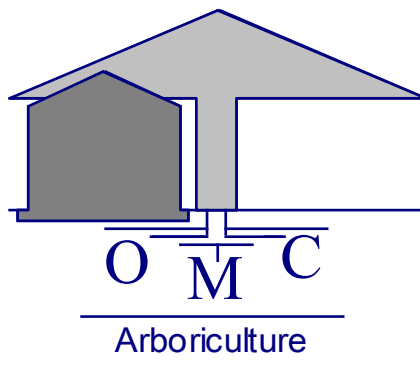




# *OMC Associates*

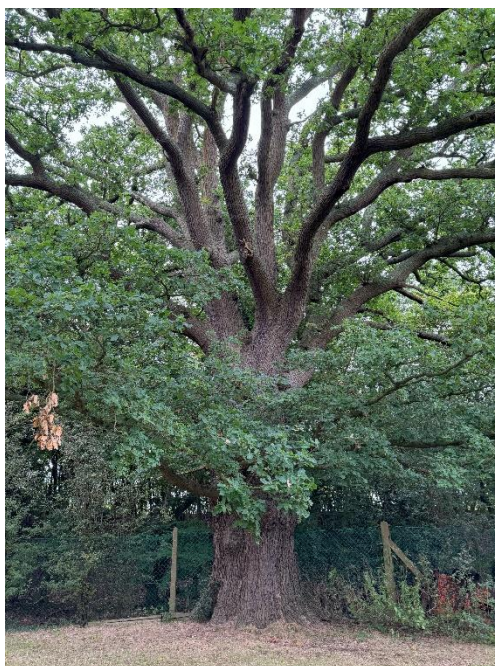
## BSi 5837 Arboricultural Impacts Assessment

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|                 |                                                          |
|-----------------|----------------------------------------------------------|
| CLIENT:         | Christian Lafferty                                       |
| SITE:           | Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE |
| OUR REF:        | 02193AIA/CJO/0610                                        |
| DATE OF REPORT: | 5 October 2025                                           |

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## EXECUTIVE SUMMARY

*This report comprises an arboricultural impacts assessment to assist a planning application for two new dwellings at Ryefields, Stevenage Road, St Ippolyts. 44 trees and five groups are noted. Of these 2 are A grade, 23 - including 2 groups - are B grade trees and 24 are C grade trees or groups. The proposed development necessitates removal of a small C grade cypress hedge G1. Facilitation pruning of T24-T26 is required to accommodate the drive and sympathetic crown-lifting of the western side of T27 suggested to reduce any sense of enclosure. The location of the dwellings has been informed by the disposition of the tree RPAs so that RPA incursions only derive from the new drive. These affect trees T24-T26, T21 and T27. That affecting T21 and T27 is negligible though appropriate methodology during construction is recommended. The RPA incursions affecting T24 - T26 are substantial but the impact can be substantially mitigated by ensuring a surface-mounted drive is constructed using the cellular confinement system. This ensures that long term compaction and root severance do not occur. The new drive will be entirely porous so that moisture recharge and oxygen will continue to penetrate root zones. If the hawthorns are reduced as recommended, the RPAs will be reduced, and incursion will become of little significance. Though no trees directly overhang the proposed dwellings, wind blown leaf litter from the proximal trees and accumulation in gutters should be anticipated. This can be mitigated with the installation of gutter guards. No RPA incursions are noted from the dwellings, but the location of underground utilities is yet to be determined. The process of laying ground services can be highly damaging to root zones and it is critical that the routes are informed by the disposition of RPAs and avoided. Subject to full compliance with a detailed tree protection strategy during construction, and periodic and skilfully implemented tipping back in the future, the proposed scheme is considered acceptable. A detailed arboricultural method statement and tree protection plan can address the potential impacts and can be conditioned.*

## 1.0 INTRODUCTION

### 1.1 Brief

OMC Associates are instructed to provide an arboricultural report to assess the implications on trees/vegetation of proposed development at Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE.

It should be noted that the assessment is based on the impacts of the proposed works on trees and is based on the premise that all trees that can be realistically retained will be shown as retained.

Opinions expressed in this report in relation to the physical or aesthetic quality and value of trees are made on an impartial and non-prejudicial basis, based on observations made during the site survey.

Recommendations are consistent with the most recently revised version of the British Standard on this subject, "Trees in relation to design, demolition and construction - Recommendations", BS 5837 (2012).

### 1.2 Background, planning proposal and documents

This report has been commissioned to support a proposal to construct two new dwellings.

The survey is based on the Sworder topographical survey, referenced 223602 DWG 002 and dated 18 July 2024.

We are provided with a proposed layout by Sworders.

### 1.3 Site Description

The site comprised a generally triangular site that is rurally located to the south of Hitchin. It is located at the end of Stevenage Road which provide vehicular access form the northern western corner of the site. The lane Sperberry Hill delineates the southern boundary.

The dwelling is located in the north western corner of the site and lawned gardens with multiple trees of variable age and species and largely in good condition are noted throughout the site.



Site Extents (Google Maps)

## 2.0 TREES

### 2.1 Trees data

Dimensions relating to height, crown spread (at four cardinal points), girth at 1.5m as well as age class, structural and physiological condition and BS 5837 (2012) category are noted.

The inspection assesses the height of the crown and suitability to develop near to it.

This survey does not include a detailed assessment of the health of the trees, but clear faults are factored into structural and physiological categories.

### 2.2 Trees and the legislative framework

The site is not within a Conservation Area. In March 2025 a Tree Preservation Order referenced 00219/2025 was placed on the two A grade oaks T28 and T32.

Section 197 of the Town & Country Planning Act 1990 states that it shall be the duty of the local planning authority to ensure whenever it is appropriate, when granting planning permission, that *“adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.”*

Even when no specific legal protection exists it may be necessary to obtain a felling license from the Forestry Commission if the volume of timber removed exceeds felling license quotas.

The Planning (Listed Buildings and Conservation Areas Act) (1990) in conjunction with English Heritage empowers local authorities to designate areas of special architectural or historical interest as ‘Conservation Areas’, to preserve their character and appearance. Trees may form an intrinsic part of the character and appearance of such areas, and the Act prohibits any works to trees within them with a stem diameter measuring 75mm or greater at a height of 1.5 metres from ground level.

Prior to carrying out any works to trees that meet the qualifying criteria within Conservation Areas written notice of the intention to carry out works must be submitted to the local authority and the authority’s formal response of ‘no objection raised’ obtained within the statutory timeframe before works can commence. Penalties for carrying out works to trees in Conservation Areas without a formal response from Local Planning Authority raising no objection to the Notice are the same as those for unauthorised work to trees protected by TPO.

The Wildlife & Countryside Act (1981) and Conservation (Natural Habitats and Species) Regulations (2010) may be of relevance if the works are carried out in periods that may disturb breeding birds or mammals.

### 2.3 National Planning Policy Framework (NPPF)

National Planning Policy is currently defined by the National Planning Policy Framework (NPPF), the most current version being updated in December 2024. At the heart of the NPPF is a presumption in favour of sustainable development and specifically states that, when considering new development proposals that accord with its own development plan, the LPA should approve them without delay.

Section 12 of the NPPF states that “Planning policies and decisions should ensure that developments are.....visually attractive” and “sympathetic to the local landscape”.

## 2.4 Local planning policy

The East Herts District Plan adopted in 2018 states, under Section 17 *Design and Landscape*, sub section 17.2.1 (11), that design should, “Incorporate the good practice recommendations of British Standard 5837 (2012): Trees in relation to design, demolition and construction”.

Under Section 17.4, *Planning Applications* requires that a Design and Access Statement should make it clear how the proposal has integrated sustainable design principles into the scheme. The statement should clearly justify the proposal by explaining how it will create safe, accessible, vibrant and sustainable development which respects its landscape setting and complies with British Standard 5837(2012).

Policy DES2, *Landscape Character* states that landscape issues must be regarded as an integral part of the site planning and layout phase of the design and development planning process.

It continues to state that, “The Council will not permit schemes that result in the net loss of landscape features of visual and biodiversity value, and all opportunities for new planting and habitat creation should be fully explored”.

Policy DES3 states, “Trees and hedgerows form an important part of our environment, and, in the delivery of sustainable development, the retention and planting of new trees and hedgerows is crucial. Trees contribute to the amenity of the landscape and townscape, add maturity to developments, make places more attractive and help soften the built environment. They also contribute to storm-water management, provide shading and improve air quality”.

## 2.5 Biodiversity Net Gain (BNG)

Following the Environment Act 2021, a new mandate was introduced such that new developments requiring planning permission in England must deliver an overall biodiversity gain. The policy states that, “Trees and woody vegetation are integral to biodiversity and losses of existing trees for development would require not just replacement, but even more and better-quality habitat, which could, amongst other measures, be delivered through high quality, carefully considered landscaping schemes”.

## 2.6 Site specific tree schedule and summary of trees

Details of trees are provided in the tabulated information at Appendix A. Please refer to Appendix B for a key to the tree schedule and for an explanation and definitions of the BS 5837 quality categorisations.

What requires particular attention, however, is that whilst BS 5837 states that trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration within a planning context in the development process, the retention of category ‘C’ trees may be considered for removal where they represent a significant constraint to development. BS 5837 does note, however, that C grade trees that are young or of good form and vitality and which have the potential to develop into quality specimens when mature should, where possible, be retained.

Details of trees are provided in the tabulated information at Appendix A.

Please refer to Appendix B for a key to the tree schedule and for an explanation and definitions of the BS 5837 quality categorisations. What requires particular attention, however, is that whilst BS 5837 states that trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration within a planning context in the development process, the retention of category ‘C’ trees may be considered for removal where they represent a significant constraint to development. BS 5837 does note, however, that C grade trees that are young or of good form and vitality and which have the potential to develop into quality specimens when mature should, where possible, be retained.

44 trees and 5 groups are noted. Of these 2 are A grade, 23, including 2 groups, are B grade trees and 24 are C grade trees or groups.

The site is characterised a by a mature and significant tree population, many of which are native species. The majority are located on the site boundary.

Species and quality are variable, but the majority are in good health.

The most notable tree is the magnificent oak T32 that warrants an A1/2/3 grade classification. One other large oak T28 is also graded A for its arboricultural and landscape value.

Multiple mature and young mature, peripheral trees have been graded B1 or B2 or B1/2. These comprise large ash and oak trees of high visual and biodiversity value.

Within the site are several fine B grade specimens that include a weeping willow, two hornbeams, a silver birch and a hawthorn.

### 3.0 TREE RELATED SITE CONSTRAINTS – GENERAL

#### 3.1 Constraints to development posed by tree crowns/canopies

Where crown/canopies of trees to be retained overhang a development site, assessment of the implications must be made to ascertain whether this will obstruct development and whether facilitation pruning is required.

The overhang of T24-T26 will require a combination of crown-lifting for the ash and crown reduction of the two hawthorns to remove an obstruction to construction of the drive.

There is a slight possibility that the south western side of T27 requires very minor crown-lifting to maintain a generous space between it and the new dwelling

#### 3.2 Longer term implications of retained trees on quality of life

New structures and parking spaces close to trees may give rise to some long-term resentment of the trees through a variety of causes, some real and some perceived, resulting on pressure to remove the trees. These can include loss of ambient light or sunlight, leaf/needle litter and other debris from trees accumulating in gutters and gardens, sticky residues (honeydew) on surfaces and cars, provision of perches for birds - particularly pigeons - and consequent bird droppings and anxiety stemming from the presence of large trees close dwellings.

Due to the presence of mature trees to the east and south of the proposed dwellings, varying levels of shade affecting the garden areas and the east and south facing rooms should be anticipated.

The intensity and amount of time shade is present will vary according to season and the height of the sun. Thus it will be more pronounced in late spring and early autumn when the sun is lower.

All the trees are deciduous so blockage of sunlight during the months when the trees are not in leaf will be greatly reduced resulting in dappled shade.

Positioning of the dwellings has taken account of the tree population so that canopies do not directly overhang the proposed dwellings. Large trees are proximal to the dwellings, however, and leaf litter drifting over the dwellings and garages and accumulating in gutters should be anticipated. This can be mitigated though the use of gutter guards. See appendix F.

#### 3.3 Indirect damage (subsidence/heave)

All new buildings must be cognisant of the shrinkability of the ground and ensure foundations are designed in full compliance with Chapter 4.2 of the NHBC guidelines "Building near trees", 1992, to ensure future co-existence with trees and new buildings.

## 4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)

### 4.1 Effect of development on trees - General

The objective of the report is to identify and evaluate the extent of direct and indirect damage on existing trees that may arise as a result of the implementation of the proposed development without appropriate guidance. A tree may take a century to reach maturity, but it can be irretrievably damaged in a few minutes often because of a failure to appreciate the vulnerability of trees and particularly the root systems. *Irreparable damage is frequently done to existing trees in the first few days of a contractor's occupation of a site.* It is important to be aware that the effects of tree damage may not be apparent for some time.

There are a multitude of activities that can kill or damage trees on construction sites and there is a need to be mindful of these activities and why they may be so harmful to trees. These are briefly summarized below.

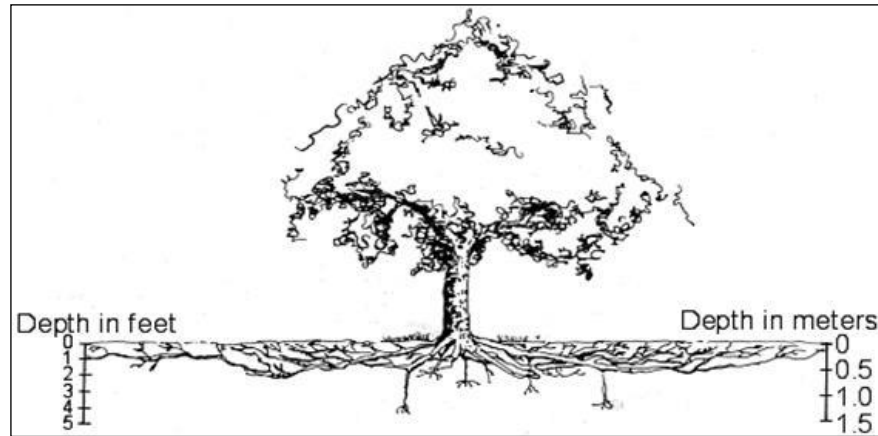


Figure 1 Typical root distribution of tree roots

#### 4.1.1 Direct mechanical damage (*Referred to as D-1 in this report*)

Direct damage to the crown or stem is unlikely to kill a tree unless it is significant but may disfigure it and result in long-term decay setting in. This often occurs as a result of construction activities taking place too close to trees without protection or appropriate pre-construction tree surgery.

#### 4.1.2 Ground compaction (*Referred to as D-2 in this report*)

This is likely to be the most common cause of tree death or decline on a building site. The vast majority of tree roots are located in the upper soil horizons where soil conditions are most favourable for root growth. It is these upper horizons that are most vulnerable to ground compaction. Compaction destroys soil structure, and this prevents soil moisture absorption into the ground and loss of natural aeration. This process deprives tree roots of moisture as well as giving rise to root asphyxiation and is often fatal to trees.

#### 4.1.3 Changes in ground level (*Referred to as D-3 in this report*)

The majority of a tree's root systems are generally located in the upper 0.6m of the ground and the bulk of these roots happen to be very small, delicate and essential feeder roots. Reductions in ground level such as soil stripping can be catastrophic for a tree's health. Conversely increases in ground level can result in root asphyxiation.

#### 4.1.4 Severance of roots by ground works (*Referred to as D-4 in this report*)

Excavation of ground to remove old foundations and hard standing, construction of conventional concrete footings, new hard standing or the installation of services such as water/sewerage pipes, gas/electricity cables, TV/telephone cables using open trenching within the driplines of trees severs any roots present, potentially leading to destabilization, decline or death of trees. It may also have implications for local soil hydrology.

#### 4.1.5 Contamination of ground (*Referred to as D-5 in this report*)

Spillage of petrol, diesel, paint removers, wood preservatives and many other toxic liquids regularly used on building sites can kill roots.

#### 4.1.6 Change in ground surface (*Referred to as D-6 in this report*)

Covering surfaces with impermeable materials – especially areas that were previously open ground can prove fatal for tree roots. Trees derive moisture from regular moisture recharge of the ground and nutrients generated by the nutrient cycle from decomposing leaf litter. Impervious surfaces can also prevent gaseous interchange between the ground and the atmosphere creating a build-up of toxic waste gases such as carbon dioxide and a deprivation of oxygen.

### 4.2 Effect of development on trees specific to this site

#### 4.2.1 Tree Work

The drive necessitates removal of the cypress hedge G2.

The south west side of the ash T25 will require crown-lifting to 4.5m to accommodate the new drive.

The hawthorns T24 and T26 are in poor condition and cutting these hard back to 0.5m stumps would have the dual benefit of removing the overhang and allow for the regeneration of a dense native species hedge.

Though not deemed essential, a skilled crown lift of 5.5m for the western crown extension of the ash T27 is recommended in order to remove any sense of enclosure and because this will have negligible impact on the health and form of this tree.

Peripheral overhang from T28 and T42 are so high as to be inconsequential.

| TREE REMOVAL |          |          |          |               |
|--------------|----------|----------|----------|---------------|
| Reason       | A Grade  | B Grade  | C grade  | U and U Grade |
| New drive    | 0        | 0        | G3       | 0             |
| <b>Total</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>      |

Summary of tree removals

All works would have to be carried out in full compliance with BS 3998 (2010) by Arboricultural Association certified contractors.



South western sides of T27 and T28 – dwelling 14.8m and 18.4m respectively from T27

#### 4.2.2 RPA Encroachment and Excavation within RPAs

An RPA is defined in BS 5837 (2012) as “the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree”. The 2012 British Standard formula for calculating the RPA has been used in conjunction with prevailing existing site conditions that can affect root morphology and dispositions such as the presence and type of hardstanding, structures and underground apparatus; topography and drainage; tree health and vitality; species type of root severed; disposition of incursion and the soil type and structure to determine likely RPAs.

The British Standard states that incursion “should not exceed 20% of any existing unsurfaced ground within the RPA”. This is guidance; though encroachment upon the RPA should be avoided, it can be acceptable in certain conditions that involves assessment of the tolerance levels of the tree based on a variety of factors.

The percentage of these encroachments have been tabulated below. For clarification, we have coloured these in green when below 10%, in amber when 11-19% and in red when 20% and over.

The proposed drive and access represent the only incursions upon RPAs. Please refer, however, to sections 4.2.3 and 4.2.4 for further comment on RPA incursions.

The incursions affecting T21 and T27 are deemed negligible and not considered to have a material impact on the health of the trees. This is subject to the adoption of appropriate methodology during construction and ensuring, a fully porous surface.

The 29%, 32.5% and 31% encroachments affecting T24-T26 respectively represent notable levels of incursion. The incursion, however, is represented entirely by new hardstanding as opposed to structures and this, subject to appropriate design and construction, should allow for a significant proportion of the overlain roots to continue growing.

Design should be such that rainfall continues to penetrate the ground and gaseous exchange with the atmosphere continues. The surface must, therefore, be entirely porous. Critical too is that the roots are retained and not damaged and this will require the drive to be constructed on a “no-dig” surface mounted basis using an appropriately designed cellular confinement system such as Geoweb. These products also mitigate against long term, vehicular induced compaction.

Subject to appropriate methodology during construction, which can be specified in an arboricultural method statement, the impact on these trees can be limited to acceptable levels.

It should also be borne in mind that it is recommended that the two hawthorns T24 and T26 are cut back hard in order to restore a hedge so that these RPAs effectively become academic when assessing impacts.

| Tree No. | Drive % | Total % |
|----------|---------|---------|
| T21      | 5.8     | 5.8     |
| T24      | 29      | 29      |
| T25      | 32.5    | 32.5    |
| T26      | 31      | 31      |
| T27      | 3.4     | 3.4     |

Green <10% Amber 11-19% Red 20%+

#### 4.2.3 General construction activity/site clearance within RPAs

Construction activity associated with the proposed building works can potentially be damaging to the RPAs that encroach into areas where building activities may occur, and stems/crowns of retained trees located adjacent to building activities. This is applicable to the RPAs of T1-T6.

These activities can include movement of heavy plant, access to the site, mixing of cementitious substances, storage of materials, demolition of existing structures and site clearance, vehicle parking provision, setting up of site welfare and removal of spoil or structures.

Warranting particular attention is the proximity of the stem of T6 to the access point.

These potential impacts can be addressed through the creation of Construction Exclusion Zones and ground protection, appropriately managing movement of heavy loads and avoiding all cement/concrete mixing within 5m of identified RPAs.

#### 4.2.4 New underground utilities

New services represent a key element to any arboricultural impacts assessment in view of the level of groundworks involved.

Location of utilities is not known at this stage. Utilities are generally laid between 250 and 1200mm (NJUG 2013a) so that, in view of the relatively shallow nature of the bulk of tree root systems, significant damage to trees can occur when laid within root zones. Manifestation of this damage is often not fully apparent until years after the damage was inflicted.

BS 5837 states “early consultation and cooperation” with developers and the National Joint Utilities Group utility installation guidelines promotes design for trees and utilities to coexist successfully.

Since retained tree populations are required early in the planning application and underground utility installation does not require planning permission and is often determined weeks before commencement of work, there is a substantial period of time where utilities layout can be considered so there is no

reason why design is not fully informed by the constraints posed by the disposition of root protection areas, ensuring that these are avoided or only peripherally encroached upon.

Where good professional practise is applied and suitable acknowledgement of the retained tree population given, little impact will result on tree roots.

Where an RPA incursion is unavoidable, a suitable methodology for installation will be required that may include using a trenchless technique.

#### 4.3 Issues to be addressed by an AMS

- Protection of trees and root zones through protective fencing and/or ground protection
- Tree work
- Methodology for groundworks – utility installation
- Installation of a surface mounted cellular confinement system
- Arboricultural supervision

### 5.0 CONCLUSION

The proposed development necessitates removal of a small C grade cypress hedge G1. Facilitation pruning of T24-T26 is required to accommodate the drive and sympathetic crown-lifting of the western side of T27 suggested to reduce any sense of enclosure.

The location of the dwellings has been informed by the disposition of the tree RPAs so that RPA incursions only derive from the new drive. These affect trees T24-T26, T21 and T27. That affecting T21 and T27 is negligible though appropriate methodology during construction is recommended.

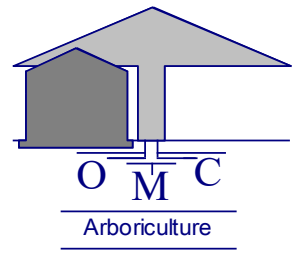
The RPA incursions affecting T24 - T26 are substantial but the impact can be substantially mitigated by ensuring a surface-mounted drive is constructed using the cellular confinement system. This ensures that long term compaction and root severance do not occur. The new drive will be entirely porous so that moisture recharge and oxygen will continue to penetrate root zones. If the hawthorns are reduced as recommended, the RPAs will be reduced, and incursion will become of little significance.

Though no trees directly overhang the proposed dwellings, wind blown leaf litter from the proximal trees and accumulation in gutters should be anticipated. This can be mitigated with the installation of gutter guards.

No RPA incursions are noted from the dwellings, but the location of underground utilities is yet to be determined. The process of laying ground services can be highly damaging to root zones and it is critical that the routes are informed by the disposition of RPAs and avoided.

Subject to full compliance with a detailed tree protection strategy during construction, and periodic and skilfully implemented tipping back in the future, the proposed scheme is considered acceptable.

A detailed arboricultural method statement and tree protection plan can address the potential impacts and can be conditioned.



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## **Appendix A Tree survey schedule**

# Arboricultural impacts assessment

| ID  | Species                                                | Height (m) | Dia. At 1.5m (mm) | Age | Crown Height | 1 <sup>st</sup> branch | Crown Radius |     |     |     | SULE  | Condition Physiological | Condition Structural | RPA Radius (m) | Quality Category (BS:5837) | Tree-Work | Site: Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE<br><br>OMC Associates www: omc-associates.co.uk                                                                                                                                                 |
|-----|--------------------------------------------------------|------------|-------------------|-----|--------------|------------------------|--------------|-----|-----|-----|-------|-------------------------|----------------------|----------------|----------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                        |            |                   |     |              |                        | N            | S   | E   | W   |       |                         |                      |                |                            |           | Comments                                                                                                                                                                                                                                                       |
| T1  | Sycamore (Acer pseudoplatanus)                         | 11.7       | 420               | M   | 1.2          | -                      | 5.4          | 5.7 | 5.4 | 3   | >40   | Good                    | Good                 | 5.04           | B2                         | N         | Prominent frontage specimen; screening value; off-site; good health and life expectancy; ivy in lower crown                                                                                                                                                    |
| T2  | Sycamore (Acer pseudoplatanus)                         | 14.5       | 490               | M   | 2.6          | -                      | 5.3          | 5.7 | 5.6 | 6   | >40   | Good                    | Good                 | 5.88           | B1/2                       | N         | Prominent frontage specimen; screening value; off-site; good health and life expectancy; ivy in lower crown                                                                                                                                                    |
| T3  | Common ash (Fraxinus excelsior)                        | 14.5       | 530               | M   | 2.6          | -                      | 6.4          | 6.4 | 6.3 | 6.5 | >40   | Fair                    | Good                 | 6.36           | B2                         | N         | Prominent frontage specimen; off-site; some deadwood/dieback in lower crown - possible Ash Dieback; biodiversity value; ivy in lower crown                                                                                                                     |
| T4  | Tree cotoneaster (Cotoneaster frigidus)                | 4          | 50,50,50,50       | M   | 0            | -                      | 4.1          | 0   | 4.2 | 0   | 20-40 | Good                    | Fair                 | 1.2            | C2                         | N         | Acute asymmetry due to light suppression; good health                                                                                                                                                                                                          |
| T5  | Leyland cypress cultivar (x Cupressocyparis leylandii) | 4          | 110               | SM  | -            | -                      | 1.9          | 0   | 1.8 | 0   | >40   | Fair                    | Good                 | 1.32           | C2                         | N         | Acute asymmetry due to light suppression; some etiolation; indifferent quality                                                                                                                                                                                 |
| T6  | Leyland cypress cultivar (x Cupressocyparis leylandii) | 5.1        | 140               | SM  | -            | -                      | 2            | 0   | 2.1 | 0   | >40   | Fair                    | Good                 | 1.68           | C2                         | N         | Acute asymmetry due to light suppression; some etiolation; indifferent quality                                                                                                                                                                                 |
| T7  | Nootka cypress (Chamaecyparis nootkatensis)            | 6.4        | 170               | SM  | -            | -                      | 4.4          | 0   | 4.5 | 2   | >40   | Fair                    | Good                 | 2.04           | C2                         | N         | Acute asymmetry due to light suppression; some etiolation; indifferent quality                                                                                                                                                                                 |
| T8  | Leyland cypress cultivar (x Cupressocyparis leylandii) | 5          | 190               | SM  | -            | -                      | 0            | 1.3 | 2.1 | 0   | >40   | Fair                    | Good                 | 2.28           | C2                         | N         | Acute asymmetry due to light suppression; some etiolation; indifferent quality                                                                                                                                                                                 |
| T9  | Sycamore (Acer pseudoplatanus)                         | 15         | 600               | M   | 1.2          | -                      | 9.3          | 5.1 | 9.6 | 3.9 | >40   | Good                    | Good                 | 7.2            | B2                         | N         | Prominent frontage specimen; bifurcation @ 1.5m with occluded bark and tight union; significant presence of Sycamore tar spot (Rhytisma acerinum); off-site; 20degree lean to NNE due to close proximity of T10; not unstable; good health and life expectancy |
| T10 | Sycamore (Acer pseudoplatanus)                         | 14.7       | 370               | M   | 1.2          | -                      | 5.8          | 5.9 | 2   | 5.5 | >40   | Good                    | Good                 | 4.44           | B2                         | N         | Prominent frontage specimen; significant suppression from dominant sycamore T9 and asymmetry; good health ; significant presence of Sycamore tar spot (Rhytisma acerinum); off-site                                                                            |
| T11 | Leyland cypress cultivar (x Cupressocyparis leylandii) | 14         | 80                | SM  | -            | -                      | 2.9          | 2   | 1.7 | 2.6 | 20-40 | Fair                    | Good                 | 0.96           | C2                         | N         | End, unpruned stem of G1; etiolated indifferent quality                                                                                                                                                                                                        |

Site: Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE

Ref: 2193

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# Arboricultural impacts assessment

| ID  | Species                                             | Height (m) | Dia. At 1.5m (mm) | Age | Crown Height | 1 <sup>st</sup> branch | Crown Radius |      |      |      | SULE   | Condition Physiological | Condition Structural | RPA Radius (m) | Quality Category (BS:5837) | Tree-Work | Site: Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE<br>OMC Associates www: omc-associates.co.uk                                                               |
|-----|-----------------------------------------------------|------------|-------------------|-----|--------------|------------------------|--------------|------|------|------|--------|-------------------------|----------------------|----------------|----------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                     |            |                   |     |              |                        | N            | S    | E    | W    |        |                         |                      |                |                            |           | Comments                                                                                                                                                                 |
| G1  | Leyland cypress hedge (x Cupressocyparis leylandii) | 2.4        | 120               | EM  | 0            | -                      | 0.5          | 0.5  | 1.3  | 1.2  | >40    | Good                    | Good                 | 1.44           | C2                         | N         | Neatly clipped evergreen hedge; screening value                                                                                                                          |
| T12 | Hawthorn (Crataegus monogyna)                       | 8.6        | 350               | M   | -            | -                      | 5            | 5    | 5    | 5    | >40    | Good                    | Good                 | 4.2            | B1/2                       | N         | Fine; shapely specimen; off-site; biodiversity value                                                                                                                     |
| T13 | Apple (Malus domestica)                             | 2          | 130               | SM  | -            | -                      | 2            | 0.5  | 1    | 0.5  | Oct-20 | Poor                    | Fair                 | 1.56           | C2                         | N         | Small suppressed specimen                                                                                                                                                |
| T14 | Damson (Prunus domestica subsp insititia)           | 3          | 40,70             | SM  | -            | -                      | 0.7          | 0.5  | 0.5  | 0.5  | 20-40  | Fair                    | Fair                 | 0.97           | C2                         | N         | Small, poorly managed specimen                                                                                                                                           |
| T15 | Apple (Malus domestica)                             | 4.4        | 240               | M   | -            | -                      | 3.7          | 3    | 4.6  | 2.5  | >40    | Fair                    | Good                 | 2.88           | B2                         | N         | Good health; historically pruned for fruit production but recent suckering unmanaged; some slight suppression from T9                                                    |
| T16 | Weeping willow (Salix x chrysocoma)                 | 11         | 640               | M   | 2            | -                      | 4.7          | 8.4  | 3.2  | 8.9  | >40    | Good                    | Good                 | 7.68           | B1/2                       | N         | Prominent central lawn location; good health; crown limited to 2m; some asymmetry                                                                                        |
| T17 | Sargents Cherry (Prunus sargentii)                  | 4.8        | 310               | M   | 3            | -                      | 3.4          | 3.4  | 3.4  | 2.6  | 20-40  | Good                    | Good                 | 3.72           | C2                         | N         | Compromised by poor pruning - topped; some loose bark near base; otherwise good vitality                                                                                 |
| G2  | Lawson cypress cultivar (Chamaecyparis cv.)         | 4.5        | 240               | M   | 0            | -                      | 2.7          | 3.6  | 3    | 3    | >40    | Good                    | Good                 | 2.88           | B2                         | N         | Group of 3 mature stems; managed to 4.5m and all coalesced into a large rounded form                                                                                     |
| T18 | Common ash (Fraxinus excelsior)                     | 18         | 800               | M   | -            | -                      | 12           | 11   | 10.5 | 11.5 | >40    | Good                    | Good                 | 9.6            | B2                         | N         | Large off-site specimen; stem not seen and girth estimated; apparently good health                                                                                       |
| T19 | English oak (Quercus robur)                         | 18         | 700               | M   | -            | -                      | 9            | 10   | 7.5  | 11   | >40    | Good                    | Good                 | 8.4            | B2                         | N         | Large off-site tree; stem girth estimated                                                                                                                                |
| T20 | English oak (Quercus robur)                         | 16         | 730               | M   | -            | -                      | 7            | 11.3 | 0    | 11.2 | >40    | Good                    | Fair                 | 8.76           | B2                         | N         | On front boundary close to drive entrance; acute asymmetry due to historic loss of codominant stems to the north and NE; over extended 40 degree stem to SW; good health |
| T21 | English oak (Quercus robur)                         | 17         | 640,720           | M   | 3.4          | -                      | 9.5          | 9.4  | 6    | 10   | >40    | Fair                    | Fair                 | 11.56          | B2                         | N         | Off-site far side of road, two stems bifurcating @ 0.6m splaying to north and south; some evidence of epicormics                                                         |

Site: Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE

Ref: 2193

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# Arboricultural impacts assessment

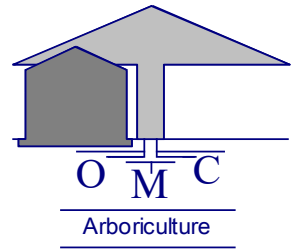
| ID  | Species                                       | Height (m) | Dia. At 1.5m (mm) | Age | Crown Height | 1 <sup>st</sup> branch | Crown Radius |      |     |      | SULE  | Condition Physiological | Condition Structural | RPA Radius (m) | Quality Category (BS:5837) | Tree-Work | Site: Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE<br>OMC Associates <a href="http://www.omc-associates.co.uk">www: omc-associates.co.uk</a>                             |
|-----|-----------------------------------------------|------------|-------------------|-----|--------------|------------------------|--------------|------|-----|------|-------|-------------------------|----------------------|----------------|----------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                               |            |                   |     |              |                        | N            | S    | E   | W    |       |                         |                      |                |                            |           | Comments                                                                                                                                                                             |
| T22 | Deodar cedar (Cedrus deodara)                 | 2.4        | 350               | M   | 0            | -                      | 1.4          | 2.9  | 2   | 2.3  | >40   | Fair                    | Good                 | 4.2            | C2                         | N         | Mature tree lopped to 2.3m; managed as a large rounded shrub; good health                                                                                                            |
| T23 | Chinese Magnolia (Magnolia x soulangeana)     | 3          | 130               | EM  | -            | -                      | 1.7          | 1.8  | 1.8 | 2    | >40   | Fair                    | Fair                 | 1.56           | C2                         | N         | Small specimen; indifferent form                                                                                                                                                     |
| T24 | Hawthorn (Crataegus monogyna)                 | 6.9        | 280,150, 180,100  | M   | 2            | -                      | 3.2          | 3.7  | 0.8 | 2.6  | 20-40 | Fair                    | Fair                 | 4.55           | C2                         | WA        | Sparsity in lower crown to 5m due to recent removal of substantial ivy colonisation; biodiversity value                                                                              |
| T25 | Common ash (Fraxinus excelsior)               | 11.6       | 300,160, 140      | M   | 3            | -                      | 4            | 3.7  | 5.9 | 3.2  | 20-40 | Fair                    | Fair                 | 4.42           | B2                         | WA        | 15° lean to north due to apparent loss of vegetation to the south; sparsity in lower crown due to recent removal of substantial ivy colonisation; good upper canopy growth           |
| G3  | Leyland cypress (x Cupressocyparis leylandii) | 1.7        | 100               | EM  | 0            | -                      | 0.4          | 0.4  | 0.4 | 0.4  | >40   | Good                    | Good                 | 1.2            | C2                         | RA        | Neatly clipped evergreen hedge; screening value                                                                                                                                      |
| T26 | Hawthorn (Crataegus monogyna)                 | 7          | 250,160           | M   | 2            | -                      | 2            | 2.8  | 1.7 | 2.9  | >40   | Fair                    | Fair                 | 3.56           | C2                         | WA        | Sparsity in lower crown due to recent removal of substantial ivy colonisation; biodiversity value                                                                                    |
| G4  | Hawthorn (Crataegus monogyna)                 | 4          | 100,140, 80       | EM  | 0            | -                      | 2            | 2    | 2   | 2    | >40   | Good                    | Good                 | 2.28           | C2                         | N         | Row of well established shrubby specimens                                                                                                                                            |
| T27 | English oak (Quercus robur)                   | 17.9       | 940               | M   | 2.5          | 0.7 (S)                | 8.6          | 7.3  | 4.6 | 11   | >40   | Good                    | Good                 | 11.28          | B1/2                       | WA        | Asymmetric form due to dominant oak to south but good health; trifurcation @ 1.2m; fine characterful specimen; important asset to site; substantial landscape and biodiversity value |
| T28 | English oak (Quercus robur)                   | 18.2       | 1110              | M   | 2            | 4.5 (S)                | 9            | 10.8 | 12  | 14.6 | >40   | Good                    | Good                 | 13.32          | A2                         | N         | Very fine specimen; shapely though some asymmetry; good health; some historic failure of lower limbs NE; important asset to site; substantial landscape and biodiversity value       |
| T29 | Rowan (Sorbus aucuparia)                      | 6.8        | 140               | SM  | -            | -                      | 2            | 3.5  | 3.4 | 4.3  | 20-40 | Good                    | Good                 | 1.68           | C2                         | N         | One of three specimens within lawn; moderate vitality due to competition for resources from the two large adjacent oaks                                                              |
| T30 | Rowan (Sorbus aucuparia)                      | 5.7        | 110               | SM  | -            | -                      | 0            | 2.8  | 2.3 | 3    | 20-40 | Good                    | Good                 | 1.32           | C2                         | N         | One of three specimens within lawn; moderate vitality due to competition for resources from the two large adjacent oaks                                                              |

# Arboricultural impacts assessment

| ID  | Species                       | Height (m) | Dia. At 1.5m (mm) | Age | Crown Height | 1 <sup>st</sup> branch | Crown Radius |      |      |     | SULE  | Condition Physiological | Condition Structural | RPA Radius (m) | Quality Category (BS:5837) | Tree-Work | Site: Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE<br>OMC Associates www: omc-associates.co.uk                                 |
|-----|-------------------------------|------------|-------------------|-----|--------------|------------------------|--------------|------|------|-----|-------|-------------------------|----------------------|----------------|----------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
|     |                               |            |                   |     |              |                        | N            | S    | E    | W   |       |                         |                      |                |                            |           | Comments                                                                                                                                   |
| T31 | Rowan (Sorbus aucuparia)      | 5          | 130               | SM  | -            | -                      | 1.2          | 3    | 0.5  | 2.7 | 20-40 | Good                    | Good                 | 1.56           | C2                         | N         | One of three specimens within lawn; moderate vitality due to competition for resources from the two large adjacent oaks                    |
| T32 | English oak (Quercus robur)   | 19         | 1550              | M   | 2            | 4.5 (S)                | 13           | 12.7 | 13.5 | 11  | >40   | Good                    | Good                 | 15             | A2                         | N         | Magnificent specimen; dominant tree; shapely; good health; important asset to site; substantial landscape and biodiversity value           |
| G5  | Field maple (Acer campestre)  | 8          | 240,150           | EM  | 0            | -                      | 4.5          | 4.5  | 4.5  | 4.5 | >40   | Good                    | Good                 | 3.4            | B2                         | N         | Row of established trees; screening value; biodiversity value                                                                              |
| T33 | Field maple (Acer campestre)  | 5.7        | 140               | SM  | -            | -                      | 2.4          | 2.4  | 2.8  | 0   | >40   | Good                    | Fair                 | 1.68           | C2                         | N         | Self-set; established; significant further growth potential; frontage location; oak sapling growing though it                              |
| T34 | English oak (Quercus robur)   | 13.7       | 390               | M   | 3            | 3.2 (E)                | 5            | 6.1  | 6.4  | 6.6 | >40   | Good                    | Good                 | 4.68           | B2                         | N         | Prominent frontage specimen; screening value; off-site; good health and life expectancy; biodiversity value                                |
| T35 | Hawthorn (Crataegus monogyna) | 6.2        | 150,140, 100      | EM  | -            | -                      | 2.3          | 2    | 2.4  | 2.1 | 20-40 | Good                    | Fair                 | 2.74           | C2                         | N         | Frontage; multi-stemmed                                                                                                                    |
| T36 | Hawthorn (Crataegus monogyna) | 5.7        | 160               | EM  | -            | -                      | 2.3          | 1    | 0.5  | 0.5 | 20-40 | Good                    | Fair                 | 1.92           | C2                         | N         | Frontage; multi-stemmed; one of a pair with T45                                                                                            |
| T37 | English oak (Quercus robur)   | 9.8        | 250               | M   | -            | -                      | 4            | 4.9  | 2.5  | 5   | >40   | Fair                    | Fair                 | 3              | C2                         | N         | Frontage location; off-site; kinked stem where a bifurcated leader has failed                                                              |
| T38 | Hornbeam (Carpinus betulus)   | 8.9        | 270               | EM  | 3            | 2.2 (E)                | 3            | 5.8  | 6    | 5.3 | >40   | Good                    | Good                 | 3.24           | B2                         | N         | Good health; high vitality; one of group of 3 closely planted trees within the lawn; significant further growth potential                  |
| T39 | Silver birch (Betula pendula) | 10         | 130               | EM  | 2            | -                      | 1.7          | 2    | 1.6  | 0.9 | 20-40 | Good                    | Fair                 | 1.56           | C2                         | N         | Etiolated form; one of group of 3 closely planted trees within the lawn; suppressed                                                        |
| T40 | Hornbeam (Carpinus betulus)   | 10.2       | 320               | EM  | 2            | 1.8 (W)                | 6.5          | 5.8  | 6.6  | 7.3 | >40   | Good                    | Good                 | 3.84           | B2                         | N         | Good health; high vitality; one of group of 3 closely planted trees within the lawn; significant further growth potential                  |
| T41 | English oak (Quercus robur)   | 15         | 550               | M   | 2.5          | -                      | 8.3          | 10   | 7.3  | 4.1 | >40   | Good                    | Good                 | 6.6            | B2                         | N         | Prominent frontage specimen, one of a row of 4 mature oaks; screening value; off-site; good health and life expectancy; biodiversity value |

Arboricultural impacts assessment

| ID       | Species                     | Height (m) | Dia. At 1.5m (mm) | Age | Crown Height | 1 <sup>st</sup> branch | Crown Radius |      |     |     | SULE | Condition Physiological | Condition Structural | RPA Radius (m) | Quality Category (BS:5837) | Tree-Work | Site: Ryefields, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE                                                                            |
|----------|-----------------------------|------------|-------------------|-----|--------------|------------------------|--------------|------|-----|-----|------|-------------------------|----------------------|----------------|----------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
|          |                             |            |                   |     |              |                        | N            | S    | E   | W   |      |                         |                      |                |                            |           | OMC Associates <a href="http://www.omc-associates.co.uk">www: omc-associates.co.uk</a>                                                    |
| Comments |                             |            |                   |     |              |                        |              |      |     |     |      |                         |                      |                |                            |           |                                                                                                                                           |
| T42      | English oak (Quercus robur) | 16         | 430               | M   | 2.5          | -                      | 11.5         | 10   | 5   | 4.6 | >40  | Good                    | Good                 | 5.16           | B2                         | N         | Prominent frontage specimen, one of a row of 4 mature oaks; screening value; off-site; good heath and life expectancy; biodiversity value |
| T43      | English oak (Quercus robur) | 17.3       | 620               | M   | 2.5          | -                      | 8.8          | 10.1 | 8.3 | 9.2 | >40  | Good                    | Good                 | 7.44           | B2                         | N         | Prominent frontage specimen, one of a row of 4 mature oaks; screening value; off-site; good heath and life expectancy; biodiversity value |
| T44      | English oak (Quercus robur) | 14.4       | 420               | M   | 2.5          | -                      | 7.4          | 10.8 | 2.1 | 8.2 | >40  | Good                    | Good                 | 5.04           | B2                         | N         | Prominent frontage specimen, one of a row of 4 mature oaks; screening value; off-site; good heath and life expectancy; biodiversity value |



# *OMC Associates*

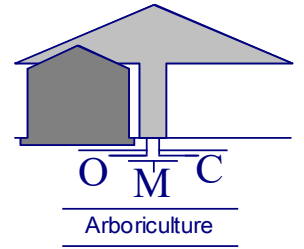
## **Appendix B - Key To Tree Survey And Cascade Chart For Bs5837 Tree Quality Categorisation**

## KEY TO TREE SCHEDULE REFERENCES

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Prefix:</b>                  | <b>T</b> – Tree<br><b>S</b> – Shrub/Climber<br><b>TG/SG</b> – Group/Hedge of Trees or Shrubs<br>* Estimated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Dia.:</b> | <b>N/A</b> - Tree less than 100mm (for shrubs: young, semi-mature or mature) |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>Age Class:</b>               | <b>Young:</b> Generally less than 10 years old and high life expectancy<br><b>Semi-mature:</b> Within first 30% of life expectancy and significant growth to be expected<br><b>Early-mature:</b> Typically 30-60% of life expectancy, full size almost reached<br><b>Mature:</b> Typically 60% or more of life expectancy, full size reached with very gradual, slight further increases in size<br><b>Veteran</b> A stage of development where intervention/management may be required to ensure the tree remains safe<br><b>Over-mature:</b> Where a tree is so senescent that management is not worthwhile |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>Life Expectancy:</b>         | How many years before tree is likely to need removing (subject to human intervention)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              | <b>Crown Radius:</b>                                                         | If crown is symmetrical, one dimension is given for the radius followed by "S"                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| <b>B.S. Category:</b>           | See Appendix 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>Physiological Condition:</b> | <b>Good:</b> Healthy tree with no symptoms of significant disease<br><b>Fair:</b> Some disease noted and/or vitality is below what would be expected<br><b>Poor:</b> Significant disease noted and/or very low vitality<br><b>Very Poor:</b> Tree is in severe decline                                                                                                                                                                                                                                                                                                                                        |              | <b>Structural Condition:</b>                                                 | <b>Good:</b> No significant structural defects<br><b>Fair:</b> Defects noted but not sufficient to warrant immediate work<br><b>Poor:</b> Significant defects. Monitoring and/or remedial works required<br><b>Very Poor:</b> Significant defects requiring immediate work or tree removal                                                                                                                                                        |                                    |
| <b>Space Below Crown:</b>       | A useful indicator to determine the practicality of developing below the crown. Rather than a measurement which can be misleading and open to interpretation.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
|                                 | <b>Y</b> Potential to develop below the dripline with either no treework or removal of limbs that will not adversely affect the health and appearance of the tree<br><b>N</b> No scope to develop below the dripline of the tree<br><b>N/A</b> Tree to be removed                                                                                                                                                                                                                                                                                                                                             |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>Treework:</b>                | This is general since the report is not a tree-work specification. It indicates:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>B.S. Category:</b>                                                        | <b>A</b> - Those of high quality and value i.e. make a substantial contribution;<br><b>B</b> - Those of good/moderate quality and value, might be Cat. “A” but slightly impaired<br><b>C</b> - Those of low quality i.e. adequate to remain until new planting is established or young trees with a stem diameter less than 150mm at 1.5m height<br><b>U</b> - Those of such poor condition that any existing value would be lost within 10 years |                                    |
| <b>H</b>                        | High priority. For trees to be retained and where work required to make safe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              | <b>1 - Mainly Arboricultural value</b>                                       | <b>2 - Mainly Landscape value</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>3 - Mainly Ecological value</b> |
| <b>L</b>                        | No urgent work required but would benefit from some intervention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>N</b>                        | No treework identified as necessary in the foreseeable future                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>P</b>                        | Facilitation tree surgery advised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>R</b>                        | Remove – tree identified to be removed because “U” category tree                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>RA</b>                       | Tree removed to accommodate development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>WA</b>                       | Treework to accommodate development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>IV</b>                       | Sever and remove ivy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |

**BS 5837:2012 Cascade chart for tree quality assessment (Table 1)**

| Category and definition                                                                                                                                                  | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       | Identification on plan |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Trees unsuitable for retention                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category U</b><br>Those in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. | <ul style="list-style-type: none"><li>• Trees that have a serious, irremediable, structural defect, such that their early loss is expected to collapse, including those that will become unviable after removal of other U category trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>• Trees infected with pathogens of significance to the health and/or stability of other nearby trees (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality.</li></ul> <p><b>NOTE:</b> Category U trees can have existing or potential conservation value which it might be desirable to preserve.</p> |                                                                                                                                                                                                                                                                   |                                                                                                                                       | DARK RED               |
|                                                                                                                                                                          | 1 Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2 Mainly landscape qualities                                                                                                                                                                                                                                      | 3 Mainly cultural values, including conservation                                                                                      |                        |
| Trees to be considered for retention                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category A</b><br><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years                                                       | Trees that are of particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups, or of 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) | LIGHT GREEN            |
| <b>Category B</b><br><b>Trees of moderate quality</b> with an estimated contribution of at least 20 years                                                                | Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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                                                                              | MID BLUE               |
| <b>Category C</b><br><b>Trees of low quality</b> with an estimated contribution of at least 10 years, or young trees with a stem diameter below 150mm                    | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient landscape benefits                                                                         | Trees with no material conservation or other cultural value                                                                           | GREY                   |



# *OMC Associates*

## **Appendix C - Photographs**

|  |                                                                                     |  |                                                                                 |
|--|-------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------|
|  |    |  | <p><b>Photo 1</b></p> <ul style="list-style-type: none"><li>• G2, T16</li></ul> |
|  |   |  | <p><b>Photo 2</b></p> <ul style="list-style-type: none"><li>• T2-T10</li></ul>  |
|  |  |  | <p><b>Photo 3</b></p> <ul style="list-style-type: none"><li>• T8-T15</li></ul>  |
|  |  |  | <p><b>Photo 4</b></p> <ul style="list-style-type: none"><li>• G5</li></ul>      |

|  |                                                                                     |  |                                                                                                           |
|--|-------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|
|  |    |  | <p><b>Photo 5</b></p> <ul style="list-style-type: none"><li>• Northern boundary</li></ul>                 |
|  |   |  | <p><b>Photo 6</b></p> <ul style="list-style-type: none"><li>• Looking accross to the north west</li></ul> |
|  |  |  | <p><b>Photo 7</b></p> <ul style="list-style-type: none"><li>• T18-T19</li></ul>                           |
|  |  |  | <p><b>Photo 8</b></p> <ul style="list-style-type: none"><li>• T18-T20</li></ul>                           |

|  |                                                                                     |  |                                                                                  |
|--|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|
|  |    |  | <p><b>Photo 9</b></p> <ul style="list-style-type: none"><li>• G3</li></ul>       |
|  |   |  | <p><b>Photo 10</b></p> <ul style="list-style-type: none"><li>• T20</li></ul>     |
|  |  |  | <p><b>Photo 12</b></p> <ul style="list-style-type: none"><li>• T41-T44</li></ul> |

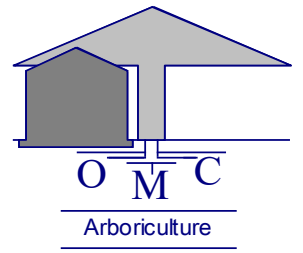
|  |                                                                                     |  |                                                                                  |
|--|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|
|  |   |  | <p><b>Photo 13</b></p> <ul style="list-style-type: none"><li>• T32</li></ul>     |
|  |  |  | <p><b>Photo 14</b></p> <ul style="list-style-type: none"><li>• T27-T30</li></ul> |

|                                                                                     |  |                                                                                        |
|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------|
|    |  | <p><b>Photo 16</b></p> <ul style="list-style-type: none"><li>• T21 &amp; T22</li></ul> |
|   |  | <p><b>Photo 17</b></p> <ul style="list-style-type: none"><li>• T38-T40</li></ul>       |
|  |  | <p><b>Photo 18</b></p> <ul style="list-style-type: none"><li>• T48-T40</li></ul>       |



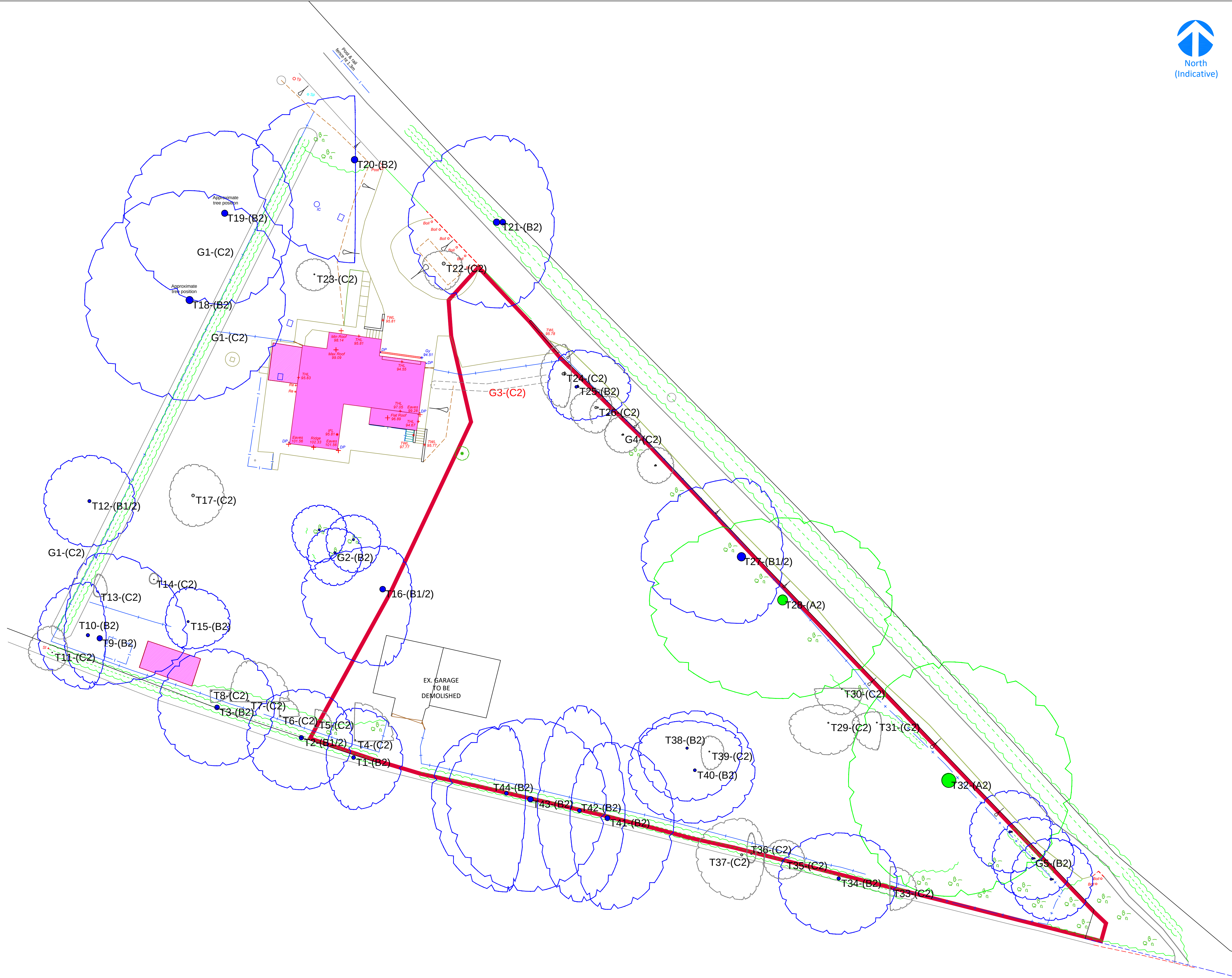
**Photo 19**

- T32



# *OMC Associates*

## **Appendix D - Tree Survey Plan**



**DO NOT SCALE** - Use only figured dimensions  
To be read in colour

**BS 5837:2012 TREE RETENTION CATEGORIES**

**Category A**  
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)

**Category B**  
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

**Category C**  
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.

**Category U**  
Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

**Trees Proposed For Removal**  
(Shown with dashed outline and identified in red)

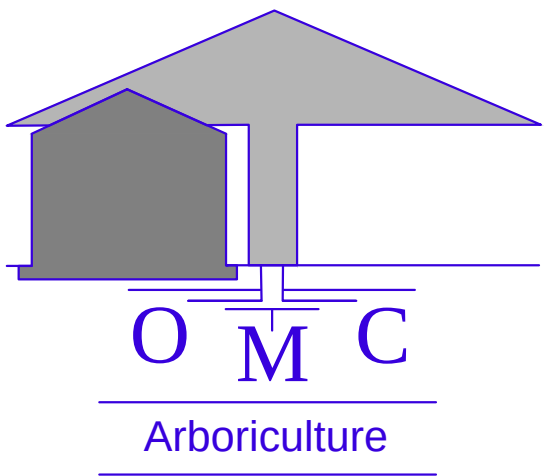
Title  
Tree Survey and Proposed Removals Plan

Client  
Lafferty

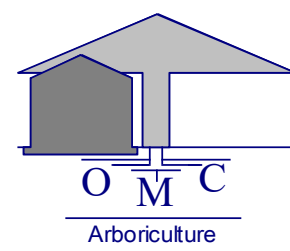
Project  
Ryefields, Stevenage Road, St Ippolyts,  
Hitchin, SG4 7P

|                           |                |
|---------------------------|----------------|
| Date<br>10 September 2024 | Drawn by<br>CO |
|---------------------------|----------------|

|                      |                     |
|----------------------|---------------------|
| Dwg Ref.<br>2193_TSP | Scale<br>1:200 @ A1 |
|----------------------|---------------------|

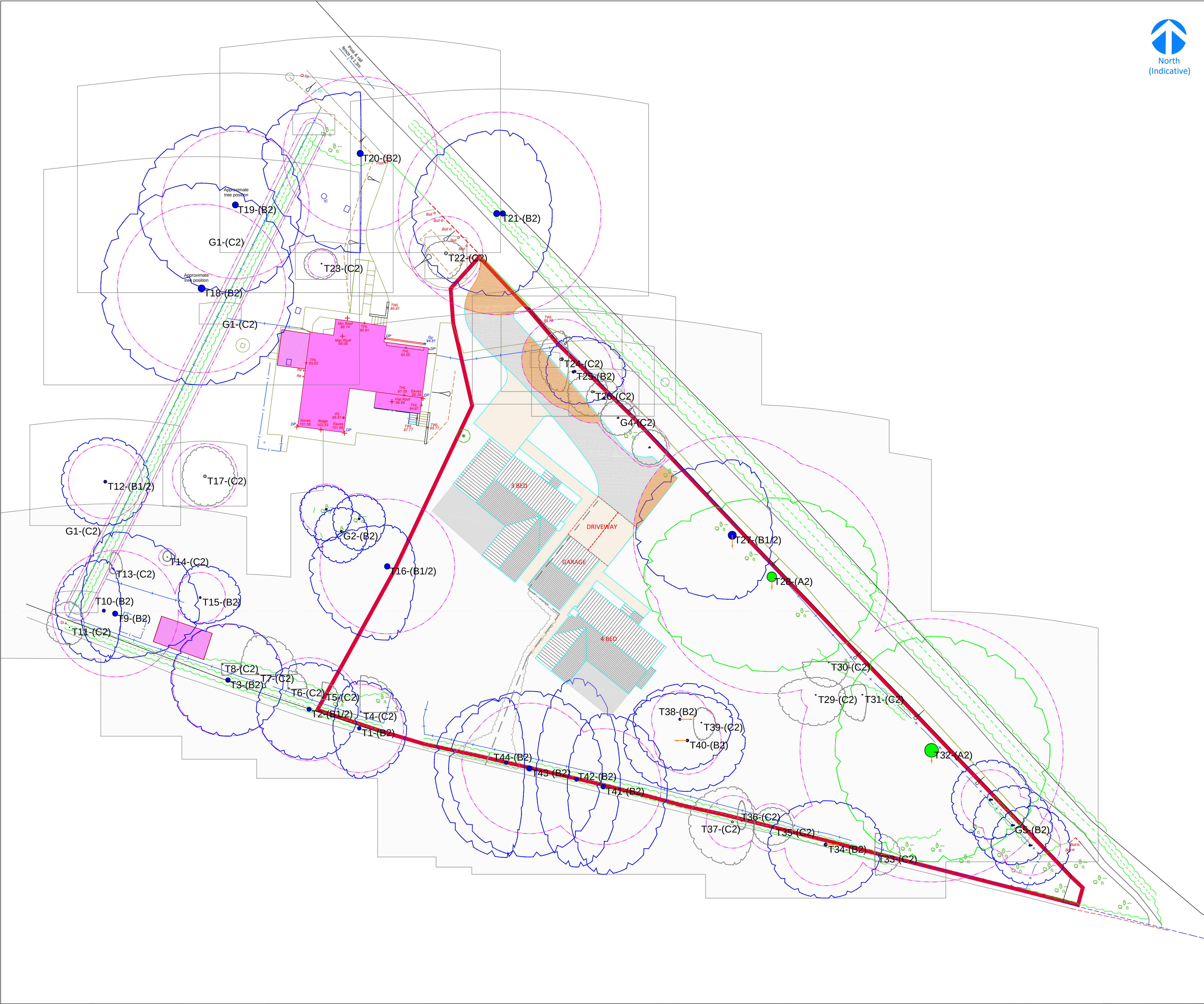


28 Shelford Road, Cambridge CB2 9NA  
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Email: info@omc-associates.co.uk



# *OMC Associates*

## **Appendix E - Tree Constraints Plan**

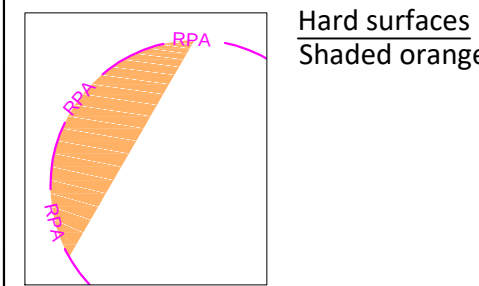


**DO NOT SCALE** - Use only figured dimensions  
To be read in colour

**BS 5837:2012 TREE RETENTION CATEGORIES**

- Category A**  
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)
- Category B**  
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)
- Category C**  
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.
- Category U**  
Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- BS 5837 Root Protection Areas**  
Adjusted to reflect the likely distribution of roots, as influenced by existing site conditions
- Shade Segment (Apr-Aug)**

**Extents of Encroachment Upon RPAs**



Title  
Tree Constraints Plan

Client  
Lafferty

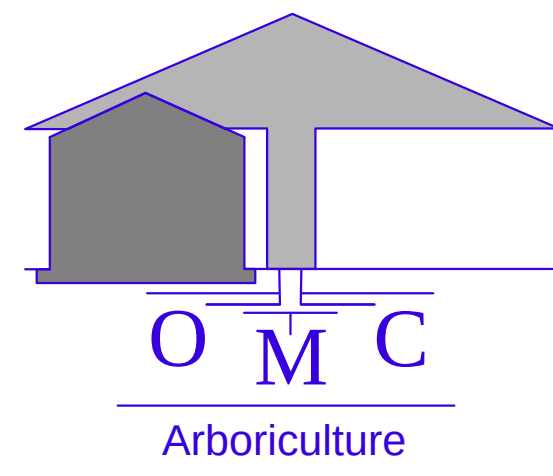
Project  
Ryefields, Stevenage Road, St Ippolyts,  
Hitchin, SG4 7P

Date  
10 September 2024

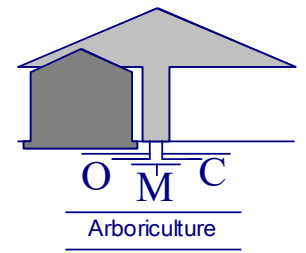
Drawn by  
CO

Dwg Ref.  
2193\_TCP

Scale  
1:200 @ A1



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## **Appendix F – Gutter Guards**

