aspect arboriculture

Land at High Street
Graveley

Arboricultural Impact Assessment

April 2025
12250_AIA.001

Project Details	
Client:	Gade Homes
Project:	Land at High Street, Graveley
Report Title:	Arboricultural Impact Assessment
Project Number:	12250
File Reference:	12250_AIA.001
Date:	April 2025

Copyright

The copyright of this document remains with Aspect Arboriculture Ltd. All rights reserved. The contents of this document therefore must not be copied or reproduced in whole or in part for any purpose without the written consent of Aspect Arboriculture Ltd.

Limitations

This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are, however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

Liability

This report has been prepared for the exclusive use of the commissioning client and unless otherwise agreed in writing by Aspect Arboriculture Ltd. no other party may use or rely on the contents of the report. No liability is accepted by Aspect Arboriculture Ltd. for any use of this report, other than for the purposes for which it was originally prepared and provided. No warranty, express or implied, is made as to the advice in this report. The content of this report is partly based on information provided by third parties. Unless otherwise stated, information obtained from any third party has not been independently verified by Aspect Arboriculture Ltd.

Contact Details

Aspect Arboriculture Ltd.
Hardwick Business Park I Noral Way I Banbury I Oxfordshire I OX16 2AF
t 01295 276066 f 01295 265072 e info@aspect-arbor.com
w www.aspect-arbor.com

Contents

Text:

Executive Summary 1

1 Introduction 2

2 Statutory Designations 3

3 Policy Review 4

4 Arboricultural Impact 6

5 Conclusions 8

6 Recommendations 9

Appendices:

Appendix A	Tree Constraints Plan	12250 TCP
Appendix B	Tree Survey Schedule	12250 TS 01
Appendix C	Tree Protection Plan	12250 TPP 01
Appendix D	Tree Survey Methodology	12250 TSM 01

Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by Gade Homes to prepare an Arboricultural Survey and Impact Assessment relating to the proposed introduction of residential development to land at High Street, Graveley.

ii) **Proposals:** The proposals comprise the erection of 24 dwellings including creation of vehicular access off High Street, associated parking, drainage, amenity space and landscaping.

iii) **Surveys:** The site was surveyed by Aspect in September 2024, following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) **Statutory Designations:** Background checks have confirmed that the southernmost corner of the site falls within Graveley Conservation Area, but it is not anticipated that any trees affected by the proposals are afforded protection within a Tree Preservation Order.

v) **Arboricultural Impact:** The arboricultural impact of developing the site has been considered from the earliest stages of design, which has informed the siting of the vehicular access, and provided a substantial area of public open space separating the development from the site's significant tree cover to the south.

Removals are therefore limited to one low quality Field Maple tree, and sections of understorey and scrub. All significant tree cover is to be retained as part of the scheme. The removals have been minimised, and their loss can be compensated for with replacement planting.

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

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by Gade Homes to prepare an Arboricultural Survey and Impact Assessment relating to the proposed introduction of residential development to land at High Street, Graveley.

1.1.2 The proposals comprise the erection of 24 dwellings including creation of vehicular access off High Street, associated parking, drainage, amenity space and landscaping.

1.2 Site Overview

1.2.1 The application area falls within the administrative control of North Hertfordshire District Council, and currently comprises a single agricultural field immediately west of High Street, Graveley.

1.2.2 The application boundaries are defined by highway to the east (High Street) and north (Graveley Lane), whilst to the southwest, a public bridleway (Milksey Lane) delineates the boundary.

1.3 Existing Tree Stock

1.3.1 By virtue of the existing site usage, the tree cover is focussed on the boundaries and can be described in terms of disparate cohorts.

1.3.2 The site's principal tree cover in arboricultural terms comprises moderate quality (category B) components within the boundary collections. Comprised of Early Mature and Mature Oak, Ash, Sycamore, Lime and Scots Pine, many have established in close proximity to each other and have developed accordingly. Set adjacent to public rights of way, the collections provide a significant contribution to the site's public amenity.

1.3.3 Set within the moderate quality trees, less well established components warrant category C within BS5837:2012 guidance, as do supporting understorey and scrub encroachment.

1.3.4 Notably, the survey contains a single Beech (T28) set offsite to the southwest which has been topped at c.5m and its stem has suffered a wound extending the entire height. Although outside the applicant's control the tree is unlikely to provide a long term contribution.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the southernmost corner of the site extends into Graveley Conservation Area (North Hertfordshire District Council, cited October 2024). Accordingly, whilst the amenity value of the these trees is protected, elsewhere within the site the according value is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

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

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:

3.1.2 Paragraph 136 details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

3.1.3 Building upon paragraph 136, the Framework also considers that *'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'* (para 187b).

3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features; *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*.

3.1.5 To confirm, there are no veteran trees or parcels of ancient woodland within influence of the application area. Subsequently it is not anticipated that the tests of paragraph 193c will be applied in respect to this development.

3.1.6 In addition, paragraph 193d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can… enhance public access to nature where this is appropriate.'*

3.2 North Hertfordshire District Council

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

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

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

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

iv. retain existing vegetation and propose appropriate new planting;

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

4 Arboricultural Impact

4.1 Tree Removals

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

4.1.2 The development has been designed with the benefit of arboricultural input from the outset. This has facilitated the access being sited to retain all significant trees within the eastern boundary, requiring the removal of sections of low quality understorey only.

4.1.3 Subsequently, tree removals are limited to one low quality Field Maple (T29), sections of understorey collections G2 and G3, a section of onsite Leyland Cypress (G6) and scrub colonisation (G4). None of the removals are significant in arboricultural terms, and can be appropriately compensated for within a scheme of soft landscape provision.

4.2 Vulnerable Trees

4.2.1 Thorough consideration has been given as to how the proposed development will interact with the site's retained trees. Consequently, only a single small section of driveway will sit within the Root Protection Area of a single retained Lime tree (T11).

4.2.2 Lime as a species are exceptionally tolerant to disturbance, hence the small section of driveway (c.6.25m^2; equivalent to 1.7% of the RPA), can be readily installed without concern regarding any associated detrimental effect on the tree.

4.2.3 As a precautionary measure, the tree-side extent of excavation within the RPA (highlighted with an orange wash within the Tree Protection Plan), should be excavated by hand to 600mm, allowing the sensitive pruning of any encountered roots to be undertaken utilising a pruning saw or secateurs. This approach will minimise wound diameters and allow confidence in root regrowth.

4.3 Pruning Works[1]

4.3.1 It will be necessary to prune the internal canopy spreads of low quality groups G2 and G6 to allow the construction of turning heads. The extent of pruning will be determined onsite, but are anticipated to amount to the shortening of minor branches only, and to be achievable without detrimentally affecting either collection's contribution to public amenity.

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

4.3.2 Although not required to facilitate the development, It is recommended that dead wood and defective limbs are removed from retained trees where oversailing areas of high future use.

4.3.3 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood), and section 7.8 (for selective pruning) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers and Ground Protection

4.4.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works.

4.4.2 In this instance, the barriers proposed comprise the default specification within BS5837:2012. The alignment of the barriers is denoted with a blue line within the Tree Protection Plan at Appendix C.

4.4.3 It will be necessary to offset tree protection barriers from the external walls of plots 6 and 7 and the garage associated with plot 2. This will expose narrow sections of RPA associated with T14 and T25. The intervening sections of RPA must be protected from disturbance through the use of protective ground boarding, installed prior to commencement, and retained in situ until the completion of construction works in the vicinity. The ground protection should consist of polyethylene trackmats or scaffold boards overlain on woodchip, and are illustrated with the TPP with a light blue hatch

4.5 Compensation Replanting

4.5.1 Although limited to low quality components, the principle of tree removal to facilitate the proposed development generates a requirement for replacement planting, which has been recognised during design. Accordingly, the layout has been designed to provide opportunities for incorporating new and replacement tree planting throughout the site. The application is accompanied by landscape proposals (8613/ASP5/LSP), which illustrate the proposed approach to realising meaningful landscape provision within the application area.

4.5.2 The strategy includes significant areas of open space, particularly toward the southern extent of the site. Within this area, extensive planting surrounding the SuDS provision can incorporate significant large canopy bearing species that can be successfully introduced without concern regarding their ultimate size at maturity.

4.5.3 Within the development parcel itself, publicly appreciable planting space is expected to be more constrained, formed of street trees, frontages and incidental areas of open space. In this situation, the proposed planting is anticipated to comprise domestic scale trees and structural planting, appropriate for the setting, which can serve to soften the development whilst providing seasonal interest.

5 Conclusions

5.1.1 To facilitate accordance with North Hertfordshire District Council's Policy D1, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.

5.1.2 The arboricultural effect of the proposed development comprises the removal of one low quality tree, and section of understorey and scrub encroachment. The removals have been minimised through design, and their loss can be compensated for with replacement planting. One small section of driveway will require minor excavation within the RPA of one retained Lime tree.

5.1.3 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.

5.1.4 The proposed development is considered acceptable from the arboricultural perspective, subject to the adoption of safeguards for protecting trees during the works. It is our subsequent judgement that the proposals have been developed in accordance with North Hertfordshire District Council's adopted policies and the NPPF.

6 Recommendations

6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, an Arboricultural Method Statement should be produced following detailed design, which expands on Appendix C. This work could be secured by Condition.

6.1.2 The Arboricultural Method Statement should address matters including: specification for tree protection barriers, revisions to barrier locations; a schedule of tree works; works within RPAs; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout. Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the AMS, with detail given of proposed levels and service routes.

Prepared By:

James Bardey BSc (Hons) MArborA
Principal Arboricultural Consultant

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

APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12250 TCP 01)

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Conservation Area

Note: Trees 8, 11, 13, 15, 16, 20, 26-28 and Groups G1-G6 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 12-19 and G1 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land at Milksey Lane, Graveley
Tree Constraints Plan

CLIENT

Gade Homes

SCALE	DATE	DRAWN
1:1000 @ A3	OCT 2024	GW

DRAWING NUMBER	REVISION
12250 TCP 01	

Based on: 4367.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12250 TS 01)

aspect arboriculture

BS 5837:2012 Tree Schedule: Land North of Milksey Lane, Graveley, Herts

12250 TS 01

aspect arboriculture

BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature or mature.

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

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

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Ash	520	13	6	5.25	6	5.75		1.75	4	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Hawthorn rubbing on stem	B2	6.3
2	Sycamore	280 230 290 200 125 275 340 180 150 205	12	6.75	2.5	7.75	6.25		2	0	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Forks from ground level	B2	8.7
3	Sycamore	245 195 250 120 180 210	12	5.25	5	5.75	3		2	0	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Forks from ground level	B2	6
4	Sycamore	215 205 420	12	4.5	5.25	3.5	3.75		2	0	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Forks from ground level with tight unions Multiple wounds on stem on western aspect at c. 1.5m-4m	C12	6.3
5	Sycamore	320	12	4.5	2	2.25	5		2	2	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Maintains single leader for majority of height Crown biased west	B12	3.9
6	Sycamore	110 200 275	12	2.75	2	5	5.5		2	0	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Trunk bifurcates at c.0.5m, union tight Crown biased west	B2	4.2
7	Sycamore	170 315 330 260 150	12	6.25	3	3.75	5.75		1.75	2	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Bifurcates at c.0.5m, union tight Crown biased west Minor tip dieback	B2	6.9
8	Lime	455	12	7	4#	4.75	4.25		2.75	0.75	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Maintains single leader for majority of height Epicormic basal growth	B12	5.4
9	Sycamore	640 oi	13	7.25	3.5	7.75	8		4.25	5.25	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Bifurcates at c.4.25m, union appears sound Mutually suppressed and cohesive with companion shelter	B12	7.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
10	Sycamore	660	12	7.5	7.75	7	8		3	3	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Maintains single leader for majority of height Slightly sparse crown for species	B2	7.8
11	Lime	900#	16	6	105	6#	6#		0	0	Mature	Average	Indifferent	Stem inaccessible due to dense epicormic growth Slightly sparse crown for species Crown biased east	B2	10.8
12	Lime	900 oi	18	4.75	11.25	7	7#		0	0	Mature	Average	Indifferent	Stem inaccessible due to dense epicormic growth Mutually suppressed and cohesive with companion shelter Maintains single leader for majority of height	B12	10.8
13	Sycamore	620 oi	13#	4.75	12	7	0		2#	2#	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Trunk leans to east over adjacent road, crown biased east Stem bifurcates at c.1.5m, union tight	C12	7.5
14	Sycamore	805 250	16	5.25	10.75	6.75	8.5		3.25	3.25	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Maintains single leader for majority of height Several cavities at base on northern and eastern aspect, with pockets of decay within root plate	C12	10.2
15	Sycamore	350 750 oi	12#	8.75	9.5	7.5	8		5.5	2	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Bifurcates from ground level, with tight union	B2	9.9
16	Field Maple	420 250 310 350	12#	4.5	5	6	10.75		3.75	1	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Forks from ground level, with tight unions Over bearing limb to west	C12	8.1
17	Sycamore	590 oi	20#	6.25	7.25	5.75	5		3.5	3.5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Trunk bifurcates at c.4.75m, union tight Epicormic growth from base	C12	7.2
18	Ash	620 oi	20#	6.25	8.25	4	7.75		5.25	5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Moderate example for species	B2	7.5
19	Horse Chestnut	940 oi	22	6.75	9.25	10.5	7.75		5.25	1.75	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Moderate example for species	B12	11.4
20	Ash	720	19	7.5	7.25	9.5	7		5.5	6.5	Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Adjacent to site access to south Bifurcates at c.2.5m, union tight with lobed reaction growth	B12	8.7
21	Ash	280 260 oi	18#	5#	3.5	6.25	5		4	5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Bifurcates from ground level, union tight Crown biased south	C12	4.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
22	Holly	330 320 oi	9					3	4	0	Semi Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Bifurcates from ground level, union tight Unremarkable example of species	C12	5.4
23	Ash	450	13	5.75	8	9#	9		4	4	Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Adjacent to site access driveway Moderate example of species	B2	5.4
24	Field Maple	520	13	4.25	6.25	7.5	4.75		3	3	Mature	Average	Poor	Bifurcates at c.1m, union tight Wound from ground level to c.2m on southern aspect of trunk	C12	6.3
25	English Oak	1170	21	4.25	10.75	13	7.25		2	1.75	Mature	Above average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Adjacent to site access driveway Crown biased south Moderate example of species	B12	14.1
26	Scots Pine	550#	22					5.5#	8#	8#	Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Adjacent to site access driveway Moderate example of species	B2	6.6
27	Scots Pine	510	17					4.5#	8#	8#	Early Mature	Below Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Adjacent to site access driveway Sparse crown for species	C12	6
28	Beech	680	5					4.5#	2	0	Early Mature	Below Average	Poor	Wound from base to c.5m on southern aspect of trunk Previously topped at c.5m Unlikely to offer a long-term future contribution	U	N/A
29	Field Maple	160 180 180 140 160 140 120 120	5	3.25	4.25	4.5	4.5		0	0	Early Mature	Average	Poor	Multi stemmed from ground level, with tight unions Crown biased to south Unremarkable example of species	C12	5.1
30	Sycamore	560 430	12	5	5.75	8.75	7.75		1	0	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Bifurcates at c.0.5m, union sound Sparse crown for species	B2	8.4
31	English Oak	860	12	7.5	8.5	10.8	10		1	1	Mature	Average	Indifferent	Above average epicormic growth on stem Bifurcates at c.2.5m, union appears sound Slightly sparse crown for species	B2	10.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G1	Elm Sycamore Field Maple Hawthorn Ash	300 av	10 av					4 av	0	0	Young to Early Mature	Below Average to Average	Indifferent	Partially clad and obscured by Ivy and bramble Structures appear typical for species within current context Several components in etiolated form Occasional standing dead occurring throughout Cohesive collection lining sites northern boundary	C12	3.6
G2	Sycamore Hawthorn Elder Lime Elm Hazel	250 av	10 av					5.5 av	0	0	Young to Early Mature	Below Average to Average	Indifferent	Partially clad and obscured by Ivy and bramble Structures appear typical for species within current context Several components in etiolated form Occasional standing dead occurring throughout Cohesive collection lining sites eastern boundary, providing understory to T4 to T9	C12	3
G3	Ash Sycamore Hawthorn Elm Elder Hazel Horse Chestnut	300 av	12 av					7#	0	0	Young to Early Mature	Average	Indifferent	Partially clad and obscured by ivy and bramble Structures appear typical for species within current context Several components in etiolated form Occasional standing dead occurring throughout Cohesive collection lining sites eastern boundary, providing understory to T10 to T19	C12	3.6
G4	Elder Hawthorn Hazel Holly Sycamore Ash	200 av	4 av					3 av	0	0	Young to Early Mature	Below Average to Average	Poor	Intermittent parcel of self-set specimens and colonising scrub	C12	2.4
G5	Scots Pine Beech Ash Sycamore	420 av	16 av					6.5 av	0	0	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Mutually suppressed and cohesive forming one single canopy Individually of low significance, moderate value as collective only	B2	5.1
G6	Hawthorn Elder Ash Hornbeam Leyland Cypress	250 av	6 av					4 av	0	0	Young to Early Mature	Below Average to Average	Indifferent	Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Cohesive linear collection lining sites western boundary mostly Leyland Cypress	C12	3

APPENDIX C

TREE PROTECTION PLAN (12250 TPP 01)

H STREET, GRAVELEY
AYOUT

Default Barrier Specification, cited BS 5837:2012

Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Conservation Area
- Pruning Works
- 8 Trees to be Removed
- Tree Protection Barrier
- Ground Boarding
- Supervised Excavation

Note: Trees 8, 11, 13, 15, 16, 20, 26-28 and Groups G1-G6 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 12-19 and G1 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE
Land at Milksey Lane, Graveley
Tree Protection Plan

CLIENT
Gade Homes

SCALE	DATE	DRAWN
1:1000 @ A3	MAR 2025	GW

DRAWING NUMBER	REVISION
12250 TPP 01	

Based on: 24.2039-1000-C-Proposed Site Layout

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment, undertaken during September 2024. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

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

Species: listed by common name

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

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

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

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

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

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

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

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

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

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

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

landscape planning • ecology • arboriculture

aspect

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

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