

Arboricultural Implications Assessment

Project: Codicote

Address: Former Big Cat Sanctuary,
Codicote Road,
Codicote,
Welwyn AL6 9TU

Client: Howarth Homes

Date: July 2026

Contents

EXECUTIVE SUMMARY	3
1. Introduction.....	4
1.1 Scope of Report.....	4
1.2 Site Description and Proposals	4
1.3 Tree Survey	4
1.4 Statutory Protection.....	5
2. Arboricultural Implications Assessment (AIA)	5
2.1 Basis of Assessment	5
2.2 Tree Removals and Pruning	5
2.3 Incursions into Root Protection Areas ('RPAs').....	6
2.4 Future Relationship of Proposed Development to Retained Trees	7
2.5 Arboricultural Implications – Summary.....	7
3. Arboricultural Method Statement (AMS).....	8
3.1 Pre-Start Requirements, Liaison & Communication	8
3.2 Tree Removals and Pruning	8
3.3 Protective Fencing	9
3.4 Ground Protection	10
3.5 Demolition.....	11
3.6 Underground Services.....	12
3.7 Landscaping	12
3.8 Supervision & Monitoring.....	13

APPENDIX 1 – Tree Schedule

APPENDIX 2 – Tree Protection Plans

EXECUTIVE SUMMARY

This report complies with the planning policies of North Hertfordshire District Council and Welwyn Hatfield Borough Council and the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*. An arboricultural impact assessment is provided within **Section 2**, a tree protection plan within **Appendix 2** and a method statement within **Section 3**.

The site comprises the former Big Cat Sanctuary and Farm Shop, located south of Codicote and north of Welwyn. It is accessed from the B656 (Codicote Road) and contains former animal enclosures, ancillary buildings, hardstanding and associated infrastructure.

The proposed development involves the demolition of all existing buildings and structures on site and the redevelopment of the site to provide no. 109 residential units with access, parking, hard and soft landscaping, public open space and associated works.

The removal of Trees 1, 2, 5-7, 18-39, 41-44, 57-60, 65-69, 72-78, 84, 85 and Groups 1-3, 9-12, 14, 18, is required to enable the development. Save for Tree 31, which is of category 'B', all other trees to be removed are of categories 'C' or 'U'.

The development will necessitate only a negligible extent of rooting environment alteration, limited exclusively to encroachment upon the RPAs of Trees 61 and 70.

Subject to the general and specific recommendations for tree protection outlined within **Section 3** of this report, there will be a negligible impact upon the health, longevity or appearance of the retained trees.

1. Introduction

1.1 Scope of Report

- 1.1.1 This report assesses the arboricultural implications of proposed development at the Former Big Cat Sanctuary, Codicote Road, Codicote, Welwyn, AL6 9TU (“the site”), and recommends measures that need to be taken to prevent or minimise damage to retained trees during the construction period.
- 1.1.2 The report has been drawn up to comply with the planning requirements of the relevant Local Planning Authorities (‘LPAs’), North Hertfordshire District Council and Welwyn Hatfield Borough Council, which specify that an arboricultural implications assessment (‘AIA’), arboricultural method statement (‘AMS’) and tree protection plan (‘TPP’) are submitted to accompany planning applications affecting sites where trees are present or are in the immediate vicinity; and in accordance with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’).
- 1.1.3 The AMS within **Section 3** of the report is designed to reflect the principles of the tree protection required for the proposed development, and should not be read as a definitive engineering or construction statement for this site. If required, matters relating to the construction detail or engineering performance of any specified protective measures should be referred to a qualified architect or structural engineer for further information and any specification necessary to ensure their effective practical implementation and intended protective function.

1.2 Site Description and Proposals

- 1.2.1 The site comprises land formerly occupied by the Big Cat Sanctuary and The Farm Shop, situated to the south of Codicote and north of Welwyn. The site is predominantly rural in character and is accessed directly from the adjoining public highway (B656 (Codicote Road)) via an existing vehicular entrance, with an established internal access road serving the former commercial uses. The previously developed areas consist of a range of former animal enclosures, ancillary buildings, hardstanding and associated infrastructure.

The surrounding landscape is characterised principally by agricultural land and mature vegetation, with sporadic rural development in the wider locality.

- 1.2.2 The proposed development encompasses the demolition of all existing buildings and structures on site and the redevelopment of the site to provide no. 109 residential units with access, parking, hard and soft landscaping, public open space and associated works.

1.3 Tree Survey

- 1.3.1 The trees on the site were surveyed by David Archer Associates on 4th February 2026. Their details are set out in the tree schedule at **Appendix 1** to this report.

- 1.3.2 The principal arboricultural components of the site are epitomised by mature Hawthorn and Blackthorn of lower landscape value, which predominantly abut the site's southern and western boundaries, as well as the delineating those of the internal paddocks. Larger mature and semi-mature specimens (e.g., English Oak and Ash) which contribute more significantly to the amenity of the area are located broadly within northern and northeastern areas of the site. Mature woodland compartments are also located within these areas, principally composed of Hornbeam and Sycamore. A range of additional native and ornamental species are present in lower numbers across the site, contributing to the overall diversity of the tree stock and largely consistent with the broader heterogeneous composition of the area.

1.4 Statutory Protection

- 1.4.1 From information on the LPAs' website, no trees within the site are shown to be the subject of a Tree Preservation Order ('TPO').
- 1.4.2 The site is not in a Conservation Area.
- 1.4.3 A Woodland Priority Habitat (deciduous woodland) designation overlaps with the northern and northeastern areas of the site.

2. Arboricultural Implications Assessment (AIA)

2.1 Basis of Assessment

- 2.1.1 The proposed development has been evolved through a design process in which we have advised on its arboricultural implications or consequences. The TPPs within **Appendix 2** shows the finalised proposals overlaid onto the tree locations and constraints plan derived from the tree survey. The implications assessment below is based on these drawings.
- 2.1.2 The upper panels of the TPP (Viewports 1A and 1B) show the tree locations and constraints plan in relation to the existing site, identifies the trees which are to be removed as a result of the proposals, and protection measures required for the demolition phase of the project. The lower panels illustrate the protection measures required during the construction periods for the trees which are to be retained (Viewport 2), and the proposed drainage scheme (Viewport 3).

2.2 Tree Removals and Pruning

- 2.2.1 The proposed development will result in the removal of Trees 1, 2, 5-7, 18-39, 41-44, 57-60, 65-69, 72-78, 84, 85 and Groups 1-3, 9-12, 14, 18.

- Minor tree stems within the western portion of Group 8 are currently due to be retained, though may ultimately require removal to facilitate the works.

2.2.2 Pruning of certain retained trees is required to permit construction of the proposed development. The relevant trees, and the required pruning works, are listed in *Table 1* (below).

Table 1. Tree pruning

Tree no.	Species	Height (m)	BS category	Work required	Reason for work
61	Hazel	7	C	Coppice stems	To provide safe working area for construction of Plot 109 and adjacent disabled parking bay
70	Crack Willow	13	C	Coppice stems	To provide safe working area for construction of Plots 70-79
Group 15	Hawthorn and Blackthorn	5	C	Crown clearance pruning	Proactive maintenance for clearance from proposed garden boundary

2.2.3 The trees and groups proposed to be removed are largely in direct conflict with the proposed access road, parking bays or dwellings. Eight of the trees and two groups have been assigned a 'U' category and would thus require removal to follow accepted arboricultural practices, irrespective of the proposed development. A single tree (Tree 31) of moderate quality and value (category 'B') requires removal. All other trees and groups are of category 'C', due to their small size, low quality or limited value in landscape terms (or a combination of all three). Taken together, the removal of these trees and groups will engender a negligible impact to the long-term character of the area.

2.2.4 All other trees identified within the survey will be retained, as they are either unaffected by the proposal, or can be successfully protected during the construction period, as shown on the TPPs.

2.2.5 The pruning works specified will comply with British Standard BS 3998: 2010, *Tree work - Recommendations*, and will have no significant impact on the trees' health, longevity or appearance.

2.3 Incursions into Root Protection Areas ('RPAs')

2.3.1 The proposed development will encroach upon the RPAs of Trees 61 and 70, as listed in *Table 2* (below).

Table 2. Encroachment into RPAs

Tree no.	Species	BS category	Encroachment type
61	Hazel	C	Construction of disabled parking bays, bin and cycle storage areas
70	Crack Willow	C	Construction of Plots 70-79.

2.3.2 The current structure of Tree 61 is likely prone to failure due to a basal union crack. Tree 70 contains evidence of fungal decay and historic stem failure. Coppicing of both trees has been assessed as apposite remediation of these defects, to allow safe retention of these trees.

2.3.3 The typical rooting phenotypes of Willow and Hazel species confer significant tolerance to rooting environment modification. Accordingly, the degree of RPA alteration required is anticipated to remain within the tolerance of these trees and will not compromise the trees' health or longevity.

2.4 Future Relationship of Proposed Development to Retained Trees

2.4.1 The proposed dwellings will be located at a sufficient distance from the retained trees so their internal spaces will enjoy satisfactory daylight and sunlight throughout the majority of the day.

2.4.2 Similarly, the relationship of the proposed gardens to the retained trees allows for a satisfactory extents of unshaded spaces for the new dwellings.

2.4.3 On this basis, it is very unlikely that the proposal will give rise to future irresistible occupier pressure for the removal of any of the retained trees due to perceived excessive reduction of internal daylighting or obstruction of sunlight.

2.5 Arboricultural Implications – Summary

2.5.1 The trees within and adjacent to the site have been surveyed in accordance with BS 5837, and the implications of the proposal have been assessed in relation to its findings.

2.5.2 Collectively, the proposal will not engender any significant impact upon the retained trees, provided the tree protection measures identified in the TPPs and AMS are adhered to.

- 2.5.3 This report has been prepared on the basis of the proposal details provided to us at the time of writing. Subsequent revisions to the proposal during the planning process will necessitate further arboricultural consultation to assess the need for additional tree protection measures.

3. Arboricultural Method Statement (AMS)

3.1 Pre-Start Requirements, Liaison & Communication

- 3.1.1 Before any works of any description take place on the site, the applicant, landowner or promoter of the proposed development ('the developer') shall appoint a suitably qualified arboricultural consultant to oversee the planning and implementation of the proposed development.
- 3.1.2 Confirmation of this appointment, and details of the supervising arboriculturist appointed, shall be provided to the Local Planning Authorities ('LPAs').
- 3.1.3 Prior to works commencement, the developer shall convene a pre-start meeting. This should be attended by the developer or project manager, the site manager, the groundwork contractor, the supervising arboriculturist and the LPA tree officers. The meeting will be led by the supervising arboriculturist, who will ensure that the sequence and methods of tree protection specified in this statement are fully explained and understood by all parties, including the contractors conducting the works. Reporting procedures, arboricultural supervision requirements, and frequency of monitoring visits (as detailed in Section 3.8 and Table 3 of this AMS) will be discussed and agreed, and relevant contact details exchanged. Any modifications to this statement arising from this meeting will be recorded and the revisions circulated to all parties
- 3.1.4 The developer shall inform the supervising arboriculturist if at any time during the construction process, the site manager is replaced. In this event, the supervising arboriculturist will, within 5 days, arrange a meeting with the new site manager to review all remaining or outstanding aspects of this method statement.
- 3.1.5 A copy of this method statement, together with the TPPs, shall be given to all personnel who have control over works of any nature within the root protection areas (RPAs) of the trees which are to be retained. The developer will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

3.2 Tree Removals and Pruning

- 3.2.1 The trees listed in Section 2.2 and illustrated within the TPPs shall be felled to ground level; stumps shall either be ground out to a depth of 450 mm below ground level or removed as required.
- 3.2.2 Crown pruning is required to permit construction of the proposed development. The relevant trees, and the required pruning works, are listed in the *Table 1*.

- 3.2.3 Tree felling and pruning will be carried out in accordance with British Standard BS 3998: 2010, *Tree work - Recommendations*.

3.3 Protective Fencing

- 3.3.1 No vehicles shall enter the site, nor any works commence, until the root protection areas of the retained trees, as shown on the TPP (Viewport 2), have been protected by the erection of protective fencing to the specification found in BS 5837, Section 6.2. The location of the fencing is illustrated by the continuous bold purple lines on the TPP (Viewport 2).
- 3.3.2 The fencing shall be at least 2.1m in height and comprise standard 'Heras' welded mesh fence panels mounted on a vertical and horizontal scaffolding framework. The panels shall be fixed to each other with at least two clamps and secured with anti-lift devices to concrete or rubber bases that are pinned to the ground to a depth of 450mm by short lengths of scaffolding tube.
- 3.3.3 Scaffold uprights shall be at a maximum of 3 m centres and supported on the side closest to the retained trees by struts braced to the ground at an angle of 45°. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. The Heras panels shall be secured to the two cross members between the uprights with heavy duty cable ties. Notices stating "*Tree Protection Zone - Keep Out*" will be attached with cable ties to every other panel.
- 3.3.4 No activity of any kind shall be undertaken behind the protective fencing. This includes (but is not limited to): topsoil stripping, storage of materials, access for vehicles or personnel, and excavation or changes in soil level.
- 3.3.5 Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. These must not encroach upon any area behind protective fencing, and where possible shall not be within 10 m of any retained tree.
- 3.3.6 No fixtures shall be attached to the retained trees, and no fires shall be lit in any position where heat could affect their foliage or branches.
- 3.3.7 When the installation of the protective fencing is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement, the supervising arboriculturist will record the fact and notify the client and LPAs.
- 3.3.8 The contractor's site huts may, where appropriate, be incorporated into the protective fencing line. If this is to be the case, then their locations must be agreed in advance with the supervising arboriculturist and a method statement supplied that details how the huts are to be placed and supported without compacting the soil within the RPA of any retained tree. Details of the proposed hut locations will be supplied to the LPAs in advance of their positioning on site.

- 3.3.9 Where tall plant or equipment may be passing or working close to the canopies of the retained trees, timber uprights shall be erected and fastened to the protective fencing to prevent accidental damage to branches. Cross members between the uprights shall be marked clearly with reflective tape to ensure high visibility.
- 3.3.10 If the protective fencing is accidentally damaged or knocked over, the damaged sections shall be immediately marked with high visibility tape or with mesh fencing. The damaged sections shall be replaced or repaired to the original specification within 48 hours. All events of this nature must be recorded and reported to the supervising arboriculturist.
- 3.3.11 The protective fencing will not be moved, dismantled or relocated without the prior approval of the supervising arboriculturist. When the construction period is complete, the fencing may then be removed, but only after first informing the supervising arboriculturist of this intention.

3.4 Ground Protection

- 3.4.1 Where the setting back of the protective fencing in order to provide construction working space results in unmade ground within the RPAs of retained trees being exposed to construction damage, temporary ground protection shall be put in place for the duration of the construction period, in the locations illustrated by magenta hatching on the TPP (Viewport 2). In order to protect the structure of the soil adjacent to the areas of construction, the ground protection should be capable of supporting any traffic, pedestrian or mechanical, entering or using the relevant areas without being distorted or causing compaction of underlying soil.
- 3.4.2 For wheeled or tracked construction traffic proprietary inter-linked ground protection boards or pre-cast reinforced concrete slabs (to an engineering specification) placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane.
- 3.4.3 The ground protection shall be installed in the specified locations at the same time as the erection of the protective fencing, prior to any works commencing on the site. When its installation is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it is deemed sufficient, the supervising arboriculturist will record the fact and notify the client and LPAs.
- 3.4.4 Should it become clear during construction operations that the installed ground protection is insufficient to accommodate the unavoidable loading, it shall be replaced or upgraded immediately to a more robust specification. Any replacement or upgrade shall accord with BS 5837 recommendations and the advice of the supervising arboriculturist. No further works shall proceed in the relevant areas until such measures have been implemented.
- 3.4.5 The ground protection shall be retained in place for the duration of the construction operations, and shall not be removed until all works are completed, and all equipment and materials have been removed from the site.

3.5 Demolition

- 3.5.1 Where indicated on the plan, demolition of the existing garage and stable close to the site's eastern boundary, within the RPAs of Trees 3, 9 and 10, shall be undertaken under direct on-site arboricultural supervision. Where possible, the existing hard surfaces within retained trees' RPAs shall be left in situ during the demolition, to provide continuing protection to underlying roots and soil, in the locations illustrated with undulating blue lines on the TPP (Viewports 1A and 1B).
- 3.5.2 Machinery and vehicles used for the demolition of structures shall be stationed and operated either outside the RPAs, or on existing floorslabs or hard surfacing, reinforced as necessary with additional temporary ground protection to support the working loads without distortion or compaction of underlying soil.
- 3.5.3 During the demolition, materials should be pulled away from retained trees' RPAs and stockpiled and loaded away, without vehicles encroaching into or traversing them. If existing foundations cannot be left in situ, they shall be broken up using pneumatic or hydraulic breakers, and removed using an excavator fitted with a toothless grading bucket, situated outside the RPAs or on existing floorslabs or hard surfacing, and pulling the material back away from the RPAs before lifting it out of the ground.
- 3.5.4 Where existing hard surfacing is to be removed within RPAs, the wearing course will be broken up using a hand-held pneumatic breaker, and removed using hand tools and wheelbarrows. Where it is necessary to remove the sub-base this shall be undertaken using digging forks to loosen the material, which will then be removed using hand tools and wheelbarrows. At the discretion of the supervising arboriculturist, it may be possible to use an excavator using a hydraulic breaker and a toothless grading bucket. If an excavator is to be used it must be situated outside the RPAs, either on top of the hard surfacing and working away from the RPAs, or from temporary ground protection.
- 3.5.5 Any tree roots exposed by the removal of hard surfaces or foundations of structures shall be immediately protected and kept damp by covering with wet hessian. A covering layer of topsoil will be applied as soon as is practicably possible.
- 3.5.6 Where areas exposed by the removal of hard surfacing are to be reinstated to soft landscaping, the underlying areas shall be lightly decompacted by hand forking over to a maximum of 100mm depth, followed by addition of clean topsoil to BS 3882: 2015, *Specification for topsoil*, to match surrounding levels. If the areas will be exposed to construction traffic movements or activity during the course of remaining construction operations, they shall either be fenced off with protective fencing, or protected by temporary ground protection, in accordance with the specifications given in the relevant sections above.

3.6 Underground Services

- 3.6.1 The proposed drainage scheme and its concomitant impact was assessed and has been included in the lower panel of the TPP (Viewport 3). The installation of all proposed drainage infrastructure will be undertaken beyond the RPAs of all retained trees.
- Modular attenuation tanks were originally proposed within the RPAs of Trees 3 and 9. Following arboricultural consultation, their locations were amended to avoid gratuitous RPA alteration.
- 3.6.2 Detailed drawings of all other proposed underground services have not been produced at this stage of the planning process, thus any potential impacts from the installation of proposed services upon the trees have not been assessed.
- 3.6.3 It is anticipated, however, that any new services will be located outside of RPAs. Should excavations ultimately be required within any RPA, however, the project arboriculturist shall be consulted first.
- 3.6.4 Any new service installation will comply with the methods and guidelines detailed in the National Joint Utilities Group (NJUG), Volume 4, *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*, Issue 3, 2026.

3.7 Landscaping

- 3.7.1 On completion of construction works, but prior to the commencement of any landscaping works within the protected area behind the protective fencing, the developer shall arrange a meeting with the site manager, the supervising arboriculturist and the landscape contractor. The details of this part of the method statement shall be discussed in relation to the proposed landscape operations and a clear sequence of operations established.
- 3.7.2 Within the RPAs the following principles will be maintained:
- Existing ground levels shall not be substantially altered.
 - No plant or vehicles shall enter the RPA.
 - No fuels or chemicals shall be stored within any of these areas.
 - Any excavation required for fence posts, log retaining walls or any other landscape structures shall be undertaken by hand, under direct arboricultural supervision. If roots are encountered then the position of the excavation shall be moved to a new location. If this is not possible then any roots with a diameter less than 25 mm may be cut cleanly by hand. Any exposed roots shall be re-covered within 24hrs of excavation.
 - No structure shall be fastened to the trunks of the retained trees.

- No drainage or irrigation pipes shall be installed within the RPAs of the retained trees.
- Any unwanted vegetation shall be removed by hand.

3.8 Supervision & Monitoring

- 3.8.1 At the start of the construction process the supervising arboriculturist shall visit the site on the occasions specified to inspect the tree protection measures (i.e., fencing and ground protection). If these measures comply with the specifications detailed in this method statement, statements of compliance shall be sent to the developer and copied to the LPAs.
- 3.8.2 The supervising arboriculturist shall then visit the site on a regular basis, as agreed at the pre-start meeting, or when specifically required as set out in *Table 3* (below), to ensure that the tree protection measures are kept in place and functioning as designed.
- 3.8.3 Regular contact will be maintained with the site manager to determine any forthcoming operations to ensure adherence with the tree protection measures outlined.
- 3.8.4 A record of all monitoring visits will be kept, with copies sent to the developer and the LPAs (as required).
- 3.8.5 The site manager shall give at least 48 hours' notice to the supervising arboriculturist of any operations proposed within the RPAs of the retained trees.
- 3.8.6 Any alterations or variations to drawings for the site that are in, or within, the RPAs of the retained trees shall be referred in the first instance to the supervising arboriculturist for advice. If these changes are likely to engender an unacceptable impact upon retained trees, the supervising arboriculturist shall offer solutions to mitigate them. If such variations are sufficiently significant, however, the supervising arboriculturist will liaise with the LPA tree officers, since any alterations to the approved details may require the prior written agreement from the LPAs. Following these consultations, the supervising arboriculturist shall issue revisions to the TPP and/or AMS that reflect the changes.
- 3.8.7 If tree damage occurs as a result of operations undertaken by the developer, work must cease immediately. A meeting will be convened between the developer, the supervising arboriculturist, and the site manager to agree whether remedial action is required.

Table 3. Timings of supervision and monitoring visits (N.B. exact order of supervision visits to be confirmed)

Visit no.	Trees affected/ relevant	Timing of visit	Function carried out
1	All	Prior to the start of any construction works	To lead the pre-start meeting
2	Trees 3, 9 and 10	During demolition of existing stable and garage	To supervise their careful demolition and removal
3	All	Following tree felling, erection of protective fencing and installation of ground protection	To check protective fencing and ground protection have been installed in the correct locations and to the correct standard
4	All	On a regular basis during the construction phase	To check the protective fencing & ground protection remain in place and that activities which would be harmful to trees are not being carried out

Joel Farrance | BSc | Arboricultural Consultant

July 2026

APPENDIX 1 – Tree Schedule

Notes for the Tree Schedule

This schedule is based on a tree survey carried out in accordance with the recommendations of British Standard, BS 5837 (2012) "Trees in relation to design, demolition and construction - Recommendations" ('BS 5837') by David Archer Associates on Wednesday 4th February 2026. Weather conditions at the time were dry with scattered cloud. Deciduous trees were not in leaf.

The information contained in this schedule reflects the condition of the trees at the time of the survey, based on visual inspection from the ground only; they were not climbed, and no internal investigations were undertaken. A BS 5837 survey for planning or development purposes is not a detailed tree hazard or risk survey. As such, no guarantee is given as to the structural integrity or safety of any trees included.

As trees are dynamic organisms and subject to continual growth and change, no dimensions expressed in this schedule may be relied upon for development planning purposes for more than 24 months from the date of survey. Estimated dimensions are marked 'est'.

1. **No.:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **Species:** The common name as given in "Collins Tree Guide", Johnson & More (2004).
3. **Height:** Estimated with the aid of a 'Disto' laser rangefinder and expressed in metres, to the nearest metre.
4. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually, and an aggregated equivalent single trunk diameter is calculated in accordance with BS 5837, in order to derive the tree's root protection area ('RPA').
5. **Radial Crown Spread:** Distance in metres from the centre of the trunk to the outermost edge of the crown at each cardinal point of the compass, rounded up to the nearest half metre; or in the case of uniform or symmetrical crowns, the average distance from the centre of the trunk to the outermost edge of the crown.
6. **Crown Clearance:** Mean height, in metres, from adjacent ground level to the lowest point of the live crown.
7. **Height to First Branch:** Height, in metres, of the first significant branch (>100mm diameter), or to crown break from ground level.
8. **Life Stage:** Young, Semi-mature, Mature, Over-mature, Veteran/Ancient.
9. **Physiology:** The tree's health and vigour in comparison to a typical specimen of the same species and age: Good, Average, Below average, Poor, Dead.
10. **Structure:** The tree's structural condition based on assessment of any visible roots, and of its trunk, main branches and crown, noting the presence of any obvious defects or decay: Good, Average, Below average, Poor, Hazardous.
11. **Estimated Years:** Estimate of the tree's likely remaining contribution expressed in years: <10, 10-20, 20-40, 40+.
12. **Comments:** Notes relating to the tree's health and condition, structure and form, estimated life expectancy and importance within the local landscape; including notes of any restrictions to access for inspection, presence of potential habitat features (natural or artificial), or other significant observations.
13. **Category:** - A rating given to trees based on Table 1 in BS 5837, summarised below:

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.

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (normally a minimum of 40 years).

Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (normally a minimum of 20 years).

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

Sub-categories (where appropriate); 1 – Mainly arboricultural qualities; 2 – Mainly landscape qualities; 3 – Mainly cultural values, including conservation.

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
1	Elder	5m	6 stems @ 100mm est	3m	0m	1m	Mature	Average	Average	10-20	Plotted by eye on plan.; multi-stemmed from base; of only low or temporary landscape value.	C (1)
2	Ash	7m	120mm	2m	1m	2m	Semi-mature	Average	Below average	20-40	Twin stems from 1m with a tight fork forming.	C (2)
3	English Oak	17m	780mm 680mm	N9m E7m SE6.5m S9.5m W11m	N2m E5m S1m W2m	3m	Mature	Good	Average	40+	Principal frontage tree; stem bifurcates at 1.2m; minor pruning wound on stems.	A (12)
4	English Oak	17m	540mm	N7m E5m S6m W4m NW4m	N2m E2m S2m W2m NW5m	3m	Mature	Good	Average	20-40	Crown distorted by larger adjacent value within the street scene.	B (12)
5	Apple	6m	6 stems @ 240mm	N5m E9.5m S5m W6m	0m	2m	Over-mature	Average	Below average	10-20	Multi-stemmed from base. Two stems have partly collapsed and are growing along the floor.	C (1)
6	Elder	5m	7 stems @ 80mm	2m	1m	0m	Mature	Average	Below average	10-20	Growing through fence; multi-stemmed from base.	C (1)
7	Pear	8m	340mm	4m	2m	2m	Over-mature	Below average	Average	10-20	Notably reduced shoot extension growths.	C (12)
8	Norway Maple	15m	420mm est	N8m E7m S6m W6m	2m	2m	Mature	Good	Average	20-40	Form suggests previous crown reduction. Value in street scene; off-site tree.	B (12)
9	Common Lime	16m	940mm est	N7m E7m S7m W7m	1.5m	3m	Mature	Good	Below average	20-40	Off-site tree; crown has been heavily reduced or "topped" in past.	B (12)
10	Apple	5m	240mm	3m	0m	2m	Over-mature	Below average	Average	10-20	Kinked stem.; notably reduced shoot extension growths.	C (12)
12	Silver Birch	17m	470mm	5m	4m	4m	Mature	Good	Average	20-40	Form and structure are typical of species and age.	B (1)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
11	NUMBER NOT USED											
13	Ash	14m	2 stems @ 250mm est	4m	3m	3m	Mature	Poor	Average	<10	Off-site tree; of short-term potential only.	U
14	Common Lime	16m	480mm ivy	NE2m SE6m SW2m NW5m	5m	6m	Mature	Average	Average	20-40	Elliptical crown shape; ivy growing into crown.	B (2)
15	Common Lime	16m	540mm ivy est	NE3m SE6m SW4m NW6m	5m	6m	Mature	Average	Average	20-40	Elliptical crown shape; ivy growing into crown; many basal/stem suckers.	B (2)
16	Common Lime	16m	2 stems @ 580mm ivy est	NE5m SE7m SW8m NW8m	5m	6m	Mature	Average	Average	20-40	Ivy growing into crown; many basal/stem suckers; twin-stemmed from base.	B (2)
17	Hazel	10m	12 stems @ 150mm est	5m	1m	0m	Mature	Good	Good	40+	Particularly good example of species.	B (12)
18	False Acacia	15m	380mm	5m	3m	4m	Mature	Average	Hazardous	10-20	Once a windblown tree that has now stabilised.	C (1)
19	Purple Leaved Plum	8m	210mm	N6m E2m S0m W2m	2m	3m	Semi-mature	Average	Below average	20-40	Small supressed tree in contact with building.	C (2)
20	Purple Leaved Plum	8m	210mm	N6m E0m S0m W5m	2m	3m	Semi-mature	Average	Below average	20-40	Small supressed tree in contact with building.	C (2)
21	Purple Leaved Plum	13m	550mm	N7.5m E7m S3m W5m	2m	3m	Mature	Average	Below average	10-20	Stem is leaning towards north from ground level.	C (12)
22	Purple Leaved Plum	7m	140mm	2m	4m	3m	Semi-mature	Average	Below average	10-20	Small self-seeded specimen.	C (2)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
23	Purple Leaved Plum	7m	180mm	2m	4m	3m	Semi-mature	Average	Below average	10-20	Small self-seeded specimen.	C (2)
24	Hornbeam	11m	230mm 210mm 210mm 260mm	N6.5m E5m S3m W4.5m	0m	1m	Mature	Good	Hazardous	20-40	Squat distorted form.	C (2)
25	Hawthorn	7m	4 stems @ 180mm	N5m E4m S2m W2m	3m	1m	Over-mature	Poor	Below average	<10	Large dieback in crown; ivy smothered crown.	U
26	Purple Leaved Plum	9m	2 stems @ 280mm	N3m E5m S5m W5m	1m	3m	Mature	Average	Hazardous	10-20	Several large limbs have detached from the tree. Some still hung up in crown.	C (2)
27	Hawthorn	6m	3 stems @ 100mm ivy	N3m E3m S3m W0m	1m	2m	Over-mature	Average	Below average	20-40	Multi-stemmed from base; distorted crown shape. ; ivy growing into crown.	C (1)
28	Ash	16m	760mm 330mm	N9m E9m S9m W7m	N3m E3m S3m W1m	5m	Mature	Below average	Below average	<10	Ceriporus squamosus found at base north and south sides; dense epicormic on inner crown; stem bifurcates at ground level with subdominant stem traversing the ground before becoming vertical.	U
29	Hawthorn	6m	170mm ivy est	1.5m	0m	1m	Mature	Below average	Below average	10-20	Ivy smothering crown. Small suppressed tree.	C (1)
30	Hawthorn	6m	170mm	N3m E2m S1m W1.5m	0m	1m	Mature	Below average	Below average	10-20	Ivy smothering crown. Small suppressed tree.	C (1)
31	Field Maple	13m	240mm 210mm 510mm est	N5m E4m S7m W7m	4m	5m	Mature	Good	Average	20-40	Multi stemmed from ground level. Ivy on stems.	B (12)
32	Ash	6m	6 stems @ 130mm	4m	1m	1m	Semi-mature	Average	Average	10-20	Regrowth from old stump.	C (12)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
33	Sycamore	13m	320mm	N7m E7m S7m SW5m W7m	3m	4m	Mature	Good	Average	20-40	Minor deadwood in crown; growing abutting cages.	C (12)
34	Bird Cherry	10m	410mm	N2m E1m S6m W6m	3m	2m	Mature	Average	Average	20-40	Distorted crown, suppressed by adjacent trees.	C (2)
35	Bird Cherry	10m	370mm	N2m E1m S1m W4m	3m	2m	Mature	Average	Average	20-40	Distorted crown, suppressed by adjacent trees; growing in a unsustainable location.	C (2)
36	Sycamore	7m	4 stems @ 100mm est	3m	2m	2m	Semi-mature	Average	Below average	10-20	Growing through wire mesh of cage; multi-stemmed from base.	C (12)
37	Lawson Cypress	8m	260mm est	3m	2m	1m	Semi-mature	Average	Below average	20-40	Wire girdling stem where stem is growing through cage; kinked stem.	C (12)
38	Hawthorn	6m	5 stems @ 220mm ivy est	N4m E4.5m S4.5m W4.5m	2m	1m	Mature	Good	Average	20-40	Multi-stemmed from base; ivy on trunk.	C (12)
39	Blackthorn	6m	110mm 160mm	3m	2m	2m	Mature	Poor	Average	<10	Significant bark loss from horse activity.	U
40	Hawthorn	10m	5 stems @ 160mm est	N5m E8m S2m W2m	2m	2m	Mature	Average	Below average	10-20	Multi-stemmed from base; crown biased to the east.	C (2)
41	Hawthorn	12m	340mm ivy est	2.5m	2m	1m	Mature	Poor	Average	10-20	Crown heavily smothered in ivy.	C (12)
42	Elder	4m	8 stems @ 100mm	3.5m	1m	0.5m	Mature	Below average	Below average	<10	Notably reduced shoot extension growths; snapped out stems.	U
43	Elder	3m	7 stems @ 40mm	1.5m	0m	0m	Semi-mature	Average	Average	10-20	Multi-stemmed from base; tree has been topped.	C (2)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
44	Elder	3m	6 stems @ 40mm	2m	0m	0m	Semi-mature	Average	Average	10-20	Multi-stemmed from base; tree has been topped.	C (2)
45	Hawthorn	7m	5 stems @ 150mm	N5m E7m S2m W2m	3m	1m	Mature	Average	Below average	10-20	Multi-stemmed from base; unbalanced crown shape.	C (12)
46	Hawthorn	7m	210mm	1m	0m	0m	Dead	Dead	Below average	<10	Collapsed dead tree.	U
47	Hawthorn	7m	210mm 190mm	N1m E1m S4m W4m	2m	2m	Mature	Poor	Average	10-20	Major deadwood in crown; one sided crown.	C (12)
48	Hawthorn	9m	460mm ivy est	N5m E4m S3m W3m	2m	2m	Over-mature	Below average	Average	10-20	Dence ivy in crown; reduced shoot extension growths.	C (12)
49	Hawthorn	9m	180mm est 230mm ivy est	N1m E3m S3m W6m	3m	2m	Mature	Average	Below average	20-40	Distorted crown shape; twin stem from 0.5m.	C (12)
50	Hazel	8m	14 stems @ 90mm est	N5m E5m S3m W3m	2m	0m	Mature	Good	Average	20-40	Dense cluster of stems from ground level.	C (12)
51	Hawthorn	5m	250mm est	1.5m	3m	3m	Mature	Poor	Below average	<10	Crown nearly completely smothered by ivy.	U
52	Hawthorn	8m	250mm ivy est	2.5m	3m	3m	Mature	Average	Average	10-20	Ivy growing into crown.	C (12)
53	Hawthorn	8m	260mm	3m	4m	4m	Mature	Average	Average	10-20	Collapsed tree hung up in crown.	C (12)
54	Blackthorn	4m	230mm	1m	0m	0m	Over-mature	Poor	Hazardous	<10	Dead/collapsing tree.	U
55	Hazel	11m	12 stems @ 110mm	N5m E4m S3m W4m	2m	1m	Mature	Good	Average	20-40	Dence cluster of stems from ground level.	C (12)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
56	Hawthorn	5m	230mm	N4m E0m S0m W2m	2m	2m	Mature	Average	Average	10-20	Leaning stem; small suppressed tree.	C (2)
57	Blackthorn	8m	2 stems @ 200mm	2m	3m	3m	Over-mature	Poor	Hazardous	<10	Collapsing tree.	U
58	Blackthorn	8m	200mm	N4m E2m S2m W2m	3m	3m	Over-mature	Poor	Hazardous	<10	Collapsing tree.	U
59	Blackthorn	9m	130mm 250mm	N4m E7m S3m W1m	3m	2m	Mature	Average	Average	10-20	Snapped branch in crown; twin stem from 0.5m.	C (12)
60	Blackthorn	8m	190mm	N2m E3m S1m W1m	5m	3m	Mature	Average	Below average	<10	Linear decay pocket in stem.	U
61	Hazel	7m	4 stems @ 260mm est 290mm	N5.5m E6m S4.5m W6m	2m	0m	Mature	Good	Below average	20-40	Large stems all with bark wounds on stem.; split starting to form at base.	C (12)
62	Hawthorn	8m	2 stems @ 450mm est	N5m E5m S3m W3m	2m	3m	Mature	Average	Average	10-20	Crown been pruned back on south side.	C (2)
63	Hazel	9m	7 stems @ 300mm est	N8.5m E7m S4m W3m	2m	0m	Mature	Good	Average	20-40	Large stems for species.; been pruned back on south side; major deadwood in crown.	B (123)
64	Hazel	9m	15 stems @ 260mm est	N8m E7.5m S6m W6m	2m N0m	0m	Mature	Good	Average	20-40	Large stems for species.; been pruned back on south side; major deadwood in crown.	B (123)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
65	Hawthorn	3m	300mm	N0m E2m S6m W0m	0m	1m	Mature	Below average	Hazardous	<10	Collapsed tree.	U
66	Hawthorn	7m	290mm ivy est	4m	1m	1m	Mature	Average	Below average	10-20	Dence ivy growing into crown.	C (12)
67	Hazel	6m	8 stems @ 150mm est	N5m E2m S6.5m W3m	2m	0m	Over-mature	Average	Average	10-20	Growing on bank. Ivy growing into crown; multi-stemmed from base.	C (12)
68	Hazel	6m	150mm	N5m E4m SE6m S6.5m W3m	2m	0m	Over-mature	Average	Average	10-20	Growing on bank. Ivy growing into crown; multi-stemmed from base.	C (12)
69	Hawthorn	7m	250mm	N3m E5m S4m W1m	0m	1m	Mature	Average	Below average	10-20	Tree leaning from ground level. Ivy in crown.	C (2)
70	Crack Willow	13m	520mm 360mm 320mm 590mm	N9m E9m SE9m S11m W15m	0m	2m	Over-mature	Average	Below average	10-20	Fungal decay brackets on stems; appears all stems are connected with some growing along the floor before growing upright; large limb failure both historic.	C (2)
71	English Oak	5m	180mm	5m	1m	1m	Semi-mature	Good	Average	10-20	Slightly one-sided crown.	C (12)
72	Goat Willow	5m	4 stems @ 100mm	N4m E2m S1m W4m	0m	1m	Semi-mature	Average	Below average	10-20	Leaning stem from ground level.	C (1)
73	Goat Willow	5m	3 stems @ 170mm	N4m E4m S4m W4m	0m	1m	Mature	Average	Below average	10-20	Multi-stemmed from base; growing against cages.	C (1)
74	Ash	11m	270mm est 250mm est	3m	5m	4m	Mature	Average	Average	10-20	Growing from within cage.	C (2)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
75	Norway Spruce	12m	460mm	4.5m	0m	3m	Mature	Average	Below average	10-20	Lower branches have been removed leaving multiple stub cuts.	C (12)
76	Goat Willow	5m	200mm est	3.5m	2m	2m	Semi-mature	Average	Hazardous	20-40	Plotted by eye on plan; growing from within cat cage.	C (12)
77	Corkscrew Willow	9m	4 stems @ 170mm est	N5.5m E4m S4m W5.5m	3m	0m	Mature	Average	Average	10-20	Multi-stemmed from base; growing from within cat cages.	C (12)
78	Corkscrew Willow	9m	4 stems @ 170mm	3m	3m	0m	Mature	Average	Average	<10	Multi-stemmed from base; growing from within cat cages; major deadwood in crown.	U
79	English Oak	10m	3 stems @ 270mm est	N5m E9m S7m W6m	2m	3m	Mature	Good	Average	40+	Multi-stemmed from base; squat form.	B (12)
80	Blackthorn	5m	8 stems @ 80mm	3.5m	0m	0m	Semi-mature	Good	Average	10-20	Multi-stemmed from base.	C (1)
81	English Oak	11m	720mm	N8m E8m S9m W10m	2m	3m	Mature	Good	Good	40+	No obvious significant defects.	A (12)
82	Black Walnut	20m	1230mm	N10m E6m S11m W10m	0m	3m	Over-mature	Good	Average	40+	Slightly distorted crown due to adjacent.	A (12)
83	Black Walnut	18m	720mm @ 1.25m	NE8.5m SE10m SW5m NW7m	0m	1m	Mature	Good	Below average	20-40	Distorted crown shape.	B (12)
84	Lawson Cypress	9m	310mm	N4m E4m S1m W4m	1m	1m	Mature	Average	Average	10-20	Crown distorted by adjacent tree.	C (12)
85	Lawson Cypress	9m	3 stems @ 200mm est	N1m E4m S4m W4m	1m	1m	Mature	Average	Average	10-20	Crown distorted by adjacent tree; low crown break.	C (12)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
86	Ash	20m	700mm est	N11m E2m S11m W9m	5m	5m	Mature	Average	Below average	40+	Unable to access base of tree; crown distorted by adjacent trees.	B (12)
87	Ash	20m	700mm	N9m E2m S5m W4m	5m	5m	Mature	Average	Below average	40+	Unable to access base of tree; crown distorted by adjacent trees; ivy on stem.	B (12)
88	Ash	20m	700mm	N11m SE15m S11m W2m	5m	5m	Mature	Average	Below average	40+	Unable to access base of tree; crown distorted by adjacent trees; low large limb growing at a shallow angle.	B (12)
G1	Elder and Blackthorn	6m	Avg 5 stems @ 100mm est	2m	0m	1m	Mature	Average	Average	10-20	Plotted by eye on plan. Small cluster of approximately six trees, with canopies growing as one; large dead sections within group; very limited wider landscape value.	C (1)
G2	Lawson Cypress	21m	Avg 700mm est	7m	0m	1m	Mature	Average	Below average	20-40	Canopies growing as one. Minor dead patches in crown.; limited access to trees; trees have been historically topped at 12m at least once now growing with distorted form.	C (2)
G3	Lawson Cypress	9m	Avg 439mm est	5m	0m	1m	Mature	Average	Below average	20-40	Canopies growing as one. Minor dead patches in crown.; limited access to trees; trees have been topped at 3, 4 & 5m at least once now growing with distorted form; evidence of stem failures.	C (2)
G4	Lawson Cypress	14m	Avg 400mm est	4m	0m	3m	Mature	Average	Below average	10-20	Stems not plotted on topo.; dense ivy on stems. ; some trees are historically windblown.	C (2)
G5	Common Lime	12m	Avg 250mm est	4m	3m	2m	Mature	Average	Below average	10-20	Linear group of six trees, with most stems not shown on topo; small suppressed trees. Larger, better-quality trees were surveyed individually.	C (2)
G6	Blackthorn	4m	Max 100mm	1m	0m	0m	Semi-mature	Average	Below average	10-20	Plotted by eye on plan.; dense cluster of blackthorn.	C (2)
G7	Lawson Cypress	5m	Avg 200mm est	2m	0m	0m	Mature	Average	Average	10-20	Appears to be regularly managed; gaps present.	C (2)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Est. Years	Comments	Category
G8	Common Lime, Ash, English Oak, Elder, Cherry Laurel and Holly	16m	Max 420mm est	5m	0m	0m	Mature	Below average	Average	20-40	Dense line of trees that are predominantly Lawson intersperse with other species and understory growth. Has some screening value; not all stems are plotted on topo.	B (2)
G9	Apple and Elder	7m	Avg 200mm	2.5m	0m	1m N	Over-mature	Poor	Below average	<10	Line of trees not all plotted on topo.; trees are in a dead or declining condition. Most are smothered in ivy.	U
G10	Elder, Hawthorn, Blackthorn and Holly	8m	Avg 160mm est	2.5m	0m	1m	Mature	Average	Hazardous	10-20	Dense scrub comprising predominantly of blackthorn; understory of brambles.	C (2)
G11	Blackthorn	5m	Avg 170mm est	2.5m	2m	1m	Mature	Below average	Below average	<10	Line of five trees, all with bark damage, most with large sections of deadwood.	U
G12	Blackthorn	5m	Avg 170mm	2m	1m	0m	Mature	Average	Average	10-20	Cluster of scrubby trees.	C (2)
G13	European Silver Fir and Scots Pine	6m	Avg 180mm est	2.5m	0m	0m	Semi-mature	Good	Average	20-40	Linear group of four trees.	C (12)
G14	Blackthorn, Elm and Elder	6m	Avg 100mm	1.5m	0m	0m	Mature	Average	Average	10-20	Dense scrubby trees.	C (12)
G15	Hawthorn and Blackthorn	5m	Avg 100mm	3m	0m	0m	Mature	Below average	Average	10-20	Possibly once a hedgerow, now a linear group of scrubby trees.	C (2)
G16	Blackthorn	5m	Avg 80mm	1m	0m	0m	Semi-mature	Good	Below average	20-40	Blackthorn scrub.	C (2)
G17	Hornbeam and Ash	19m	Avg 270mm	4m	3m	3m	Mature	Average	Average	20-40	Cluster of trees predominantly ash.	B (2)
G18	Blackthorn	6m	Avg 75mm	2m	0m	0m	Mature	Average	Average	10-20	Dense scrub.	C (2)
W1	Hornbeam	20m	Avg 280mm	5m	7m	4m	Mature	Average	Average	40+	Mature woodland compartment growing behind old hedgerow line.	A (123)
W2	Sycamore	17m	Avg 260mm	3m	7m	7m	Mature	Average	Average	40+	Woodland compartment. Trees mutually suppressing each other.	B (123)

APPENDIX 2 – Tree Protection Plans

DAVID ARCHER

ASSOCIATES

ARBORICULTURE | ECOLOGY | LANDSCAPE

Project:

Codicote

Former Big Cat Sanctuary

Client:

Howarth Homes

Drawing:

TREE PROTECTION PLAN

Based on:

Proposed Site Plan

Drawing No:

TTP 01 Sheet 1 of 2

Date:

Jul 2026

Scale:

1:500 @ A0

Drawn:

MR

Tree nos.:	● 1	Canopies of trees:		Trees to be removed:	
	Category 'U' RPA:		Category 'A' RPA:		
	Category 'B' RPA:		Category 'C' RPA:		
Protective fencing:		Ground protection:		Supervised demo:	

David Archer Associates:
Individual David Archer Associates could
G15 data © Crown copyright
2026 01 Licence 10000 1671

The original of this drawing
was produced in colour -
a monochrome copy should
not be relied upon

This drawing is copyright
& must not be reproduced
without consent from
David Archer Associates.

This is a detailed site plan for Viewport 1A, showing existing structures and proposed tree removals. The plan includes various annotations and labels:

- WOODLAND PRIORITY HABITAT**: Indicated by a grey shaded area in the upper right.
- W1** and **W2**: Woodland areas, with W1 being a priority habitat.
- G15**: A large green area, likely a garden or lawn, with a note: "G15 TO BE CUT BACK TO CLEAR PROPOSED GARDEN BOUNDARY BY c.1m".
- T61 & T70 TO BE COPICPED**: A note pointing to specific trees.
- TREES TO BE REMOVED**: Several trees are circled in red, indicating they are to be removed.
- SUPERVISED DEMOLITION**: Two areas are marked with red dashed lines and labeled "SUPERVISED DEMOLITION".
- IF REQUIRED, TREES AT FAR WESTERN END OF G8 TO BE REMOVED**: A note pointing to a specific area.
- Northern extents of W1 not surveyed**: A red line indicates the boundary of the surveyed area.
- VIEWPORT 1A EXISTING SITE PLAN INDICATING PROPOSED TREE REMOVALS**: The main title for this section.

SUPERVISED DEMOLITION

Where indicated on the plan, demolition of the existing structures within RPAs of retained trees shall be undertaken under direct on-site arboricultural supervision. Where possible, existing hard surfaces within retained trees' RPAs shall be left in situ during the demolition, to provide continuing protection to underlying roots and soil. Machinery used for the demolition of structures shall be stationed and operated either outside the RPAs, or on existing floorslabs or hard surfacing, reinforced as necessary with additional temporary ground protection to support the working loads without distortion or compaction of underlying soil. Structures shall be demolished so that materials are pulled away from retained trees' RPAs and are stockpiled and loaded away without vehicles encroaching into or traversing them. If existing foundations cannot be left in situ, they shall be broken up using pneumatic or hydraulic breakers, and removed using an excavator fitted with a toothless grading bucket, situated outside the RPAs or on existing floorslabs or hard surfacing, and pulling the material back away from the RPAs before lifting it out of the ground. Any tree roots exposed by the removal of foundations of structures shall be immediately protected and kept damp by covering with wet hessian. A covering layer of topsoil will be applied as soon as is practicably possible.

This is a detailed site plan for Viewport 2, showing proposed tree protection measures. The plan includes various annotations and labels:

- WOODLAND PRIORITY HABITAT**: Indicated by a grey shaded area in the upper right.
- W1** and **W2**: Woodland areas, with W1 being a priority habitat.
- G15**: A large green area, likely a garden or lawn, with a note: "G15 TO BE CUT BACK TO CLEAR PROPOSED GARDEN BOUNDARY BY c.1m".
- T61 & T70 TO BE COPICPED**: A note pointing to specific trees.
- GROUND PROTECTION**: Several areas are marked with pink hatched patterns and labeled "GROUND PROTECTION".
- PROTECTIVE FENCING**: Two areas are marked with purple dashed lines and labeled "PROTECTIVE FENCING".
- IF REQUIRED, TREES AT FAR WESTERN END OF G8 TO BE REMOVED**: A note pointing to a specific area.
- Northern extents of W1 not surveyed**: A red line indicates the boundary of the surveyed area.
- VIEWPORT 2 PROPOSED SITE PLAN INDICATING TREE PROTECTION MEASURES**: The main title for this section.

PROTECTIVE FENCING

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2.3m high scaffolding framework comprising of vertical and horizontal framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold framework with wire or heavy duty cable ties. Standard anti-climb welded mesh panels on rubber or concrete feet are not resistant to impact and should not be used. All weather notices should be erected at regular intervals on the weld mesh panels with words such as "Construction exclusion zone - Keep out".

GROUND PROTECTION

To be installed prior to any enabling, demolition or construction works. Proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane.

0m 10m 25m 50m
1:500@A0

DAVID ARCHER

ASSOCIATES

ARBORICULTURE | ECOLOGY | LANDSCAPE

Project:

Codicote
Former Big Cat Sanctuary

Client:

Howarth Homes

Drawing:

TREE PROTECTION PLAN

Based on:

Proposed Drainage Plan

Drawing No:

TTP 01 Sheet 2 of 2

Date:

Jul 2026

Scale:

1:500 @ A0

Drawn:

MR

Tree nos.:	● 1	Canopies of trees:		Trees to be removed:	
	Category 'U' RPA:		Category 'A' RPA:		
	Category 'B' RPA:		Category 'C' RPA:		
		Supervised demo.:			

David Archer Associates.
info@daa-archer.co.uk
G5 data © Crown copyright
2026 G5 Licence 1000016791

The original of this drawing
was produced in colour -
a monochrome copy should
not be relied upon

© This drawing is copyright
& must not be reproduced
without consent from
David Archer Associates.