



**ORIGIN
ENVIRONMENTAL**

ARBORICULTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Land north of Ashwell Street,
Ashwell, Baldock, SG7 5QF

CLIENT

Manor Oak Homes

REFERENCE

220715 22043 AIA V1d

ISSUE DATE

24th October 2024

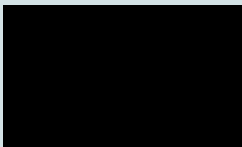
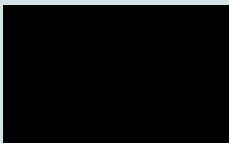
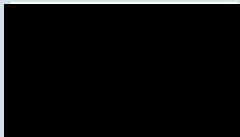


Arboricultural Impact Assessment

REF NO: 220715 22043 AIA V1d

DATE: October 2024

Document Quality Assurance

Revision	Date	Author	Signature	Reviewed
V1	22 nd July 2022	Jack Barnard <i>BSc (Hons)</i> <i>MArborA MICFor (Chartered Arboriculturist)</i>		CB
V1a	19 th October 2022	Jack Barnard <i>BSc (Hons)</i> <i>MArborA MICFor (Chartered Arboriculturist)</i>		N/A
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Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. Where protected species may be present, prior to any works commencing ecological advice must be sought. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 provide statutory protection for birds, bats and other species that can inhabit trees. Great care is required to avoid disturbance to those species and consideration should be given to the timing of tree works to avoid an offence under the above legislation. Where the presence of such species is suspected, the project ecologist or Natural England should be contacted for advice.



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1. Introduction

1.1 Principal Author

1.1.1 The Principal Author of this report is Jack Barnard *BSc (Hons), MArborA, MICFor (Chartered Arboriculturist)* Director at Origin Environmental Arboriculture Ltd. known herein as 'Origin'. Jack has over seven years of professional experience in arboricultural consultancy and has worked on projects ranging from large master planning proposals to commercial and residential sites throughout the UK. Jack is a Professional Member of the Arboricultural Association (AA) and Institute of Chartered Foresters (ICF) and is therefore required to uphold the professional and ethical standards within their code of conduct. Jack is also LANTRA certified to undertake Professional Tree Inspections.

1.1.2 The information stated within this report is a true and accurate reflection of both the Site conditions at the time of the survey, as well as the professional opinion of the Principal Author.

1.2 Purpose

1.2.1 This Arboricultural Impact Assessment (AIA) has been commissioned by Manor Oak Homes ('the Client'). This AIA is prepared in relation to the Proposed Development at Land north of Ashwell Street, Ashwell, Baldock, SG7 5QF ('the Site') (see the site location plan and red line boundary at Appendix 1).

1.2.2 Origin is instructed to fulfil the initial requirements of BS5837:2012 and North Hertfordshire District Council ('the Council'). The Council require an AIA to make an informed decision on our client's outline planning application.

1.2.3 This AIA is also a reference point for all site operatives and a copy will remain with the Site Manager for the duration of the Proposed Development. This may be required if there were to be a dispute over compliance with related planning decisions.

1.3 Origin's Instruction

1.3.1 The extent of instruction for this project is threefold:

- i. A BS5837:2012 tree survey - this is an assessment of all trees on or within influencing distance of the Site, capturing data relating to the tree's size and condition, as well as quantifying each tree or group's amenity value and life expectancy.
- ii. A Tree Constraints Plan and Tree Schedule - delineating the findings of the BS5837:2012 tree survey. Trees are superimposed onto a topographical survey to show their reference number (e.g. T1), canopy spread, retention categorisation and Root Protection Area (RPA).
- iii. An Arboricultural Impact Assessment (AIA) - This is a report that assesses the trees and the potential impacts associated with the Proposed Development and its construction requirements.

1.4 Site Description

1.4.1 The Site is approximately 1.1ha and is situated between Ashwell Street to the north and Lucas Lane to the south. The Site is currently in use as agricultural pastoral land, for the grazing of sheep. The Site is approximately centred at grid reference: TL 27141 39705.

1.4.2 The Site is bounded to the north and east by dwellings associated with Lucas Lane, aside from a small strip of overgrown land within the centre of the northern boundary, which extends directly to meet with Lucas Lane. To the west, the Site is bounded by further built forms and dwellings associated with Lucas Lane and Woodforde Close. Ashwell Street bounds the Site to the south.

1.4.3 The perimeter of the Site is bordered by offsite hedgerows. There is a mature line of self-set



trees located on an elevated strip of land along the Site's southern boundary, with an under canopy of unmanaged vegetation. Towards the northern boundary, where the Site extends to meet Lucas Lane, there is overgrown vegetation which also contains two ash trees and six cypress trees of poor quality.

2. Proposed Development

2.1 Description

2.1.1 The Proposed Development is for the construction of new residential plots located to the east of the Site. The Proposed Development includes a vehicular and pedestrian access road from Ashwell Street to the south, as well as pedestrian access to the north from Lucas Lane.

2.2 Reference Documents

2.2.1 The following documentation has been referenced as part of this impact assessment:

Table 1 Document and Plans Provided

Document Description	Reference No.	Prepared By	Date
Site Topographical Survey	BRI106 T01 A	Brightsurv Ltd.	January 2019
22 Lucas Lane Topographical Survey	14445 R1	MKS	November 2009
Proposed Site Layout	A2133_ATA_241008	AT Architecture	May 2024

3. Statutory and Non-statutory Legislation

3.1 National Planning Policy Framework (NPPF) (December 2023)

3.1.1 When determining planning applications, Local Planning Authorities (LPA) should apply the following principles from the NPPF:

- Paragraph 136

“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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”
- Paragraph 180 (A, C & D)

“When determining planning applications, local planning authorities should apply the following principles:



- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- c) 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; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

3.1.2 The NPPF also provides the following definitions:

"Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen"

3.1.3 None of the surveyed trees or groups are considered to be relevant to these definitions.

3.2 [North Hertfordshire District Council Local Plan \(2022\)](#)

3.2.1 The North Hertfordshire District Council Local Plan (2022) is currently being used for determining planning applications. The policies stated within this document have been reviewed and given consideration when assessing the impact of the Proposed Development.

3.3 [North Hertfordshire District Council Supplementary Planning Document](#)

3.3.1 The North Hertfordshire District Council Supplementary Planning Document highlights that within the village of Ashwell, "trees are more prominent to the north of the village as to the south agricultural practices, since prehistoric times, have meant that the landscape has changed significantly from the natural vegetation." It goes on to state in the 'Design Principles' section 241 that "The design principles for Ashwell are the environment and setting of the village are particularly important to its future protection."

3.4 [Tree Preservation Orders and Conservation Areas](#)

3.4.1 The Council has been contacted to establish whether any trees contained within the survey are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area.

3.4.2 A search using the Council's online inventory has confirmed that the Site is located within the Ashwell Conservation Area (<https://www.north-herts.gov.uk/sites/northhertscms/files/ashwell-8.pdf>).

3.4.3 It was confirmed by Allison Fox Technical Support Officer at North Herts Council on the 22nd of July 2022 that there are no TPOs associated with the Site.



3.5 Felling Licence

- 3.5.1 Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “*Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ...*”
- 3.5.2 If full planning permission is granted, any trees which have been identified for removal as part of the planning application (in this instance, included within this AIA), are exempt from this statutory protection. However, outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4. Site Appraisal

4.1 Site Visit

- 4.1.1 The Principal Author completed the tree survey on the 12th of July 2022. All tree inspections were undertaken from ground level, no climbing or further assessments were undertaken. Weather conditions during the survey were clear and bright and did not form a constraint to the assessment.

4.2 Method of Data Collection

- 4.2.1 The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.
- 4.2.2 Tree locations have been plotted using a combination of an ordinance survey plan, aerial imagery and measurements taken on-site. The survey recorded trees either as individual specimens or as groups, where these trees were aerodynamically, culturally, or visually important as groups.
- 4.2.3 The tree numbers associated with each tree are cross-referenced within the Tree Schedule and with the associated plans at Appendix 3 and 4, respectively. The complete methodology for data collection is provided at Appendix 2 and was conducted in accordance with BS5837:2012.
- 4.2.4 It should be noted that *Table 1* of BS5837:2012 only gives recommendations in relation to the remaining years. One tree may be considered to have more remaining years than another, however, still be placed within a lower category given its maturity, condition, or overall impact on the Site.
- 4.2.5 The location of each tree and its associated constraints including canopy spread and Root Protection Areas (RPAs), with and without the Proposed Development, are illustrated on plan numbers OE-001 and OE-002 both at Appendix 4.
- 4.2.6 Category A and B trees are considered to provide a substantial or moderate contribution to a site, respectively, and should be retained and incorporated into the Proposed Development where possible and feasible. Category C and U trees are of low quality or are young specimens, which can be readily replaced. These trees should not be considered a constraint to the Proposed Development. However, it is considered desirable, wherever possible, that trees be retained as this ensures a continuity of canopy cover and helps contribute to a mature landscape.

4.3 Summary of Data

- 4.3.1 A total of 12no. individual trees, 9no. groups of trees and 3no. hedgerows have been surveyed. These include 2no. category B and 22no. category C. All trees at the Site and within influencing distance have been surveyed. None of the surveyed trees or groups were of retention category A or U.



5. Impact Assessment

5.1 Relationship Between Site Layout and Trees

- 5.1.1 To implement the Proposed Development there will be a requirement to remove 2no. groups of trees (G5 & G6) and to partially remove 1no. group of trees (G2). All the proposed removals are of category C retention value.
- 5.1.2 Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one-factor requiring consideration. It also states that misplaced tree retention can be detrimental on a site where it will cause excessive pressure on those trees being retained and could necessitate their removal in the future.
- 5.1.3 G5 (common holly, cherry laurel, goat willow, elder) and G6 (Lawson cypress) are located on the northern boundary of the Site and their removal is required for the proposed pedestrian access off Lucas Lane. G5 is likely a self-set group and is of very limited arboricultural merit, G6 is of impaired form and limited long-term retention value. These removals are not a constraint to the Proposed Development.
- 5.1.4 The partial removal of G2 (sycamore & common ash) includes the loss of 6no. trees located towards the western extent of the group on Ashwell Street, on the southern boundary of the Site. It is also anticipated that there will be a requirement to remove some small understorey specimens from the western extent of the group, as well as towards the eastern extent for the proposed pedestrian access.
- To construct the proposed access road, the bank on which G2 is located will require partial removal, resulting in the loss of these trees. The majority of the proposed removals are semi- to early-mature sycamore specimens that form a cohesive group on the boundary. As much of the group is retained, creating only small gaps, the proposed partial removal is unlikely to have a significant impact on the street scene and amenity of Ashwell Street. In addition to this, the adjacent group G1 will provide screening from the surrounding area and as such, the proposed tree loss is not a constraint to the Proposed Development.
- 5.1.5 The Proposed Development does not include the removal of visually important groups of trees or individual specimens of significance within the Site.
- 5.1.6 Full specification of tree removal is provided within the complete Tree Schedule at Appendix 3. All trees which are directly or indirectly impacted by the Proposed Development, are illustrated on plan OE-002 at Appendix 4.
- ### 5.2 Implications of the NPPF and Local Planning Policy for the Proposed Development
- 5.2.1 From an arboricultural perspective, the Proposed Development is in line with the NPPF and North Hertfordshire District Council Local Plan.
- 5.2.2 The trees proposed for removal within this report are neither considered aged nor veteran and therefore the principles for refusal within the NPPF would not be considered applicable.
- 5.2.3 The Proposed Development includes a significant commitment to tree planting and includes tree-lined streets.
- 5.2.4 The proposed planting is considered to be a significant mid- to long-term gain in both amenity and canopy cover. Tree planting should include a diverse mix of native and non-native species to help future-proof the Site against pests and diseases, as well as climate change.



6. Tree Canopies

6.1 Above Ground Constraints

- 6.1.1 The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the Tree Constraints Plan (OE-001) at Appendix 4.
- 6.1.2 The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 6.1.3 Factors such as the mature height, size, form, shading and species-specific nuisances must be considered. The proximity of retained trees to structures must also take into consideration amenity factors. This AIA has considered the area surrounding each tree to enable a satisfactory relationship between the Proposed Development and the tree.
- 6.1.4 Additional factors for consideration include how comfortable an inhabitant of the property is likely to feel about trees in close proximity to the house. This serves to protect retained trees from pressure to be felled or undergo surgery after the occupation of the property.
- 6.1.5 To ensure the successful retention of trees, it is required that a Construction Exclusion Zone (CEZ) be established. The CEZ must take into consideration the factors outlined above and ensure that retained trees are not harmed during the construction process.
- 6.1.6 It is critical that all protective fencing is installed and erected, and the CEZ enforced prior to the commencement of any works on-site. Following the installation of tree protection, a site meeting will be undertaken with the Tree Officer to ensure all parties are satisfied prior to any on-site works commencing.

6.2 Shading

- 6.2.1 Where shading is unavoidable, the potential adverse impact should be reviewed, and balanced with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “*shading can be desirable to reduce glare or excessive solar heating or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits*”.
- 6.2.2 The impact of shade on the Proposed Development is not considered to be significant or negative.

6.3 Future Growth

- 6.3.1 H1 (field maple & Lawson cypress) and T1, T2, T3, T5 & T6 (field maple & common ash) are semi-mature specimens located on the eastern boundary of the Site. The built form of the Proposed Development is mainly located on the eastern boundary of the Site. H1 has been regularly maintained and if management is continued, future growth is not a constraint to the Proposed Development.
- 6.3.2 T1, T2, T3, T5 & T6 are semi-mature specimens that are located offsite. The Proposed Development does not result in a direct conflict with their canopies; however as these trees mature, their canopies will be allowed to grow and extend over the adjacent plots as they mature. It must also be noted that many of these specimens are common ash and show early signs



6.4 Leaves, Fruit, and Honeydew

- 6.4.1 Given the proximity of so many trees to the Site, leaf fall may form a nuisance for plots located towards the boundaries in autumn. This can be addressed through regular clearance and the incorporation of grates into the gutters to avoid regular blockages.
- 6.4.2 The Proposed Development offers no potential for a nuisance resulting from honeydew or fruits.

7. Root Protection Area (RPA)

7.1 Below Ground Constraints

- 7.1.1 The RPA of trees has been calculated as prescribed by BS5837:2012 and are illustrated on the Tree Constraints Plan at Appendix 4. In addition to this, each tree's numerical RPA value is provided within the Tree Schedule at Appendix 3. The Tree Schedule provides both the RPA radius in metres from the centre of the stem and the total area for the RPA in square metres.
- 7.1.2 In general, the RPA is a circular area with a radius 12 times the diameter of a tree, measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided by Annex D of BS5837:2012.
- 7.1.3 The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions. The RPA may be altered and/or offset from a centred circle if there are existing RPA incursions. The total area of the RPA will not be altered from the area prescribed by BS5837:2012.
- 7.1.4 The RPA is an area in which no groundwork should be undertaken without due care in relation to the retained tree(s). This avoids soil compaction, changes in levels or soil contamination which could alter the tree's condition and/or stability.

7.2 Existing RPA Incursions

- 7.2.1 There are no existing RPA incursions associated with surveyed trees. RPAs are displayed on the Tree Constraints Plan (OE-001) at Appendix 4.

7.3 Proposed RPA Incursions for Footpaths

- 7.3.1 To construct the Proposed Development, there will be a requirement for footpaths through the RPA of T10 & T11 and a road and footpaths through the RPA of G2, as shown on the Arboricultural Impact Plan (OE-002) and Tree Protection Plan (OE-004) at Appendix 4.
- T10 (common ash) has a 137m² RPA, with a 24.5m² proposed incursion, therefore a 18% new incursion.
 - T11 (common ash) has a 64m² RPA, with a 12.5m² proposed incursion, therefore an 19.5% new incursion.
 - G2 (sycamore & common ash) has an incursion proposed towards the eastern extent of the group. The proposed incursion will require the excavation of the bank that the group is located upon. Assuming the largest DBH measured for each tree, G2 has a 72m² RPA, with a 10m² proposed incursion, therefore a 13.5% new incursion.

T10 & T11 (common ash)

- 7.3.2 Within the RPA of T10 and T11, it will be necessary to install a Greenfix Geoweb (or comparable specification) tree root protection system to construct the proposed footpaths. The proposed location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-004) at Appendix 4 as a yellow honeycomb hatch.



- 7.3.3 The Greenfix Geoweb for the footpaths will be 75mm deep and installed above the existing ground level. This will reduce the likelihood of ground compaction and ensure good infiltration to the ground for rainwater run-off within the RPA.
- 7.3.4 To ensure that foreseeable damage does not occur whilst installing the Greenfix Geoweb, the Arboricultural Clerk of Works (ACoW) will be on-site throughout. Should the Council decide to grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to provide a detailed construction methodology for the Greenfix Geoweb.
- 7.3.5 There will be no access to the RPA until the Greenfix Geoweb is installed. Once installation is complete, only pedestrian access will be permissible. Temporary Tree Protection Fencing will remain in place to limit access until the Greenfix Geoweb is installed.
- G2 (sycamore & common ash)*
- 7.3.6 Due to the existing levels present within G2, the use of an above-soil surface would not be viable for the road or footpath. To construct the proposed road and footpath, the area will be excavated by hand when in the RPA to minimise root disturbance. Excavation will be conducted using hand tools under the observation of the ACoW.
- 7.4 **Infrastructure**
- 7.4.1 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside the RPA for infrastructure to be located. Any services or infrastructure MUST NOT enter the Construction Exclusion Zone (CEZ). See Section 6.1 within this report for further information on the CEZ.



8. Recommendations

- 8.1.1 The successful retention of those trees that will remain on the Site is dependent upon the quality and maintenance of any protection system that is put into place. A Tree Protection Plan (OE-004) has been provided at Appendix 4.
- 8.1.2 It is critical that all protective fencing is installed and erected, and that the Construction Exclusion Zone (see Section 6.1 of this report for further information) is enforced prior to the commencement of any work on-site. Following the installation of tree protection, a pre-commencement site meeting will be undertaken by a suitably competent Arboricultural Consultant, to ensure the satisfaction of all parties prior to any on-site works commencing. A copy of the file note will also be provided to the Tree Officer.
- 8.1.3 For tree and root protection measures to work effectively, all personnel associated with the construction process must be familiar with the Tree Protection Plan.
- 8.1.4 No information relating to infrastructure has been provided as part of this assessment. However, there is sufficient space outside of the RPA for infrastructure to be located. All services and infrastructure MUST NOT enter the Construction Exclusion Zone (CEZ). See Section 6.1 within this report for further information on the CEZ.
- 8.1.5 Within the RPA of T10 and T11, it will be necessary to install a Greenfix Geoweb (or comparable specification) tree root protection system to construct the proposed footpaths. The recommended location of the Greenfix Geoweb is illustrated on the Tree Protection Plan (OE-004) at Appendix 4 as a yellow honeycomb hatch. To ensure that foreseeable damage does not occur whilst installing the Greenfix Geoweb, the Arboricultural Clerk of Works (ACoW) will be on-site throughout. Should the Council decide to grant planning permission, an Arboricultural Method Statement (AMS) should be conditioned to provide a detailed construction methodology for the Greenfix Geoweb.
- 8.1.6 Due to the existing levels present within G2, the use of an above-soil surface would not be viable for the footpath. To construct the proposed footpath, the area should be excavated by hand to minimise root disturbance. Excavation will be conducted using hand tools under the observation of the ACoW.
- 8.1.7 The Proposed Development includes a significant commitment to tree planting and includes tree-lined streets. The proposed planting is considered to be a significant mid- to long-term gain in both amenity and canopy cover. Tree planting should include a diverse mix of native and non-native tree species to help future-proof the Site against pests and diseases as well as climate change. Should the Council decide to grant planning permission, a detailed tree planting plan should be conditioned.

9. Conclusions

- 9.1.1 A total of 12no. individual trees, 9no. groups of trees and 3no. hedgerows have been surveyed. These include 2no. category B and 22no. category C. All trees at the Site and within influencing distance have been surveyed. None of the surveyed trees or groups were of retention category A or U.
- 9.1.2 It has been considered desirable wherever possible that trees and groups of trees should be retained, although care has been exercised to avoid misplaced tree preservation.
- 9.1.3 To implement the Proposed Development, the removal of 2no. groups of trees (G5 & G6) and partial removal of 1no. group of trees (G2) is required. All of the proposed removals are of



category C retention value.

- 9.1.4 From an arboricultural perspective, the Proposed Development is in line with the NPPF and North Hertfordshire District Council Local Plan. The Proposed Development includes a significant commitment to tree planting and includes tree-lined streets. The proposed planting is considered to be a significant mid- to long-term gain in both amenity and canopy cover. Tree planting should include a diverse mix of native and non-native tree species to help future-proof the Site against pests and diseases as well as climate change.

10. References

British Standard 3998:2010 'Tree work – Recommendations'

British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

British Standard 8545:2014 Trees: from nursery to independence in the landscape – Recommendations

National Planning Policy Framework (NPPF) 2023

North Hertfordshire District Council Local Plan No. 2 (2022)

North Hertfordshire District Council Supplementary Planning Document

The Forestry Act 1967

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

The Town and Country Planning Act 1990



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Appendix 1: Google Aerial Photographs

Land north of Ashwell Street, Ashwell, Baldock, SG7 5QF

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Appendix 2: Survey Methodology

The tree survey was completed without reference to the Proposed Development, as detailed in paragraph 4.4.1.1 of BS5837:2012. However, the Proposed Development has been assessed as part of this report.

Whenever possible tree locations will be plotted with the use of a Topographical Survey. When a Topographical survey is not provided, tree locations will be plotted using a combination of an ordinance survey plan, aerial imagery and measurements were taken on-site.

In accordance with BS5837:2012, small trees with a stem diameter of less the 75mm were not surveyed as they are considered to be readily replaceable or could be relocated with relative ease.

Each tree has been given an identification number as either an individual tree, group of trees, woodland or hedgerow. The tree numbers associated with each tree are cross-referenced within the Tree Schedule and the associated plans at Appendix 3 and 4, respectively.

The tree species have been recorded with both common and scientific names.

All tree heights have been assessed using a clinometer. For groups of trees, woodlands, and hedgerows the lowest and highest height associated with the group has been recorded. Tree heights are given in metres.

Stem diameters were measured at 1.5 metres above ground level (unless otherwise stated) and are given in millimetres. For groups of trees, woodlands, and hedgerows the lowest and highest diameter associated has been recorded.

The canopy spread is measured at four cardinal points or is given as an average for the canopy. Average canopy spreads are typically used for groups of trees or where the crown is evenly weighted at the four cardinal points. The canopy spreads are measured in metres.

The height of the ground clearance is given in metres and is an estimate of the height of the first branch above ground level.

Age class is indicative and will vary between species. In the absence of detailed information on tree age, the following classification has been used:

Age Category	Description
Young	Trees aged less than one-third of life expectancy.
Semi-mature	Established specimen approaching one-third life expectancy.
Early-mature	Trees have one-third to two-thirds life expectancy.
Mature	Trees have over two-thirds of life expectancy.
Over-mature	Trees that are declining or moribund trees of low vigour.
Veteran	Specimens exhibiting features of biological, cultural, or aesthetic value, which are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.



The structural condition of the trees has been assessed and is summarised as:

Structural Condition	Description
Good	Few minor defects of little overall significance.
Fair	A significant defect or several small defects.
Poor	Major defect present or many small defects.

The physiological condition has been recorded to provide an indication of the tree’s general health and vitality. The trees have been described thus:

Physiological Condition	Description
Good	In good health typical of the species.
Fair	Reasonable health with few defects.
Poor	Trees that exhibit significant defects which are irremediable or a moribund tree.
Dead	The tree has died.

The estimated remaining contribution has been categorised as:

- Less than 10 years
- 10-20 years
- 20-40 years
- Over 40 years

The estimated remaining contribution has been based upon an assessment of the tree’s potential safe, useful life expectancy. The remaining contribution in years has not always been directly followed in relation to the retention categories of the tree, as a particular tree may have a long remaining life whilst being of little significance in terms of development.



Appendix 3: Schedules

BS5837:2012 Cascade Chart

Complete Tree Schedule

BS5837:2012 Cascade Chart for Tree Quality Assessment

Category and Definition	Criteria (including subcategories where appropriate)			ID Colour on Plan
Trees to be considered for retention (see note)				
	1 - Mainly arboricultural qualities	2 - Mainly landscape qualities	3 - Mainly cultural values, including conservation	
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).	Light Green (000-255-000)
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.	Mid Blue (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey (091-091-091)
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; and/or • 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.			Dark Red (127-000-000)



BS5837:2012 TREE SCHEDULE

SITE
Lucas Lane, Ashwell

CLIENT
Manor Oak Homes

DATE
12th July 2022

REFERENCE
220712 22043 TS V1

Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Field maple	<i>Acer campestre</i>	7	140	3	4	4	4	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Measurements estimated due to limited access. Forms a common canopy with the adjacent specimen. Adds height to the boundary screen. Visible from residential properties east.	No works required at the time of assessment.	C1, 2	10	1.80
T2	Field maple	<i>Acer campestre</i>	7	250	4	4	3	4	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Measurements estimated due to limited access. Forms a common canopy with the adjacent specimen. Adds height to the boundary screen. Visible from residential properties east.	No works required at the time of assessment.	C1, 2	28	3.00
T3	Common ash	<i>Fraxinus excelsior</i>	8	300	4	4	4	4	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Measurements estimated due to limited access. Forms a common canopy with the adjacent specimen. Adds height to the boundary screen. Visible from residential properties east.	No works required at the time of assessment.	C1, 2	41	3.60
T4	Field maple	<i>Acer campestre</i>	8	225	4	4	4	5	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Measurements estimated due to limited access. Epicormic limb extending into the site west. Good radial canopy. Adds height to the boundary screen. Visible from residential properties east.	No works required at the time of assessment.	C1, 2	23	2.70



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					N	E	S	W									
T5	Common ash	<i>Fraxinus excelsior</i>	8	180	3	3	3	3	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Measurements estimated due to limited access. Good radial canopy. Adds height to the boundary screen. Visible from residential properties east.	No works required at the time of assessment.	C1, 2	14	2.10
T6	Field maple	<i>Acer campestre</i>	8	250	4	4	4	4	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Measurements estimated due to limited access. Good radial canopy. Adds height to the boundary screen. Visible from residential properties east.	No works required at the time of assessment.	C1, 2	28	3.00
T7	Common ash	<i>Fraxinus excelsior</i>	8	180	3	3	3	3	2	Semi-mature	Good	Fair	Semi mature specimen located on the eastern boundary of the site. Single stem. Measurements estimated due to limited access. Good radial canopy. Adds height to the boundary screen. Visible from residential properties east.	No works required at the time of assessment.	C1, 2	14	2.10
T8	Whitebeam	<i>Sorbus aria</i>	6	270	4	4	4	4	2	Semi-mature	Good	Good	Semi mature specimen located offsite to the north within adjacent residential garden. Single stem. Good radial canopy. Moderate future potential. Adds to the wider boundary screen.	No works required at the time of assessment.	C1, 2	34	3.30
T9	Sycamore	<i>Acer pseudoplatanus</i>	5	154	4	4	4	4	1	Semi-mature	Good	Fair	Semi mature specimen located offsite to the north within adjacent residential garden. Multi stemmed. Good radial canopy. Adds to the wider boundary screen but of limited arboricultural merit.	No works required at the time of assessment.	C1, 2	10	1.80



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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T10	Common ash	<i>Fraxinus excelsior</i>	16	560	7	7	7	7	5	Early-mature	Fair	Good	Early mature specimen located towards the northern boundary of the site within existing residential garden. Single stem. Ivy on the stem and scaffolding. Good radial canopy. Small diameter deadwood associated with the lower canopy. Likely to be of fragmented visibility from the surrounding residential properties.	No works required at the time of assessment.	C1, 2	137	6.60
T11	Common ash	<i>Fraxinus excelsior</i>	16	365	5	6	6	6	5	Early-mature	Fair	Good	Early mature specimen located towards the northern boundary of the site within existing residential garden. Single stem. Ivy on the stem and scaffolding. Good radial canopy. Small diameter deadwood associated with the lower canopy. Likely to be of fragmented visibility from the surrounding residential properties.	No works required at the time of assessment.	C1, 2	64	4.50
T12	Horse chestnut	<i>Aesculus hippocastanum</i>	17	680	7	7	7	7	2.5	Mature	Good	Good	Mature specimen located offsite to the west within the adjacent residential garden. Single stem. Measurements estimated due to limited access. Structural canopy forms at c.2m. Good radial canopy. Significant component of the wider boundary group. Moderate future potential.	No works required at the time of assessment.	B1, 2	206	8.10



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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G1	Sycamore, Common hawthorn, Common ash, Elder	<i>Acer pseudoplatanus</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> , <i>Sambucus nigra</i>	7 - 12	120 - 215	6	6	6	6	0.5	Early-mature	Good	Good	Early mature group located offsite to the south beyond Ashwell Street. Majority multi stemmed. Forms a common cohesive canopy. Of limited individual merit but forms a significant boundary screen.	No works required at the time of assessment.	C1, 2	23	2.70
G2	Sycamore, Common hawthorn, Common ash, Elder	<i>Acer pseudoplatanus</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> , <i>Sambucus nigra</i>	7 - 12	225 - 340	6	6	6	6	0.5	Early-mature	Good	Good	Early mature group located on the southern boundary of the site adjacent to Ashwell Street. Single stem. Forms a common cohesive canopy. Forms a significant boundary screen.	Partial removal as shown on the Tree Retention and Removals Plan (A003).	C1, 2	55	4.20
G3	Small-leaved lime	<i>Tilia cordata</i>	10 - 12	350 - 450	5	5	5	5	2	Early-mature	Good	Fair	Early mature group located in the northeast corner of the site. Single stems. Forms a common cohesive canopy. Good future potential. Adds height to the boundary screen. Likely to be visible from residential properties to the north and east.	No works required at the time of assessment.	B1, 2	92	5.40
G4	Field maple, Lawson cypress, Common holly, Elder, Common yew	<i>Acer campestre</i> , <i>Chamaecyparis lawsoniana</i> , <i>Ilex aquifolium</i> , <i>Sambucus nigra</i> , <i>Taxus baccata</i>	3 - 6	75 - 155	2	2	2	2	0	Semi-mature	Fair	Fair	Self-set group located on the northern boundary of the site. Of limited arboricultural merit. Adds to the boundary screen.	No works required at the time of assessment.	C1, 2	10	1.80



BS5837:2012 TREE SCHEDULE

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DATE
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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G5	Common holly, Cherry laurel, Goat willow, Elder	<i>Ilex aquifolium</i> , <i>Prunus laurocerasus</i> , <i>Salix caprea</i> , <i>Sambucus nigra</i>	2 - 4	75 - 115	2	2	2	2	0	Semi-mature	Fair	Fair	Ornamental self-set group located on the northern boundary of the site. Of limited arboricultural merit. Adds to the boundary screen.	Fell to implement the Proposed Development.	C1, 2	7	1.50
G6	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	3.5 - 4.5	180 - 220	2	2	2	2	2	Semi-mature	Fair	Poor	6 poor quality specimens located towards the northern boundary of the site. Single stems. Located close to the adjacent neighbouring garage. Previously topped and now of impaired structure.	Fell to implement the Proposed Development.	C1, 2	23	2.70
G7	Lawson cypress, Common holly, Cherry laurel, Elder, Common yew	<i>Chamaecyparis lawsoniana</i> , <i>Ilex aquifolium</i> , <i>Prunus laurocerasus</i> , <i>Sambucus nigra</i> , <i>Taxus baccata</i>	6 - 7	120 - 265	2	2	2	2	0	Semi-mature	Fair	Fair	Semi mature group located on the northern boundary of the site. Single stems. Measurements estimated due to limited access. Forms a dense cohesive canopy. Forms a boundary screen from residential properties north.	No works required at the time of assessment.	C1, 2	34	3.30



BS5837:2012 TREE SCHEDULE

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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G8	Common dogwood, Common ash, Common holly, Bay laurel, Wild cherry, Pedunculate oak, Goat willow, Elder	<i>Cornus sanguinea</i> , <i>Fraxinus excelsior</i> , <i>Ilex aquifolium</i> , <i>Laurus nobilis</i> , <i>Prunus avium</i> , <i>Quercus robur</i> , <i>Salix caprea</i> , <i>Sambucus nigra</i>	6 - 9	150 - 280	3	3	3	3	0	Semi-mature	Good	Fair	Semi mature group located on the western boundary of the site. Single stems. Measurements estimated due to limited access. Forms a dense cohesive canopy. Forms a boundary screen from residential properties west.	No works required at the time of assessment.	C1, 2	34	3.30
G9	Common dogwood, Common ash, Common holly, Bay laurel, Wild cherry, Pedunculate oak, Goat willow, Elder	<i>Cornus sanguinea</i> , <i>Fraxinus excelsior</i> , <i>Ilex aquifolium</i> , <i>Laurus nobilis</i> , <i>Prunus avium</i> , <i>Quercus robur</i> , <i>Salix caprea</i> , <i>Sambucus nigra</i>	6 - 9	150 - 280	3	3	3	3	0	Semi-mature	Good	Fair	Semi mature group located on the western boundary of the site. Single stems. Measurements estimated due to limited access. Forms a dense cohesive canopy. Forms a boundary screen from residential properties west.	No works required at the time of assessment.	C1, 2	34	3.30
H1	Field maple, Lawson cypress	<i>Acer campestre</i> , <i>Chamaecyparis lawsoniana</i>	2 - 3	50 - 70	3	3	3	3	0.5	Semi-mature	Good	Good	Semi mature hedgerow framing the eastern boundary of the site. Forms a dense low level boundary screen.	No works required at the time of assessment.	C2	7	1.50



BS5837:2012 TREE SCHEDULE

SITE
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CLIENT
Manor Oak Homes

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Tree No.	Common Name	Scientific Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
H2	Sycamore, Blackthorn, Elder	<i>Acer pseudoplatanus</i> , <i>Prunus spinosa</i> , <i>Sambucus nigra</i>	1.5 - 2.5	50 - 70	3	3	3	3	0	Semi-mature	Fair	Fair	Semi mature hedgerow framing the western boundary of the site. Of limited arboricultural merit.	No works required at the time of assessment.	C2	7	1.50
H3	Sycamore, Common hazel, Common holly, Goat willow, Elder, Small-leaved lime	<i>Acer pseudoplatanus</i> , <i>Corylus avellana</i> , <i>Ilex aquifolium</i> , <i>Salix caprea</i> , <i>Sambucus nigra</i> , <i>Tilia cordata</i>	2	75 - 220	2	2	2	2	0	Semi-mature	Fair	Fair	Semi mature hedgerow framing the western boundary of the site, adjacent to the existing site access.	No works required at the time of assessment.	C2	23	2.70



Appendix 4: Plans

Tree Constraints Plan (OE-001)

Arboricultural Impact Plan (OE-002)

Tree Retention and Removal Plan (OE-003)

Tree Protection Plan (OE-004)

PROJECT INFORMATION

PROJECT
Lucas Lane, Ashwell

PLAN TITLE
Tree Constraints Plan

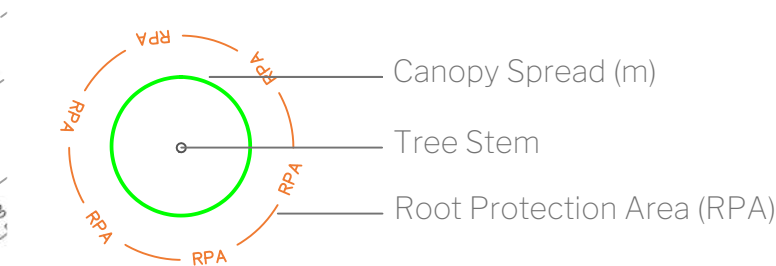
DATE
October 2024

PLAN REFERENCE
220712 22043 TCP V1b

PLAN NUMBER
OE-001

PLAN SCALE
1/500 @ A1

KEY



A Category Trees/High Retention Value

B Category Trees/Moderate Retention Value

C Category Trees/Low Retention Value

U Category Trees/Remove



This TCP is created as a design tool and does not make an assessment of the impacts or subsequent effects of the Proposed Development to trees. Therefore, the TCP must not be submitted solely to inform the planning application. An Arboricultural Impact Assessment or similar report will be required to inform the planning application which this TCP may form part of.

PROJECT INFORMATION

PROJECT
Lucas Lane, Ashwell

PLAN TITLE
Arboricultural Impact Plan

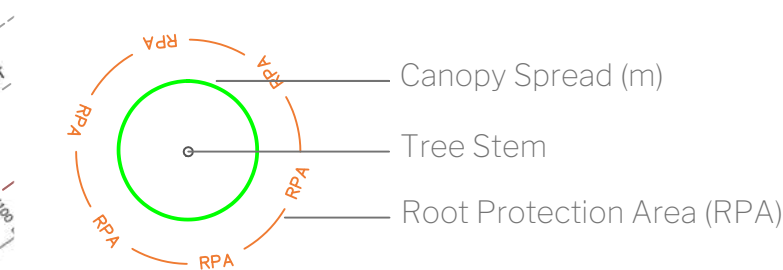
DATE
October 2024

PLAN REFERENCE
220712 22043 AIP V1e

PLAN NUMBER
OE-002

PLAN SCALE
1/500 @ A1

KEY



A Category Trees/High Retention Value

B Category Trees/Moderate Retention Value

C Category Trees/Low Retention Value

U Category Trees/Remove



North

PROJECT INFORMATION

PROJECT
Lucas Lane, Ashwell

PLAN TITLE
Tree Retention & Removals Plan

DATE
October 2024

PLAN REFERENCE
220712 22043 TRRP V1e

PLAN NUMBER
OE-003

PLAN SCALE
1/500 @ A1

KEY

- Canopy Spread (m)
- Tree Stem
- Trees to be **retained** for development
- Trees to be **removed** for Development



PROJECT INFORMATION

PROJECT
Lucas Lane, Ashwell

PLAN TITLE
Tree Protection Plan

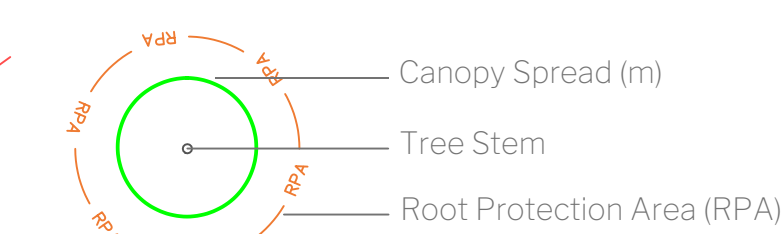
DATE
October 2024

PLAN REFERENCE
220712 22043 TPP V1e

PLAN NUMBER
OE-004

PLAN SCALE
1/500 @ A1

KEY



A Category Trees/High Retention Value

B Category Trees/Moderate Retention Value

C Category Trees/Low Retention Value

U Category Trees/Remove

TREE PROTECTION

Tree Protection Fencing

Temporary Tree Protection Fencing

75mm 'No Dig' Above Soil Surface

TREE PROTECTION AREA NO ACCESS



- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT FROM THE PROJECT ARBORICULTURIST

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION



For any issues relating to this Tree Protection Fencing or guidance on any arboricultural matter, please contact Origin Environmental Arboriculture

www.origin-environmental.com - hello@origin-arb.com

Tree Protection Fencing

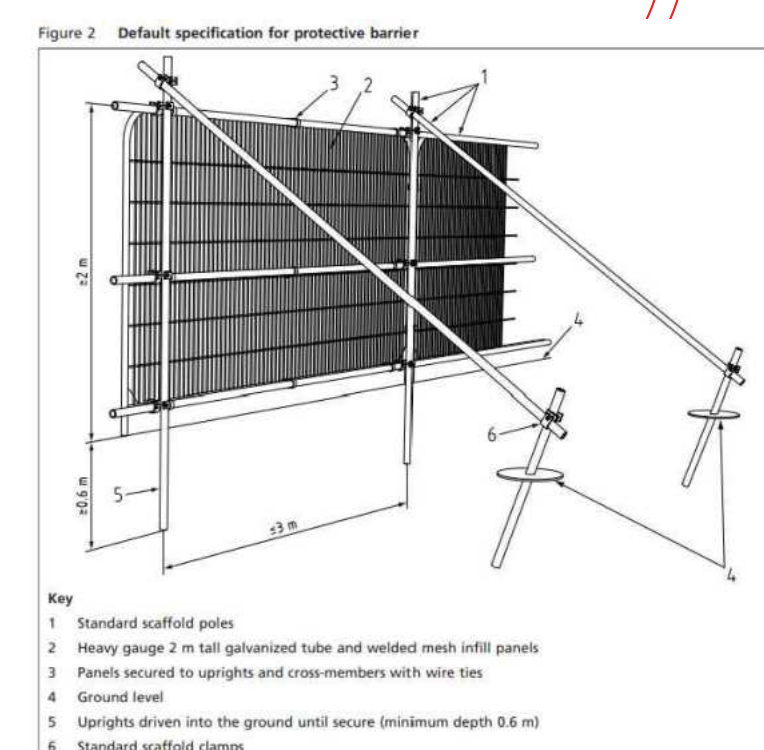
The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

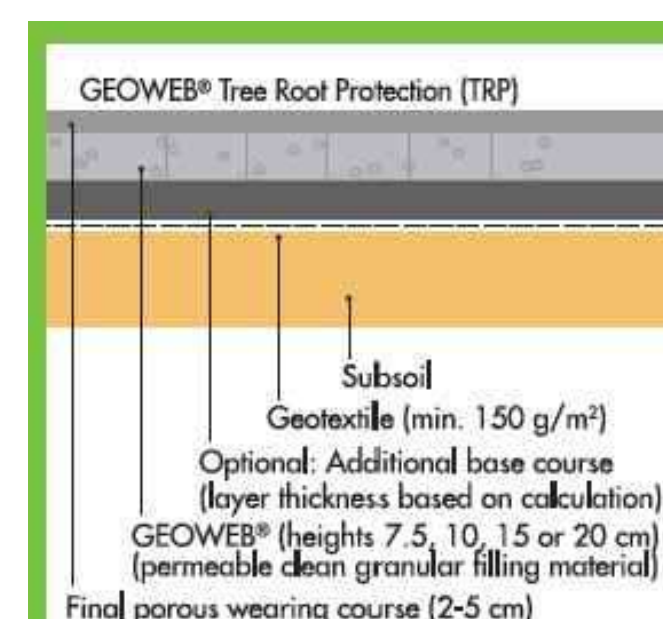
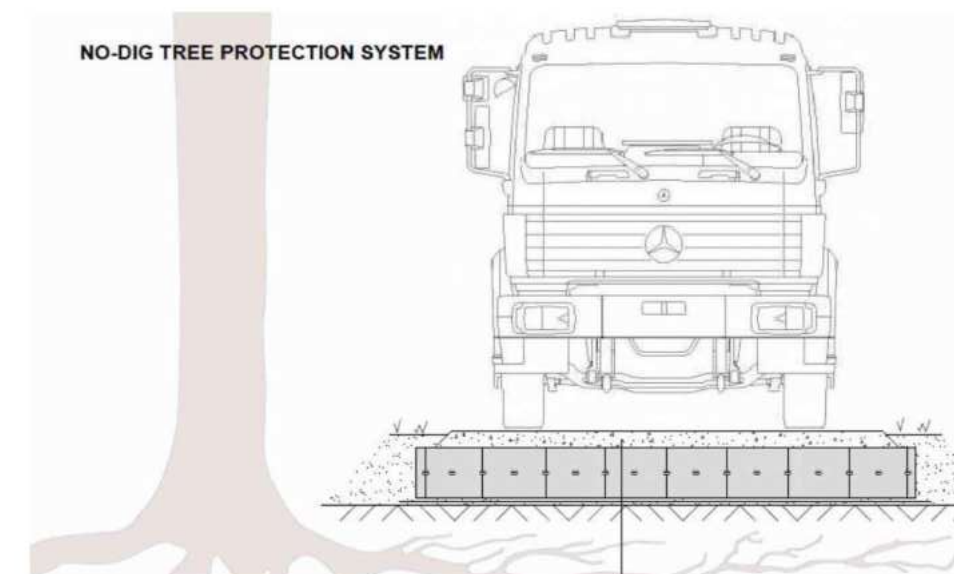
- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

BS5837:2012 Figure 2



- Key
1. Standard scaffold poles
 2. Heavy gauge 2 m 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 0.6 m)
 6. Standard scaffold clamp

NO-DIG TREE PROTECTION SYSTEM



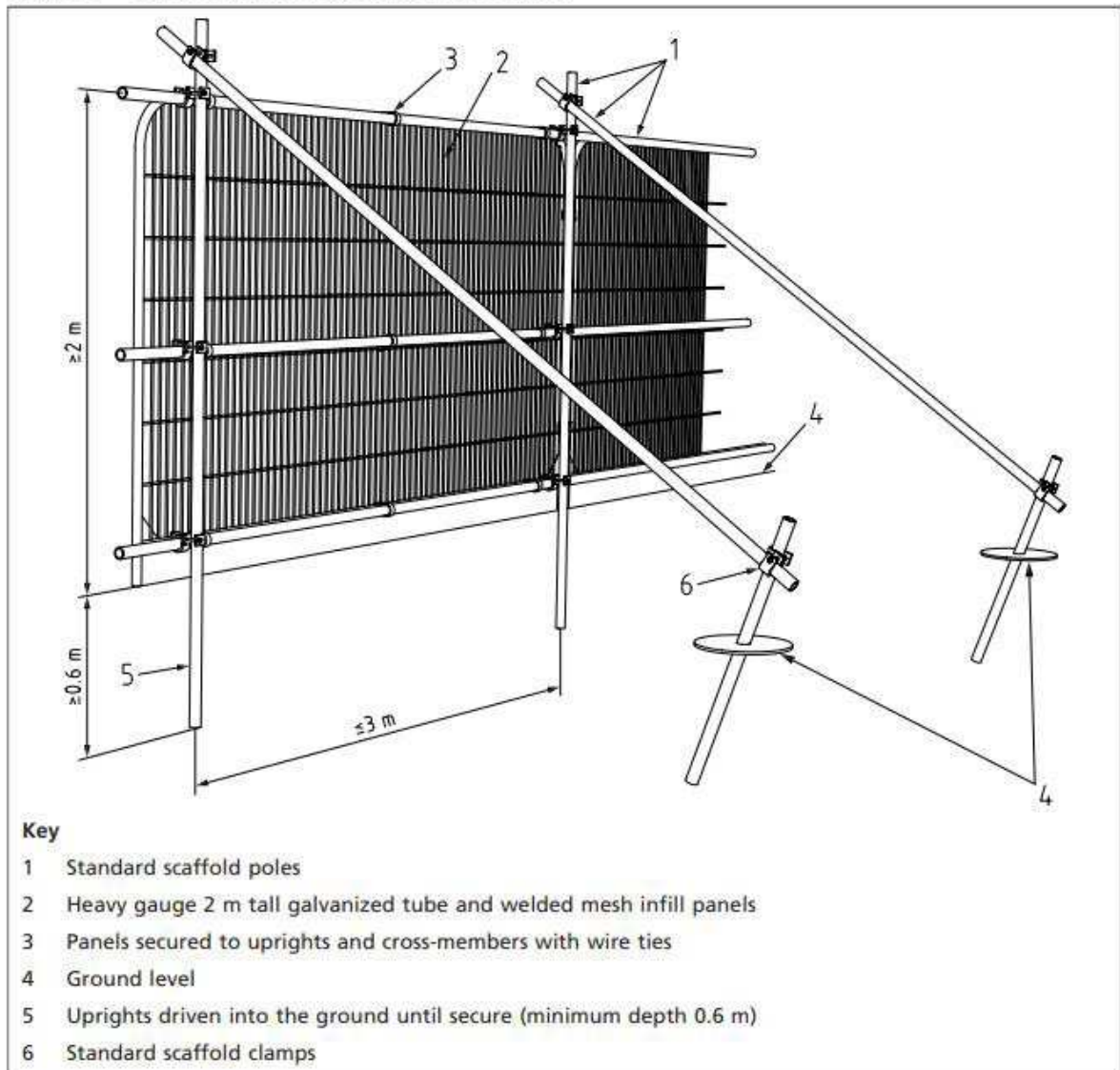
Tree locations are based on aerial imagery and measurements taken onsite. No topographical survey has been provided, as such tree locations must not be taken as exact.



Appendix 5: Tree Protection

Fencing Specification

Figure 2 Default specification for protective barrier





ORIGIN ENVIRONMENTAL

GET IN TOUCH TO DISCUSS YOUR
PROJECT

Email. jack@origin-arb.com

Company Registration No: 13618647. Registered Office: The Barn,
Saddington Lodge Farm, Saddington, Leicester, LE80QU