

Arboricultural Report



For 35 Gray's Lane, Hitchin, Hertfordshire

Prepared by Cristian Pinta,

MArborA, Bsc Forestry



on 10 December 2025



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Introduction

I have been instructed to carry out an Arboricultural Report in respect of the proposed development to property 35 Gray's Lane, Hitchin, Hertfordshire, in light of the potential impact onto the trees and hedges located within the rear garden, or its vicinity.

I am an Arboricultural consultant with over two decades of experience in the fields of Arboriculture and Forestry, a degree in Silviculture (Forestry) and a Professional Tree Inspection Certificate. I have been a professional member of the Arboricultural Association since 2008 and, have continuously been employed in Arboriculture since 2007.

During this time, I have had the opportunity to inspect, assess, survey, study and apply/decide necessary management, to tens of thousands of individual trees and hundreds of hectares of woodland.

I have also been involved in the development of Arboricultural Policies and Strategies, and had the opportunity to be part of the decision making process in numerous planning projects, ranging from large scale to small, residential applications.

As part of my continuous professional development, I regularly attend conferences, seminars and symposiums to enhance my knowledge and keep up to date with the latest developments and best practice in the industry.

This report includes:

1. Tree survey
2. Arboriculture Impact Assessment
3. Arboriculture Method Statement
4. Tree Protection Plan

This Arboricultural Report has been compiled in accordance to British Standards BS 5837 following the review of the existing plans and documents, the Visual Trees Assessment and the completion of relevant site measurements and studies.



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Tree Survey

In order to enable easy identification of each tree included into this survey, they were all given an ID number which corresponds to their location on the Tree Protection Plan enclosed within this report.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
H001	Mixed species (Mixed species)	Hedge	Height (m): 6 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: <10 years	Laurel and Holly. Overgrown, neglected, covered in Ivy. Trunk expansion has caused cracking to neighbouring wall.	U	Radius: 1.2m. Area: 50 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None	Remove Hedge
H002	Mixed species (Mixed species)	Hedge	Height (m): 8 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: <10 years	Beech and Holly. Neglected, overgrown and covered in Ivy	U	Radius: 1.2m. Area: 46 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Vines	Remove hedge



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T001	Prunus 'Ornamental' (<i>Prunus sp.</i>)	Tree 3 stems	Height (m): 6 3 stems, avg.(mm): 150 Spread (m): 2N, 2E, 2S, 2W Life Stage: Early Mature Rem. Contrib.: <10 years	Smothered in Ivy. Rooted 1 metre from house	U	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Vines	Remove tree.
T002	Hazel (<i>Corylus avellana</i>)	Multi-Stemmed 15 stems	Height (m): 6 15 stems, avg.(mm): 60 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years		C1	Radius: 2.8m. Area: 25 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None	
T003	Bay tree (<i>Laurus nobilis</i>)	Tree 4 stems	Height (m): 5 4 stems, avg.(mm): 80 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Neglected, overgrown and tangled with vines and bramble	C3	Radius: 1.9m. Area: 11 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None	



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T004	Cherry plum 'Pissardii' (<i>Prunus cerasifera</i> 'Pissardi')	Tree 2 stems	Height (m): 5 2 stems, avg.(mm): 90 Spread (m): 1N, 1E, 1S, 3W Life Stage: Mature Rem. Contrib.: <10 years	Heavily infested with Saprothitic fungus on the trunk	U	Radius: 1.5m. Area: 7 sq m.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None	Remove tree.
T005	Holly (<i>Ilex sp.</i>)	Tree 3 stems	Height (m): 7 3 stems, avg.(mm): 100 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 20+ Years		B1	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: None	
T006	Bay tree (<i>Laurus nobilis</i>)	Tree 3 stems	Height (m): 6 3 stems, avg.(mm): 100 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Neglected and overgrown	C3	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None	Remove tree.



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T007	Cultivar apple (<i>Malus domestica</i>)	Tree 2 stems	Height (m): 5 2 stems, avg.(mm): 80 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: <10 years	Suppressed and heavily tangled with Ivy and bramble	C3	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None	
T008	Cultivar apple (<i>Malus domestica</i>)	Tree 3 stems	Height (m): 5 3 stems, avg.(mm): 110 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Suppressed and smothered in Ivy and bramble	C	Radius: 2.3m. Area: 17 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None	
T009	Leyland cypress (X <i>Cuprocyparis leylandii</i>)	Tree	Height (m): 8 Stem Diam(mm): 100 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Rooted on the fence line in the neighbouring garden. Suppressed on one side and clad with Ivy	C3	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T010	Prunus 'Ornamental' (<i>Prunus sp.</i>)	Tree 3 stems	Height (m): 5 3 stems, avg.(mm): 100 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: <10 years	Almost completely covered in Ivy	U	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Vines	Remove tree.
T011	Laburnum (<i>Laburnum sp.</i>)	Tree 3 stems	Height (m): 6 3 stems, avg.(mm): 80 Spread (m): 0N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Suppressed and one sided crown, ivy clad. Rooted on the fence line in the neighbouring garden.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	
T012	English yew (<i>Taxus baccata</i>)	Tree 3 stems	Height (m): 7 3 stems, avg.(mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Heavily clad in Ivy, rooted only inches away from wall with likelihood of future damage	B1	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Vines	Sever ivy at base.



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T013	English yew (<i>Taxus baccata</i>)	Tree 4 stems	Height (m): 7 4 stems, avg.(mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Low vigour, ivy clad, growing in a planter on the fence line	B1	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Vines	Sever ivy at base.

Tree Protection Plan





Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Arboricultural Impact Assessment

In order to assess the impact of the proposed development onto the existing trees T001 to T013 and H001&002, located within the rear garden and its vicinity, I carried out measurements with the help of a tape measure (on the ground) and a clinometer (for the aerial parts of the trees).

British Standards 5837:2012 recommends that the root protection area (RPA) for a single stem tree is calculated as an area equivalent to a circle with a radius of 12 times the stem diameter.

The proposed development poses two main concerns from a tree perspective; firstly the impact on roots due to any foundation *excavations and building activities* and secondly, the actual impact of the existing trees onto the proposed development.

The majority of the trees and hedges on this property have been found to be in poor and fair condition, with most of them being neglected for many years. During this time, the hedges have grown into trees, thus causing damage to nearby fences and structures, as well as a great deal of inconvenience to neighbouring properties.

The trees have also become overgrown and due to lack of garden maintenance, have become smothered in ivy and bramble. For a good proportion of the trees as well as both hedges, the only feasible solution now would be to remove and replant with suitable specimens.

All but one of the 13 trees on this site are proposed to be removed as part of the property development and replaced with 28 carefully selected new trees of suitable species, within the site.

The Tree Protection Plan above shows the only tree proposed to be retained, T013, with a protective barrier, to be installed in line with its Root Protection Area (RPA). This ensures that no excavations will affect roots within, thus eliminating the risk of damaging this tree.

In order to discuss the effect of the proposed development on Yew tree T013 to be retained, I will be exploring potential damage to roots from:

- 1. Foundations excavation
 - 2. Resurfacing of the front garden/driveway
 - 3. General construction work and storing of materials
-
1. The façade of the proposed property will be in line with the façade of the current building. At a quick glance on the TPP, it would be clear that the projection of the



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

RPA will be a minimum of 2 metres clear of the existing/proposed property line. Therefore all excavations for the foundation could be carried out comfortably without encroaching into tree T013's RPA.

2. The current driveway is exclusively covered in a hard surface (tarmac) which will have a base of a minimum of 200 mm depth. Upon its removal, the new/proposed surface (SUDS block paving) will utilise the void created, without the need to excavate any further thus avoiding any root damage.
3. With the exception of a short period of time, during the construction of the new driveway, when the RPA fencing will need to be temporarily removed, under Arboricultural supervision, in order to remove the current tarmac and install the block paving, the protective fencing will remain in place. This will ensure no storage of materials nor access of heavy machinery within T013's RPA.

In terms of the impact of the retained Yew tree T013 onto the proposed development, this will be minimal and no different to any impact this tree might have caused for a number of decades, located within the same position with respect to the existing house and driveway.

Arboriculture Method Statement

In order to minimise any adverse effect on trees during this project, the following measures will be applied:

1. Yew tree T013 to be adequately protected during construction and other operations in accordance with BS 5837 : 2012 “Trees in relation to Design, Demolition and Construction.”
2. Protection fencing as per *Tree Protection Plan* shall be erected prior to any operations on site.
3. The fencing shall not be removed or breached during operations without prior consultation with an Arboricultural specialist and the approval of the Local Authority.
4. Herras Fencing will be securely installed with the help of non invasive supports, and with RPA warning signs attached. This fencing shall be erected in accordance with the drawings in *Tree Protection Plan and Figure A* below.
5. No materials will be stored within the fenced-off area nor within the RPAs of either of trees on this site or its vicinity.
6. Notices should be erected on the fencing with such words as “Protected Area – no operations or materials within the fenced area.”
7. Additional precautions outside the fenced areas should be taken to avoid damage to trees by materials such as cement, oils, bitumen or anything else likely to cause damage to tree roots.



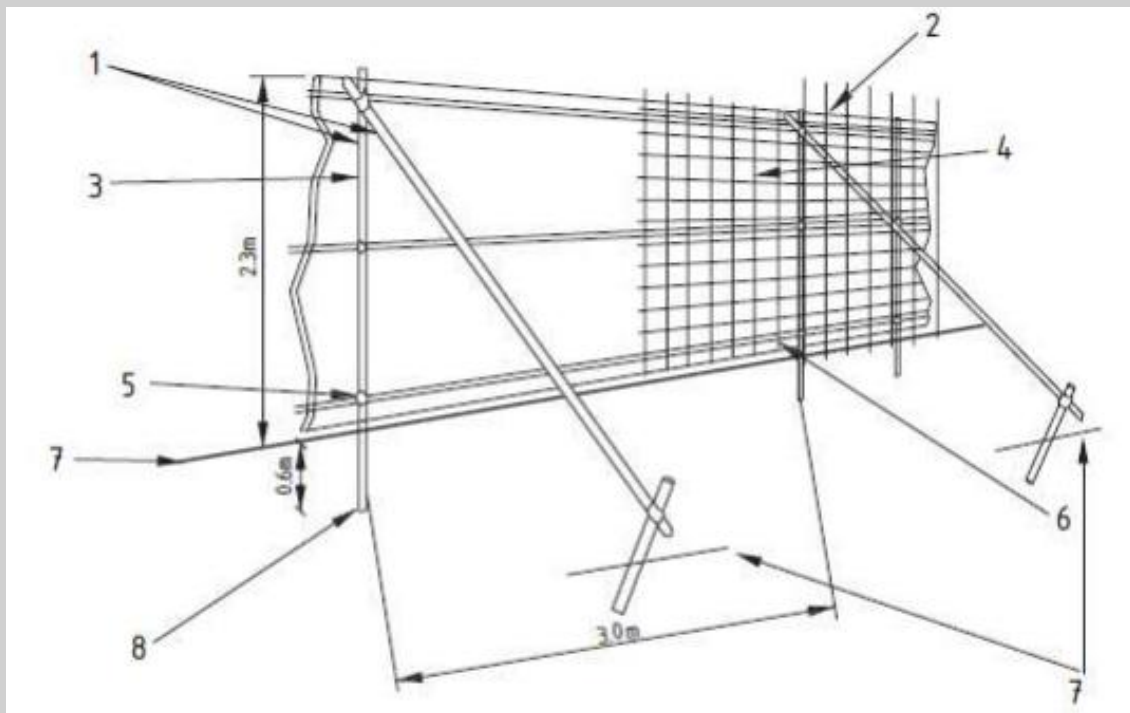


Figure A. Protecting fencing. 1. Standard scaffold poles - 2. Uprights to be driven into the ground - 3. Panels secured to the uprights by wire ties or scaffold clamps - 4. Weldmesh wired to the uprights and the horizontals - 5. Standard Clamps - 6. Wire twisted and secured on the inside face of fencing to avoid easy dismantling - 7. Ground level - 8. Approx 0.6 m driven into the ground.



Trees, Woodlands and Landscape Specialist

Contact: info@avlandscape.co.uk

Conclusion

The proposed development has been shown above, to be possible, with minimal to no impact onto existing/remaining tree T013, as long as the recommendations with this report are followed.

The existing trees, whilst in relatively large number, are, mostly overgrown (usually developing from unmaintained shrubs) and have been neglected for many years. Their long term retention therefore, irrespective of the development proposal, would be undesirable, for the current property owners as well as the neighbours.

Instead of a poor condition house with a poor quality tree stock, the applicant is proposing an exceptionally well presented new building, with a functional garden, in which the 28 newly planted trees will be carefully selected and offer, amenity, biodiversity and functionality (screening), for the benefit of all, the new residents and neighbours.