



PLANNING REFERENCE 17/01955/1 Conditions 6 and 7

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT REPORT

SITE

Ickleford Mill, Arlesey Road, Ickleford

CLIENT

Hill Residential Limited

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FICFor FArborA BSc (Hons) Tech Cert (ArborA)

DATE: February 2026

OUR REF: SHA 1948

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Executive summary

This report is submitted in connection with a Reserved matters application to North Herts Council for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding pursuant to outline planning permission 17/01955/1 at Ickleford Mill, Arlesey Road, Ickleford. The information provided in this report is in accordance with the British Standard (BS 5837: 2012 '*Trees in relation to design, demolition and construction. Recommendations*' (referred to as BS) and relevant planning policies referenced in this report. The relevant planning conditions are 6 and 7.

No Tree Preservation Order protects trees on the Site, and the site is not within a Conservation Area. In order to prepare for this report a tree survey to the BS was carried out in October 2025 and a site meeting with officers from North Herts Council took place in January 2026. Tree removals have been minimized by close team collaboration. Unfortunately, a large lime tree T4, is found to be structurally defective due to a fungus and will have to be removed for safety reasons. The investigative report on the tree condition is found at Appendix 12. The tree will be replaced with a semi-mature lime tree as part of the extensive landscaping scheme.

This report provides details of how trees to be retained will be protected during demolition and construction by tree protection measures and the application of Arboricultural Method Statements. Sensitive works near trees will be carried out under arboricultural supervision.

Type	Category A High value		Category B Moderate value		Category C Low value		Category U Unsuitable for retention	
Impact	Stay	Go	Stay	Go	Stay	Go	Stay	Go
Trees/groups	1	0	110	12	51	16	12	1

Table 1 - Impact by category and type of woody vegetation

Trees to be retained	Trees to be removed	Trees to be planted	Net gain
174	29	46	17

Table 2 – tree numbers

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1. Introduction:

- 1.1. This report accompanies a Reserved matters application to North Herts Council for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding pursuant to outline planning permission 17/01955/1 at Ickleford Mill, Arlesey Road, Ickleford. The arboricultural information in this report is in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction. Recommendations*' (referred to as BS). The relevant conditions are 6 and 7.
- 1.2. This report details tree condition, the impact of the proposal on, and from, the existing trees and the measures taken to protect trees to be retained. It also includes tree surgery recommendations.
- 1.3. The survey has resulted in a layout as shown in the Tree Protection Plan at Appendix 3. Technical terms used in this document are defined in the glossary at Appendix 10.

2. Statement of instructions and the issues addressed:

- 2.1. I was instructed by Hill Residential Limited to: -
 - 2.1.1. Carry out a tree survey in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS);
 - 2.1.2. Analyse the proposals and the impact on trees to be retained;
 - 2.1.3. Produce a Tree Protection Plan, showing the location of the tree protection fencing in accordance with the BS and a specification for the protection of the existing trees;
 - 2.1.4. Provide a tree surgery schedule which includes work to facilitate construction, based on the layout of, and works to, trees due to their condition or previous management;
 - 2.1.5. Provide Arboricultural Method Statements and tree protection plans suitable for conditions 6 and 7 of planning consent.
- 2.2. The issues addressed are tree condition, and how the proposal impacts on trees and vice versa.

3. The site:

- 3.1. The site comprises Ickleford Mill, Hertfordshire, positioned on the southern edge of Ickleford village, immediately north of Hitchin. The site is centered on OS grid reference TL 18206 31282 and lies within the administrative boundary of North Hertfordshire District Council.
- 3.2. The site extends to approximately 3.59 hectares and includes the former flour mill together with associated factory and office buildings, now decommissioned. The River Oughton flows west to east through the middle of the site. To the south of the river, areas of grassland, woodland and linear tree belts are present.



Aerial plan 1 – from Hill Residential Ltd

- 3.3. *Site soils:* An assessment of soils on-site was carried out by a desktop analysis using the National Soil Resources Institute website which identified the soils as likely to be loamy and clayey floodplain soils with naturally high groundwater. This is a guide only and detailed on-site soil analysis should be undertaken by the project engineer to inform the foundation design.

- 3.4. Most soils in urban areas are not true soils in the scientific sense. They do not have the same structure and profile as natural soils found in rural or natural settings. They are called 'made ground' and are a mixture of material that has accumulated in place as a result of human activity over many years. They may be lacking in structure, nutrients and organic matter, have high levels of acidity or alkalinity or be contaminated from salt spreading or previous industrial or other human activity. They may also be bacterially dominant rather than fungal dominant which can present a problem for newly planted trees.
- https://cdn.forestresearch.gov.uk/2022/02/7111_fc_urban_tree_manual_v15.pdf

4 The trees:

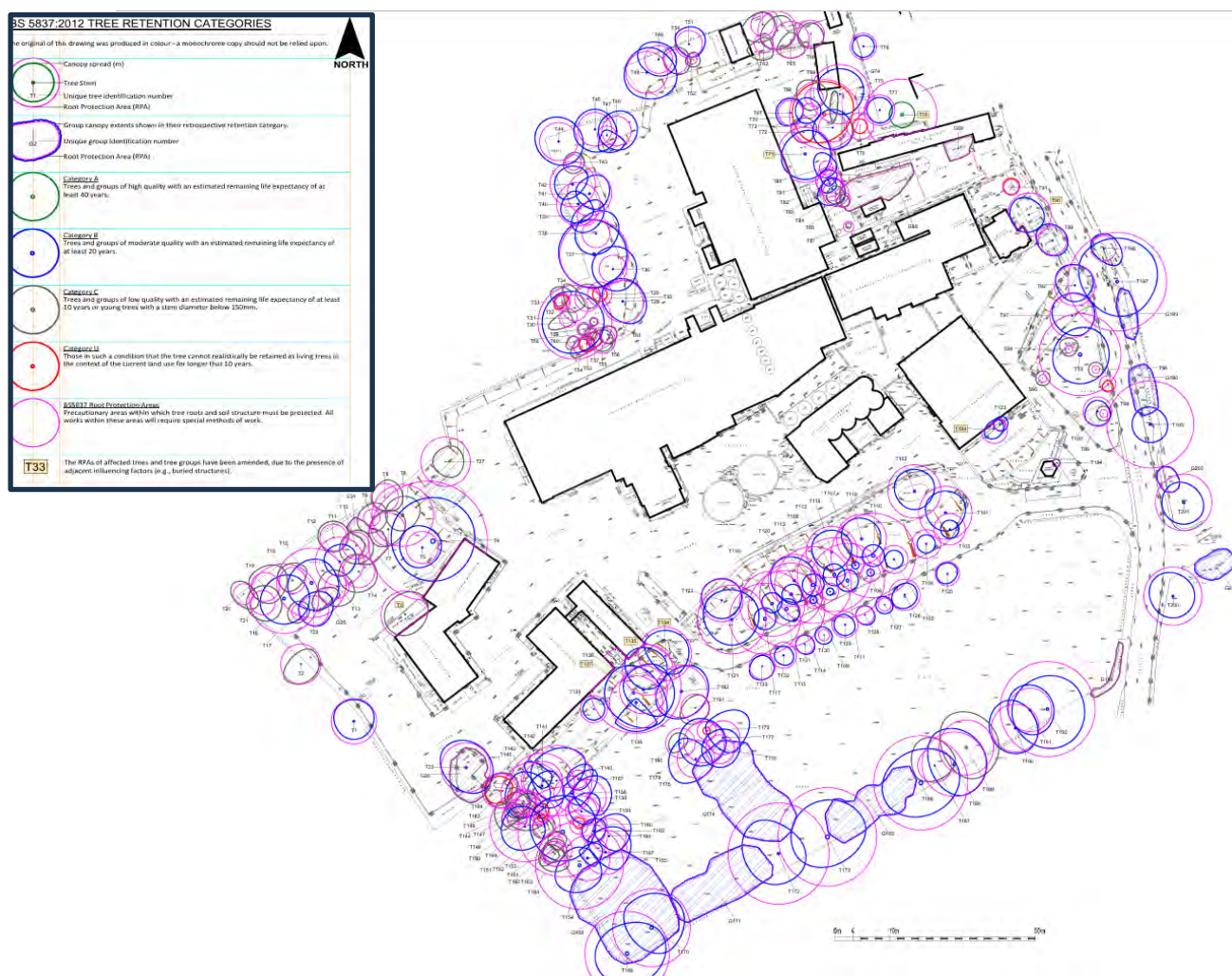
- 4.1. *Generally:* There are 186 individual trees, 2 shrub groups, and 15 groups of trees which form the subject of this survey. Full details are found in the survey sheets at Appendix 1 and their location on the Tree Removal and Demolition Plan *SHA 1948 TRP* at Appendix 2.
- 4.2. *Legislation and policies:* There are no Tree Preservation Order (TPO) protecting trees on, or adjacent to, Site. The Site is not within a Conservation Area. Further information on legislation is found in Appendix 7.
- 4.3. *BS retention category of trees in this survey, including offsite trees:*

	Group	Shrub	Tree	Total
A2	0	0	1	1
B1	0	0	1	1
B2	8	0	113	121
C1	5	0	44	49
C2	2	2	13	17
C3	0	0	1	1
U	0	0	13	13
Total	15	2	186	203

Table 3 – Retention category

A – high quality, B – moderate quality, C – low quality, U – unsuitable for retention

- 4.4. Given the former use of the site, all trees in the residential area are on or near the boundaries, with the main site area being laid to hard surfaces and buildings. The trees on the northern and north-western boundaries are on a raised bank reaching a maximum height of 2m. Most of the trees are in a good to reasonable form and condition, apart from some smaller trees and dead elms as detailed on the tree survey sheets. The trees provide collective screening and softening on most of the boundaries. The southern part of the site is open space, with dense belts of trees either side of an existing path orientated east-west, and on the southern and western boundaries. A cluster of dense trees is set back from the western boundary in the open space and provides delineation of the space.



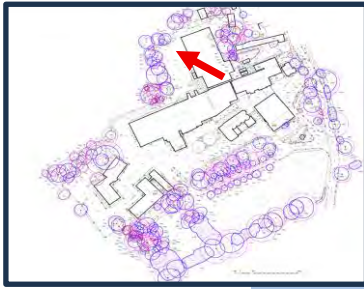


Photo 1 of the northern boundary, looking north east. All photos taken 16 January 2026 unless otherwise stated.



Photo 2 of the north-western corner. Note the bank.

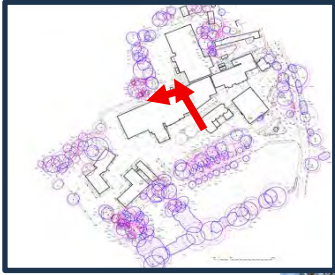


Photo 3 of T28 looking north along the western boundary



Photo 4 of the group at the corner north of the main building



Photo 5 of the north-eastern corner

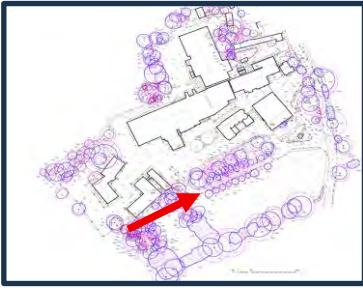


Photo 6 of the line of poplars and alders either side of the east-west path on the northern side of the public open space.



Photo 7 from the northern part of the open space looking north



Photo 8 of the tree belt on the southern boundary. October 2025.



*Photo 9 of the tree belt on the western boundary (left hand side) and the poplars and alders.
October 2025.*

- 4.5. There is a wide range of species including sycamore, cedar, pine, horse chestnut, beech, oaks, hazels, maples, limes, elms, laurels, hawthorns, yew and cypress in the northern area to be developed. The large lime SHA T4 has decay fungi and has been found to be structurally compromised (see Appendix 12 for the full report). In the southern open space, the species include willow species, alder, Lombardy poplar, lime, sycamore, field maple, whitebeam, beech, Norway maple and elms. The age class has a good mixture of semi-mature to mature, but no meaningful succession planting.

Summary table with life stage

	Group	Shrub	Tree	Total
Early Mature	13	2	57	72
Late Mature	0	0	4	4
Mature	1	0	84	85
Semi Mature	1	0	40	41
Young	0	0	1	1
Total	15	2	186	203

Table 4 – tree age classes

5. The approved development

- 5.1. This report is in connection with a Reserved matters application to North Herts Council for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding pursuant to outline planning permission 17/01955/1.

5.2. Condition 6 (compliance)

None of the trees and hedges identified in the submitted Tree Assessment as being retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

5.3. Condition 7 (pre-commencement)

Before the commencement of any other works on the site, trees and hedges to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework* located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

** SHA comment – this report provides details of tree protection in accordance with BS 5837, not as stated in the condition as the condition details a lower, less robust, specification.*

6. Arboricultural Impact Assessment:

6.1. Tree removals

Trees/scrub/groups to be removed are identified as red shapes on the Tree Protection Plan SHA 1948 TRP at Appendix 2 and detailed in the tree surgery schedule at Appendix 4. The following trees are proposed for removal:

Tree number	BS category	Species	Comments
T3	C1	Goat willow	Remove for demolition
T4	B2 (now C2)	Lime	Due to poor structural condition (refer to Appendix 12). Will be replaced with a semi-mature tree

Tree number	BS category	Species	Comments
T27	C1	Hazel	Remove for construction – small coppiced tree
T48	B2	Sycamore	Remove for construction as would overshadow the garden of the proposed plot and there would be too much pressure to prune potentially resulting in disfigurement.
T50	C1	Ash	Remove for construction as would overshadow the garden of the proposed plot
T52	C1	hawthorn	Remove for construction as would overshadow the garden of the proposed plot
T62	C1	Whitebeam	Remove for construction – provides no visual amenity outside of the site
T63	C1	Norway maple	Remove for construction – provides no visual amenity outside of the site
T64	C1	Norway maple	Remove for construction – provides no visual amenity outside of the site
T65	C1	Cotoneaster	Remove for construction – provides no visual amenity outside of the site
T66	C1	Cotoneaster	Remove for construction – provides no visual amenity outside of the site
T67	B2	Whitebeam	Remove for construction – provides no visual amenity outside of the site
T68	B2	Whitebeam	Remove for construction – provides no visual amenity outside of the site
T69	C1	Laurel	Remove for construction – provides no visual amenity outside of the site
T71	B2	Cedar	Remove for construction
T72	C1	Norway maple	Remove for construction
T80	B2	Yew	Remove for construction
T81	B2	Cypress	Remove for construction
T82	B2	Cypress	Remove for construction
T83	B2	Yew	Remove for construction

Tree number	BS category	Species	Comments
T84	C1	Cypress	Remove for construction
T85	C1	Cypress	Remove for construction
T87	C1	Cypress	Remove for construction
T89	B2	Hawthorn	Remove for construction
T90	B2	Apple	Remove for construction
T91	U	Thorn	Remove for construction. Poor condition.
T123	B2	Swamp cypress	Remove for demolition
T124	B2	Alder	Remove for demolition

Total: 29



Plan 2 – extract from SHA 1948 TRP

6.5. *Tree protection*

6.5.1 Trees to be retained will be protected during works by a combination of tree protection fencing and ground protection in accordance with the specification at Appendix 5 at the locations shown on the Tree Protection Plan SHA 1948 TRP at Appendix 2 and SHA 1948 TPP2 at appendix 3. The tree protection will be inspected by the Arboricultural Consultant prior to works commencing and inspected at intervals to be agreed. It is to be regarded as sacrosanct until the external works phase.

6.6. *Impact on the crowns*

6.6.1 Minor works to trees to be retained are recommended in the tree surgery schedule at Appendix 4. In all cases, this includes minor tip pruning to crown lift to avoid conflict with vehicles/pedestrians. The tree works are well within the tolerances of tree physiology and the British Standard BS 3998:2010 'Tree Works' and will have a very low visual impact.

6.7. *Impact on the roots*

6.7.1 The retained hard surfaces will be removed under arboricultural supervision and replaced without digging down and affecting tree roots. The Method Statements at Appendix 6 detail all works near trees to be retained and how their roots will be protected.

7. **Conclusions:**

- 7.1. This report follows an updated tree survey and close team collaboration. The integrity of most, but not all of the boundary trees, is maintained. There will be a net gain of standard trees and a significant uplift of tree and shrub numbers due to the dense native planting on the banks will be grow to form a dense buffer, ultimately creating an improved landscape boundary screen. Imaginative use of timber from felled trees will limit the carbon footprint of tree removal, enrich natural play and maintain habitat on site.
- 7.2. This report provides details of how trees to be retained will be protected during demolition and construction by tree protection measures and the application of Arboricultural Method Statements. Sensitive works near trees will be carried out under arboricultural supervision and reported to the Local Planning Authority (LPA).

7.3. The scheme adheres to the following policies (see Appendix 7 for further details)

Policy	Compliance demonstrated (in relation to arboriculture)
NPPF 2024 193 (c)	The development proposal does not result in the loss or deterioration of ancient woodlands or ancient and veteran trees.
North Herts Local Plan	Policy SP12 Green infrastructure, landscape and biodiversity This scheme accords with the requirement and provides a net gain in tree numbers. Trees to be retained will be adequately protected during works.

Table 5 – policy impact

7.4. The information in this report is compliant with the requirements of condition 7.

Type	Category A High value		Category B Moderate value		Category C Low value		Category U Unsuitable for retention	
Impact	Stay	Go	Stay	Go	Stay	Go	Stay	Go
Trees/groups	1	0	110	12	51	16	12	1

Table 6 - Impact by category and type of woody vegetation

Trees to be retained	Trees to be removed	Trees to be planted	Net gain
174	29	46	17

Table 7 – tree numbers

8. Recommendations:

- 8.1. That a copy of this report is kept on site, including A1 colour copies of the Tree Protection Plans. The arboricultural documents must be part of site induction by the main contractor to all sub-contractors.
- 8.2. That the trees to be removed are to be marked up by the engineer and arboricultural consultant and relayed to the tree surgeon.
- 8.3. That this report and Tree Protection Plan are referenced in the Demolition and Construction Logistics Plan and Tree Protection Plan is kept on the wall of the site office.

- 8.4. That the Arboricultural Method Statements are observed by all site personnel and supervised at key stages by the project arboricultural consultant. Short supervision reports are to be written after each inspection as a record of compliance and audit trail to the Local Authority.
- 8.5. That this report is sent to all members of the design team for their review.
- 8.6. That the foundation design takes into account trees to be retained, trees to be removed and trees to be planted.
- 8.7. That there are no ground level changes within the area shown on the Tree Protection Plan.
- 8.8. That the line of the underground services should ideally be located outside of Root Protection Areas. However, as a precaution the final service plan should be assessed by an arboriculturist. If it is unavoidable that services are to be located in RPAs, then the method statement in section 9 at Appendix 6 will be followed and installed under Arboricultural Supervision.
- 8.9. That the trees in the public open space and in the communal areas are subject to a Tree Risk Management Regime.
- 8.10. That no tree works take place until consent is granted other than the removal of dead and broken precarious branches.
- 8.11. That the tree protection fencing and ground protection, as detailed in the report, are installed before machinery enters the site for demolition and remains in place until the soft landscaping stage and is signed off by the arboricultural consultant.
- 8.12. That the locations of the exploratory intrusive investigation for contamination are assessed by the arboricultural consultant.
- 8.13. That the drainage strategy detailing on and/or offsite drainage works, including SUDS, is reviewed by the arboricultural consultant to ensure minimum impact on trees to be retained and is mindful of new trees to be planted.

Sharon Durdant-Hollamby

FICFor FArborA BSc (Hons) Tech. Cert. (Arbor A) Director Sharon Hosegood Associates Ltd

Appendix 1

Tree survey sheets October 2025

SHA 1948 Tree Schedule October 2025

251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	Acer pseudoplatanus (Sycamore)	14.0	52	1		6.0		5.0		5.0		6.0	2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Estimated due to inaccessibility.	29/10/2025	122.3	6.2	20-40	B2
Tree T2	Acer pseudoplatanus (Sycamore)	10.0	46 COM	3		5.0		5.0		6.0		3.0	0.5		Early Mature	Structural condition Fair. Physiological condition Poor. Dimensions - Estimated due to inaccessibility.	29/10/2025	95.7	5.5	20-40	C1
Tree T3	Salix caprea (Goat Willow/Great Sallow)	8.5	49 COM	4		7.0		5.5		6.0		5.5	2.5		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	108.6	5.9	20-40	C1
Tree T4	Tilia x vulgaris (Common Lime)	22.5	127	1		12.0		11.0		11.0		12.0	2.0		Late Mature	Structural condition Fair. Physiological condition Good. Fungal fruiting body - structural decay suspected. Fork - Weak with included bark. Stems - Co-dominant. Decay fungi - Ganoderma sp. brackets at base to the north and at 2.4 m to the northeast. Down graded to C due to further inspection by TCTC	29/10/2025	706.9	15.0	40+	C2
Tree T5	Taxus baccata (Yew)	8.0	37	1		5.5		5.0		6.0		6.5	1.5		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	61.9	4.4	20-40	B2
Tree T6	Acer pseudoplatanus (Sycamore)	10.0	71	1		5.5		4.0		4.5		5.0	0.5		Early Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	228.0	8.5	20-40	C1
Tree T7	Acer pseudoplatanus (Sycamore)	7.0	39	1		5.5		4.0		5.5		5.0	0.5		Early Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	68.8	4.7	20-40	C1
Tree T8	Corylus avellana (Common Hazel)	9.0	32 COM	5		5.0		5.0		3.5		3.5	1.2		Early Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	46.3	3.8	20-40	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T9	Quercus robur (English Oak)	8.5	19	1		4.5		4.0		4.5		3.5	2.0		Semi Mature	Structural condition Good. Physiological condition Good.	29/10/2025	16.3	2.3	40+	C1
Tree T10	Acer pseudoplatanus (Sycamore)	7.0	31	1		4.5		5.0		5.0		4.0	0.0		Early Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	43.5	3.7	20-40	C1
Tree T11	Laurocerasus officinalis (Cherry Laurel)	8.5	31	1		4.5		4.0		4.0		4.5	0.5		Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	43.5	3.7	20-40	C1
Tree T12	Taxus baccata (Yew)	9.5	56 COM	2		5.0		4.0		4.0		4.5	1.2		Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	141.9	6.7	20-40	B2
Tree T13	Quercus robur (English Oak)	8.0	28	1		4.0		5.5		5.5		5.0	0.5		Semi Mature	Structural condition Good. Physiological condition Good.	29/10/2025	35.5	3.4	40+	C1
Tree T14	Quercus robur (English Oak)	12.0	37 COM	2		4.5		5.5		6.0		5.0	0.5		Semi Mature	Structural condition Good. Physiological condition Good.	29/10/2025	61.9	4.4	40+	C1
Tree T15	Tilia x vulgaris (Common Lime)	17.0	80	1		7.0		8.0		7.0		6.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH Estimated due to dense epicormic growth/ inaccessibility around stem.	29/10/2025	289.5	9.6	20-40	B2
Tree T16	Tilia x vulgaris (Common Lime)	21.0	80	1		7.0		7.0		7.0		6.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH Estimated due to dense epicormic growth/ inaccessibility around stem.	29/10/2025	289.5	9.6	20-40	B2
Tree T17	Laurocerasus officinalis (Cherry Laurel)	6.0	18	1		3.0		2.5		3.5		3.0	1.0		Early Mature	Structural condition Good. Physiological condition Good.	29/10/2025	14.7	2.2	40+	C1
Tree T18	Acer pseudoplatanus (Sycamore)	6.0	30	1		5.0		2.5		3.5		4.5	1.2		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	40.7	3.6	20-40	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T19	Laurocerasus officinalis (Cherry Laurel)	7.5	33	1	N	NE	E	SE	S	SW	W	NW	0.0		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	49.3	4.0	40+	C1
Tree T20	Acer pseudoplatanus (Sycamore)	9.0	24	1		3.0		5.0		3.0		4.0	2.5		Early Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	26.1	2.9	20-40	C1
Tree T21	Laurocerasus officinalis (Cherry Laurel)	7.0	28	1		5.0		5.5		4.5		4.5	1.0		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	35.5	3.4	40+	C1
Tree T22	Taxus baccata (Yew)	8.0	34	1		6.0		4.5		4.0		4.5	3.0		Mature	Structural condition Good. Physiological condition Fair.	29/10/2025	52.3	4.1	20-40	B2
Tree T23	Acer pseudoplatanus (Sycamore)	16.0	57	1		7.0		8.0		6.0		8.0	3.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	147.0	6.8	20-40	B2
Group G24	Crataegus monogyna (Common Hawthorn/Quick/May) Quercus robur (English Oak)	5.5	12 AVE			3.0		3.0		3.0		3.0	2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	29/10/2025	-	-	20-40	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G25	Ilex aquifolium (Holly)	5.5	12 AVE		3.0		3.0		3.0		3.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	29/10/2025	-	-	20-40	C1
	Laurocerasus officinalis (Cherry Laurel)																				
	Quercus robur (English Oak)																				
	Taxus baccata (Yew)																				
Group G26	Laurocerasus lusitanica (Portugal Laurel)	6.0	12 AVE		4.0		4.0		4.0		4.0		0.0		Early Mature	Structural condition Good. Physiological condition Good. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	29/10/2025	-	-	40+	C1
Tree T27	Corylus avellana (Common Hazel)	8.0	57 COM	40		5.0		5.0		3.5	3.5		0.5		Mature	Structural condition Fair. Physiological condition Poor. Dimensions - DBH is an estimated average of all stems. Number of stems estimated.	29/10/2025	147.0	6.8	20-40	C1
Tree T28	Acer pseudoplatanus (Sycamore)	12.0	48	1		6.0		7.0		5.0	6.5		3.5		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	104.2	5.8	40+	B2
Tree T29	Ulmus sp. (Elm sp.)	9.0	28	1		2.0		2.0		2.0	2.0		3.5		Semi Mature	Structural condition Poor. Physiological condition Dead.	29/10/2025	35.5	3.4	0-10	U
Tree T30	Tilia x vulgaris (Common Lime)	18.0	85 COM	8		8.0		8.0		9.0	9.0		2.5		Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Coppice origin / Mature stems. Crown - Dynamic cable bracing installed.	29/10/2025	326.9	10.2	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T31	Ulmus sp. (Elm sp.)	8.0	21	1	N	NE	E	SE	S	SW	W	NW	0.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	20.0	2.5	0-10	C2
Tree T32	Ulmus sp. (Elm sp.)	14.0	30 COM	3		3.0		1.0		2.0		7.0	4.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	40.7	3.6	0-10	C2
Tree T33	Ulmus sp. (Elm sp.)	11.0	19	1		2.0		1.0		2.5		2.0	3.5		Semi Mature	Structural condition Poor. Physiological condition Poor.	29/10/2025	16.3	2.3	0-10	U
Tree T34	Ulmus sp. (Elm sp.)	11.0	18 COM	2		3.5		1.0		2.0		4.0	3.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	14.7	2.2	0-10	C2
Tree T35	Ulmus sp. (Elm sp.)	14.0	29 COM	2		4.0		3.0		2.0		4.0	3.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	38.0	3.5	0-10	C2
Tree T36	Fagus sylvatica (Common Beech)	10.0	32	1		6.5		6.5		5.5		6.0	1.0		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	46.3	3.8	40+	B2
Tree T37	Populus alba (White Poplar/Abele)	17.0	79	1		9.0		9.0		9.5		10.0	2.5		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	282.3	9.5	40+	B2
Tree T38	Acer campestre (Field Maple)	10.0	32	1		7.0		5.5		6.0		5.5	2.5		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	46.3	3.8	40+	B2
Tree T39	Acer campestre (Field Maple)	8.5	22	1		5.5		4.0		5.0		3.0	1.5		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	21.9	2.6	40+	B2
Tree T40	Pinus nigra (Black Pine)	14.0	50	1		3.0		5.0		5.5		4.0	1.5		Early Mature	Structural condition Good. Physiological condition Fair.	29/10/2025	113.1	6.0	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T41	Pinus nigra (Black Pine)	16.0	51	1		6.0		5.0		3.5		4.0	1.5		Early Mature	Structural condition Good. Physiological condition Fair.	29/10/2025	117.7	6.1	20-40	B2
Tree T42	Pinus nigra (Black Pine)	16.0	52	1		5.0		3.0		5.0		5.0	1.5		Early Mature	Structural condition Good. Physiological condition Fair.	29/10/2025	122.3	6.2	20-40	B2
Tree T43	Crataegus monogyna (Common Hawthorn/Quick/May)	5.5	18 COM	2		3.0		3.0		3.0		2.5	1.5		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	14.7	2.2	20-40	C1
Tree T44	Acer platanoides (Norway Maple)	11.0	44	1		6.5		7.0		6.0		7.0	1.5		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	87.6	5.3	20-40	B2
Tree T45	Aesculus hippocastanum (Horse Chestnut)	10.5	39	1		5.5		6.5		6.0		5.5	1.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	68.8	4.7	20-40	B2
Tree T46	Aesculus hippocastanum (Horse Chestnut)	10.0	34	1		6.0		5.5		5.0		5.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	52.3	4.1	20-40	B2
Tree T47	Cotoneaster sp. (Tree Cotoneaster)	5.0	22	1		1.5		5.5		4.5		1.5	0.5		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	21.9	2.6	20-40	B2
Tree T48	Acer pseudoplatanus (Sycamore)	11.0	48	1		7.0		8.5		7.0		6.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	104.2	5.8	20-40	B2
Tree T49	Tilia x vulgaris (Common Lime)	13.0	32	1		4.5		5.0		4.5		6.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	46.3	3.8	20-40	B2
Tree T50	Fraxinus excelsior (Ash)	11.0	28	1		4.0		4.0		3.0		4.0	1.0		Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	35.5	3.4	20-40	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T51	Quercus cerris (Turkey Oak)	12.0	31	1	N	NE	E	SE	S	SW	W	NW	1.0		Mature	Structural condition Good. Physiological condition Good.	29/10/2025	43.5	3.7	40+	B2
Tree T52	Crataegus monogyna (Common Hawthorn/Quick/May)	4.0	12	1		2.0		2.5		2.0		1.5	1.0		Early Mature	Structural condition Fair. Physiological condition Good.	29/10/2025	6.5	1.4	40+	C1
Tree T53	Ulmus sp. (Elm sp.)	12.0	20	1		2.0		2.0		2.0		2.0	3.5		Semi Mature	Structural condition Poor. Physiological condition Dead.	29/10/2025	18.1	2.4	0-10	U
Tree T54	Ulmus sp. (Elm sp.)	10.0	20	1		2.0		2.0		4.0		2.0	3.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	18.1	2.4	0-10	C2
Tree T55	Acer pseudoplatanus (Sycamore)	11.0	30	1		3.0		3.0		3.0		3.0	3.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	40.7	3.6	20-40	C1
Tree T56	Ulmus sp. (Elm sp.)	12.0	20	1		2.5		2.5		2.5		2.0	3.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	18.1	2.4	0-10	C2
Tree T57	Ulmus sp. (Elm sp.)	10.0	18	1		2.0		2.0		2.0		2.0	3.5		Semi Mature	Structural condition Poor. Physiological condition Dead.	29/10/2025	14.7	2.2	0-10	U
Tree T58	Ulmus sp. (Elm sp.)	10.0	16	1		1.5		1.5		1.5		1.5	3.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	11.6	1.9	0-10	C2
Tree T59	Ulmus sp. (Elm sp.)	10.0	16	1		1.5		1.5		1.5		1.5	3.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	11.6	1.9	0-10	C2
Tree T60	Ulmus sp. (Elm sp.)	8.0	14	1		1.5		1.5		2.5		1.5	3.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	8.9	1.7	0-10	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T61	Ulmus sp. (Elm sp.)	7.0	10	1	N	NE	E	SE	S	SW	W	NW	3.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	4.5	1.2	0-10	C2
Tree T62	Sorbus aria (Whitebeam)	7.5	22	1		2.0		4.5		5.0		1.5	1.2		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	21.9	2.6	20-40	C1
Tree T63	Acer platanoides (Norway Maple)	8.5	27	1		3.5		4.5		6.0		3.5	2.5		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	33.0	3.2	20-40	C1
Tree T64	Acer platanoides (Norway Maple)	8.5	44 COM	2		4.5		5.0		5.5		3.5	2.5		Early Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	87.6	5.3	20-40	C2
Tree T65	Cotoneaster sp. (Tree Cotoneaster)	8.5	42 COM	6		2.0		5.0		5.0		2.0	2.5		Mature	Structural condition Fair. Physiological condition Poor. Dimensions - DBH is an estimated average of all stems.	29/10/2025	79.8	5.0	20-40	C1
Tree T66	Cotoneaster sp. (Tree Cotoneaster)	9.0	31 COM	3		3.0		4.0		4.0		3.0	3.0		Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	43.5	3.7	20-40	C1
Tree T67	Sorbus aria (Whitebeam)	9.0	29	1		4.0		3.0		4.0		4.0	2.5		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	38.0	3.5	20-40	B2
Tree T68	Sorbus aria (Whitebeam)	9.0	17	1		3.0		3.0		4.0		4.0	2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	13.1	2.0	20-40	B2
Tree T69	Laurocerasus lusitanica (Portugal Laurel)	6.5	21	1		4.0		3.0		4.0		5.5	2.0		Early Mature	Structural condition Fair. Physiological condition Good.	29/10/2025	20.0	2.5	40+	C1
Tree T70	Eucalyptus sp. (Eucalyptus Tree)	17.0	80	1		9.0		7.0		8.5		9.0	2.0		Mature	Structural condition Poor. Physiological condition Dead.	29/10/2025	289.5	9.6	0-10	U

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T71	Cedrus deodara (Deodar)	17.0	61	1	N	NE	E	SE	S	SW	W	NW	2.0		Early Mature	Structural condition Fair. Physiological condition Good.	29/10/2025	168.3	7.3	40+	B2
Tree T72	Acer platanoides (Norway Maple)	9.0	23	1		4.0		3.0		3.0		4.0	2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	23.9	2.8	20-40	C1
Tree T73	Cupressus macrocarpa (Monterey cypress)	12.0	33 COM	2		5.0		6.0		6.0		5.0	0.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	49.3	4.0	20-40	B2
Group G74	Cupressus macrocarpa (Monterey cypress)	11.0	15 AVE		1.5		3.0		1.5		2.5		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	29/10/2025	-	-	20-40	C2
Tree T75	Acer pseudoplatanus (Sycamore)	17.0	68 COM	8		7.0		6.0		5.0		7.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH is an estimated average of all stems.	29/10/2025	209.2	8.2	20-40	B2
Tree T76	Acer platanoides (Norway Maple)	8.5	30	1		3.0		3.0		3.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Ownership - Tree outside boundary line under third party ownership.	29/10/2025	40.7	3.6	20-40	B2
Tree T77	Taxus baccata (Yew)	8.5	35	1		3.5		3.5		3.5		3.5	2.0		Mature	Structural condition Fair. Physiological condition Fair. Ownership - Tree outside boundary line under third party ownership.	29/10/2025	55.4	4.2	20-40	B2
Tree T78	Cupressus sempervirens (Italian Cypress)	4.5	31 COM	8		2.0		2.0		2.0		2.0	0.0		Mature	Structural condition Poor. Physiological condition Dead.	29/10/2025	43.5	3.7	0-10	U
Tree T79	Cedrus deodara (Deodar)	22.0	75	1		3.5		3.5		3.5		3.5	4.0		Mature	Structural condition Fair. Physiological condition Fair. Ownership - Tree outside boundary line under third party ownership.	29/10/2025	254.5	9.0	40+	A2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T80	Taxus baccata (Yew)	5.5	16 COM	2	N	NE	E	SE	S	SW	W	NW	1.2		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	11.6	1.9	20-40	B2
Tree T81	Chamaecyparis lawsoniana (Lawson Cypress)	18.0	30	1		3.0		1.5		1.5		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	40.7	3.6	20-40	B2
Tree T82	Chamaecyparis lawsoniana (Lawson Cypress)	18.0	30	1		1.5		2.0		3.0		1.5	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	40.7	3.6	20-40	B2
Tree T83	Taxus baccata (Yew)	11.0	27	1		3.0		4.0		5.0		3.0	3.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	33.0	3.2	20-40	B2
Tree T84	Chamaecyparis lawsoniana (Lawson Cypress)	17.0	30	1		2.0		3.0		3.0		2.0	2.0		Mature	Structural condition Fair. Physiological condition Poor.	29/10/2025	40.7	3.6	20-40	C1
Tree T85	Chamaecyparis lawsoniana (Lawson Cypress)	9.0	18	1		1.5		2.0		2.0		1.5	1.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	14.7	2.2	20-40	C1
Group G86	Chamaecyparis lawsoniana (Lawson Cypress) Laurocerasus officinalis (Cherry Laurel)	6.0	14 AVE		3.0		3.0		3.0		3.0		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	29/10/2025	-	-	20-40	C1
Tree T87	Chamaecyparis lawsoniana (Lawson Cypress)	5.5	12	1		1.0		0.5		0.5		1.0	1.5		Young	Structural condition Fair. Physiological condition Fair.	29/10/2025	6.5	1.4	20-40	C1

Stem **green** Estimated value

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251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G88	Chamaecyparis sp. (False Cypress) Laburnum anagyroides (Common Laburnum (Golden Chain)) Sambucus nigra (Elder)	3.0	8 AVE		3.0		3.0		3.0		3.0		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	29/10/2025	-	-	20-40	C1
Tree T89	Crataegus monogyna (Common Hawthorn/Quick/May)	8.5	33	1		4.0		4.5		4.0		5.0	2.5		Mature	Structural condition Fair. Physiological condition Good.	29/10/2025	49.3	4.0	40+	B2
Tree T90	Malus robusta (Orchard Apple)	7.0	48 COM	4		4.0		4.5		5.0		5.5	2.0		Mature	Structural condition Fair. Physiological condition Good.	29/10/2025	104.2	5.8	40+	B2
Tree T91	Crataegus crus-galli (Cockspur Thorn)	4.5	18	1		2.5		2.0		2.0		2.5	2.0		Early Mature	Structural condition Poor. Physiological condition Poor.	29/10/2025	14.7	2.2	0-10	U
Tree T92	Taxus baccata (Yew)	11.0	47 COM	2		5.5		4.5		4.5		6.0	1.5		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	99.9	5.6	20-40	B2
Tree T93	Fraxinus excelsior (Ash)	17.0	94	1		8.0		8.0		8.0		7.0	2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	399.7	11.3	20-40	B2
Shrub S94	Philadelphus sp. (Mock Orange sp.)	4.5	9 COM	10		3.0		2.0		2.0		3.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH is an estimated average of all stems. Number of stems estimated.	29/10/2025	3.7	1.1	20-40	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Shrub S95	Syringa vulgaris (Common Lilac)	4.0	9 COM	10	N	NE	E	SE	S	SW	W	NW	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH is an estimated average of all stems. Number of stems estimated.	29/10/2025	3.7	1.1	20-40	C2
Tree T96	Corylus avellana (Common Hazel)	5.0	9 COM	10		2.0		2.0		2.0		2.0	0.5		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH is an estimated average of all stems. Number of stems estimated.	29/10/2025	3.7	1.1	20-40	C2
Tree T97	Alnus glutinosa (Common Alder)	13.0	51 COM	3		6.5		6.0		5.0		6.0	0.5		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	117.7	6.1	20-40	B2
Tree T98	Laburnum x watereri (Laburnum)	4.0	19	1		1.0		2.0		2.0		1.0	2.0		Early Mature	Structural condition Poor. Physiological condition Dead.	29/10/2025	16.3	2.3	0-10	U
Tree T99	Corylus avellana (Common Hazel)	3.5	9 COM	10		2.0		2.0		2.0		2.0	0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH is an estimated average of all stems. Number of stems estimated.	29/10/2025	3.7	1.1	20-40	C1
Tree T100	Chamaecyparis lawsoniana (Lawson Cypress)	11.0	33	1		3.0		4.0		4.0		3.0	0.0		Early Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	49.3	4.0	20-40	B2
Tree T101	Salix x sepulcralis (Weeping Willow)	6.0	61	1		6.0		5.0		5.0		6.0	0.0		Mature	Structural condition Poor. Physiological condition Fair.	29/10/2025	168.3	7.3	20-40	B2
Tree T102	Salix x sepulcralis (Weeping Willow)	6.0	61	1		6.0		5.0		5.0		6.0	0.0		Mature	Structural condition Poor. Physiological condition Fair.	29/10/2025	168.3	7.3	20-40	B2
Tree T103	Populus nigra 'Italica' (Lomardy Poplar)	17.0	36	1		2.5		2.5		2.5		2.5	2.0		Early Mature	Structural condition Good. Physiological condition Good.	29/10/2025	58.6	4.3	40+	B2
Tree T104	Populus nigra 'Italica' (Lomardy Poplar)	17.0	33	1		2.5		2.5		2.5		2.5	2.0		Early Mature	Structural condition Good. Physiological condition Good.	29/10/2025	49.3	4.0	40+	B2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T105	Populus nigra 'Italica' (Lomardy Poplar)	17.0	32	1	N	NE	E	SE	S	SW	W	NW	2.0		Early Mature	Structural condition Good. Physiological condition Good.	29/10/2025	46.3	3.8	40+	B2
Tree T106	Populus nigra 'Italica' (Lomardy Poplar)	14.0	22	1		1.0		1.0		1.0		1.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good.	29/10/2025	21.9	2.6	40+	B2
Tree T107	Populus nigra 'Italica' (Lomardy Poplar)	14.0	20	1		1.0		1.0		1.0		1.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good.	29/10/2025	18.1	2.4	40+	B2
Tree T108	Populus nigra 'Italica' (Lomardy Poplar)	12.0	20	1		1.0		1.0		1.0		1.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good.	29/10/2025	18.1	2.4	40+	B2
Tree T109	Populus nigra 'Italica' (Lomardy Poplar)	14.0	20	1		1.0		1.0		1.0		1.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good.	29/10/2025	18.1	2.4	40+	B2
Tree T110	Populus nigra 'Italica' (Lomardy Poplar)	24.0	97	1		3.0		3.0		3.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	425.7	11.6	20-40	B2
Tree T111	Populus nigra 'Italica' (Lomardy Poplar)	18.0	85	1		3.0		3.0		3.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	326.9	10.2	20-40	B2
Tree T112	Populus nigra 'Italica' (Lomardy Poplar)	22.0	85	1		3.0		3.0		3.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	326.9	10.2	20-40	B2
Tree T113	Populus nigra 'Italica' (Lomardy Poplar)	22.0	88	1		3.0		3.0		3.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	350.3	10.6	20-40	B2
Tree T114	Populus nigra 'Italica' (Lomardy Poplar)	23.0	72	1		3.0		3.0		2.5		2.5	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	234.5	8.6	20-40	B2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T115	Populus nigra 'Italica' (Lomardy Poplar)	23.0	88	1	N	NE	E	SE	S	SW	W	NW	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	350.3	10.6	20-40	B2
Tree T116	Populus nigra 'Italica' (Lomardy Poplar)	23.0	75	1		3.0		2.5		2.5		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	254.5	9.0	20-40	B2
Tree T117	Populus nigra 'Italica' (Lomardy Poplar)	22.0	82	1		3.0		3.0		3.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	304.2	9.8	20-40	B2
Tree T118	Salix x sepulcralis (Weeping Willow)	6.0	57	1		5.5		5.0		5.0		6.0	0.0		Mature	Structural condition Poor. Physiological condition Fair.	29/10/2025	147.0	6.8	20-40	B2
Tree T119	Salix x sepulcralis (Weeping Willow)	6.0	59	1		6.0		5.0		5.0		6.0	0.0		Mature	Structural condition Poor. Physiological condition Fair.	29/10/2025	157.5	7.1	20-40	B2
Tree T120	Salix x sepulcralis (Weeping Willow)	6.0	60	1		6.0		6.0		6.0		7.0	0.0		Mature	Structural condition Poor. Physiological condition Fair.	29/10/2025	162.9	7.2	20-40	B2
Tree T121	Alnus glutinosa (Common Alder)	15.0	79 COM	3		8.0		7.0		7.0		8.5	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	282.3	9.5	20-40	B2
Tree T122	Acer pseudoplatanus (Sycamore)	11.0	49 COM	3		6.0		5.0		5.0		6.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	29/10/2025	108.6	5.9	20-40	B2
Tree T123	Taxodium distichum (Swamp Cypress)	9.0	13	1		2.5		2.0		1.5		2.0	0.0		Semi Mature	Structural condition Good. Physiological condition Good.	30/10/2025	7.6	1.6	40+	B2
Tree T124	Alnus glutinosa (Common Alder)	11.0	27	1		3.0		2.5		3.0		2.0	0.0		Early Mature	Structural condition Good. Physiological condition Good.	30/10/2025	33.0	3.2	40+	B2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T125	Alnus glutinosa (Common Alder)	8.0	28	1	N	NE	E	SE	S	SW	W	NW	1.5		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	35.5	3.4	20-40	B2
Tree T126	Alnus glutinosa (Common Alder)	12.0	36	1		3.5		3.5		4.0		3.0	1.5		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	58.6	4.3	20-40	B2
Tree T127	Alnus glutinosa (Common Alder)	7.0	15	1		2.0		2.5		2.5		2.5	1.5		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	10.2	1.8	20-40	B2
Tree T128	Alnus glutinosa (Common Alder)	10.0	21	1		2.5		3.0		2.5		2.5	1.0		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	20.0	2.5	20-40	B2
Tree T129	Alnus glutinosa (Common Alder)	13.0	30	1		2.5		3.0		3.0		3.0	1.0		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	40.7	3.6	20-40	B2
Tree T130	Alnus glutinosa (Common Alder)	6.0	13	1		2.0		2.5		2.5		2.5	1.0		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	7.6	1.6	20-40	B2
Tree T131	Alnus glutinosa (Common Alder)	10.0	22	1		2.5		3.0		2.5		2.5	1.5		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	21.9	2.6	20-40	B2
Tree T132	Alnus glutinosa (Common Alder)	11.0	30	1		2.5		3.0		2.5		2.5	2.0		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	40.7	3.6	20-40	B2
Tree T133	Alnus glutinosa (Common Alder)	9.0	30 COM	2		3.0		3.5		4.0		3.0	2.0		Semi Mature	Structural condition Good. Physiological condition Fair.	30/10/2025	40.7	3.6	20-40	B2
Tree T134	Alnus glutinosa (Common Alder)	15.0	61 COM	6		7.0		6.0		4.0		7.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Dimensions - DBH is an estimated average of all stems.	30/10/2025	168.3	7.3	20-40	B2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T135	Alnus glutinosa (Common Alder)	16.0	57 COM	3	N	NE	E	SE	S	SW	W	NW	3.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	147.0	6.8	20-40	B2
Tree T136	Alnus glutinosa (Common Alder)	16.0	55	1		8.0		9.0		5.0		6.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	136.8	6.6	20-40	B2
Tree T137	Alnus glutinosa (Common Alder)	16.0	99 COM	5		7.0		11.0		8.0		8.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	443.4	11.9	20-40	B2
Tree T138	Alnus glutinosa (Common Alder)	15.0	61	1		1.0		8.0		8.0		1.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	168.3	7.3	20-40	B2
Tree T139	Alnus glutinosa (Common Alder)	8.0	31 COM	3		3.0		3.0		3.0		3.0	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	43.5	3.7	20-40	B2
Tree T140	Fraxinus excelsior (Ash)	18.0	81 COM	6		10.0		5.0		6.0		8.0	3.0		Mature	Structural condition Fair. Physiological condition Poor. Dimensions - DBH is an estimated average of all stems.	30/10/2025	296.8	9.7	20-40	B2
Tree T141	Alnus glutinosa (Common Alder)	14.0	45 COM	2		3.0		2.0		2.0		7.0	3.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	91.6	5.4	20-40	B2
Tree T142	Alnus glutinosa (Common Alder)	16.0	75 COM	5		5.0		7.0		5.0		3.0	3.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	254.5	9.0	20-40	B2
Tree T143	Alnus glutinosa (Common Alder)	16.0	72	1		5.0		5.0		8.0		7.0	4.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	234.5	8.6	20-40	B2
Tree T144	Acer pseudoplatanus (Sycamore)	10.0	29	1		3.0		7.0		7.5		3.0	4.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	38.0	3.5	20-40	C1

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T145	Acer pseudoplatanus (Sycamore)	15.0	29	1	N	NE	E	SE	S	SW	W	NW	3.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	38.0	3.5	20-40	C1
Tree T146	Fraxinus excelsior (Ash)	15.0	31	1		2.0		2.0		5.0		4.0	3.0		Early Mature	Structural condition Fair. Physiological condition Poor.	30/10/2025	43.5	3.7	20-40	C1
Tree T147	Fraxinus excelsior (Ash)	14.0	28	1		2.0		2.0		5.0		3.0	3.0		Early Mature	Structural condition Fair. Physiological condition Poor.	30/10/2025	35.5	3.4	20-40	C1
Tree T148	Alnus glutinosa (Common Alder)	14.0	29	1		1.0		1.0		5.0		6.0	3.0		Early Mature	Structural condition Fair. Physiological condition Poor.	30/10/2025	38.0	3.5	20-40	C1
Tree T149	Alnus glutinosa (Common Alder)	15.0	81 COM	6		5.0		6.0		7.0		6.0	3.0		Mature	Structural condition Fair. Physiological condition Poor. Dimensions - DBH is an estimated average of all stems.	30/10/2025	296.8	9.7	20-40	B2
Tree T150	Acer pseudoplatanus (Sycamore)	9.0	23 COM	2		3.0		2.0		1.0		2.0	3.0		Semi Mature	Structural condition Poor. Physiological condition Dead.	30/10/2025	23.9	2.8	0-10	U
Tree T151	Acer pseudoplatanus (Sycamore)	8.0	17	1		1.0		1.0		1.0		1.0	3.0		Semi Mature	Structural condition Poor. Physiological condition Dead.	30/10/2025	13.1	2.0	0-10	U
Tree T152	Acer pseudoplatanus (Sycamore)	9.0	26 COM	2		2.0		3.0		3.5		3.0	3.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	30.6	3.1	20-40	C1
Tree T153	Salix alba (White Willow)	22.0	103	1		10.0		8.0		8.0		10.0	4.0		Late Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	479.9	12.4	40+	B2
Tree T154	Salix alba (White Willow)	21.0	101 COM	3		5.0		7.0		8.0		5.0	3.0		Late Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	461.5	12.1	40+	B2

Stem **green** Estimated value

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T155	Salix alba (White Willow)	20.0	52	1	N	NE	E	SE	S	SW	W	NW	3.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	122.3	6.2	20-40	B2
Tree T156	Fraxinus excelsior (Ash)	18.0	41	1		9.0		4.0		2.0		3.0	3.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	76.0	4.9	20-40	B2
Tree T157	Sorbus torminalis (Wild Service Tree)	9.0	21	1		5.0		3.0		3.0		3.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	20.0	2.5	20-40	B2
Tree T158	Acer campestre (Field Maple)	12.0	42	1		7.0		6.0		3.0		5.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	79.8	5.0	20-40	B2
Tree T159	Acer platanoides (Norway Maple)	12.0	36	1		6.0		4.0		3.0		4.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	58.6	4.3	20-40	B2
Tree T160	Sorbus sp. (Sorbus sp.)	10.0	21	1		2.0		1.0		1.0		2.0	4.0		Mature	Structural condition Poor. Physiological condition Dead.	30/10/2025	20.0	2.5	0-10	U
Tree T161	Acer pseudoplatanus (Sycamore)	8.0	15	1		3.0		2.0		2.0		3.0	2.5		Semi Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	10.2	1.8	20-40	C1
Tree T162	Acer pseudoplatanus (Sycamore)	12.0	38	1		3.0		3.0		4.0		3.0	3.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	65.3	4.6	20-40	C1
Tree T163	Acer pseudoplatanus (Sycamore)	6.0	24	1		1.0		2.0		5.0		3.0	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	26.1	2.9	20-40	C1
Tree T164	Acer pseudoplatanus (Sycamore)	10.0	29	1		2.0		5.0		5.0		3.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	38.0	3.5	20-40	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T165	Acer campestre (Field Maple)	12.0	29	1		4.0		3.0		3.0		3.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	38.0	3.5	20-40	B2
Tree T166	Acer platanoides (Norway Maple)	14.0	40	1		7.0		5.0		3.0		5.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	72.4	4.8	20-40	B2
Tree T167	Fraxinus excelsior (Ash)	18.0	51	1		8.0		6.0		3.0		6.0	3.0		Early Mature	Structural condition Fair. Physiological condition Poor.	30/10/2025	117.7	6.1	20-40	B2
Group G168	Acer campestre (Field Maple)	17.0	35 AVE	1	5.0	5.0	5.0	5.0	1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	30/10/2025	-	-	20-40	B2				
	Acer platanoides (Norway Maple)																				
	Fagus sylvatica (Common Beech)																				
	Fraxinus excelsior (Ash)																				
	Sorbus intermedia (Swedish Whitebeam)																				
	Tilia x vulgaris (Common Lime)																				
Tree T169	Populus x canadensis (Hybrid Black Poplars)	20.0	97	1		11.0		9.0		9.0		8.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	425.7	11.6	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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251073 - Ickleford Mill, Ickleford

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T170	Populus x canadensis (Hybrid Black Poplars)	20.0	89	1	N	NE	E	SE	S	SW	W	NW	2.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	358.3	10.7	20-40	B2
Group G171	Acer platanoides (Norway Maple) Fraxinus excelsior (Ash) Sorbus intermedia (Swedish Whitebeam) Tilia x vulgaris (Common Lime)	17.0	35 AVE	1	5.0	5.0	5.0	5.0					1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	30/10/2025	-	-	20-40	B2
Tree T172	Populus alba (White Poplar/Abele)	20.0	116 COM	4	7.0	8.0	9.0	11.0					4.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	608.7	13.9	20-40	B2
Tree T173	Populus x canadensis (Hybrid Black Poplars)	20.0	113	1	11.0	8.0	10.0	10.0					5.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	577.7	13.6	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Group G174	Acer campestre (Field Maple)	14.0	32 AVE	1	5.0		5.0		5.0		5.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	30/10/2025	-	-	20-40	B2
	Acer platanoides (Norway Maple)																				
	Fraxinus excelsior (Ash)																				
	Sorbus aucuparia (Rowan/Mountain Ash)																				
	Sorbus x thuringiaca (Bastard Service Tree)																				
Tree T175	Acer platanoides (Norway Maple)	14.0	43	1		4.0		5.0		8.0		7.0	1.5		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	83.6	5.2	20-40	B2
Tree T176	Acer platanoides (Norway Maple)	14.0	33	1		6.0		5.0		5.0		5.0	2.5		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	49.3	4.0	20-40	B2
Tree T177	Acer platanoides (Norway Maple)	12.0	39	1		9.0		5.0		3.0		6.0	1.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	68.8	4.7	20-40	B2
Tree T178	Fraxinus excelsior (Ash)	17.0	47	1		6.0		6.0		7.0		7.0	3.5		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	99.9	5.6	20-40	B2
Tree T179	Salix fragilis (Crack Willow)	5.0	22	1		1.0		1.0		1.0		1.0	3.5		Early Mature	Structural condition Poor. Physiological condition Dead.	30/10/2025	21.9	2.6	0-10	U

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T180	Salix fragilis (Crack Willow)	7.0	34 COM	2	N	NE	E	SE	S	SW	W	NW	0.0		Early Mature	Structural condition Poor. Physiological condition Poor.	30/10/2025	52.3	4.1	20-40	C3
Tree T181	Fraxinus excelsior (Ash)	13.0	32	1		4.0		4.0		5.0		3.0	3.5		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	46.3	3.8	20-40	C1
Tree T182	Fraxinus excelsior (Ash)	17.0	60	1		8.0		7.0		8.0		6.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	162.9	7.2	20-40	B2
Tree T183	Alnus glutinosa (Common Alder)	11.0	40 COM	2		5.0		3.0		5.0		5.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	72.4	4.8	20-40	C1
Tree T184	Alnus glutinosa (Common Alder)	8.0	40 COM	3		4.0		3.0		4.0		4.0	0.0		Early Mature	Structural condition Poor. Physiological condition Poor. Condition - Partially fallen over dam.	30/10/2025	72.4	4.8	0-10	U
Group G185	Tilia x vulgaris (Common Lime)	13.0	32 AVE	1	6.0		6.0		6.0		6.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	30/10/2025	-	-	20-40	B2
Tree T186	Populus x canadensis (Hybrid Black Poplars)	20.0	108	1		11.0		9.0		11.0		9.0	3.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	527.7	13.0	20-40	B2
Tree T187	Acer platanoides (Norway Maple)	13.0	39	1		6.0		4.0		6.0		8.0	2.0		Mature	Structural condition Fair. Physiological condition Poor.	30/10/2025	68.8	4.7	20-40	C1
Tree T188	Acer platanoides (Norway Maple)	16.0	74	1		9.0		9.0		6.5		10.0	1.5		Mature	Structural condition Fair. Physiological condition Poor.	30/10/2025	247.7	8.9	20-40	B1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T189	Acer saccharinum (Silver Maple)	13.0	63	1	N	NE	E	SE	S	SW	W	NW	1.0		Mature	Structural condition Poor. Physiological condition Poor. Decay fungi - Cerioporos squamosus brackets at 5 & 6 m on main stem to the southeast. Stem failed at 6 m, bifurcated second stem remains.	30/10/2025	179.6	7.6	20-40	C2
Tree T190	Tilia x vulgaris (Common Lime)	15.0	55	1		6.0		7.0		7.0		8.0	0.5		Early Mature	Structural condition Good. Physiological condition Good.	30/10/2025	136.8	6.6	40+	B2
Tree T191	Acer platanoides (Norway Maple)	12.0	50	1		6.5		7.0		6.0		7.0	1.5		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	113.1	6.0	20-40	B2
Tree T192	Populus x canadensis (Hybrid Black Poplars)	20.0	109 COM	3		10.0		11.0		10.0		9.0	3.0		Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	537.5	13.1	20-40	B2
Group G193	Acer campestre (Field Maple) Acer pseudoplatanus (Sycamore) Prunus spinosa (Blackthorn/Sloe) Sambucus nigra (Elder) Ulmus sp. (Elm sp.)	4.5	3 AVE	1	2.0		2.0		2.0		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group.	30/10/2025	-	-	20-40	C2
Tree T194	Cupressus sp. (Cypress sp.)	3.5	10	1		1.0		1.0		1.0		1.0	0.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	30/10/2025	4.5	1.2	20-40	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T195	Taxus baccata (Yew)	12.0	100 COM	3	N	NE	E	SE	S	SW	W	NW	5.0		Semi Mature	Structural condition Fair. Physiological condition Poor. Ownership - Tree outside boundary line under third party ownership.	30/10/2025	452.4	12.0	20-40	B2
Group G196	Tilia x vulgaris (Common Lime)	13.0	35 AVE	1	5.0		5.0		5.0		5.0		5.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group. Ownership - Tree group outside boundary line under third party ownership.	30/10/2025	-	-	20-40	B2
Tree T197	Fraxinus excelsior (Ash)	18.0	113 COM	4		12.0		10.0		9.0		12.0	5.0		Late Mature	Structural condition Fair. Physiological condition Fair. Ownership - Tree outside boundary line under third party ownership.	30/10/2025	577.7	13.6	40+	B2
Tree T198	Taxus baccata (Yew)	5.0	29	1		4.0		6.0		3.0		4.0	2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Ownership - Tree outside boundary line under third party ownership.	30/10/2025	38.0	3.5	20-40	B2
Group G199	Sambucus nigra (Elder) Taxus baccata (Yew)	6.0	28 AVE	1	4.0		4.0		4.0		4.0		4.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group. Ownership - Tree group outside boundary line under third party ownership.	30/10/2025	-	-	20-40	B2
Tree T200	Acer pseudoplatanus (Sycamore)	12.0	67 COM	2		6.0		6.0		6.0		7.0	5.0		Mature	Structural condition Fair. Physiological condition Fair. Ownership - Tree outside boundary line under third party ownership.	30/10/2025	203.1	8.0	20-40	B2
Tree T201	Acer pseudoplatanus (Sycamore)	12.0	65	1		5.0		6.0		6.0		6.0	5.0		Mature	Structural condition Fair. Physiological condition Fair. Ownership - Tree outside boundary line under third party ownership.	30/10/2025	191.1	7.8	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G202	Acer campestre (Field Maple) Crataegus monogyna (Common Hawthorn/Quick/May)	12.0	32 AVE	1	5.0		5.0		5.0		5.0		5.0		Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group. Ownership - Tree group outside boundary line under third party ownership.	30/10/2025	-	-	20-40	B2
Group G203	Taxus baccata (Yew)	8.0	32 AVE	1	5.0		5.0		5.0		5.0		1.8		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread, stem diameter, life stage, physiological and structural condition, and vitality, estimated as an average for the group. Ownership - Tree group outside boundary line under third party ownership.	30/10/2025	-	-	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
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Summary table with retention category

	Group	Shrub	Tree	Total
A2	0	0	1	1
B1	0	0	1	1
B2	8	0	113	121
C1	5	0	44	49
C2	2	2	13	17
C3	0	0	1	1
U	0	0	13	13
Total	15	2	186	203

Summary table with life stage

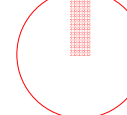
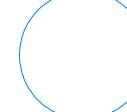
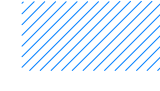
	Group	Shrub	Tree	Total
Early Mature	13	2	57	72
Late Mature	0	0	4	4
Mature	1	0	84	85
Semi Mature	1	0	40	41
Young	0	0	1	1
Total	15	2	186	203

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
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 health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7	RED		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree 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).	GREEN
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 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.	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 situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
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 150 mm	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.	GREY

Appendix 2

Tree Removal and Demolition Protection Plan SHA 1948 TRP



-  Trees to be removed based on latest layout and to enable demolition
-  Dead trees
-  Trees to be retained
-  Root protection areas
-  Tree Protection Fencing comprising braced Heras panels with dimensions given from fixed points. This is for the demolition stage.
-  Arboricultural Method Statement for foundation removal near offsite tree. To be carried out under arboricultural supervision.
-  Arboricultural Method Statement for hard surfacing removal. To be carried out under arboricultural supervision at the external works phase, not demolition phase.

- Notes
1. Contractors to check all dimensions on site
 2. Discrepancies must be reported to the Arboricultural Consultant before proceeding
 3. The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
 4. It is the responsibility of the contractor to ensure necessary consents for tree works are in place
 5. This drawing is copyright © Sharon Hosegood Associates Ltd

Rev :	Description :	Authorized :
		
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Client Hill Residential Ltd		
Site Address Ickleford Mill, Arlesley Road, Ickleford		
Drawing Title Tree Removal & Demolition Protection Plan	Orientation 	Drawn ND-H
19.02.26	Drawing Number SHA 1948 TRP	Scale 1:500@A1
Revision		Authorized SMD-H
		Drawing Status For Issue

Appendix 3

Tree Protection Plan for the construction phase SHA 1948 TPP2

To be given to the tree surgeon and put on the site cabin wall



- Trees to be retained
- Trees to be pruned
- Root protection areas
- Tree Protection Fencing comprising braced Heras panels with dimensions given from fixed points. This is for the construction stage.
- Arboricultural Method Statement for hard surfacing removal. To be carried out under arboricultural supervision at the external works phase, not demolition phase.
- Arboricultural Method Statement for installation of hard landscaping with a no dig and porous construction
- Tree Protection Fencing comprising orange netting fencing supported by metal pins for external works phase
- Dead - advised for removal for safety reasons, and not in connection with the proposal

- Notes
1. Contractors to check all dimensions on site
 2. Discrepancies must be reported to the Arboricultural Consultant before proceeding
 3. The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
 4. It is the responsibility of the contractor to ensure necessary consents for tree works are in place
 5. This drawing is copyright © Sharon Hosegood Associates Ltd

Rev :	Description :	Authorized :
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Client Hill Residential Ltd		
Site Address Ickleford Mill, Arlesey Road, Ickleford		
Drawing Title Tree Protection Plan - construction	Orientation 	Drawn ND-H SMD-H
Date 19.02.26	Drawing Number SHA 1948 TPP2	Scale 1:500@A1
Revision		For Issue

Appendix 4

Tree surgery schedule

To be given to the tree surgeon

Tree surgery schedule

All works to be carried out in accordance with BS 3998:2010 'Tree works – Recommendations'. All pruning cuts must be made at suitable growing points in the line with the principles of 'Natural target pruning'. An ecological check is required by a competent person prior to tree works being carried out and the ecological report must be referred to, in particular the plan in the report *MKA Ecology Ltd - 184025 Ickleford Mill, Herts - PEA PRA 1.0*. Works should not take place until planning permission is granted and all pre-commencement conditions are discharged. This must be communicated to the tree surgeon, and storage should be agreed with the demolition/main contractor.

Tree no.	BS category	Species	Proposed works	Reason
Tree T1	B2	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T2	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T3	C1	Salix caprea (Goat Willow/Great Sallow)	Remove tree and grub out roots	To facilitate demolition
Tree T4	C2	Tilia x vulgaris (Common Lime)	Remove tree and roots Re-use timber	Due to structurally poor condition as detailed in the tree test report at appendix 12
Tree T5	B2	Taxus baccata (Yew)	Ensure crown clearance on southern aspect by 4m. Remove any conspicuous dead wood and defective branches.	To facilitate installation and use of road.
Tree T6	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T7	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T8	C1	Corylus avellana (Common Hazel)	No works	n/a
Tree T9	C1	Quercus robur (English Oak)	No works	n/a
Tree T10	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T11	C1	Laurocerasus officinalis (Cherry Laurel)	No works	n/a
Tree T12	B2	Taxus baccata (Yew)	No works	n/a
Tree T13	C1	Quercus robur (English Oak)	Remove any conspicuous dead wood and defective branches.	For safety reasons

To be given to the tree surgeon

Tree no.	BS category	Species	Proposed works	Reason
Tree T14	C1	Quercus robur (English Oak)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T15	B2	Tilia x vulgaris (Common Lime)	Remove dense epicormic shoots and carry out further inspection. Remove any dead wood and defective branches	For safety reasons
Tree T16	B2	Tilia x vulgaris (Common Lime)	No works	n/a
Tree T17	C1	Laurocerasus officinalis (Cherry Laurel)	No works	n/a
Tree T18	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T19	C1	Laurocerasus officinalis (Cherry Laurel)	No works	n/a
Tree T20	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T21	C1	Laurocerasus officinalis (Cherry Laurel)	No works	n/a
Tree T22	B2	Taxus baccata (Yew)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T23	B2	Acer pseudoplatanus (Sycamore)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Group G24	C1	Crataegus monogyna (Common Hawthorn/Quick/May) Quercus robur (English Oak)	No works	n/a
Group G25	C1	Ilex aquifolium (Holly) Laurocerasus officinalis (Cherry Laurel) Quercus robur (English Oak) Taxus baccata (Yew)	No works	n/a
Group G26	C1	Laurocerasus lusitanica (Portugal Laurel)	No works	n/a
Tree T27	C1	Corylus avellana (Common Hazel)	Fell tree and grub out roots	To facilitate construction

To be given to the tree surgeon

Tree no.	BS category	Species	Proposed works	Reason
Tree T28	B2	Acer pseudoplatanus (Sycamore)	Reduce crown on the eastern aspect by 1 – 1.5m and reduce height by 1.5 – 2m. Remove any conspicuous dead wood and defective branches.	To reduce potential for sway as the tree leans and is on the edge of the bank.
Tree T29	U	Ulmus sp. (Elm sp.)	Advisory – remove tree to 600mm	Dead
Tree T30	B2	Tilia x vulgaris (Common Lime)	No works	n/a
Tree T31	C2	Ulmus sp. (Elm sp.)	No works	n/a
Tree T32	C2	Ulmus sp. (Elm sp.)	No works	n/a
Tree T33	U	Ulmus sp. (Elm sp.)	Advisory – remove tree to 600mm	Dead
Tree T34	C2	Ulmus sp. (Elm sp.)	No works	n/a
Tree T35	C2	Ulmus sp. (Elm sp.)	No works	n/a
Tree T36	B2	Fagus sylvatica (Common Beech)	Ensure crown clearance on eastern side of 5m and reduce on eastern side by 2 – 3m and reduce height by 1 – 2m Remove any conspicuous dead wood and defective branches.	To reduce potential for sway as the is on the edge of the bank and to ensure clearance for construction of plot 35.
Tree T37	B2	Populus alba (White Poplar/Abele)	Ensure crown clearance of 5m on the eastern side and reduce crown on eastern side by 1 – 2m. Remove any suckers. Remove any conspicuous dead wood and defective branches.	To reduce potential for sway as the is on the edge of the bank and to ensure clearance for construction of plot 35 and parking
Tree T38	B2	Acer campestre (Field Maple)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T39	B2	Acer campestre (Field Maple)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T40	B2	Pinus nigra (Black Pine)	Remove any conspicuous dead wood and defective branches.	For safety reasons

To be given to the tree surgeon

Tree no.	BS category	Species	Proposed works	Reason
Tree T41	B2	Pinus nigra (Black Pine)	Crown reduce clearance of 5m on the eastern side and reduce lower crown by 5m to a height of 10m. Remove any conspicuous dead wood and defective branches.	To facilitate the installation of plot 36
Tree T42	B2	Pinus nigra (Black Pine)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T43	C1	Crataegus monogyna (Common Hawthorn/Quick/May)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T44	B2	Acer platanoides (Norway Maple)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T45	B2	Aesculus hippocastanum (Horse Chestnut)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T46	B2	Aesculus hippocastanum (Horse Chestnut)	Prune back on southern side by 1 – 2m and ensure crown clearance on southern side by 5m. Remove any conspicuous dead wood and defective branches.	For clearance and safety reasons
Tree T47	B2	Cotoneaster sp. (Tree Cotoneaster)	Prune back on southern side by 1 – 2m and ensure crown clearance on southern side by 5m. Remove any conspicuous dead wood and defective branches.	For clearance and safety reasons
Tree T48	B2	Acer pseudoplatanus (Sycamore)	Fell tree and grind out roots	To facilitate construction
Tree T49	B2	Tilia x vulgaris (Common Lime)	Ensure crown clearance of 2m. Remove any conspicuous dead wood and defective branches.	To ease normal garden use
Tree T50	C1	Fraxinus excelsior (Ash)	Fell tree and grind out roots	To facilitate construction
Tree T51	B2	Quercus cerris (Turkey Oak)	Ensure crown clearance of 2m. Remove any conspicuous dead wood and defective branches.	To ease normal garden use
Tree T52	C1	Crataegus monogyna (Common Hawthorn/Quick/May)	Fell tree and grind out roots	To facilitate construction
Tree T53	U	Ulmus sp. (Elm sp.)	Advisory – remove tree to 600mm	Dead

Tree no.	BS category	Species	Proposed works	Reason
Tree T54	C2	Ulmus sp. (Elm sp.)	Ensure crown clearance of 4m on southern side. Remove any conspicuous dead wood and defective branches. Remove suckers.	To facilitate construction
Tree T55	C1	Acer pseudoplatanus (Sycamore)	Ensure crown clearance of 4m on southern side. Remove any conspicuous dead wood and defective branches. Remove suckers.	To facilitate construction
Tree T56	C2	Ulmus sp. (Elm sp.)	Ensure crown clearance of 4m on southern side. Remove any conspicuous dead wood and defective branches. Remove suckers.	To facilitate construction
Tree T57	U	Ulmus sp. (Elm sp.)	Advisory – remove tree to 600mm	Dead
Tree T58	C2	Ulmus sp. (Elm sp.)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T59	C2	Ulmus sp. (Elm sp.)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T60	C2	Ulmus sp. (Elm sp.)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T61	C2	Ulmus sp. (Elm sp.)	Remove any conspicuous dead wood and defective branches.	For safety reasons
Tree T62	C1	Sorbus aria (Whitebeam)	Fell tree and grind out roots	To facilitate construction
Tree T63	C1	Acer platanoides (Norway Maple)	Fell tree and grind out roots	To facilitate construction
Tree T64	C2	Acer platanoides (Norway Maple)	Fell tree and grind out roots	To facilitate construction
Tree T65	C1	Cotoneaster sp. (Tree Cotoneaster)	Fell tree and grind out roots	To facilitate construction
Tree T66	C1	Cotoneaster sp. (Tree Cotoneaster)	Fell tree and grind out roots	To facilitate construction
Tree T67	B2	Sorbus aria (Whitebeam)	Fell tree and grind out roots	To facilitate construction
Tree T68	B2	Sorbus aria (Whitebeam)	Fell tree and grind out roots	To facilitate construction

Tree no.	BS category	Species	Proposed works	Reason
Offsite cypress hedge			Prune back significantly towards the boundary, as much as possible within the green, but it is acknowledged this will leave some bare stems	To facilitate boundary fence installation.
Tree T69	C1	Laurocerasus lusitanica (Portugal Laurel)	Fell tree and grind out roots	To facilitate construction
Tree T70	U	Eucalyptus sp. (Eucalyptus Tree)	Dead offsite tree – ideally remove large dead branches over the site	Offsite works are the responsibility of the tree owner For safety reasons
Tree T71	B2	Cedrus deodara (Deodar)	Fell tree and grind out roots Re-use timber	To facilitate construction
Tree T72	C1	Acer platanoides (Norway Maple)	Fell tree and grind out roots	To facilitate construction
Tree T73	B2	Cupressus macrocarpa (Monterey cypress)	Crown lift over the site to achieve 3m clearance	To enable normal garden use
Group G74	C2	Cupressus macrocarpa (Monterey cypress)	Offsite – no works	n/a
Tree T75	B2	Acer pseudoplatanus (Sycamore)	Prune back on northern side by 1 – 2m	To facilitate demolition
Tree T76	B2	Acer platanoides (Norway Maple)	Offsite – no works	n/a
Tree T77	B2	Taxus baccata (Yew)	Offsite – no works	n/a
Tree T78	U	Cupressus sempervirens (Italian Cypress)	Offsite – no works	n/a
Tree T79	A2	Cedrus deodara (Deodar)	Offsite – no works	n/a
Tree T80	B2	Taxus baccata (Yew)	Fell tree and grind out roots	To facilitate construction
Tree T81	B2	Chamaecyparis lawsoniana (Lawson Cypress)	Fell tree and grind out roots	To facilitate construction
Tree T82	B2	Chamaecyparis lawsoniana (Lawson Cypress)	Fell tree and grind out roots	To facilitate construction
Tree T83	B2	Taxus baccata (Yew)	Fell tree and grind out roots	To facilitate construction
Tree T84	C1	Chamaecyparis lawsoniana (Lawson Cypress)	Fell tree and grind out roots	To facilitate construction
Tree T85	C1	Chamaecyparis lawsoniana (Lawson Cypress)	Fell tree and grind out roots	To facilitate construction

To be given to the tree surgeon

Tree no.	BS category	Species	Proposed works	Reason
Group G86	C1	Chamaecyparis lawsoniana (Lawson Cypress) Laurocerasus officinalis (Cherry Laurel)	Crown lift over the site to achieve 3m clearance	To enable normal garden use
Tree T87	C1	Chamaecyparis lawsoniana (Lawson Cypress)	Fell tree and grind out roots	To facilitate construction
Group G88	C1	Chamaecyparis sp. (False Cypress) Laburnum anagyroides (Common Laburnum (Golden Chain)) Sambucus nigra (Elder)	Offsite – no works	n/a
Tree T89	B2	Crataegus monogyna (Common Hawthorn/Quick/May)	Fell tree and grind out roots	To facilitate construction
Tree T90	B2	Malus robusta (Orchard Apple)	Fell tree and grind out roots	To facilitate construction
Tree T91	U	Crataegus crus-galli (Cockspur Thorn)	Fell tree and grind out roots	To facilitate construction
Tree T92	B2	Taxus baccata (Yew)	Crown lift on northern and western side to achieve 3m clearance. Remove any dead wood or defective branches.	For safety reasons
Tree T93	B2	Fraxinus excelsior (Ash)	Remove any dead wood or defective branches.	For safety reasons
Shrub S94	C2	Philadelphus sp. (Mock Orange sp.)	No works	n/a
Shrub S95	C2	Syringa vulgaris (Common Lilac)	Remove shrub and root	To facilitate works
Tree T96	C2	Corylus avellana (Common Hazel)	No works	n/a
Tree T97	B2	Alnus glutinosa (Common Alder)	Remove dead wood and defective branches and ensure crown clearance of 2.5m.	For safety reasons
Tree T98	U	Laburnum x watereri (Laburnum)	Remove tree and root if in site control	Dead
Tree T99	C1	Corylus avellana (Common Hazel)	No works	n/a
Tree T100	B2	Chamaecyparis lawsoniana (Lawson Cypress)	No works	n/a

To be given to the tree surgeon

Tree no.	BS category	Species	Proposed works	Reason
Tree T101	B2	Salix x sepulcralis (Weeping Willow)	Remove dead wood and defective branches and ensure crown clearance of 2.5m. Ideally carry out a full climbing inspection as part of this work.	For safety reasons
Tree T102	B2	Salix x sepulcralis (Weeping Willow)	Remove dead wood and defective branches and ensure crown clearance of 2.5m. Ideally carry out a full climbing inspection as part of this work.	For safety reasons
Tree T103 – T117	B2	Populus nigra 'Italica' (Lomardy Poplar)	Remove dead wood and defective branches and ensure crown clearance of 2.5m. Ideally carry out a full climbing inspection as part of this work.	For safety reasons
Tree T118	B2	Salix x sepulcralis (Weeping Willow)	Remove dead wood and defective branches and ensure crown clearance of 2.5m. Ideally carry out a full climbing inspection as part of this work.	For safety reasons
Tree T119	B2	Salix x sepulcralis (Weeping Willow)	Remove dead wood and defective branches and ensure crown clearance of 2.5m. Ideally carry out a full climbing inspection as part of this work.	For safety reasons
Tree T120	B2	Salix x sepulcralis (Weeping Willow)	Remove dead wood and defective branches and ensure crown clearance of 2.5m. Ideally carry out a full climbing inspection as part of this work.	For safety reasons
Tree T121	B2	Alnus glutinosa (Common Alder)	Remove dead wood and defective branches and ensure crown clearance of 2.5m.	For safety reasons
Tree T122	B2	Acer pseudoplatanus (Sycamore)	Remove dead wood and defective branches and ensure crown clearance of 2.5m.	For safety reasons

To be given to the tree surgeon

Tree no.	BS category	Species	Proposed works	Reason
Tree T123	B2	Taxodium distichum (Swamp Cypress)	Remove tree and grub out root	To facilitate demolition
Tree T124	B2	Alnus glutinosa (Common Alder)	Remove tree and grub out root	To facilitate demolition
Tree T125 – T143	B2	Alnus glutinosa (Common Alder)	Crown lift to 2m and remove any dead wood or defective branches	To enable clearance for path and for safety reasons
Tree T140	B2	Ash	Remove any dead wood and monitor	Noted as in poor physiological condition
Tree T144	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T145	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T146	C1	Fraxinus excelsior (Ash)	No works	n/a
Tree T147	C1	Fraxinus excelsior (Ash)	No works	n/a
Tree T148	C1	Alnus glutinosa (Common Alder)	No works	n/a
Tree T149	B2	Alnus glutinosa (Common Alder)	No works	n/a
Tree T150	U	Acer pseudoplatanus (Sycamore)	Advisory – remove tree and root	Dead
Tree T151	U	Acer pseudoplatanus (Sycamore)	Advisory – remove tree and root	Dead
Tree T152	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T153	B2	Salix alba (White Willow)	No works	n/a
Tree T154	B2	Salix alba (White Willow)	No works	n/a
Tree T155	B2	Salix alba (White Willow)	No works	n/a
Tree T156	B2	Fraxinus excelsior (Ash)	No works	n/a
Tree T157	B2	Sorbus torminalis (Wild Service Tree)	No works	n/a
Tree T158	B2	Acer campestre (Field Maple)	No works	n/a
Tree T159	B2	Acer platanoides (Norway Maple)	No works	n/a
Tree T160	U	Sorbus sp. (Sorbus sp.)	Advisory – remove tree and root	Dead
Tree T161	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T162	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T163	C1	Acer pseudoplatanus (Sycamore)	No works	n/a

To be given to the tree surgeon

Tree no.	BS category	Species	Proposed works	Reason
Tree T164	C1	Acer pseudoplatanus (Sycamore)	No works	n/a
Tree T165	B2	Acer campestre (Field Maple)	No works	n/a
Tree T166	B2	Acer platanoides (Norway Maple)	No works	n/a
Tree T167	B2	Fraxinus excelsior (Ash)	No works	n/a
Group G168	B2	Acer campestre (Field Maple) Acer platanoides (Norway Maple) Fagus sylvatica (Common Beech) Fraxinus excelsior (Ash) Sorbus intermedia (Swedish Whitebeam)	No works	n/a
Tree T169	B2	Populus x canadensis (Hybrid Black Poplars)	No works	n/a
Tree T170	B2	Populus x canadensis (Hybrid Black Poplars)	No works	n/a
Group G171	B2	Sorbus intermedia (Swedish Whitebeam) Tilia x vulgaris (Common Lime)	No works	n/a
Tree T172	B2	Populus alba (White Poplar/Abele)	Remove any conspicuous dead and defective branches	For safety reasons
Tree T173	B2	Populus x canadensis (Hybrid Black Poplars)	Remove any conspicuous dead and defective branches	For safety reasons
Group G174	B2	Acer campestre (Field Maple) Acer platanoides (Norway Maple) Fraxinus excelsior (Ash) Sorbus aucuparia (Rowan/Mountain Ash) Sorbus x thuringiaca (Bastard Service Tree)	No works	n/a
Tree T175	B2	Acer platanoides (Norway Maple)	Remove dead wood and defective branches and ensure crown clearance of 2m	For safety reasons as near the play equipment

Tree no.	BS category	Species	Proposed works	Reason
Tree T176	B2	Acer platanoides (Norway Maple)	Remove dead wood and defective branches and ensure crown clearance of 2m	For safety reasons as near the play equipment
Tree T177	B2	Acer platanoides (Norway Maple)	Remove dead wood and defective branches and ensure crown clearance of 2m	For safety reasons as near the play equipment
Tree T178	B2	Fraxinus excelsior (Ash)	Remove dead wood and defective branches and ensure crown clearance of 2m	For safety reasons as near the play equipment
Tree T179	U	Salix fragilis (Crack Willow)	Remove tree and root	Dead
Tree T180	C3	Salix fragilis (Crack Willow)	Remove dead wood and defective branches and ensure crown clearance of 2m	For safety reasons as near the play equipment
Tree T181	C1	Fraxinus excelsior (Ash)	Remove dead wood and defective branches and ensure crown clearance of 2m	For safety reasons as near the play equipment
Tree T182	B2	Fraxinus excelsior (Ash)	Remove dead wood and defective branches and ensure crown clearance of 2m	For safety reasons as near the play equipment
Tree T183	C1	Alnus glutinosa (Common Alder)	No works	n/a
Tree T184	U	Alnus glutinosa (Common Alder)	Advisory – remove tree and retain	Fallen
Group G185	B2	Tilia x vulgaris (Common Lime)	Remove any conspicuous dead and defective branches	For safety reasons
Tree T186	B2	Populus x canadensis (Hybrid Black Poplars)	Remove any conspicuous dead and defective branches	For safety reasons
Tree T187	C1	Acer platanoides (Norway Maple)	Remove any conspicuous dead and defective branches	For safety reasons
Tree T188	B1	Acer platanoides (Norway Maple)	Remove any conspicuous dead and defective branches	For safety reasons

To be given to the tree surgeon

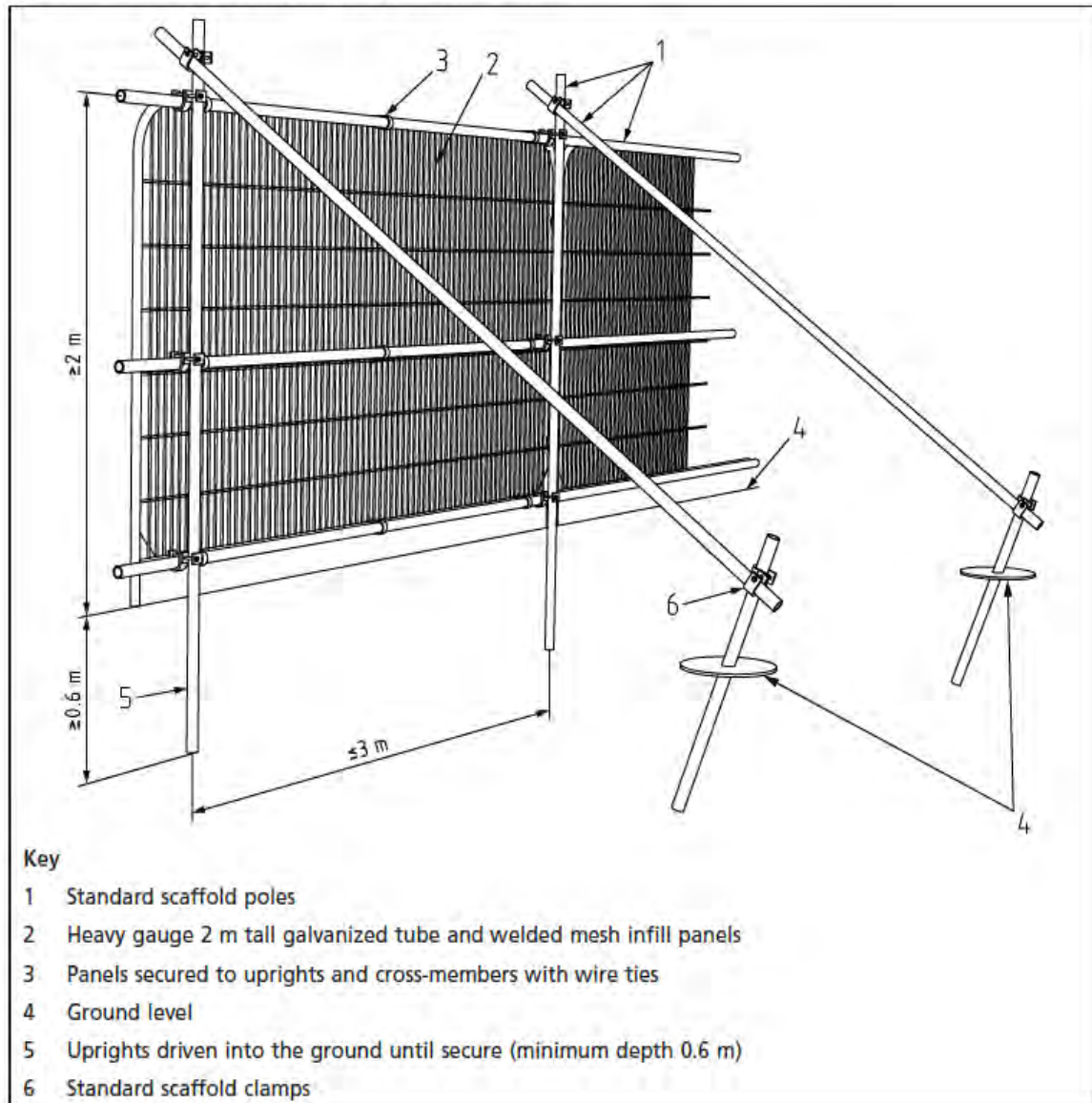
Tree no.	BS category	Species	Proposed works	Reason
Tree T189	C2	Acer saccharinum (Silver Maple)	Carry out further inspection due by tomography to Structural condition Poor. Physiological condition Poor. Decay fungi - Cerioporos squamosus brackets at 5 & 6 m on main stem to the southeast. Stem failed at 6 m, bifurcated second stem remains. Or remove	For safety reasons
Tree T190	B2	Tilia x vulgaris (Common Lime)	Remove any conspicuous dead and defective branches	For safety reasons
Tree T191	B2	Acer platanoides (Norway Maple)	Remove any conspicuous dead and defective branches	For safety reasons
Tree T192	B2	Populus x canadensis (Hybrid Black Poplars)	Remove any conspicuous dead and defective branches	For safety reasons
Group G193	C2	Acer campestre (Field Maple) Acer pseudoplatanus (Sycamore), blackthorn, elder, elm	No works	n/a
Tree T194	C1	Cupressus sp. (Cypress sp.)	No works	n/a
Tree T195 – G203	B2	Mixed	No works	offsite

To be given to the tree surgeon

Appendix 5

Tree protection specification

Figure 2 Default specification for protective barrier



Tree protection fencing specification from BS 5837:2012 Figure 2

Section 6.2.2 of BS.

Barriers should be fit for purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees(s). Barriers should be maintained to ensure that they remain rigid and complete.

The default specification is shown above at Figure 2. Care should be taken when locating the vertical poles to avoid underground services and structural roots. Where it is not possible to drive a pole into the ground, for example on hard surfacing, figure 3 overleaf, applies.

On this site, orange mesh fencing will be used to line the edge of the paths and play area as shown by orange lines on the plan SHA 1948 TPP1.

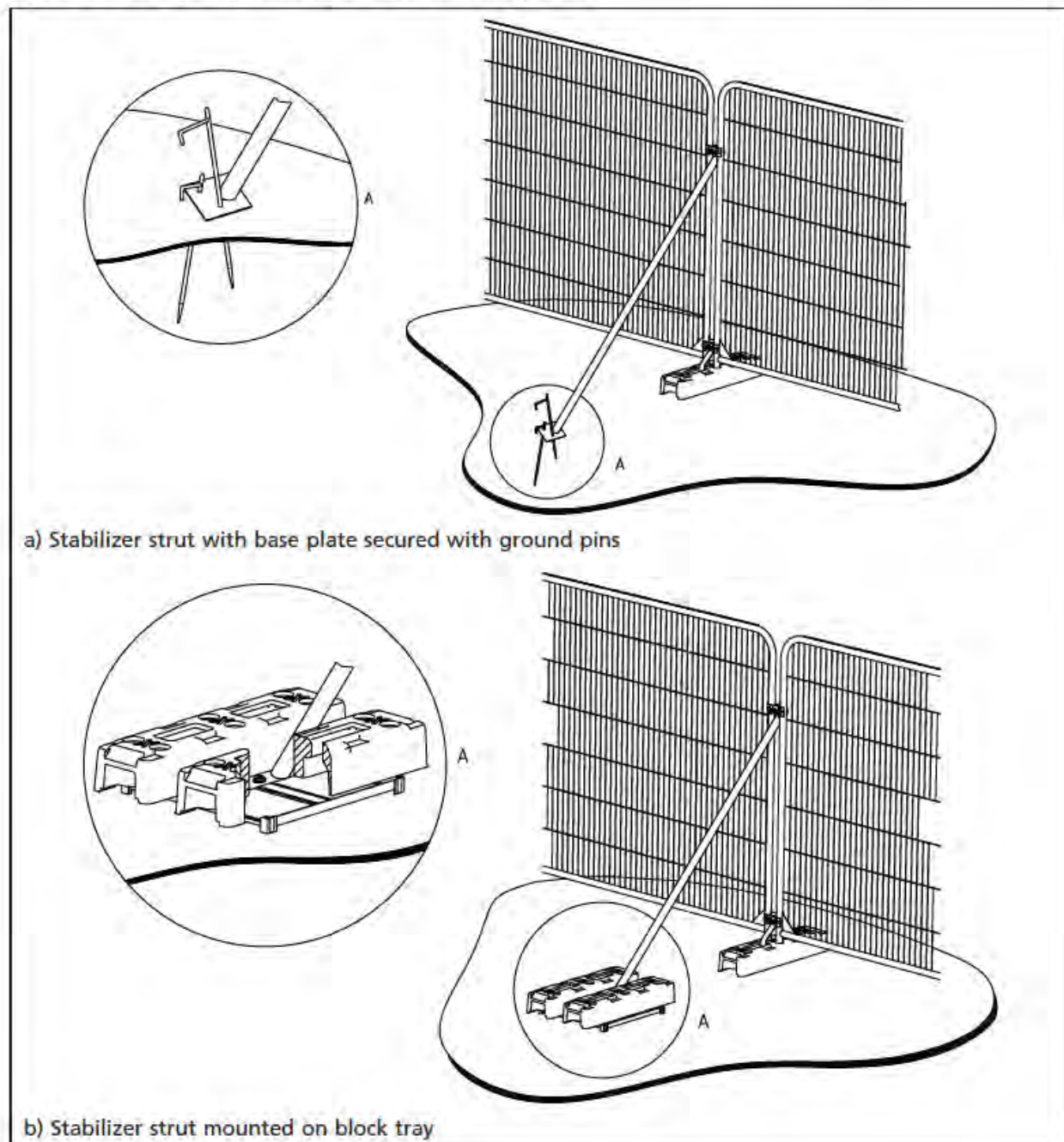
Holes for site hoarding posts near trees are to be hand dug and lined with plastic sheeting before concrete is poured.

The location for the tree protection fencing is shown on the Tree Protection Plan delineated by a black dashed line. The location of the fencing is on the outer edge of the root protection area and the dimensions from fixed points are shown on the drawings. All weather signs should be affixed to the barriers, no more than 12m apart.

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems



Suggested site warning sign format



Ground protection during demolition and construction

At the time of writing, there are no requirements for ground protection as there is sufficient room on site for the tree protection fencing in areas where retained trees are rooting. However, if this changes the following methods apply and the Tree Protection Plan will be updated.

Where working space temporary access is needed within the root protection area during works, fencing should be set back the minimum amount to achieve the required room. If there is existing hard surfacing in this area, it should remain during the works as ground protection. The suitability of this surfacing for ground protection, and whether it needs to be reinforced to bear the weight of machinery, should be assessed by an engineer and discussed with an arboriculturist.

Where the set back of the fencing exposes unmade ground, the ground must be protected before any works take place on site. This is to prevent root damage and soil compaction.

The ground protection might comprise of one of the following: (section 6.2.3.3 of BS)

- A) For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;
- B) For pedestrian-operated plant up to a gross weight of 2 tonnes, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane;
- C) For wheeled or tracked construction traffic exceeding 2 tonnes gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.



SGN 3-02

Heavy-duty plywood set onto a compressible woodchip layer and pinned into position is suitable to spread the loading from pedestrian access.



SGN 3-05

A scaffold framework attached to the main scaffold fencing can be used to support either scaffold planks or plywood to create an elevated platform with a gap beneath.



SGN 3-06

Cellular products are a very effective means of providing ground protection where heavy vehicle use is expected. Here, it is being used to temporarily widen an existing road, to be removed once the construction is finished.

<https://www.barrelltreecare.co.uk/assets/Uploads/SGN-3-Ground-Protection-V3.pdf>

Appendix 6

Arboricultural Method Statement and Site Supervision Schedule

1.0 **Tree works:**

1.1 Recommendations for tree works can be found in the tree surgery schedule in Appendix 4.

All works shall be in accordance with BS 3998:2010 '*Tree work. Recommendations*'. The use of a competent and insured tree surgery contractor is necessary to comply with this. The main contractor and tree surgery contractor must ensure that any necessary consents have been received from the local authority and that no protected species are harmed whilst carrying out site clearance or tree surgery works. Within root protection areas, stumps, shrubs and other vegetation must be removed by hand or using stump grinding machinery to minimize root damage of retained trees. Where poisoning of stumps is specified, this must be carried out by competent operatives. Only chemicals approved for this purpose and used in accordance with the manufacturer's instructions will be used.

1.2 The following information must be sought:

- Current employers, public and product liability insurance
- Waste carriers' licence
- Qualification and experience of key personnel, including relevant NPTC certificates
- COSHH assessment
- Tool and task-based risk assessment, including a Working at Height Risk Assessment
- Site specific risk assessment
- Emergency procedure plan
- Method Statement

1.3 A list of suitable tree surgeons is found at:

<http://www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons>

Bio security measures are important and found at:

<https://www.forestry.gov.uk/biosecurity>

1.4 **Potential use of timber:**

Consideration could be given to the use of timber from trees felled for construction. The following hierarchy ranks from easiest and cheapest to most effort and cost:

- Use of woodchip for ground protection during construction (consult the tree surgeon, contractor and arboriculturist for use and storage)
- Use of small branches and logs for habitat piles (consult the tree surgeon, contractor and ecologist for use and storage)
- Use of larger logs (either sectioned or entire) for play (consult tree surgeon, contractor and landscape architect). **In particular the lime T4 and the cedar T71.**
- Use of larger logs for simple benches (consult tree surgeon, contractor and landscape architect)

Things to consider:

- Durability of timber based on tree species (consult arboriculturist)
- Where it will be stored during construction (consult contractor and artist/other professionals)
-

2.0 **Fires:**

Fires on site should be avoided if possible. If unavoidable, they should be situated far enough so that there is no risk of damage to the trees, taking into consideration the wind direction.

3.0 **Site and fuel storage, cement mixing and washing points:**

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside root protection areas unless otherwise agreed with the Local Planning Authority. No discharge of potential contaminants should occur within 10m of a retained tree stem or where there is a risk of run off into Root Protection Areas.

2.0 **Temporary buildings for site use:**

Site cabins, trailers and other temporary buildings can sometimes be used in root protection area if consent is agreed by the Local Planning Authority. This can be very useful if there is a robust existing hard surfacing in place. The method for installing the buildings, and assessment of whether ground protection is needed must be agreed Arboriculturist and specified prior to installation.



Extract from draft demolition plan Ickleford Demolition management Plan db

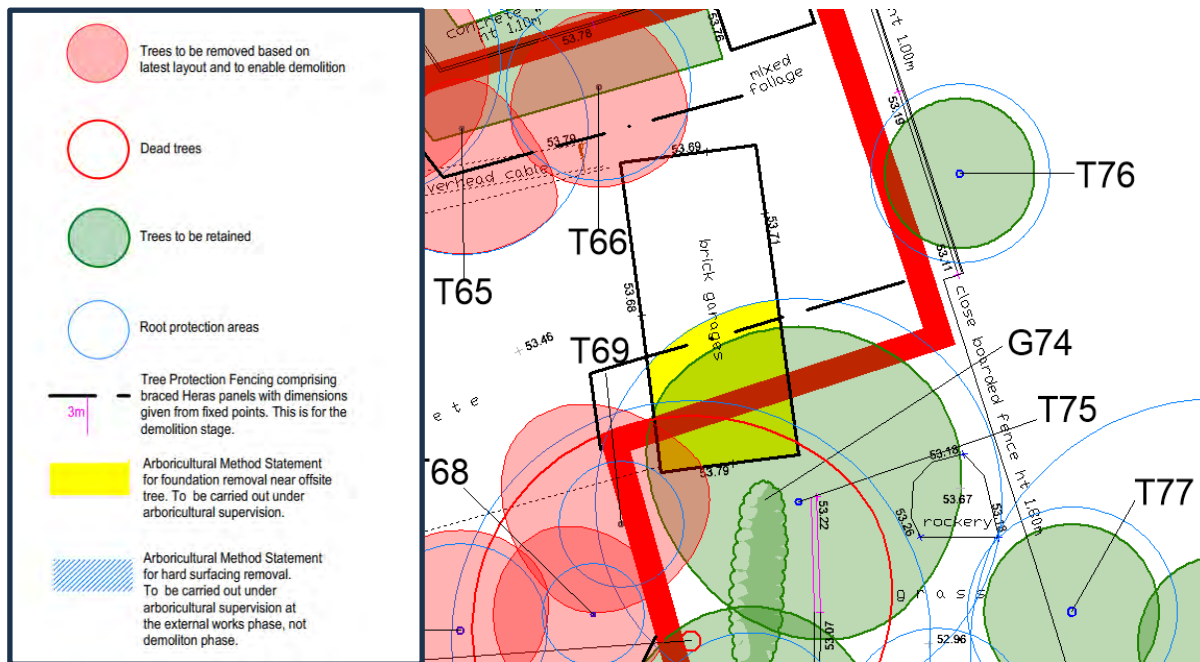
5.0 Protection of tree canopies:

Piling rigs and cranes are often used close to trees. Work must be carefully planned so that there is sufficient room to avoid hitting the canopy during transportation or operation.

Arboricultural supervision may be required; however, it is the responsibility of the contractor to assess and plan the work. Any access facilitation pruning required is detailed in the tree surgery schedule.

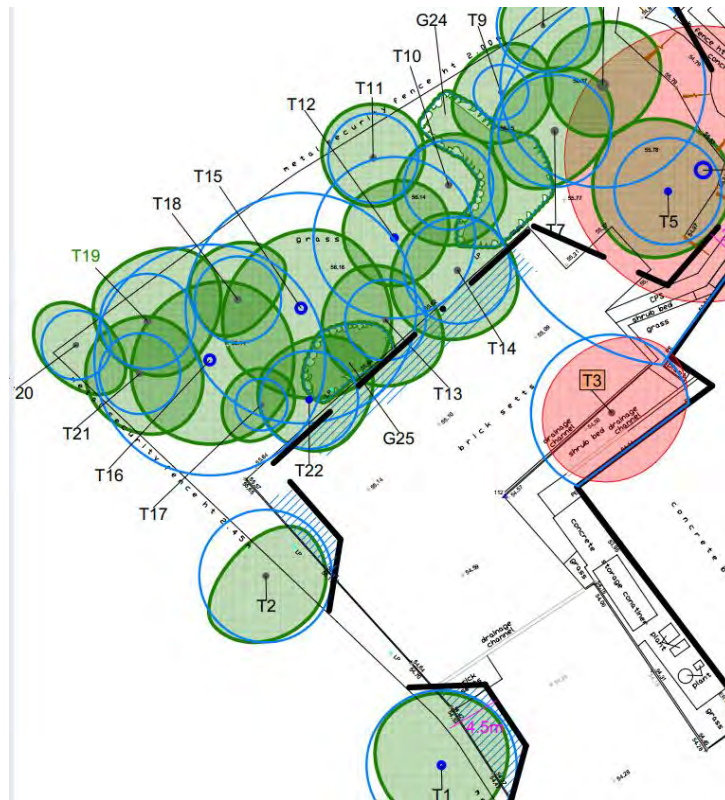
6.0 Demolition applying to offsite tree T75:

The area to which this applies is shown on the plan extract below by yellow hatching.



Plan 3 – extract from SHA 1948 TRP

- Carry out recommended tree surgery in accordance with this report
- Install tree protection measures in accordance with this report
- Carry out the internal and soft strip
- Pull back the building from top down and pulling back working from outside the root protection area where possible. Remove debris away from the root protection area.
- If this creates dust, and the trees are in leaf, hose down until dust is no longer visible.
- When the slabs are removed, roots with a larger diameter will be gently pulled away from the foundation (where possible) and wrapped in damp hessian. This will be carried out in the presence of the arboriculturist. The digging will be carried out very carefully so that roots will be retained. Roots just under the slab will be protected temporarily with damp hessian and a blinding layer of soil. Great care will be taken to avoid scuffing any roots and attempts will be made to retain bundles of fibrous roots.
- Hard surfacing near trees to be retained until the external works phase. This is shown on the plan by blue hatching. If this is not possible, then the method at 7.0 applies.



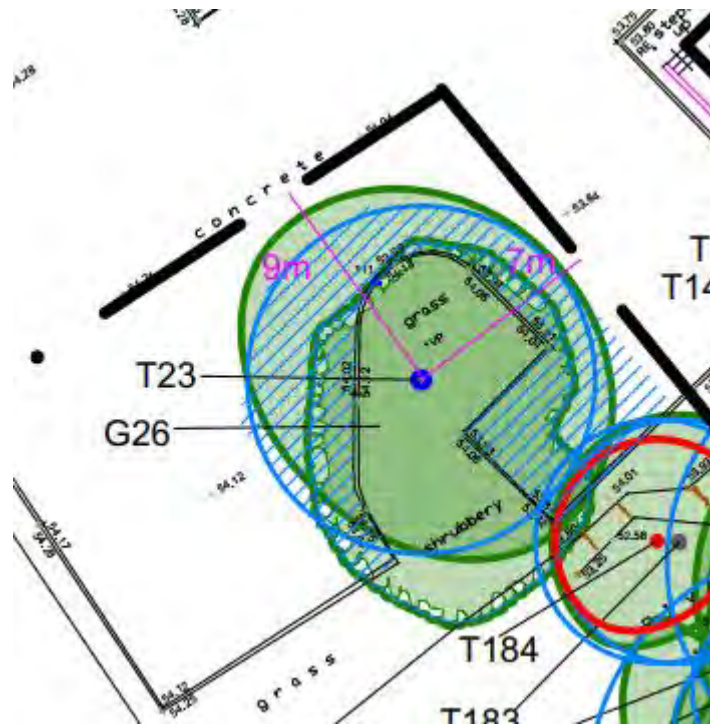
Plan 4 – extract from SHA 1948 TRP – blue shading indicates retention of hard surfacing, if possible, during demolition.

- The arboricultural consultant will record the numbers, diameters and depths of roots found.
- The foundation excavation work will not take place in frost or hot dry weather.
- The tree side of the trench exposed by demolition will be backfilled with topsoil from site.

7.0 **Removal of hard surfacing:**

7.1 The following works must be carried out under arboricultural supervision.

7.2 Lift the concrete surface using handheld tarmac spade or a digger pulling backwards to lift the hard surfacing whilst keeping the ground underneath intact. Using a smooth bucket digger carefully can lift large slabs relatively easily without disrupting the ground beneath. There may be a sheath of fine feeder roots and main structural roots beneath the concrete. Great care must be taken to avoid scuffing and damaging these roots. Once removed, the exposed soil must be immediately covered with a suitable backfill medium such as good quality top soil.



Plan 5 – extract from SHA 1948 TRP – blue shading indicates removal of hard surfacing, if possible, after construction demolition.

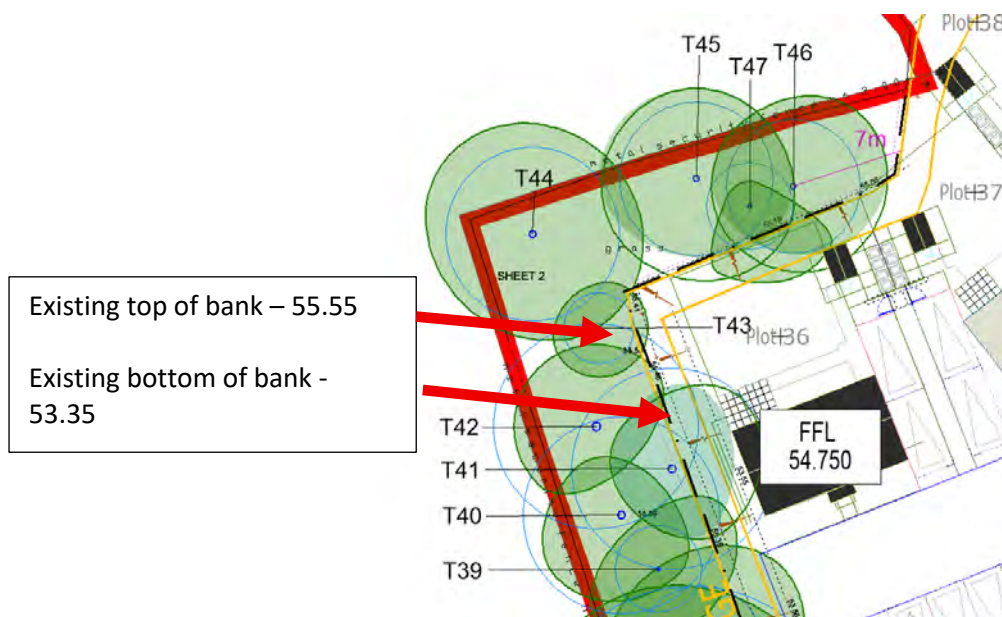
7.3 The works should not take place in frosty or hot sunny dry weather as this can harm fine roots. If roots are accidentally damaged, then the arboricultural consultant must be contacted immediately.

8.0 **Soil level raising at the bottom of the banks**

8.1 The trees on the northern and the western boundary (northern section) are on a raised bank. The bank is steep with a level change of 2m in some parts, and at the base the land is mostly laid to hard surface. Given the change in level, the facts that trees root generally in the top 600mm, raising the soil level up to the bank to reduce the steepness will not cause root asphyxiation or loss of physiological function. The tree protection fencing will be erected on the top of the bank to enable soil grading on, and up to, the bank. The raised areas will be planted with a native whip mix. The following photos and plans illustrate the proposed change.



Photo 10 of north-western corner showing step bank and level change – annotated for proposed levels

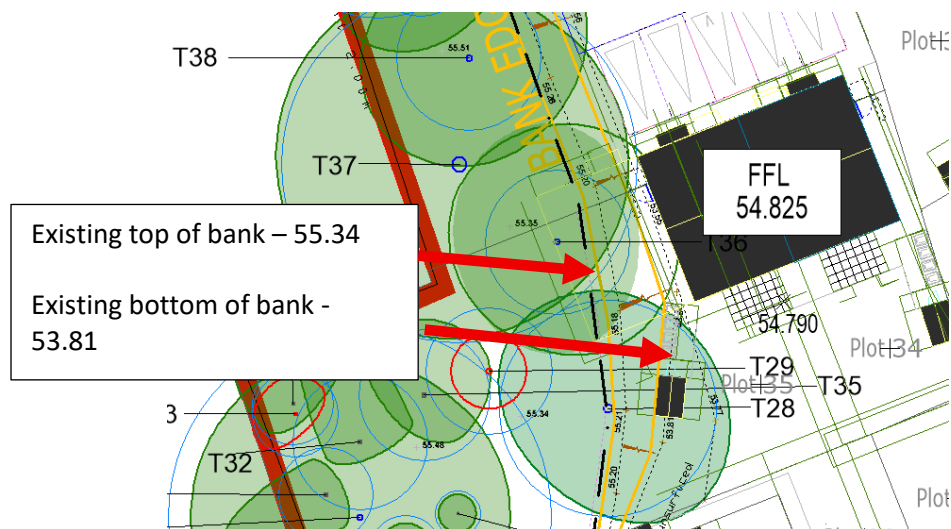


Plan 6 – extract from SHA 1948 TPP2 – annotated.

Soil raising here will result in a bank of c.700mm height.



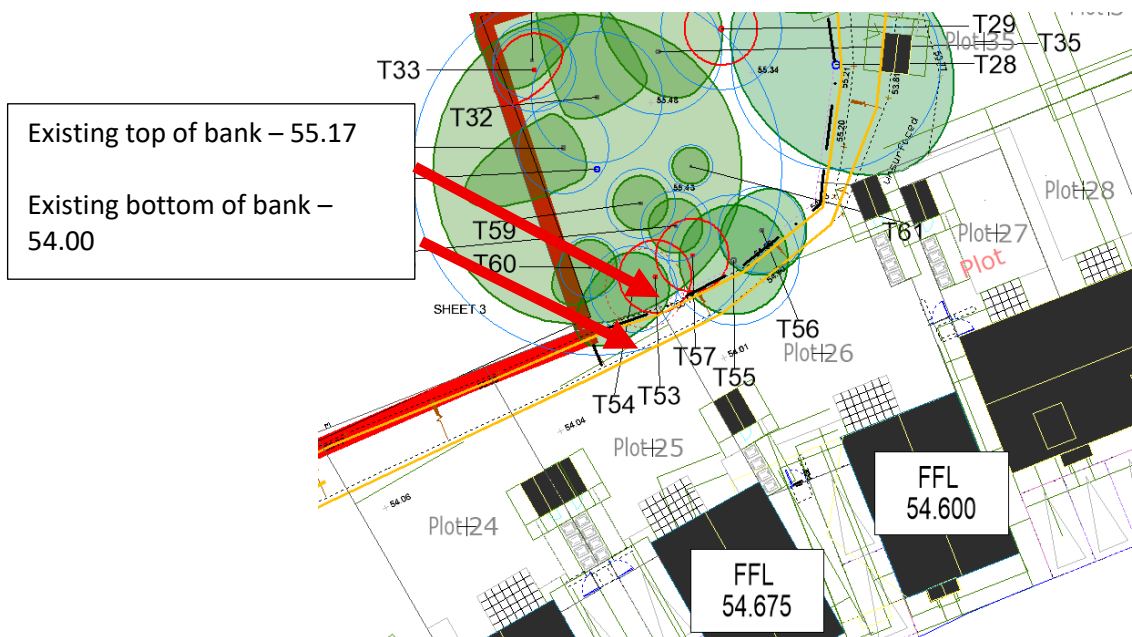
Photo 11 of north-western edge showing step bank and level change – annotated for proposed levels at T28 looking north



Plan 7 – extract from SHA 1948 TPP2 – annotated. Soil raising here will result in a bank of c.500mm height.



Photo 12 of northern side of the western section, looking north

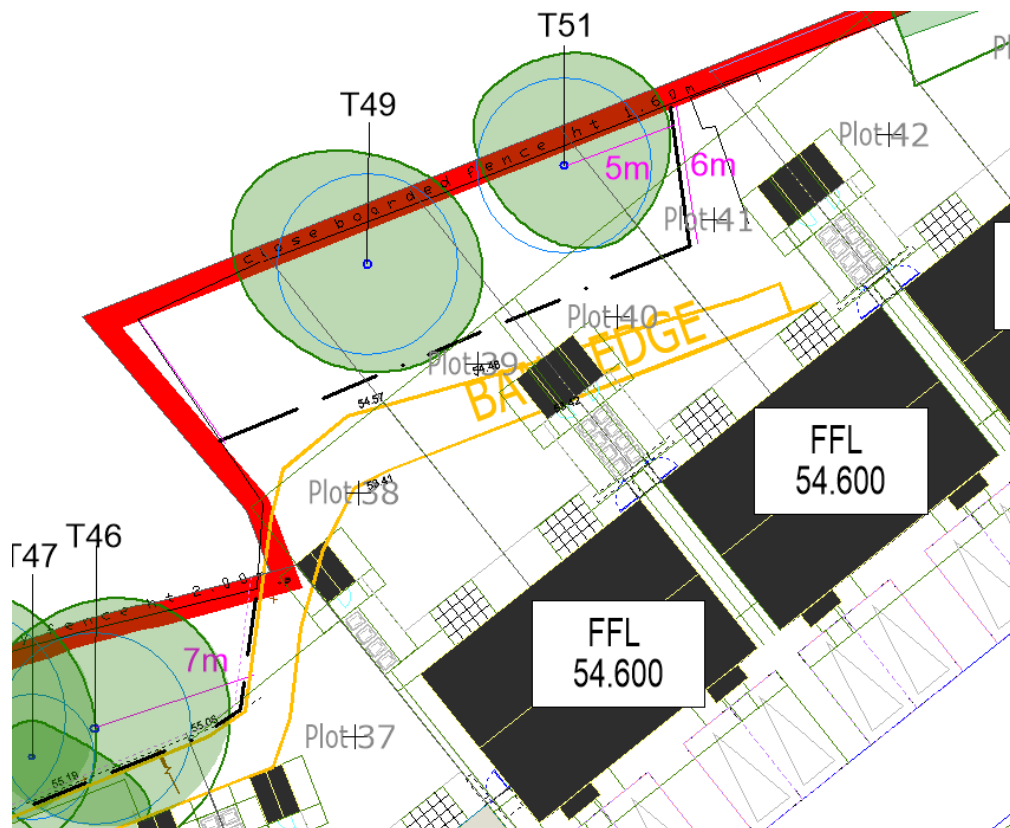


Plan 8 – extract from SHA 1948 TPP2 – annotated. Soil raising here will result in a bank of c.500mm height.



Photo 13 of T49 and T51 looking north at the north-western part of the boundary.

Note trees with red X to be removed.



Plan 9 – extract from SHA 1948 TPP2 – annotated. Soil raising here will result in raising of 112mm, which given the trees being removed are on the edge occupying root space near the change in level, has no arboricultural impact.

9.0 Services and drainage:

9.1 The *Street Works UK: Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees Issue 3: 2026* will be followed which is likely to require trenchless techniques. Any excavations within the root protection area will be observed by the arboricultural consultant.

9.2 The following is from Street Works UK. Acceptable operational techniques available:

9.3 a) Trenchless

Wherever possible trenchless techniques should be used. The launch and reception pits should be located outside the Prohibited or Precautionary Zones. In order to avoid damage to roots by percussive boring techniques it is recommended that the depth of run should be below 600mm. Techniques involving external lubrication of the equipment with materials other than water (e.g. oil, bentonite, etc.) must not be used when working within the Prohibited Zone. Lubricating materials other than water may be used within the Precautionary Zone following consultation and by agreement.

9.4 b) Broken Trench - Hand-dug

This technique combines hand dug trench sections with trenchless techniques if excavation is unavoidable. Excavation should be limited to where there is clear access around and below the roots. The trench is excavated by hand with precautions taken as for continuous trenching as in (c) below. Open sections of the trench should only be long enough to allow access for linking to the next section. The length of sections will be determined by local conditions, especially soil texture and cohesiveness, as well as the practical needs for access. In all cases the open sections should be kept as short as possible and outside of the Prohibited Zone.

9.5 c) Continuous Trench - Hand-dug

The use of this method must be considered only as a last resort if works are to be undertaken by agreement within the Prohibited Zone. The objective being to retain as many undamaged roots as possible.

9.6 d) Vacuum Excavation Vacuum

Excavation is considered one of the safest methods of digging around live utilities. It allows for the removal of earth from around existing pipes and cables without damaging the underground utilities. This method is particularly useful in environmentally sensitive zones

where ground disturbance must be minimised, for example around tree roots. All roots should be retained and protected where practicable, All roots greater than 25mm diameter must be preserved and worked around. These roots must not be severed without first consulting the owner of the tree or the Local Authority Arboriculturist (LAA) / arboriculturist. If after consultation severance is unavoidable, roots must be cut back using a sharp tool to leave the smallest wound.

9.7 **Backfilling**

- Any reinstatement of street works in the United Kingdom must comply with the relevant national legislation. In England this relates to the requirements of the code of practice – ‘Specification for the Reinstatement of Openings in Highways’ approved under the New Roads and Street Works Act 1991. Without prejudice to the requirements relating to the specification of materials and the standards of workmanship, backfilling should carefully carried out to avoid direct damage to roots and excessive compaction of the soil around them.
- The backfill should, where possible, include the placement of an inert granular material mixed with topsoil or sharp sand (not builder’s sand) around the roots. This should allow the soil to be compacted for resurfacing without damage to the roots securing a local aerated zone enabling the root to survive and grow in the longer term.
- Backfilling outside the constructed highway limits should be carried out using the excavated soil. This should not be compacted but lightly “tamped” and usually left slightly proud of the surrounding surface to allow natural settlement. Other materials should not be incorporated into the backfill. No spoil mounds should be left in the Precautionary Zone, and no spoil should be left against the trunk.

9.8 The following is a method by SHA on Trenchless Installation

Excavation of entry and exit pits

- Entry and exit pits to be located outside the RPA wherever practicable
- Pits within the RPA to be hand dug only
- All exposed roots greater than 25 mm diameter to be retained and protected
- Smaller roots to be retained wherever possible and not severed unless agreed by the arboriculturist

Moling technique

- Pneumatic or hydraulic mole to be used with controlled pressure settings
- No rotary drilling augering or percussive excavation within the RPA
- Moling to be carried out in a single pass where feasible to reduce soil disturbance
- Excessive vibration to be avoided at all times

Root protection measures

- No cutting of structural roots unless expressly approved by the arboriculturist
- Any accidental root damage to be reported immediately
- Clean cuts to be made to damaged roots using sharp tools under arboricultural instruction

Soil protection

- No compaction of soil within the RPA by plant materials or spoil storage
- Spoil to be stored outside the RPA
- Entry pits to be backfilled with excavated soil or approved topsoil and lightly compacted by hand

Backfilling and reinstatement

- Backfilling to be completed immediately following installation
- No use of concrete bentonite or grout within the RPA unless specifically approved
- Surface levels to be reinstated to original condition
- Turf or surface finishes to be reinstated without additional compaction

Timing of works

- Works to be undertaken outside periods of extreme drought or waterlogging
- Seasonal constraints to be considered where trees are under stress

Monitoring and compliance

- Arboriculturist to inspect works where required by planning condition or site specification
- Any deviation from this method statement to be agreed in writing prior to implementation

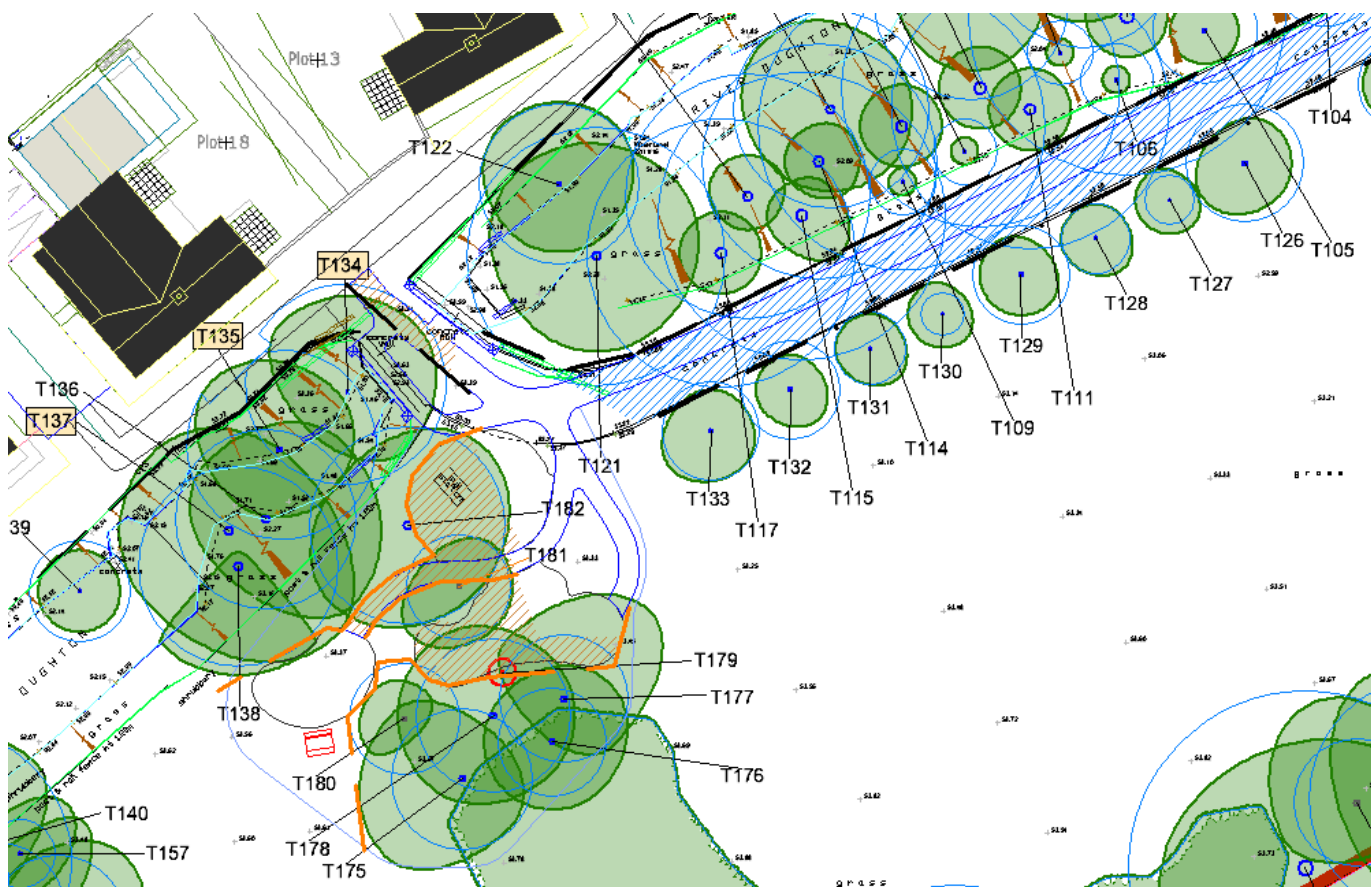
Post works

- Final inspection to confirm no visible damage to trees or protection measures
- Any remedial works to be undertaken promptly if required

10.1 New Hard landscaping:

10.1 The areas to which this apply are shown on the Tree Protection Plan *SHA 1948 TPP2* at Appendix 3 by brown shading. The paths edged orange will comprise 'graded hoggin at 50mm depth spread over 150mm depth of suitable granular fill, all over geotextile membrane. Retained with pressure treated timber edging against soft landscaping.' (extract from Guarda Landscape GUA-XX-XX-DR-L-0001). The play area is to be covered in safety surfacing to be advised and will be installed in accordance with the methods below.

10.2 Note that the proposed path in the blue hatched area is within an existing tarmac path. This will be removed in accordance with 7.0 in this appendix and the new path base will be no deeper than the bottom of the existing subbase. Other than that, especially as the proposed path is narrower than the existing, no special methods apply.



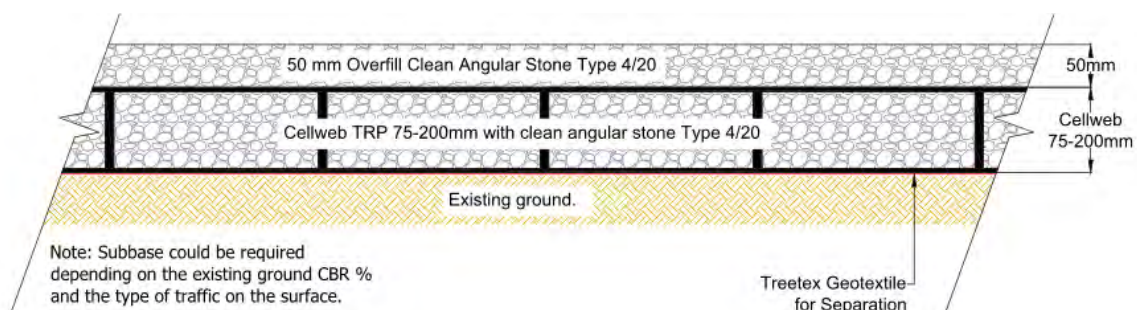
Plan 10 extract from SHA 1948 TPP2. Brown areas with orange edging are the areas where this method applies.



Photo 14 of the poplars on the northern part of the existing path and alders on the southern side.

Looking east. Note that the removal of the path and replacement path with hoggins is beneficial as this surface is flexible and adjusts to tree root growth without causing cracking.

- 10.3 The principle is that the roots will be unaffected by level changes and lack of opportunities for gaseous exchange and water infiltration. The purpose of the method statement is to ensure that tree roots are retained and that they can function. Therefore, digging down, compacting the soil and creating an impermeable surface will be prevented. A method to spread and support the load of the hard surface and anticipated usage without causing compaction of the soil structure beneath will be used. The exact specification of the hard surface is a matter for the engineer and architect; however, the principles are as follows:
- 10.4 Under arboricultural supervision skim off the grass using a spade cutting horizontally under the turf. Remove the turf from the root protection area. The depth of the excavation will be determined by the arboriculturist, and gentle scraping by a spade will continue until the shallowest root with a diameter greater than 25mm, or a matt of fine fibrous tree roots, are encountered.
- 10.5 Immediately after an even soil grading has been achieved, a geo textile membrane will be laid flat on the surface. The use of a geotextile membrane (such as Tree Tex T300) will help support the sub-base and be a partial filter (a last line of defense) for contaminants such as oil and road salt. This works by laterally diffusing the contaminants over a wider surface area so that the effect is minimized.
- 10.6 Lay a cellular confinement system such as <http://www.geosyn.co.uk/product/cellweb-tree-root-protection> – cross section below. Install as per the manufacturers specification and to the engineers prescribed depth. Typically, this is likely to be 100 - 150mm deep. An installation method is found at <https://www.geosyn.co.uk/wp-content/uploads/2016/05/Installation-Guide-Cellweb-Installation-Guide-81-3.pdf>.



- 10.7 The sub-base will be porous to enable gaseous exchange and water infiltration. A suitable material is washed angular stone with a diameter between 4 - 20mm with no fines. Aggregates or stones must have a near neutral PH.

10.8 A second geotextile layer to be added.

10.9 Porous surface to be laid in the normal way.

10.10 The edge treatment within the areas hatched blue will comprise treated timber laid on end pegged every 500mm with a wooden peg on the outside. The top of the peg will be flush with the top of the board. A small amount of topsoil will grade down from the top of the board to the soil to prevent a trip hazard.

11.0 New soft landscaping:

The full soft landscaping specification is found at GUA-XX-XX-DR-L-4001 P02. Within the root protection areas of trees to be retained, the preparation of soil for planting and turfing will be carried out by hand. Cultivation will be kept to a minimum and new topsoil must not exceed 100mm in depth in the root protection areas, with no increase within 300mm of the stem. Top soil and other materials will be transported by wheelbarrow on running boards when working near trees. Enriched biochar to supplier's recommendations (typically 5% of soil volume) is advised to assist the establishment of new planting based on scientific research.

12.0 Boundary treatment:

The boundary treatment to rear garden is understood to be close boarded fencing. The holes will be hand dug and any roots found will be pruned neatly. The holes will be lined with impermeable plastic sheeting to prevent the alkalinity of concrete from scorching the roots and locally raising the soil pH.

13.0 Play equipment:

This applies to a group of trees reference T175 – T182. Under arboricultural supervision, the holes will be hand dug and any roots found with a diameter less than 20mm will be pruned neatly. If there are larger roots, the hole will be moved within the tolerances of fall zone. The holes will be lined with impermeable plastic sheeting to prevent the alkalinity of concrete from scorching the roots and locally raising the soil pH.

14.0 Arboricultural site supervision

An initial site meeting:

Before works have started, but after the tree surgery and tree protection measures are in place a pre-commencement meeting will be held on site.

14.1 Key personnel

The main contractor will be carrying out the contract and the work will be supervised at key stages by an arboricultural consultancy. The tree officer will be kept informed of progress and any deviations or variations from this schedule and the method statement.

Each visit will be followed by a Site Supervision Report with time stamped photos.

14.2 Arboricultural input and site supervision schedule

Stage	Activity and who is involved	Reference documents
Pre-commencement meeting	Tool box talk and Induction Main contractor Demolition contractor Tree surgeon Arboricultural consultant Arboricultural officer to be invited	This document; in particular SHA 1948 TRP and 2, Section 6 and the tree surgery schedule at Appendix 4. Demolition management plan
Tree protection and ground protection sign off	Demolition contractor Main contractor Arboricultural consultant	This document, in particular plan SHA 1948 TRP and TPP2 and appendix 3
During demolition	Tool box talk Main contractor Arboricultural consultant	This document; in particular SHA 1948 TRP and section 6

Stage	Activity and who is involved	Reference documents
Removal of surfaces	Tool box talk and induction To observe surface removal near trees. Main contractor External works contractor Arboricultural consultant	This document; in particular SHA 1948 TPP2 and section 7
New hard surfacing	Tool box talk and induction To observe surface change near trees. Main contractor External works contractor Arboricultural consultant	This document; in particular SHA 1948 TPP 2 and section 10
Installation of play equipment	Tool box talk and induction To observe installation of equipment near trees. Main contractor External works contractor Arboricultural consultant	This document; in particular SHA 1948 TPP 2 and section 13
New soft landscaping and removal of tree protection fencing	Tool box talk and induction Main contractor Arboricultural consultant or Landscape architect External works contractor	This document; in particular SHA 1948 TPP 2 and section 5.11
Routine visits	These will take place every 12 weeks, coinciding with the stages above where possible. A tool box talk will be carried out to any new staff and contractors where necessary	These may be carried out virtually where no active supervision of a specific task is required, and reported to the tree officer

13.3 **How this will be communicated**

The site office will contain this method statement SHA 1948 AIA AMS Feb 26. The Tree Protection Plans within the report are to be kept with other site plans.

The availability and summarised contents of this information will be part of site induction for new personnel.

During each site supervision, the arboricultural consultant will carry out a tool box talk to the relevant personnel. This will be hand written and signed by relevant parties.

After each site supervision, a short report will be sent to Hill Residential.

Appendix 7

Tree related legislation and policies

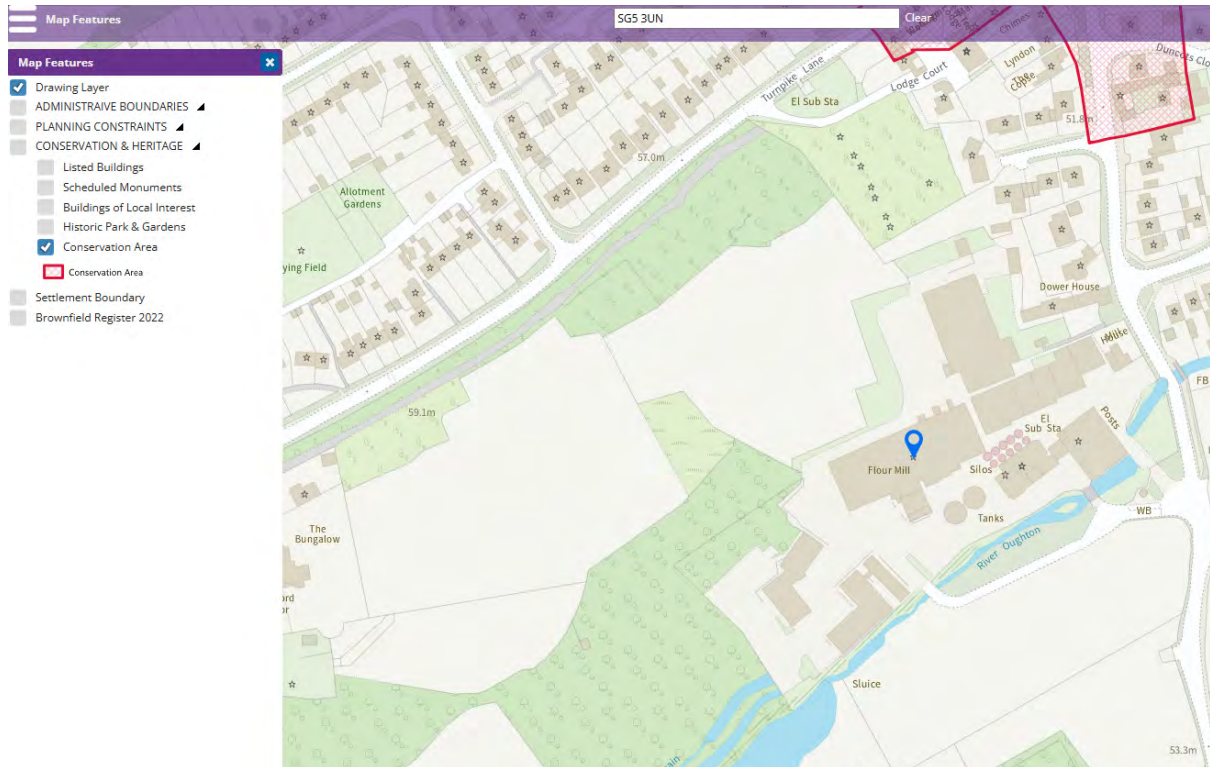
1. Tree Preservation Orders

The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

No Tree Preservation Orders affect the site (source – North Herts Council email dated 4 November 2025).

2. Conservation Area

The site does not lie in a Conservation Area.



Source:- North Herts Council Nov 2025

3. Ecological considerations

The Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2010 and the Countryside and Rights of Way Act 2000, provide statutory protection to species of flora and fauna including birds, bats and other species that are associated with trees. All ecological matters are addressed by MKA Ecology in their Preliminary Ecological Appraisal and Preliminary Roost Assessment reference 184025 dated 20 February 2026. This states:

On-site habitats: *The River Oughton, individual trees and native hedgerow (Habitats of Principal Importance) present onsite are ecologically valuable. It is recommended that these habitats are retained and protected. Where this is not feasible for trees or hedgerows, they should be replaced using native species;*

Bats: Of the 27 individual rural trees present onsite, 26 were assessed as having negligible potential to support roosting bats and two were assessed as containing PRF-Ms. All trees within lines of trees to the north of the River Oughton were assessed as having negligible potential to support roosting bats. Full inspections of woodland trees throughout the Site and lines of trees to the south of the River Oughton were not undertaken because no impacts are anticipated from the development. However, obvious features in these areas were noted during the survey. All trees with bat potential, all woodland trees and all lines of trees to the south of the River Oughton should be retained and protected during the proposed works or, where impacts are unavoidable, further surveys will be required. Light pollution should be minimised both during and after the construction phase and a sensitive lighting scheme should be developed to allow for suitable roosting and foraging areas for bats within and adjacent to the Site;

Figure 2: Preliminary Roost Assessment Results at Ickleford Mill, Herts



Aerial image 1 - Extract from PEA- not different tree numbers are used by the ecologist to SHA

Roosting bats - trees Of the 27 individual rural trees present onsite, 26 were assessed as having negligible potential to support roosting bats due to a lack of potential roosting features. Trees T1 and T5 were assessed as containing PRF-Ms, meaning they have potential to support multiple roosting bats. Tree T1 is a mature ash tree located to the east of the Site containing a rot hole that may lead to a potential cavity within the trunk. Tree T5 is a mature willow tree adjacent to the River Oughton that contains a large rot hole at the base of the tree that may lead to a potential cavity within the trunk. All other trees within lines of trees to the north of the River Oughton were assessed as having negligible potential to support roosting bats due to a lack of

potential roosting features. Full inspections of woodland trees throughout the Site and lines of trees to the south of the River Oughton were not undertaken because no impacts are anticipated from the development. However, obvious features in these areas were noted during the survey. Two such trees (T28 and T30) were assessed as containing a PRF-M and one (T31) was assessed as containing a PRF-I. Nine trees (T32-40), located within the eastern section of woodland W2, were covered in dense ivy which may conceal PRFs.

4. Occupiers Liability Act 1957 and 1984

The Occupiers Liability Act (1957 and 1984) places a duty of care to ensure that no reasonably foreseeable harm takes place due to tree defects. Therefore, this report includes recommendations within the tree tables for work required for safety reasons. 'Common sense risk management of tree (National Tree Safety Group 2012)' states that *'The owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care at Common Law to all people who might be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a reasonably foreseeable risk of injury to persons or property'*.

5. Common law

This enables pruning back to the boundary line providing the work is reasonable. Other restrictions, such as Tree Preservation Orders/Conservation Areas still apply.

The owner of a tree is not obliged to trim their trees or hedges to prevent them from crossing over a boundary. Whilst the tree owner is not obliged to cut back the branches, the person whose property is overhung has the right to cut back the branches to the boundary providing there are no planning or legal restrictions on the trees such as Tree Protection Orders or if they are located in a church yard, in which case suitable consent must be obtained. Such pruning works must be undertaken to a suitable standard and must not cause damage to the tree.

The resulting debris remains the property of the tree owner, but you must not cause any damage to their property when returning it back to them and you do not have the right to trespass on the tree owner's property in carrying out the works. In the interests of good neighbourly relations, SHA encourages neighbours to discuss their intentions with each other before carrying out such works, providing the work is reasonable and that the trees are not subject to TPO or Conservation Area protection.

6. Felling licence

A felling licence is required to fell more than 5 cubic metres of timber in a calendar quarter.

Applications typically take 13 weeks to process and are administered by the Forestry Commission.

Exemptions include:

- Tree surgery other than felling.
- Trees smaller than 8cm at 1.3m.
- Trees growing in a garden, orchard, and churchyard or designated open space.
- Works to facilitate full planning permission once all pre-commencement conditions are discharged and the subject trees are shown to be removed on the approved Tree Protection Plans.
- Works to dangerous trees.

7. Veteran Trees

“The term veteran tree is one that is not capable of precise definition but it encompasses trees defined by three guiding principles: trees of interest biologically, aesthetically or culturally because of their age; trees in the ancient stage of their life; trees that are old relative to others of the same species.”*

There are no veteran trees on, or immediately adjacent to the site.

*(English Nature (2000) Veteran Trees – A Guide to Good Management. [Online]. [Accessed 21st March 219]. Available from: <http://publications.naturalengland.org.uk/publication/75035>).

National Policy

National Planning Policy Framework December 2024

15. Conserving and enhancing the natural environment

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;**
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The core principles from the December 2024 NPPF policy on conserving and enhancing the natural environment remain present in intent in the draft 2025 NPPF. However, the consultation draft seeks to reframe and broaden the scope and articulation of these principles.

Policy SP12: Green infrastructure, landscape and biodiversity

We will accommodate significant growth during the plan period whilst ensuring the **natural environment** is protected and enhanced. We will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:
 - Internationally designated sites
 - Nationally designated sites
 - Locally designated sites;
 - Non-designated sites that include important habitats and species
- d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and
- e) Protect other open spaces and support provision of new and improved open space.

- 9.7 Existing vegetation should influence the layout and design of development. A vegetation condition survey should be undertaken to ascertain what plants within and adjoining the site, which would be affected by development, are worthy of retention and what protection measures should be put in place during construction. The British Standard BS5837: **Trees** in relation to design, demolition and construction – recommendations sets out guidance on tree retention, effect of **trees** on design considerations and means of protecting **trees** during construction.

Appendix 8

Statement of methodology and reference material

Statement of methodology

Review of supplied plans and information

Site visit made by a suitably qualified arboriculturist in October 2025.

Tree survey using Visual Tree Assessment carried out in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS) section 4.4. All investigations were from ground level only and binoculars were used when necessary. All trees with a trunk diameter of 75mm or above were surveyed. Obvious hedges and shrub masses were identified where appropriate. Information collected is in accordance with recommendations in subsection 4.4.2.5 of BS and include species, height, diameter, branch spread, crown clearance, age class, physiological condition, structural condition and remaining contribution. Each tree was then allocated one of four categories (U, A, B or C). The survey was based on the supplied topographical drawing, with additional trees added where missing. Where this is the case, this has been stated in the tree survey sheets.

Further tree investigation of T4 by Tracy Clarke Tree Consultancy TCTC-19808 Internal Decay Assessment - Icklefield Mill February 2026 found at Appendix 12 in full.

Site meeting with the design team, client and North Herts Council on 16 January 2026.

On line meetings with the Design Team.

Received material

2025-12-10-Hitchin-Ickleford-Mill-Proposed-Site-Layout, Red Line Application Boundary Plan, Extent of Developable Area and Green Belt Plan, Decision Notice, TS16-421L1-2D-RevA, 2025-07-02-Hitchin-Ickleford-Mill, 2025-07-02-Coloured Site Layout, Ickleford Mill - Property Hazard Sheet Rev 0 - 17.09.2025, approved outline information, Tree Removal Mark Up, 25355-SUS-XX-XX-DR-C-00020-P01 Preliminary External Levels Strategy DRAFT 2026-01-06, 25033-GUA-XX-XX-DR-L-0001-P02 Site Location Plan DRAFT, IMG_3645, Ickleford Mill bldg survey level 4 WSI, 185-PA-103-RevN-Proposed-Site-Layout, TCTC-19808 Internal Decay Assessment - Icklefield Mill, 25033-GUA-XX-XX-DR-L-0001 Site Location Plan (Play Proposals for Review DRAFT)

Reviewed text

BSI. BS 3998:2010 *Tree Work-Recommendations.*, BSI. BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations.* R. G. Strouts and T. G. Winter *Diagnosis of ill-health in trees* TSO 1994, North Herts Council website, Arboricultural Association Guidance Note 12 *The use of Cellular Confinement Systems Near Trees*

Appendix 9

Caveats & Exclusions

Specific report caveats

1. At the time of writing this report, the protected tree status is correct. However, this can change. Therefore, I advise that a further check is made with North Herts Council before any works to trees take place.
2. No internal diagnostic equipment was used other than a sounding mallet and probe and all inspections were from ground level only, with the aid of binoculars where necessary.
3. The survey is concerned solely with arboricultural issues.
4. Any changes in ground level, or excavations near to tree roots not discussed within this report may change the stability and condition of the trees and a further examination would be required.
5. As trees are dynamic living organisms, this report is only valid for a period of 12 months, in respect to their health and condition.
6. Only the trees listed in this report have been examined.
7. The measure of offsite trees has been estimated, except any crown within the site overhang which is measured. Where the crown of an onsite tree overhangs the boundary, the crown spread in this direction is also estimated.
8. The base and trunk of the offsite trees could not be examined, and therefore a full assessment of the trees condition could not be made.
9. Dense ivy and undergrowth prevent a full condition survey being carried out. The vegetation may be hiding structural defects.
10. The tree information is from the time of the survey. Some pests, diseases and fungi only appear seasonally; therefore, it is possible not all issues that may affect the health of the trees could be observed.

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Appendix 10

Experience and qualifications of author



Sharon Durdant-Hollamby

FICFor FARbor A BSc (Hons) Tech Cert Arbor A



Profile

Sharon is an Expert Witness, Chartered Arboriculturist, and Director of Sharon Hosegood Associates Ltd. Sharon had eleven years' experience as a local government tree and landscape officer before joining a contractor as a tree consultant in 2005. In 2007, she formed an environmental practice in Essex with the owner. As Managing Director, she built up the ecological and arboricultural consultancy to a team of 20. She is a past President of the Institute of Chartered Foresters (May 2021 – April 2023). She joined Essex Quality Review Panel in May 2023 as an arboricultural expert and has been awarded an Honorary Fellowship of Myerscough College. She is the host of the *Tree Lady Talks* podcast and a regular speaker in the UK and abroad.

Specialties:

- Trees in relation to development, including appeals and planning hearings
- Tree root investigations, including TreeRadar
- Tree hazard evaluation
- Tree Preservation Orders
- Trees and well-being with community engagement

Professional bodies:

- Past President of the Institute of Chartered Foresters
- Fellow of the Institute of Chartered Foresters (ICF)
- Fellow of the Arboricultural Association

Qualifications:

- Cardiff University Law School Bond Solon Civil Expert Certificate
- Arboricultural Association Technician's Certificate
- BSc (Hons) Geography and Landscape Studies
- Managing Safely IOSH (2017)

Awards:

- Top student award for the Technician's Certificate in 2005
- The Broomfield Hospital Woodland Management project she managed between 2009 and 2015 won the following awards:
 - The Essex Biodiversity Awards (nomination)
 - The Excellent Community Engagement Award (NHS Forest)
 - Green Flag and Green Apple Award
 - Highly commended for the Health Sector Journal Award 2013
- Honorary College Fellow (Services to Arboriculture and Forestry), University Centre, Myerscough

Appendix 11

Glossary

Arboriculture	Formerly all aspects of the culture of trees, especially for forestry. Latterly, the art and science of cultivating and managing trees as groups and individuals, primarily for amenity and other non-forestry purpose.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience in the field of trees in relation to construction.
Architecture	In a tree, a term describing the pattern of branching of the crown or root system.
Biochar	Biochar is charcoal used as a beneficial soil amendment enabling nutrient uptake and assisting the trees defense mechanism
Biodiversity	The variability among all living organisms of an ecological complex.
Biomechanical	Pertaining to the mechanical functions and properties of living organisms, such as trees.
Body language	In trees, the outward display of growth responses and/or deformation in response to mechanical stresses.
Branch	A limb extending from the main stem or parent branch of a tree.
Branch bark ridge	The raised arc of bark tissues that forms the acute angle between a branch and its parent stem
Branch collar	The swelling or roughened bark often found at the base of a branch which should be left intact if the branch is to be pruned off.
Canker	A lesion in which bark and cambium have been killed, sometimes exposing the wood and often showing a swollen appearance owing to the encircling growth of new tissues.
Canopy	The topmost layer of twigs and foliage in a tree.
Co-dominant	In trees, a similarity between two or more stems or branches with regard to their size and their position within the canopy.
Column	In the wood or phloem of a tree, an axially elongated zone of tissue that is distinguished from the surrounding tissue; e.g. Live versus dead or decayed versus non-decayed.
Construction exclusion zone	An area based on the root protection area from which access is prohibited for the duration of the project.
Crown	In arboriculture, the main foliage-bearing portion of a tree.
Crown lifting	The removal or shortening of the branches that form the lower part of the crown of a tree.
Crown reduction	Pruning in order to reduce the size of the crown of a tree.
Crown thinning	Pruning inside the crown of a tree in order to reduce its density.
Defect	In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.
Dieback	The death of part of a plant, usually starting from a distal point and often progressing proximally in stages.
Direct damage	Direct physical damage to a structure of surface from pressure exerted by the trunk or growing roots.

Ecosystem services	The benefits that a particular species or range of species bestow upon others (including humans) through ecological relationships. Such services can sometimes be estimated in a form that allows them to be included in financial accounting.
Epicormic	Pertaining to shoots or roots which are initiated on mature woody stems; shoots can form in this way from dormant buds or they can be adventitious.
Failure	In connection with tree hazards, a partial or total fracture within woody tissues or loss of cohesion between roots and soil.
Flush cut	A pruning cut close to the parent stem which removes part of the branch bark ridge.
Foreseeable	In hazard assessment, pertaining to failure and associated injury of damage which are predictable on the basis of evidence from a tree and its surroundings.
Fungi	Organisms of several evolutionary origins, most of which are multicellular and grow as branched filamentous cells within dead organic matter or living organisms.
Hazard	A thing, a process or a potential event that has the potential to cause harm.
Heartwood	The dead or predominantly dead central wood of various tree species whose outer living wood, sapwood, has a finite and pre-determined lifespan.
Independent in the landscape	Point at which a newly planted tree is no longer reliant on excessive or abnormal management intervention in order to grow and flourish with realistic prospects of achieving its full potential contribute to the landscape.
Level arm	A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch.
Landscape character	A distinct, recognisably and consistent pattern of elements in the landscape that make one landscape different from another, rather than better or worse.
Mulch	Material laid down over the rooting area of a tree or other plant to help conserve moisture, suppress weeds and encourage a beneficial microflora.
Mycorrhizal	Pertaining to an intimate symbiotic association between plant roots and specialised fungi.
PICUS	The Picus Sonic Tomograph is a non-invasive tool for assessing decay in trees. It works on the principle that sound waves passing through decay move more slowly than sound waves traversing solid wood. By sending sound waves from a number of points around a tree stem to a number of receiving points, the relative speed of the sound can be calculated and a two-dimensional image of the cross-section of the tree can be generated
Pollard	A term for a pollarded tree
Pollarding	The complete or partial removal of the crown of a young tree so as to encourage the development of numerous branches; also, further cutting to maintaining this growth pattern.
Probability	A statistical measure of the chance that a particular event (e.g. a specific failure of a tree or specific kind of harm to persons or property) might occur.
Resistograph	

	The IML-RESI system is based on the measurement of drilling resistance. The IML-RESI operates in a similar manner to a normal drill. A drilling needle with a diameter of 1.5mm is inserted into the wood under constant drive. While drilling, the resistance is measured as a function of the drilling depth of the needle. The data is printed and stored electronically at a scale of 1:1 simultaneously. Although invasive the relatively small needle diameter causes very little damage, testing is normally only undertaken to confirm the remaining stem wall thickness in decaying trees.
Retrenchment	Progressive reduction in the size of the crown of an old tree, by means of the dieback or breakage of twigs and small branches, accompanied by the enhanced development of the lower or inner parts of the crown.
Risks	The likelihood of the potential harm from a particular hazard becoming actual harm.
Root protection area	A layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. BS 5837:2012 <i>'Trees in relation to design, demolition and construction – Recommendations'</i> .
Root flare	Thickened and expanded base of a tree stem at ground level from which buttress roots form.
Rootplate	The central part of the root system of a tree, consisting of the large-diameter main roots and a dense mass of smaller roots and soil.
Service	In construction, any above-or below-ground structure or apparatus for utility provision.
SULE	Safe useful life expectancy of a tree (Barrell)
Stag-headed	In a tree, a state of dieback in which dead branches protrude beyond the current living crown.
Stress	In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example owing to lack of water, inadequate nutrition or extremes of temperature.
Stub cut	A pruning cut which is made at some length distal to the branch bark ridge.
Target pruning	The pruning of a twig or branch so that tissues recognisably belonging to the parent stem or branch are retained and not damaged.
Targets	In tree hazard assessment, persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it.
Tree Preservation Order	In Great Britain, an order made by a local authority, whereby the authority's consent is generally required for the cutting down, topping or lopping of specified trees.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposal, showing trees for retention and illustrating the tree and landscape protection measures.
Utility	An undertaker by statute that has a legal right to provide customer services (e.g. communication, electricity, gas and water).

Veteran tree	<i>'A tree that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species'.</i> Ancient Tree Guide No. 4 (ATF, 2008).
Vigour	In tree assessment, an overall measure of the rate of shoot production, shoot extension or diameter growth.
Vitality	In tree assessment, an overall appraisal of physiological and biomechanical processes, in which high vitality equates with near-optimal function, in which high vitality equates with healthy function.
Visual Tree Assessment (VTA)	In addition to the literal meaning, a system expounded by Matlack and Breloer (1995) to aid the diagnosis of potential defects through visual signs and the application of mechanical criteria.
White-rot	Various kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded.
Wound	Injury caused to a tree by a physical force.

Appendix 12

TCTC-19808 Internal Decay Assessment - Ickleford Mill – February 2026



TREE ANALYTICS

Internal Decay Assessment

Client: Hill Residential Limited

Site: Icklefield Mill

TCTC-19808

February 2026

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Terms of Reference

Tracy Clarke Tree Consultancy Ltd are instructed by Hill Residential Limited to carry out an Internal Decay Assessment to determine the extent of decay and associated mechanical strength loss of T4 at Icklefield Mill, providing recommendations to mitigate any risk of failure if required.

For the location of the tree covered by this report see Tree Survey Plans.

The site was visited on 5 February 2026

The Site

The site address:

Icklefield Mill
Arlesey Road
Hitchin
SG5 3UN

The Local Authority: North Hertfordshire District Council

Summary of Results

Tomography confirms the stem is decayed.

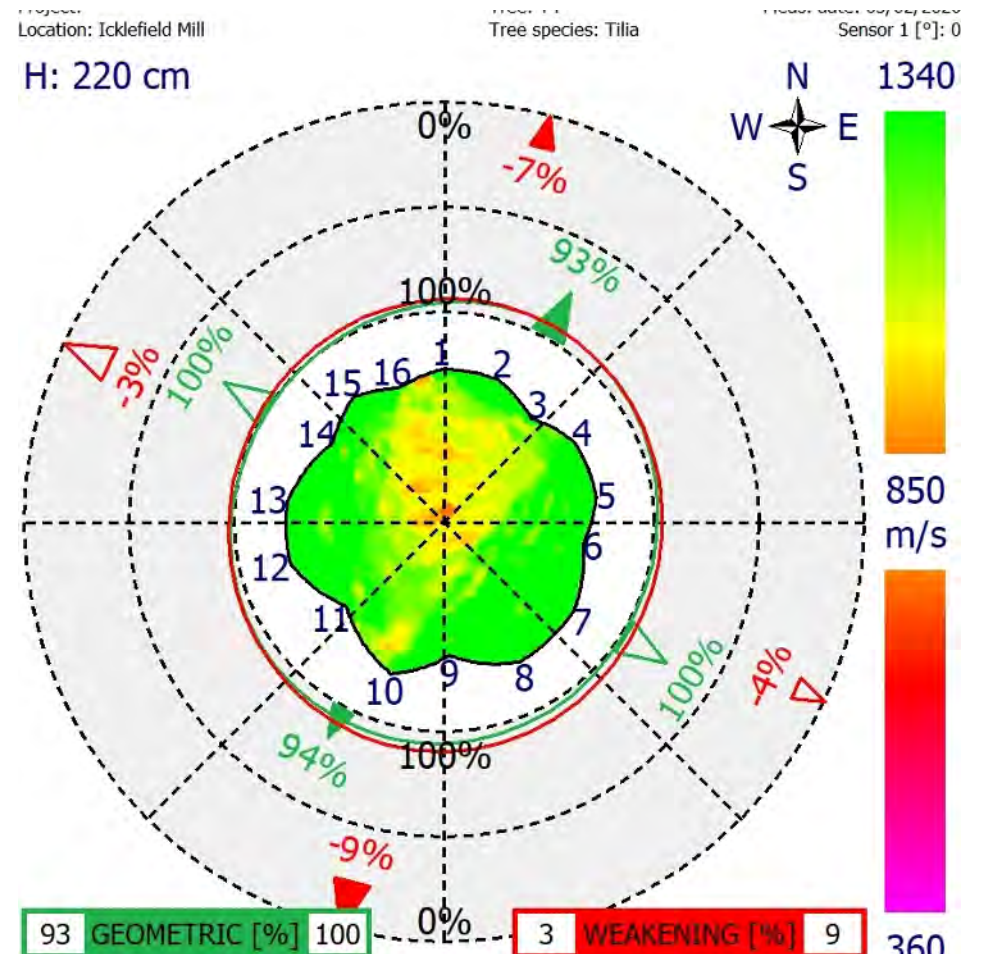
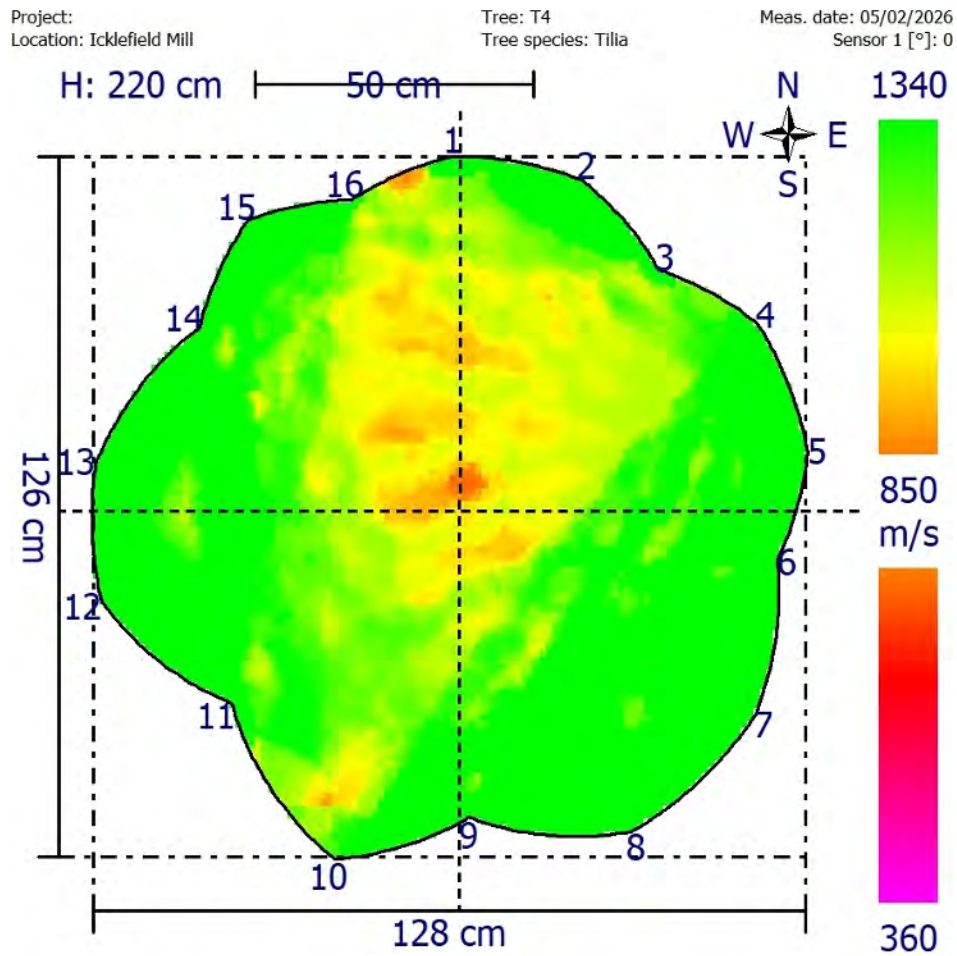
Decay at 2.2 metres is relatively minor with low to moderate impact on mechanical strength, however decay in this critical area around the main fork will have an impact on the structural integrity of the fork which is already potentially compromised by being tight with included bark.

The decay at the base of the stem is extensive and the impact on load bearing capacity significant. It is technically possible to mitigate the current risk of failure with a crown reduction, reducing the wind loading on the crown. However, the reduction required is relatively heavy, resulting in large wounds throughout the crown. This will aerate the vascular system of the tree resulting in an acceleration of decay in the stem. This combined with the species of fungus involved and the species of tree (which does not compartmentalise decay) means that the decay is expected to progress rapidly and retention is only possible in the short term. Retention will require regular assessment and crown management, and it is unlikely that safe retention of the tree will be possible beyond ten years, therefore removal of the tree is justified.

It is recommended that the assessment is repeated in 3 years. (If retained)

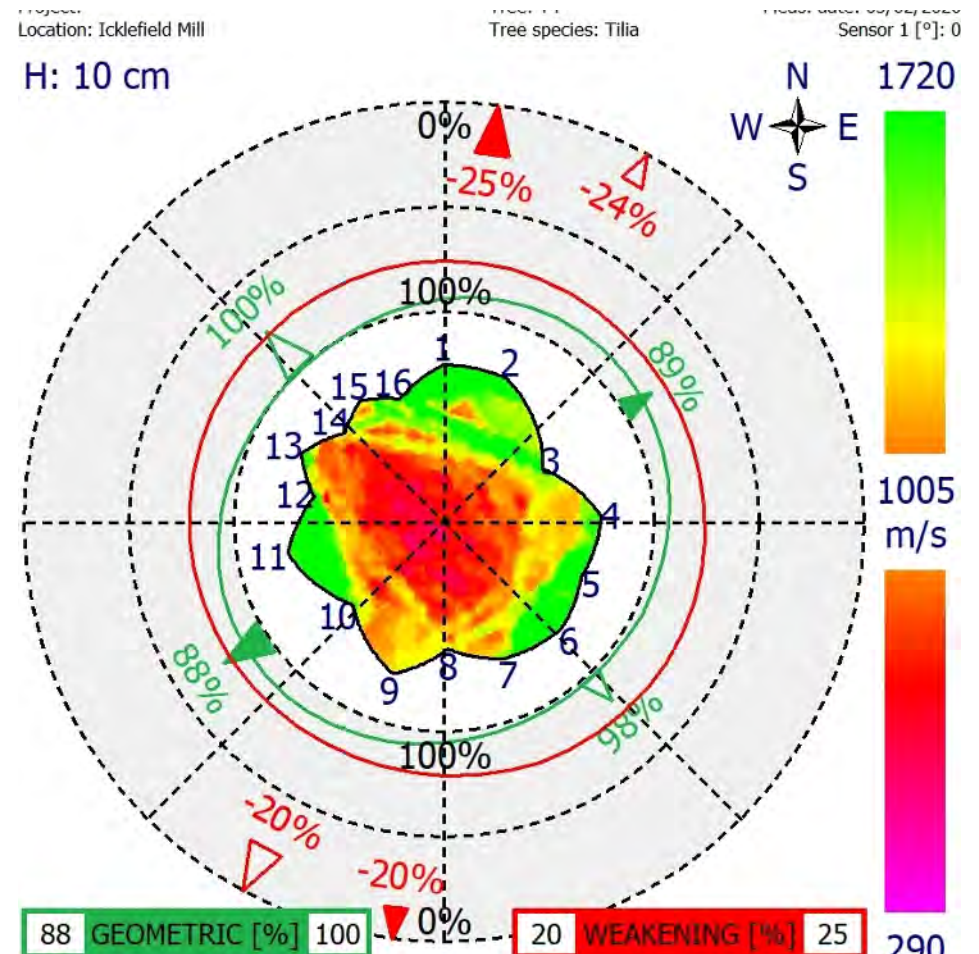
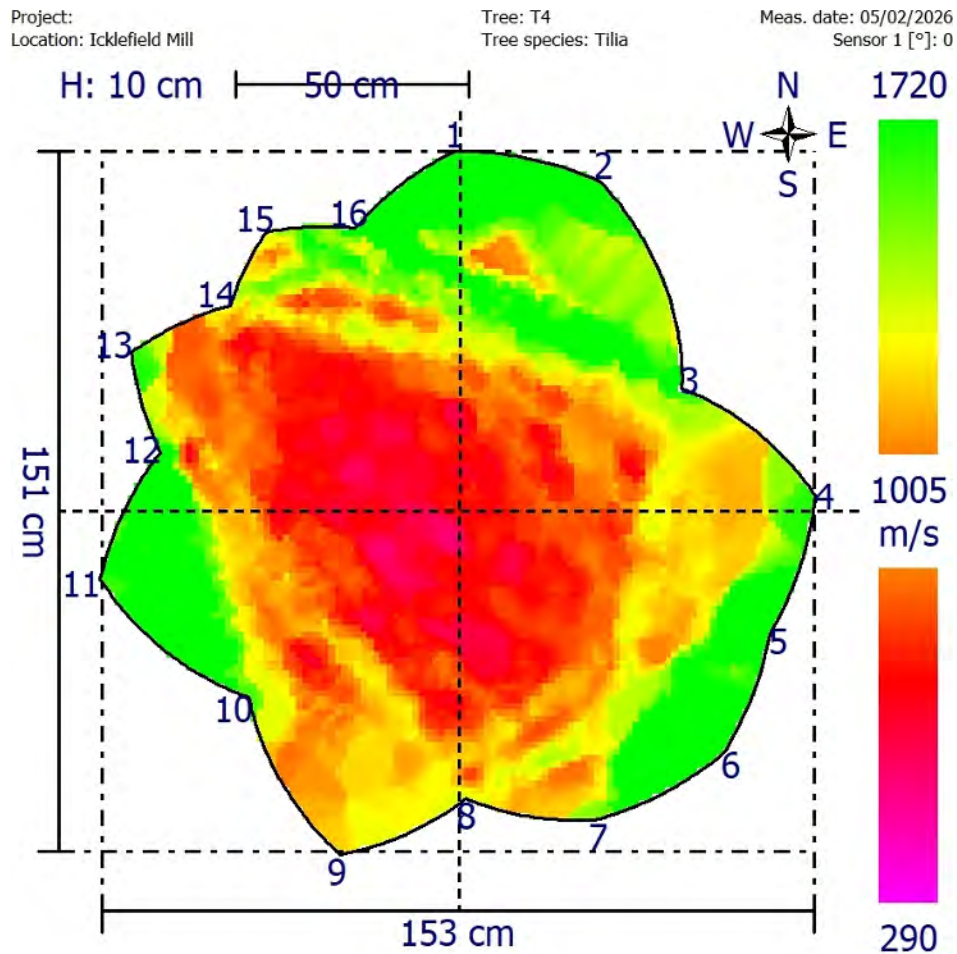
For detailed results of the tree assessed and any recommended works to mitigate risk see the Tree Schedule. Please note recommendations to mitigate risk in the schedule are the minimum required to retain the tree in the short term. Removal of the tree is justified.

Tomography - T4 at 220cm



Decay at 220cm above ground level is moderate. Impact on mechanical strength is low to moderate at 9%.

Tomography - T4 at 10cm



Decay at 10cm above ground level is extensive and impact on load bearing capacity significant.

Ganoderma australe bracket is located between sensors 13 and 14 - the tomogram shows the fungus has breached functional wood in this area.

The tomogram also shows decay in likely breaching functional wood to the south leading to a directional loss of load bearing capacity of 25% to the north.

Tree Survey Plans

Tree Schedule

Tree Risk Schedule and Recommendations



TREE ANALYTICS



TRACY CLARKE
TREE CONSULTANCY

Site: Icklefield Mill

Date: February 2026

Tree / Group No.	Tag Number	Species	Number of Stems	Height (m)	DBH (cm)	Crown Spread (m)	Bat Potential	Vitality	Age Class	Physiological Condition	Structural Condition	Targets	Notes and Observations	Recommended works	Priority
T4	129	Tilia x vulgaris (Common Lime)	1	22.5	127	21	L	High	Late Mature	Good	Poor	Building within falling distance	Fork weak with included bark. Ganoderma australe brackets at base of stem to north west and to the north at 2.4 metres. Tomography confirms stem is decayed. Decay at 2.2 metres is relatively minor with low to moderate impact on mechanical strength, however decay in this critical area around the main fork will have an impact on the structural integrity of the fork which is already potentially compromised by being tight with included bark. The decay at the base of the stem is extensive and the impact on load bearing capacity significant. It is technically possible to mitigate the current risk of failure with a crown reduction, reducing the wind loading on the crown. However, the reduction required is relatively heavy, resulting in large wounds throughout the crown. This will aerate the vascular system of the tree resulting in an acceleration of decay in the stem. This combined with the species of fungus involved and the species of tree (which does not compartmentalise decay) means that the decay is expected to progress rapidly and retention is only possible in the short term. Retention will require regular assessment and crown management and it is unlikely that safe retention of the tree will be possible beyond ten years.	To retain the tree reduce the crown by 3 metres in height and spread. Carry out a repeat of the Internal Decay Assessment at 10cm and 2.2 metres to determine the progression of decay and impact on load bearing capacity	6 months 3 years

Images



Image 1 - T4



Image 2 - T4 - *Ganoderma australe* brackets lower stem

Method of Assessment

Initially a Formal Inspection of the tree is carried out . This follows a structured process called Visual Tree Assessment (VTA). The tree is inspected from ground level, the health of the tree assessed, and any obvious defects identified.

This assessment also determines whether the tree is suitable for a Stability Assessment.

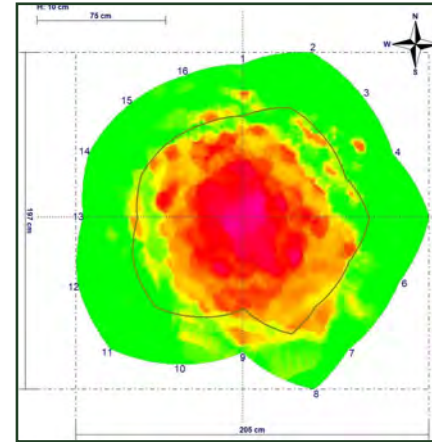
The tree is recorded, and if it shows a defect that requires remedial action, prioritised recommendations for work are given.

If no work is required, this is specified.

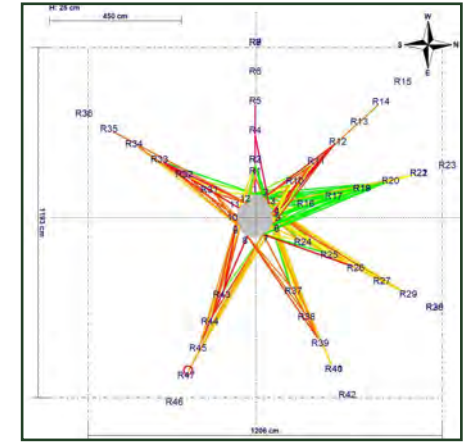
The following data is collected:

- Tree will be plotted individually using tree survey mapping software
- The position of tree is estimated using GPS
- Tree reference number
- Tree tag number (the tree may be tagged if one does not exist)
- Species
- Estimated height (m)
- Estimated stem diameter (cm) measured at 1.5m above ground level
- Estimated crown spread diameter (m)
- Life stage
- Physiological condition
- Structural condition
- Notes and observations of defects
- Recommended works
- Bat Roost Potential
- Works will usually be prioritised to within – Immediate / 7 days / 3 Months / 6 Months /1 Year

Using tomography we are able to 'map' the decay using non invasive methods. Stress waves travel through sound wood faster than dysfunctional wood. Sensors placed around the tree allow us to measure the time it takes an impulse to travel through the wood and reach the other sensors, so we get an impression of the internal condition of a tree.

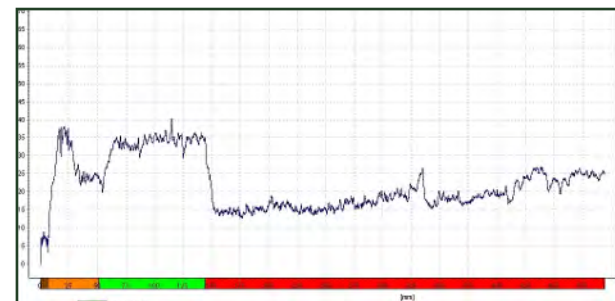


Example of tomogram



Tomogram showing roots

There are occasionally circumstances where tomography is not suitable, such as assessing decay present in buttress roots. In these situations we use the Resistograph which is a very fine drill that measures resistance as it travels through the wood. It provides graphical information on the internal structure of the tree at the points of drilling. Usually decayed wood has a lower resistance and the results of drilling combined with our knowledge and experience allows us to provide evidence based recommendations for the tree.



Resistograph read out



Mature Oak tree with Arbotom sensors around the stem

Scope and Limitations

The tree has been inspected from ground level only applying Mattheck's (1994) Visual Tree Assessment method (VTA)*.

Recommended timing of works may be prioritised with guidance from the THREATS system of risk evaluation and treatment**, and by following the guidance produced by The National Tree Safety Group's report 'Common sense risk management of trees' (2011)***.

Tree positions are approximate only.

Observations and recommendations of the tree in this report do not allow for extreme weather events. It is recommended that a High Winds Policy is developed to manage Tree Risk during storms.

The tree should be inspected following storms and extreme weather events to identify any damage or changes in condition of the tree that may have occurred.

All recommendations are given in the context of the site's current use.

Trees are dynamic living organisms, and subject to changes in their condition. They are susceptible to effects from disease, weather and changes to their surrounding environment.

The assessment of the tree within this report is valid for one year from the date of inspection.

*Mattheck, C, Broeler, H. (1994). The body language of trees. A handbook for failure analysis– Research for Amenity Trees No.4 Research for Amenity Trees

**Forbes-Laird, J, L (2009) TREE HAZARD: RISK EVALUATION AND TREATMENT SYSTEM -THREATS

***NTSG (2024): COMMON SENSE RISK MANAGEMENT OF TREES (Forestry Commission, Edinburgh)

Best Practice

Any works recommended will have been given a priority - a timescale that the works need to be carried out. However, where possible within these timescales it is beneficial to the tree if major works are undertaken during periods of lower functional activity. This may be during the winter when the tree is dormant (November to end of February), or during late July to the end of August when the tree is less active. During these periods the tree is better able to react to wounding and a decrease in leaf area.

It should be noted that during July and August there are potential implications regarding protected species - see next section: Legal Status.

All tree works should comply with BS3998: (2010) Tree Work - Recommendations.

Arborists carrying out the work should be suitably qualified and insured

Legal Status

No details have been requested from the Local Planning Authority (LPA) as to whether the tree on the site is within a Conservation Area or protected by a Tree Preservation Order (TPO).

Prior to any works to prune or remove a tree within a Conservation Area or protected by a TPO written consent from the LPA is required.

Care should be taken in regard to species and their habitats that are protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 (CRoW Act) and the consolidation of the Conservation of Habitats and Species Regulations 2010 (the 'Habitat Regulations 2017').

With tree work this particularly refers to birds and bats.

Ideally, if possible, work should be undertaken outside of the bird nesting season (March to September).

A scoping survey that identifies Potential Bat Features (PRF's) and the likelihood of a tree being used by bats is included as part of the Visual Tree Assessment. This survey follows BS8596: (2015) Surveying for Bats in Trees and Woodland - Guide. Trees are rated as Negligible / Low / Medium / High / Confirmed.

A Negligible or Low rating means that no further action is required, and works can be carried out on the tree.

If rated as Medium, tree surgery works should only proceed with caution, with the arborist following best practice.

If rated as High, a Secondary Survey should be carried out to confirm or discount the presence of bats.

If Confirmed, either from the Scoping Survey or Secondary Survey, a Natural England European Protected Species Licence will be required, and a Licensed Bat Worker must be contacted and involved in the process.

Definition of Terms

Tree / Group No.	Identification reference T= individual tree, G= groups of trees – this is the number shown on the Tree Survey Plans	
Tag Number	Number stamped on tag that is nailed to tree to identify it, enabling certainty when carrying out recommended works by cross referencing with T number on plan (tag number is not necessarily the same as the T number and usually found at approximately 2 metres above ground level on the north side of the stem)	
Species	Botanical and common name	
Height	Estimated height of tree in metres	
DBH	Estimated stem diameter taken at 1.5 metres above ground level in centimetres	
Crown Spread	Estimated crown spread averaged over the four cardinal points in metres	
Bat Potential	An assessment identifying Potential Bat Features (PRF's) following BS8596 (2015): Surveying for Bats in Trees and Woodland – Guide. Trees are rated as Negligible / Low / Medium / High / Confirmed	
Vitality	An assessment of the tree's dynamic characteristics:	
	High	Normal or higher growth for the species in its environment
	Moderate	Below normal growth for the species in its environment
	Low	Sparse / weak growth for the species in its environment
	Moribund	Approaching death – very minor live growth but clearly declining – practically dead
	Dead	A dead tree, no live growth
Age Class	Young	A small tree recently planted or establishing naturally self-sown, in the very early stages of growth
	Semi mature	An established tree in the first third of life span for its species with significant growth potential
	Early mature	In the second third of life span with some growth potential, but less vigorous
	Mature	Tree that has reached its optimum crown size and growth potential for its species, last third of life span
	Ancient / veteran	Ancient trees are those which have reached a great age in comparison with others of the same species. A veteran tree can be any age, but it is a tree which shows ancient characteristics
Physiological Condition	Good	Full healthy crown density, normal extension growth, foliage colour and size normal, limited deadwood, functioning well and able to adapt to well to its environment
	Fair	Showing minor signs of decline, slow extension growth, possibly yellowing leaves, numerous deadwood present
	Poor	Poor crown density for its age and species, small developed leaves, limited extension growth, generally functioning poorly, in decline, major deadwood present
Structural Condition	Good	No adverse risk of failure, minor defects, with little overall significance
	Fair	Defects present that may require work mitigate risk of failure
	Poor	Major structural defects, unlikely to return to good structural condition following remedial works, may have significant decay, cavities, cracks etc
Deadwood	Minor	Diameter up to 50mm
	Major	Diameter > 50mm
Target	People or property at risk from the tree	
Priority	Timescale in which recommended work should be carried out – urgency depending on estimated timescale of failure / level of risk of failure / risk of harm / risk of damage: Immediate / within 7 days / within 1 month / within 3 months / within 6 months / within 1 year / within 2 years	

Qualifications

Ade Clarke, a qualified arboriculturist with extensive experience spanning thirty years working with trees. Areas of expertise include tree risk, detailed tree assessment and ancient tree management.

An experienced tree surveyor managing tree risk at various levels - from surveying to advising on policy and procedures for whole tree populations.

Over the last several years, Ade has specialised in the very detailed analysis of tree condition and structural integrity with the use of tomography, aerial tomography, and stability assessments, often enabling the retention of the most valuable trees in high target areas that otherwise may be removed or have inappropriate tree surgery carried out due to the perceived risk.

Involved with ancient trees since 1992, Ade has experience of every aspect of ancient tree management, including the management of individual ancient trees in relation to risk, to strategic management of the most important ancient tree populations.

Ade Clarke is a Chartered Forester, a Registered Consultant and Professional Member with the Institute of Chartered Foresters, and a Professional Member of the Arboricultural Association.



Ade Clarke MICFor. MArborA





TREE ANALYTICS

Excellence in Arboriculture



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TRACY CLARKE
TREE CONSULTANCY





PLANNING REFERENCE 17/01955/1 Conditions 6 and 7

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT REPORT

SITE

Ickleford Mill, Arlesey Road, Ickleford

CLIENT

Hill Residential Limited

Sharon Durdant-Hollamby

FICFor FArborA BSc (Hons) Tech Cert (ArborA)

DATE: February 2026

OUR REF: SHA 1948 AIA

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