

Avenue One
Letchworth

Arboricultural Impact Assessment

April 2025
12296_AIA.001

Project Details

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Contact Details

Aspect Arboriculture Ltd.

Hardwick Business Park | Noral Way | Banbury | Oxfordshire | OX16 2AF

t 01295 276066 f 01295 265072 e info@aspect-arbor.com

w www.aspect-arbor.com

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Executive Summary

- i) **Introduction:** Aspect Arboriculture are commissioned by Letchworth Investment LLP to prepare an Arboricultural Survey and Impact Assessment relating to the proposed redevelopment of Starwood House, Avenue One, Letchworth.
- ii) **Proposals:** The proposals comprise the '*Erection of two buildings for Flexible Use Classes including Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping.*'
- iii) **Surveys:** The site was surveyed by Aspect in March 2025, following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.
- iv) **Statutory Designations:** Background checks have confirmed that the site does not fall within a Conservation Area, and it is not anticipated that any trees affected by the proposals are afforded protection within a Tree Preservation Order.
- v) **Arboricultural Impact:** The arboricultural impact of redeveloping the site has been considered from the earliest stages of design, which has informed the layout in facilitating the retention of the important boundary tree cover.

Removals are therefore focussed on internal elements of the existing development's soft landscape provision. The removals are focussed to minimise the effect on the site's public amenity, and their loss will be compensated for with replacement planting.

A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. Conclusions drawn against North Hertfordshire District Council's development control policies conclude that the development proposal is acceptable from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

- 1.1.1 Aspect Arboriculture are commissioned by Letchworth Investment LLP to prepare an Arboricultural Survey and Impact Assessment relating to the proposed redevelopment of Starwood House, Avenue One, Letchworth.
- 1.1.2 The proposals comprise the '*Erection of two buildings for Flexible Use Classes including Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping.*'

1.2 Site Overview

- 1.2.1 The application area falls within the administrative control of North Hertfordshire District Council, and currently comprises a single industrial building, with associated car parking.
- 1.2.2 The application boundaries are defined by highway to the west (Avenue one), south (Second Avenue) and east (Third Avenue). To the north, the site immediately abuts adjacent commercial development.

1.3 Existing Tree Stock

- 1.3.1 By virtue of the existing site usage, the tree cover is focussed on the boundaries and within incidental areas of soft landscape. All appear contemporaneous with the existing development, or as more recent scrub colonisation and can be described in terms of disparate cohorts.
- 1.3.2 The site's principal tree cover in arboricultural terms comprises linear collections of boundary plantings, formed of Lime (G1) and Sugar Maple (T1, T2, T6-T25, T36-T38, T41-T48, T82, T83 and G2). Whilst of varied individual quality, the collections as a whole provide a moderate contribution to the site's public amenity and warrant category B on this basis.
- 1.3.3 Similarly established ornamental plantings within the site also attract category B. Formed of Corsican Pine, Field Maple, Cherry and Red Horse Chestnut, the trees' significance is based on their collective contribution to the site as opposed to any particular individual significance.
- 1.3.4 Within the scope of the survey, five trees are of particularly reduced future potential, such that they are unsuitable for retention regardless of any redevelopment proposals. These comprise T5 Goat Willow, T26 Sugar Maple, T32 Horse Chestnut, T33 Sycamore & T72 Cherry and as a consequence of their poor condition, warrant category U only within guidance.
- 1.3.5 The remaining trees comprise less well established components of the site's landscaping scheme and warrant category C within BS5837:2012 guidance, as do supporting understorey, ornamental hedging and scrub encroachment.

- 1.3.6 Overall, due to their introduction as ornamental components of the existing site's soft landscape provision, none of the trees onsite are irreplaceable; all could be compensated for within an appropriate scheme of replacement planting.

2 Statutory Designations

2.1 Conservation Area

- 2.1.1 Background checks have confirmed that the site does not fall within a Conservation Area (North Hertfordshire District Council, cited March 2025). Accordingly, the amenity value of these trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

It is not anticipated that any trees affected by the proposed development are afforded protection within a Tree Preservation Order.

3 Policy Review

3.1 The National Planning Policy Framework

- 3.1.1 The NPPF (2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:
- 3.1.2 Paragraph 136 details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*
- 3.1.3 Building upon paragraph 136, the Framework also considers that *'decisions should contribute to and enhance the natural and local environment by: 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'* (para 187b).
- 3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features; *'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'*.
- 3.1.5 To confirm, there are no veteran trees or parcels of ancient woodland within influence of the application area. Subsequently it is not anticipated that the tests of paragraph 193c will be applied in respect to this development.
- 3.1.6 In addition, paragraph 193d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can... enhance public access to nature where this is appropriate.'*

3.2 North Hertfordshire District Council

- 3.2.1 In terms of development control at a local level, North Hertfordshire District Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The North Hertfordshire Local Development Plan 2011 – 2031 (adopted November 2022) is the Council's current primary development control document. Within the Local Plan, trees are referred to within Policy D1, the relevant section of which reads:

3.2.2 *Planning permission will be granted provided that development proposals:*

a) Respond positively to the site's local context;

b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:

iv. retain existing vegetation and propose appropriate new planting;

3.2.3 Accordingly, the Local Plan requires development schemes' design to be sensitive to the existing tree cover, taking reasonable steps to ensure the retention of trees and securing appropriate planting as part of proposals put forward. This approach has underpinned our input into the iterative design process.

4 Arboricultural Impact

4.1 Tree Removals

4.1.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 Tree removals are unavoidable to implement the proposed redevelopment, however, through design these have been focussed on internally sited elements of the tree stock, facilitating the retention of the important boundary collections. The necessary tree removals are shown at Table 1 below:

4.1.3 **Table 1:** Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	T4 Goat Willow	T3 Goat Willow
	T23-T25, T68-T70, T82 & T83 Sugar Maple	T29 Cotoneaster
	T50-T67, G9 Corsican Pine	T30, T31 Field Maple
	T71 Field Maple	T77 Ash
	T73 Cherry	T78-T81, T84 & T85 Cherry
	T74 Ash	G4 +Δ
	T75 & T76 Red Horse Chestnut	G5 +Δ
	G1 Lime (one tree)	G6 Buddleia & Dogwood
	G7+	G8+
	G10+	H1+
		H3+Δ
		H4 Hornbeam Δ
		H5 Buddleia & Dogwood
		H6 Cotoneaster & Portuguese Laurel
		H7+
		H8+

+ Denotes collection formed of three or more species; refer to details within Appendix B
Δ Denotes partial removal of a tree collection or hedge

4.2 Vulnerable Trees

4.2.1 Thorough consideration has been given as to how the proposed redevelopment will interact with the site's retained trees. Consequently, only three particularly small sections of hard surface will sit within the Root Protection Area of retained trees

4.2.2 The extent of excavation is particularly minor in all instances; occupying c.0.9% of the RPA of T7, c.3.9% of the RPA of T36 & c.1.0% of the RPA of T37. Subsequently, the proposed works can be readily undertaken without concern regarding an associated detrimental effect on the trees, subject to deliverable mitigation.

4.2.3 As a precautionary measure, the tree-side extent of excavation within the RPA (highlighted with an orange wash within the Tree Protection Plan), should be excavated by hand to 600mm, allowing the sensitive pruning of any encountered roots

to be undertaken utilising a pruning saw or secateurs. This approach will minimise wound diameters and allow confidence in root regrowth.

4.3 Pruning Works¹

- 4.3.1 It will be necessary to prune the internal canopy spreads of low quality group G3 to provide construction room. The extent of pruning will be determined onsite, but is anticipated to amount to the shortening of minor branches only, and to be achievable without detrimentally affecting the intermittent collection's contribution to public amenity, which is currently limited to providing understorey to G1 and G2.
- 4.3.2 Although not required to facilitate the development, It is recommended that dead wood and defective limbs are removed from retained trees where oversailing areas of high future use.
- 4.3.3 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood), and section 7.8 (for selective pruning) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers and Ground Protection

- 4.4.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works.
- 4.4.2 In this instance, where established trees are to be protected, the barriers proposed comprise the default specification within BS5837:2012. Where hedgerow occurs between the proposals and retained trees, a reduced specification barrier is appropriate. This specification comprises heras panels, mounted on pinned feet, secured with a driven scaffold pole or 100x100mm timber post every second panel.
- 4.4.3 The alignment of the barriers is illustrated within the Tree Protection Plan at Appendix C; default barriers are denoted with a bold blue line and hedgerow specification with a light blue dashed line.

4.5 Compensation Replanting

- 4.5.1 Although limited to components of the existing scheme of soft landscaping, the principle of tree removal to facilitate the redevelopment generates a requirement for replacement planting, which has been recognised during design. Accordingly, the layout has been designed to provide opportunities for incorporating new and replacement tree planting within key areas of the site. The application is accompanied by landscape proposals (ref. 333101842-RG-LD-100-01P1-Landscape GA), which

¹ All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

illustrate the proposed approach to realising meaningful landscape provision within the application area.

- 4.5.2 The strategy includes a significant landscape bed to adjacent to the access, within which significant scale species can be successfully introduced without concern regarding their ultimate size at maturity.
- 4.5.3 Similarly, the currently intermittent cover adjacent to the southern boundary will received additional planting to reinforce the important retained collection.
- 4.5.4 Within the redevelopment itself, appreciable planting space is unavoidably more constrained, formed of incidental areas of open space through the centre of the site. In this situation, the proposed planting is anticipated to comprise domestic scale trees and structural planting, appropriate for the setting, which can serve to soften the redevelopment whilst providing seasonal interest.

5 Conclusions

- 5.1.1 To facilitate accordance with North Hertfordshire District Council's Policy D1, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.
- 5.1.2 The arboricultural effect of the redevelopment comprises the removal of elements of the existing site's scheme of soft landscaping. The removals have been focussed on internal elements, through design facilitating the retention of the important boundary collections, and their loss can be compensated for with replacement planting. New hard surfacing will require minor excavation within the RPA of three retained trees.
- 5.1.3 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.
- 5.1.4 Given the replaceable nature of the trees onsite, the redevelopment is considered acceptable from the arboricultural perspective, subject to the adoption of safeguards for protecting trees during the works. In the absence of an arboricultural driver for the majority of the removals, the initial effect must be considered in terms of the wider planning balance.

6 Recommendations

- 6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, an Arboricultural Method Statement should be produced following detailed design, which expands on Appendix C. This work could be secured by Condition.
- 6.1.2 The Arboricultural Method Statement should address matters including: specification for tree protection barriers, revisions to barrier locations; a schedule of tree works; works within RPAs; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout. Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the AMS, with detail given of proposed levels and service routes.

Prepared By:

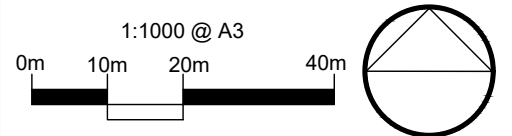
James Bardey BSc (Hons) MArborA
Principal Arboricultural Consultant

E: james.bardey@aspect-arbor.com
T: 01295 276066

APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12296 TCP 01)



- KEY:
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'B' RPA
 - Category 'C' RPA

Note: Trees 27, 58, 69, 76, Groups G3-G10 and Hedges H1-H8 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1, 2, 31, 36-38, 41-43, 45-48 have been displaced to allow for the effect of the adopted highway and access road. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

aspect arboriculture

TITLE
Starwood House, Letchworth Garden City
Tree Constraints Plan

CLIENT
Letchworth Investment LLP

SCALE 1:1000 @ A3	DATE MAR 2025	DRAWN GW
DRAWING NUMBER 12296 TCP 01		REVISION

Based on: TS25-173-1-PRELIM.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12296 TS 01)

**BS 5837:2012 Tree Schedule: Starwood House,
Letchworth Garden City**

BS5837:2012 Tree Survey: Explanation of Survey Criteria

Sequential reference number cited on all aspect drawing.												e.g.: young, semi-mature, early-mature or mature.		Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.	
Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.												Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.		Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.	
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							
		Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.							Height of first significant branch and/or canopy	e.g.: above-average, average, below average or dead			General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.		
Colour band key:		Category A Category B Category C Category U													
												e.g.: good, indifferent, poor, or hazardous			

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Sugar Maple	370	9.5	5#	3.5	5.25	6.75		1.75	2.75	Early Mature	Average	Indifferent	Situated within roadside verge Minor dieback to upper crown on eastern aspect Previous lower limb removals to crown lift Mutually suppressed and cohesive with T2 Exposed scalped surface roots Prominent within views from adjacent road and surrounding built form	B2	4.5
2	Sugar Maple	250	9	5#	4	3.25	2.25		2.25	2.75	Semi Mature	Average	Indifferent	Situated within roadside verge Minor dieback to upper crown on eastern aspect Previous lower limb removals to crown lift Mutually suppressed and cohesive with T1 Average internal deadwood Prominent within views from adjacent road and surrounding built form	B2	3
3	Goat Willow	235 205 200 190 155 2*125	8.5	7.5	4.25	6.5	7.25		1	0.25	Early Mature	Below Average	Poor	Situated to south of sites boundary fence Multi stemmed from c.1m, unions tight Suppressed by T4 Unbalanced crown and scaffold structure Sparse crown for species Above average internal deadwood Several limb failures throughout Reduced future potential	C1	5.7
4	Goat Willow	280 260 230 225 220 150 115 90	13	6	7	6.75	6.25		1	0.25	Early Mature	Average	Poor	Situated south of sites boundary fence Partially torn out limb to north at c.2.75m Multi stemmed from c.1.25m, unions tight Average internal deadwood Well balanced radial crown and scaffold structure Prominent within views from adjacent road and surrounding built form	B2	6.6
5	Goat Willow	3*180#	5	4.75	5.5	2.25	2.75		1	0	Semi Mature	Below Average	Poor	Stem inaccessible due to dense understorey Forks into 3no stems at c.0.5m, 2no stems have failed at c.1.5m In a state of terminal decline, unsuitable for retention	U	N/A
6	Sugar Maple	250	7.5	3.75	4.5	3.75	4		1.5	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3
7	Sugar Maple	290	8.5	3.5	5	5	4.25		1.75	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
8	Sugar Maple	245	8.5	3.25	4	3.75	3.5		2	2	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3
9	Sugar Maple	280	9.5	4	4.5	4	3.5		2	1.25	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.3
10	Sugar Maple	255	8	3.75	4.25	4	3.5		2	1.75	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3
11	Sugar Maple	300	9.5	3.25	4.25	4	3.75		1.75	1.75	Early Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.6
12	Sugar Maple	290	8.5	3.75	4.5	4.25	3.75		1.75	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.6
13	Sugar Maple	280	9	3.5	4.5	4	4		2	2	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
14	Sugar Maple	320	9.5	3.75	4.25	4.75	4.25		2	1.5	Early Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.9
15	Sugar Maple	315	9.5	3.75	4.25	4	3.75		2	1.5	Early Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.9
16	Sugar Maple	325	9.5	4	5.25	4.75	4.75		1.75	1.5	Early Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.9
17	Sugar Maple	360	10.5	4.5	4.75	4.25	4.75		1.5	1.5	Early Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	4.2
18	Sugar Maple	290	10	3.5	3.75	4.25	3.75		2	1.75	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.6
19	Sugar Maple	290	9	3.5	3.75	3.75	3.75		1.75	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
20	Sugar Maple	250	9	3.25	3.75	3.5	3.25		2	1.75	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3
21	Sugar Maple	290	9.5	4	4.25	4.25	3.5		2	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.6
22	Sugar Maple	245	8	3.5	3.5	3.5	3.25		1.75	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3
23	Sugar Maple	220	8.5	3.25	4	3.25	2.75		2.25	2.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	2.7
24	Sugar Maple	240	9	3.25	3.5	3.5	3.25		2	2.25	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3
25	Sugar Maple	300	9.5	3.75	4	4.25	3		1.75	2.25	Early Mature	Average	Indifferent	Component of planted linear collection lining sites eastern boundary Mutually suppressed and cohesive with companions Average internal deadwood Previous lower limb removals to crown lift Structure typical for species within current context Moderate collective value	B2	3.6
26	Sugar Maple	220	8.5	2#	3.5	3	2.25		2	2.5	Semi Mature	Below Average	Hazardous	Above average internal deadwood and sparse crown Significant hollow cavity with signs of active decay from ground level In a state of decline Hazardous structural condition, unsuitable for retention	U	N/A

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
27	Cherry	120#	6	2#				2#	2#	2.5#	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Structure typical for species within current context Readily replaceable at current size, low arboricultural value	C12	1.5
28	Sycamore	35 100 #	6					2#	1#	1.5#	Young	Average	Poor	Stem inaccessible due to dense understorey Multi stemmed from ground level Readily replaceable at current size, low arboricultural value	C12	1.2
29	Cotoneaster	30 80 60 #	5					3#	1.5#	1.75#	Semi Mature	Average	Poor	Stem inaccessible due to dense understorey Readily replaceable at current size, low arboricultural value	C12	1.2
30	Field Maple	3*120#	8					3	1	1	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Suppressed by T31 Low arboricultural quality	C12	2.4
31	Field Maple	200 7*150	9.5					4.75	1.25	4	Early Mature	Average	Poor	Stem inaccessible due to dense understorey Multi stemmed from c.1.2m Crossing and rubbing limbs within lower crown Unremarkable example of species	C12	5.4
32	Horse Chestnut	300	8.5					3	2.25	2.5	Early Mature	Below Average	Hazardous	Radial crown measurement due to restricted access In a state of decline Hazardous structural condition, unsuitable for retention	U	N/A
33	Sycamore	235	6					2	2	2.5	Semi Mature	Below Average	Hazardous	Radial crown measurement due to restricted access In a state of decline Hazardous structural condition, unsuitable for retention	U	N/A
34	English Oak	165	8	2#	1.25	4.25	5#		1.25	1.5	Semi Mature	Average	Indifferent	Suppressed by T36 Unbalanced crown and scaffold structure Readily replaceable at current size, low arboricultural value	C12	2.1
35	Field Maple	130	8.5					2.25	3	3.75	Young	Average	Indifferent	Radial crown measurement due to restricted access Readily replaceable at current size, low arboricultural value	C12	1.5
36	Sugar Maple	260	9.5	4#	3	4.25	4.25		2.25	3	Semi Mature	Average	Indifferent	Component of planted linear collection Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift on southern aspect Structure typical for species within current context Individually of low significance, conferred moderate value as component of wider collective	B2	3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
37	Sugar Maple	320	12.5	5#	4	4.75	3.25		2.25	3	Early Mature	Average	Indifferent	Component of planted linear collection Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift on southern aspect Structure typical for species within current context Moderate example of species	B12	3.9
38	Sugar Maple	230	9.5	4#	4.5	4	2.75		2.5	2.25	Semi Mature	Average	Indifferent	Component of planted linear collection Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift on southern aspect Structure typical for species within current context Individually of low significance, conferred moderate value as component of wider collective	B2	2.7
39	Field Maple	375 at c.0.25m	11					5	1	2	Early Mature	Average	Poor	Radial crown measurement due to restricted access Multi stemmed from c.0.5m Several rubbing and crossing limbs throughout Multiple tight unions throughout crown Unremarkable example of species	C12	4.5
40	Field Maple	130 110 80 70	8					3.25	1.25	1.5	Semi Mature	Average	Poor	Radial crown measurement due to restricted access Multi stemmed from c.1.25m, unions tight Suppressed by T39 Readily replaceable at current size, low arboricultural value	C12	2.4
41	Sugar Maple	365	13					4.75	1.75	2.5	Early Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	4.5
42	Sugar Maple	345	11.5					4.25	2	1.75	Early Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	4.2
43	Sugar Maple	310	12.5					4.5	2.25	2	Early Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
44	Sugar Maple	285	9					3.75	2	1.75	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	3.3
45	Sugar Maple	315	12.5					4.25	2.5	2	Early Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	3.9
46	Sugar Maple	285	11.5					3.75	2.25	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	3.3
47	Sugar Maple	305	11					4	1.75	1.5	Early Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	3.6
48	Sugar Maple	285	11					4	2	1.5	Semi Mature	Average	Indifferent	Component of planted linear collection lining sites northeast boundary Mutually suppressed and cohesive with companion shelter Unsympathetic reduction on northern aspect of crown from adjacent building Radial crown measurement due to restricted access Individually of low significance, conferred moderate value as component of wider collective	B2	3.3
49	Alder	180#	8.5					2.25	1#	1.75	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Leans east from ground level Readily replaceable at current size, low arboricultural value	C12	2.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
50	Corsican Pine	275	16					2.5	7.25	5.75	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.3
51	Corsican Pine	340	16					3.5	2	1	Early Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	4.2
52	Corsican Pine	365	17					3	6.25	6	Early Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	4.5
53	Corsican Pine	280	16.5					2.75	3.75	4	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.3
54	Corsican Pine	315	17					3	5	4.75	Early Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.9
55	Corsican Pine	355	16					2.75	4.75	5	Early Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	4.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
56	Corsican Pine	230	16					2.25	6.25	6	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	2.7
57	Corsican Pine	295	16					2.5	3.75	2.75	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.6
58	Corsican Pine	230	16					2.25	5.5	5.25	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	2.7
59	Corsican Pine	240	16					2	5.25	5	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3
60	Corsican Pine	260	16					2.25	7	7	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3
61	Corsican Pine	320	16					3	5.5	5.25	Early Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
62	Corsican Pine	290	16					3	5.25	5	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.6
63	Corsican Pine	225	16					2.75	5.5	5.25	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	2.7
64	Corsican Pine	270	16					3.5	5	4.75	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.3
65	Corsican Pine	320	16					3.5	3.25	2	Early Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	3.9
66	Corsican Pine	185	14					2	5.25	5	Semi Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	2.1
67	Corsican Pine	410	16					4.5	2.75	3	Early Mature	Average	Indifferent	Component of G9 Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Structure typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate example of species	B12	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
68	Sugar Maple	295	13	4.75	4.25	2.5	4		2.5	2.5	Semi Mature	Average	Indifferent	Frontage component of G10 Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Structure typical for species within current context Individually of low significance, conferred moderate value as component of wider collective	B2	3.6
69	Sugar Maple	240	12	3.75	4	4	2		3.25	3	Semi Mature	Average	Poor	Frontage component of G10 Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Tight primary union at c.3.5m Structure typical for species within current context Individually of low significance, conferred moderate value as component of wider collective	B2	3
70	Sugar Maple	270	13	4.25	4.5	3.5	5.25		2.75	2	Semi Mature	Average	Indifferent	Frontage component of G10 Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Structure typical for species within current context Individually of low significance, conferred moderate value as component of wider collective	B2	3.3
71	Field Maple	250	11	3.25	3	3	3.25		1.5	1.75	Semi Mature	Average	Indifferent	Frontage component of G10 Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Structure typical for species within current context Individually of low significance, conferred moderate value as component of wider collective	B2	3
72	Cherry	200#	6					4	3#	3#	Semi Mature	Dead	Hazardous	Stem inaccessible due to dense understorey Standing deadwood Hazardous structural condition, unsuitable for retention	U	N/A
73	Cherry	270	9.5					4.25	1.75	2	Semi Mature	Average	Indifferent	Component of G7 Radial crown measurement due to restricted access Previous lower limb removals to crown lift Structure typical for species within current context Contributes to screen of adjacent road Individually of low significance, conferred moderate value as component of wider collective	B2	3.3
74	Ash	230#	9					3.5	2.5	2.25	Semi Mature	Average	Indifferent	Component of G7 Radial crown measurement due to restricted access Previous lower limb removals to crown lift Structure typical for species within current context Contributes to screen of adjacent road Individually of low significance, conferred moderate value as component of wider collective	B2	2.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
75	Red Horse Chestnut	240#	9					3.25	3#	3#	Semi Mature	Average	Indifferent	Component of G7 Radial crown measurement due to restricted access Previous lower limb removals to crown lift Structure typical for species within current context Contributes to screen of adjacent road Individually of low significance, conferred moderate value as component of wider collective	B2	3
76	Red Horse Chestnut	300#	9					3.75	2.75	3.25	Early Mature	Average	Indifferent	Component of G7 Radial crown measurement due to restricted access Previous lower limb removals to crown lift Structure typical for species within current context Contributes to screen of adjacent road Individually of low significance, conferred moderate value as component of wider collective	B2	3.6
77	Ash	180#	8					3	3#	2.5	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Radial crown measurement based on eastern spread due to restricted access Unsympathetic pruning throughout Readily replaceable at current size, low arboricultural value	C12	2.1
78	Cherry	140#	5					3	1.5#	1.75	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Radial crown measurement based on eastern spread due to restricted access Unsympathetic pruning throughout Readily replaceable at current size, low arboricultural value	C12	1.8
79	Cherry	120#	5					2.25	3#	3.25	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Radial crown measurement based on eastern spread due to restricted access Unsympathetic pruning throughout Readily replaceable at current size, low arboricultural value	C12	1.5
80	Cherry	100#	5.5					2	3	3.25	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Radial crown measurement based on eastern spread due to restricted access Unsympathetic pruning throughout Readily replaceable at current size, low arboricultural value	C12	1.2
81	Cherry	220#	9					4.25	2.5	2.25	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Radial crown measurement based on eastern spread due to restricted access Unsympathetic pruning throughout Unremarkable example of species	C12	2.7

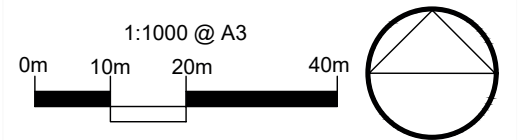
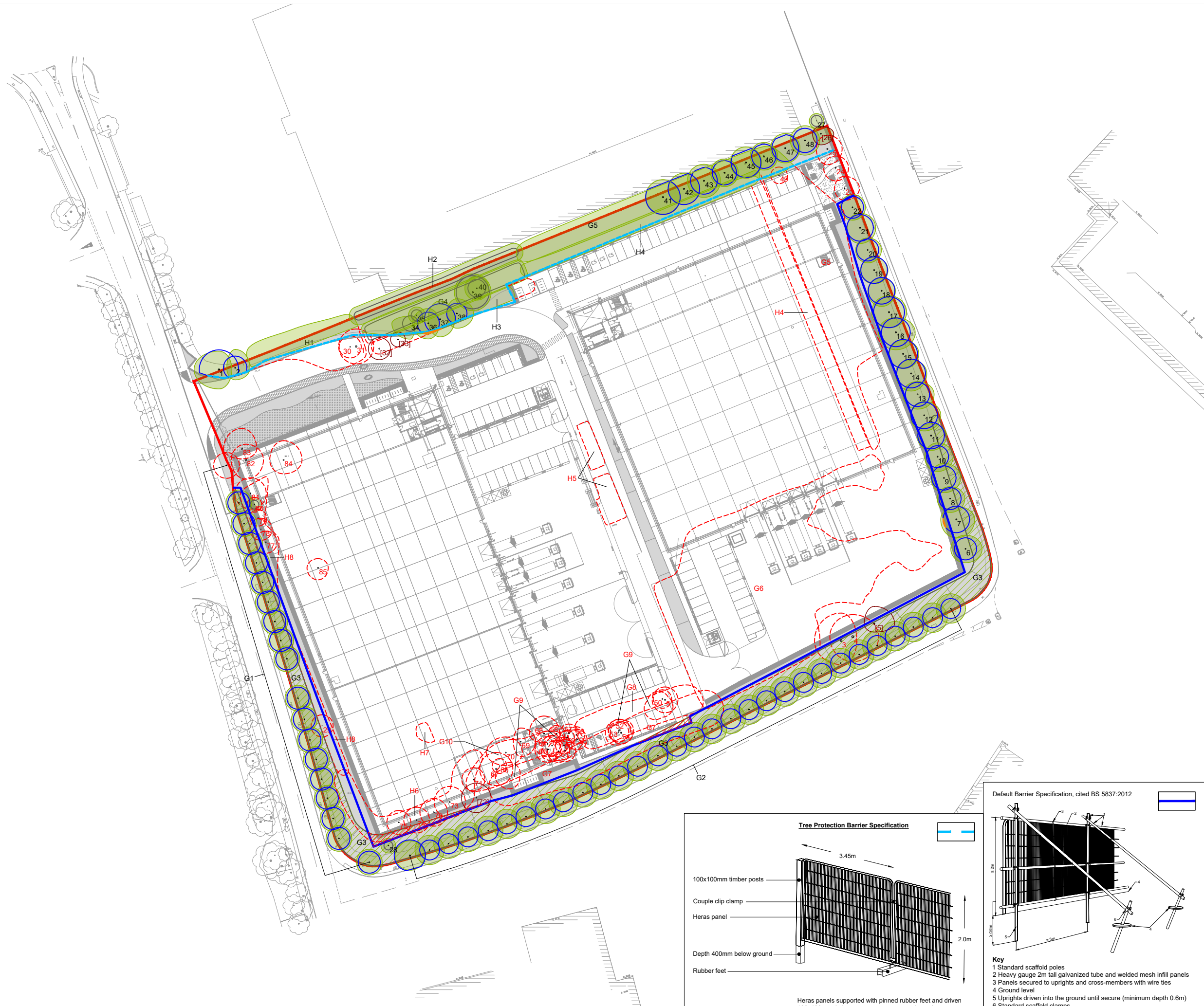
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
82	Sugar Maple	405 oi	11	4.25	4.75	5.25	4		2.5	2.5	Early Mature	Average	Indifferent	Established ornamental planting Clad and obscured by Ivy, unable to thoroughly inspect Previous lower limb removals to crown lift Structure typical for species within current context Mutually suppressed and cohesive with T83 Prominent within views from adjacent road and surrounding built form	B2	4.8
83	Sugar Maple	385 oi	11	5.5	4	2.75	5		3.5	3.25	Early Mature	Average	Indifferent	Established ornamental planting Clad and obscured by Ivy, unable to thoroughly inspect Previous lower limb removals to crown lift Structure typical for species within current context Mutually suppressed and cohesive with T82 Prominent within views from adjacent road and surrounding built form	B2	4.5
84	Cherry	330 oi	7.5	5.25	5	3.75	3.75		2.25	2.5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Previous unsympathetic crown reduction Unremarkable example of species	C12	3.9
85	Cherry	275	9.5	2.5	2.75	3.25	3		2.75	2.5	Semi Mature	Average	Indifferent	Previous lower limb removals to crown lift Tight unions within crown break at c.2m Low arboricultural quality	C12	3.3
G1	Lime	240 max	8 av					3.5 av	2.75 av	2 av	Semi Mature	Average	Indifferent	Planted linear collection 18no. Lime situated within roadside verge Majority of group is homogenous in size, structure and life stage Previous lower limb removals to crown lift Prominent within views from adjacent road and surrounding built form Individually of low significance, moderate value as collective only	B2	3
G2	Sugar Maple	345 max 235 av	10.5 av					4 av	1.5 to 2.5	2.75 av	Semi Mature to Early Mature	Average	Indifferent	Planted linear collection 30no. Sugar Maples situated within roadside verge Majority of group is homogenous in size, structure and life stage Previous lower limb removals to crown lift Prominent within views from adjacent road and surrounding built form Individually of low significance, moderate value as collective only	B2	4.2 max 2.7 av

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
G3	Dogwood Pyracantha Snowberry Forsythia Sycamore Ash Choisya Dogrose Cotoneaster Viburnum Portuguese Laurel	75 av	0.5 to 2					1 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Situated within roadside embankment Intermittent group of predominantly maintained ornamental shrubs and hedgerows Provides understorey for G1 and G2 Occasional self seeded Sycamore and Ash saplings within Readily replaceable at current size, low arboricultural value	C12	0.9
G4	English Oak Hawthorn Privet Blackthorn Elder Buddleia Field Maple	80 av	3 to 6					1.75 av	1 av	1 av	Young	Average	Indifferent	Mixed cohesive group of partially managed ornamental shrubs and plantings with occasional self seeded sapling Readily replaceable at current size, low arboricultural value	C12	0.9
G5	Dogwood Buddleia Elder Hornbeam	80 av	4.5 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Large cohesive boundary group majoring on unmanaged Buddleia and Dogwood Readily replaceable at current size, low arboricultural value	C12	0.9
G6	Buddleia Dogwood	4*50 av	3 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Intermittent parcel of unmanaged Buddleia and Dogwood Readily replaceable at current size, low arboricultural value	C12	1.2
G7	Horse Chestnut Sugar Maple Field Maple Hawthorn	240 av	12 av					5 av	1.5 to 3	1.5 to 5	Semi Mature	Average	Indifferent	Planted linear boundary collection majoring on Horse Chestnut and Sugar Maple Structures typical for species within current context Contributes to screen of adjacent road Individually of low significance, moderate value as collective only	B2	3
G8	Ash Sugar Maple Field Maple Hornbeam Portuguese Laurel	150 av	6 to 10					3 av	1 to 4	0.5 to 6	Young to Semi Mature	Below Average to Average	Poor to Indifferent	Cohesive boundary group of low quality plantings Unsympathetic pruning works throughout majority of group Unremarkable collection	C12	1.8
G9	Corsican Pine	270 av	16 av					3 av	1.5 to 9	1.5 to 11	Semi Mature to Early Mature	Average	Indifferent	4no. Cohesive parcels of Corsican Pine Structures typical for species within current context Prominent within views from adjacent road and surrounding built form Moderate collection	B12	3.3
G10	Sugar Maple Ash Field Maple Holm Oak Sycamore	250 av	10 av					4 av	1.5 to 4	1 to 6	Semi Mature	Average	Indifferent	Cohesive boundary group of establishing plantings Structures typical for species within current context Contributes to screen of adjacent road Individually of low significance, moderate value as collective only	B2	3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
H1	Cotoneaster Elaeagnus Viburnum Dogwood Hawthorn Buddleia Portuguese Laurel Lilac	80 av	1.5 to 5					2 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Intermittent collection of maintained ornamental hedgerows Provides low level screen of area to north	C12	0.9
H2	Portuguese Laurel	85 60 av	4.5 av					2.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Unmanaged boundary hedgerow majoring on Portuguese Laurel Provides low level screen of area to north	C12	1.2
H3	Viburnum Cotoneaster Blackthorn Forsythia Hawthorn Buddleia	3*85 av	1.5 to 3.5					2 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained ornamental hedgerow	C12	1.8
H4	Hornbeam	75 av	3 to 5.5					1.75 av	1 av	1 av	Young	Average	Indifferent	Young establishing ornamental hedgerow	C12	0.9
H5	Buddleia Dogwood	60 av	1.5 av					1.25 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	2no. Parcels of maintained ornamental hedgerows	C12	0.9
H6	Cotoneaster Portuguese Laurel	4*70 av	5.5 av					2.75 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Partially managed ornamental boundary hedgerow majoring on Cotoneaster Provides low level screen of adjacent road	C12	1.8
H7	Bay Laurel Viburnum Privet	60 av	1.5 av					1 av	0.5 av	0.5 av	Young	Average	Indifferent	Small parcels of maintained ornamental hedgerows	C12	0.9
H8	Portuguese Laurel Viburnum Forsythia	60 av	1.5 av					1 av	0.5 av	0.5 av	Young	Average	Indifferent	Maintained ornamental hedgerow	C12	0.9

APPENDIX C

TREE PROTECTION PLAN (12296 TPP 01)



- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'B' RPA
 - Category 'C' RPA
 - Trees to be Removed
 - Pruning Works
 - Tree Protection Barrier
 - Tree Protection Barrier (Secondary Specification)
 - Supervised Excavation

Note: Trees 27, 58, 69, 76, Groups G3-G10 and Hedges H1-H8 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1, 2, 31, 36-38, 41-43, 45-48 have been displaced to allow for the effect of the adopted highway and access road. The surface area of the RPA has not been reduced.



Figure 1: Aerial photograph of the site

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

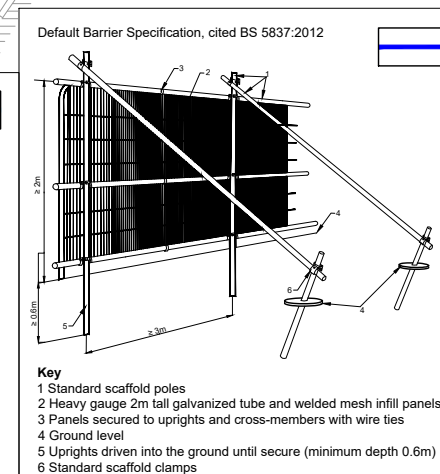
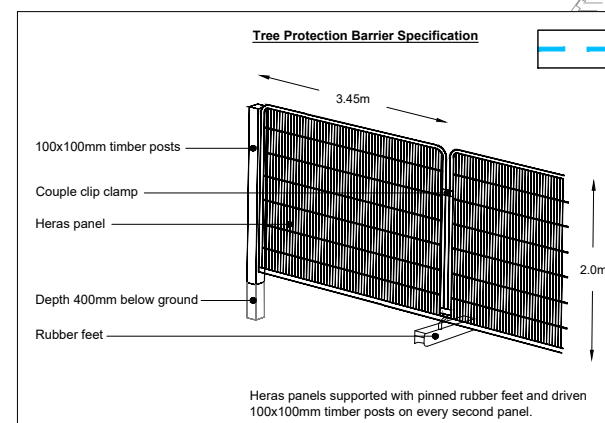
aspect arboriculture

TITLE
Starwood House, Letchworth Garden City
Tree Protection Plan

CLIENT
Letchworth Investment LLP

SCALE 1:1000 @ A3	DATE APR 2025	DRAWN GW
DRAWING NUMBER 12296 TPP.01		REVISION

Based on: L060 00 Geolocated Site Plan PL1



APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment, undertaken during March 2025. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Over Mature and Veteran (exceeding normal life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
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 the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	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	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including 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
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

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Aspect Arboriculture Ltd
South Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-arbor.com
W: www.aspect-arbor.com