING

Fencing must be maintained in accordance with the approved plans and drawings for this development



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Figure 4: Tree protection fencing signage.

Other considerations – statutory controls and wildlife

Statutory controls

Trees may be statutorily protected due to their location within a Conservation Area, or by a Tree Preservation Order (TPO). Brindle & Green Ltd have undertaken TPO and Conservation Area searches to inform this report, using Local Planning Authority online mapping services or by confirming directly with the LPA. The protection status of trees may change between the issuing of reports and the commencement of works onsite; therefore, it is strongly recommended that tree protection status is checked directly with the LPA prior to the commencement of any tree work onsite. Separate works applications to protected trees are not required provided that the works are specified in this report, that this report is submitted to the LPA as part of the planning application and that planning consent is granted.

Bats

Several British bat species will roost in trees. All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly cause disturbance at, on or near an 'active' nest.

Vegetation clearance, including tree and hedgerow removal, during the period March to August can be damaging to active bird nests during the main breeding season. Vegetation clearance on site should ideally take place in the months September to February, outside of the main bird breeding season.

Any vegetation clearance proposed between the months of March and September should be subjected to a search for active birds' nests 24 hours prior to commencement of works. This should confirm whether all or some clearance is achievable. In addition to a pre-works check,

the clearance of vegetation between the months of March and September should be supervised by a suitably experienced ecologist.

Appendix 4 – Site Plans



Appendix 5 – Site Photographs

Image	Description
	T1 and T2 to the north-east of the site.
	Eastern section of G2 (left) and T3 (right).

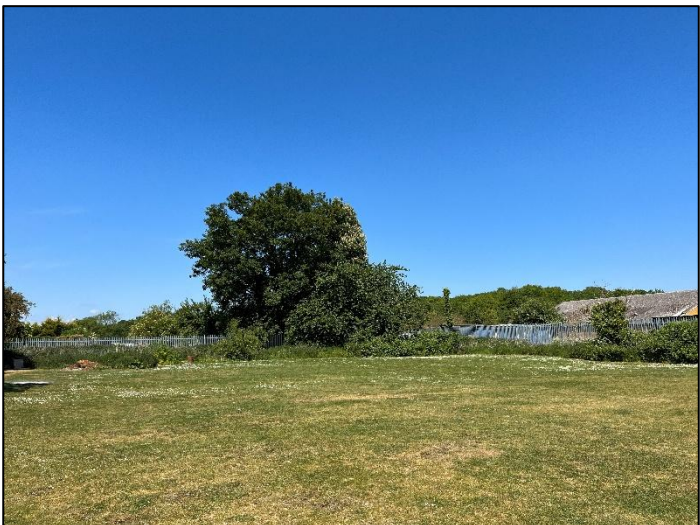
Image	Description
	G3, running north-south across the site.
	T4-T6, offsite trees, with G4 to the forefront.

Image	Description
	T7, dead tree colonised by ivy.
	G5, by the eastern boundary.

Image	Description
	T8, with G6 to the left.
	T9 by the entrance to the hotel.

Image	Description
	T11, left, and G7 to the rear.
	T15, T16 and G8 to the rear.

Appendix 6 – General References

British Standards Institution, 1989. *BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces)*. BSI Standards Limited.

British Standards Institution, 2010. *BS 3998:2010 - Tree work - Recommendations*. BSI Standards Limited.

British Standards Institution, 2012. *BS 5837:2012 - Trees in relation to design, demolition and construction*. BSI Standards Limited.

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Roberts, J., Jackson, N. & Smith, M., 2018. *Tree Roots in the Built Environment*. 3 ed. London: The Stationery Office.

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