

# **David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited**

David Clarke BSc (Hons) PD Arb (RFS) M Arbor A CMLI

## **ARBORICULTURAL REPORT:**

**ARBORICULTURAL  
IMPACT ASSESSMENT**

**and**

**ARBORICULTURAL METHOD  
STATEMENT**

In relation to a Planning Application

at:

**The Node Court, Drivers End Lane,  
Codicote, Hertfordshire, SG4 8TR.**

**Compiled by:**

David Clarke

BSc (Hons) Land Man, PD ARB (RFS), CMLI, M Arbor A

January 2023

Offices in Hertfordshire and Warwickshire

Head Office:

Willowbrook House

Church Lane

Fillongley

CV7 8EW

Telephone: (07775) 650 835 or (01676) 541 833

e:mail: [info@dccla.co.uk](mailto:info@dccla.co.uk)

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## **1.0 Instruction**

- 1.1 I have been instructed by my client – Node Developments Ltd - to provide an appraisal of the likely impact to, and implications for, trees on, and adjacent to, 'The Node Court, Drivers End Lane, Codicote, Hertfordshire, SG4 8TR' in relation to a planning application on the site.
- 1.2 The application is for the '*Conversion of Node Court to 9 no. dwellings, construction of 2no. gatehouses and 6 terraced dwelling houses together with associated car parking, landscaping and boundary treatment*'. Additionally, a Listed Building Consent application is for the '*External and internal alterations to facilitate the restoration and conversion of Node Court to provide 9 no. dwellings*'.

## **2.0 Introduction**

### **2.1 Qualifications and Experience**

- 2.1.1 I am David Clarke, I have a Bachelor of Science Honours Degree in Landscape Management from Reading University and I am a Chartered Landscape Architect and Chartered Member of the Chartered Landscape Institute (1998). I hold the Professional Diploma in Arboriculture (RFS) (2012) and I am a Professional Member of the Arboricultural Association. I have 31 year's experience of working in both the private and public sector in relation to arboricultural and landscape issues.

### **2.2 Scope of this Report**

- 2.2.1 This Arboricultural Impact Assessment and Arboricultural Method Statement form the Arboricultural Report for the Planning Application. They should be read in conjunction with Tree Protection Plan (TPP/NCDELCH/010 B) and Arboricultural Survey (Appendix A). The Arboricultural Report is aimed at identifying and addressing those matters concerning trees in relation to the proposed planning application. It will clarify these issues:
- The principles and procedures to be applied to achieve a harmonious and sustainable relationship between retained trees and structures.
  - The species, size, position and condition of those trees within the area of the proposed development where trees may potentially have some significance to the proposed development. The full survey schedule is set out in Appendix A.

- The impact of the proposed development upon these trees (and vice versa) including those trees to be removed due to the proposed development.
- Any measures that are required to protect retained trees during the proposed works.

2.2.2 The trees have been assessed (see Arboricultural Survey – Appendix A) as set out in BS BS5837: 2012 ‘Trees in relation to design, demolition and construction. Recommendations.’ An Arboricultural Survey was undertaken by myself in November 2018 in relation to a previous planning application on the site. A further survey was undertaken in September 2022 in relation to this current planning application.

2.2.3 Tree numbers within the text (T1-T15 and G1-G9) relate to numbers designated as part of the Arboricultural Survey unless otherwise stated. The trees are plotted on Tree Protection Plan - TPP/NCDELCH/010 B - which accompanies the planning application.

2.2.4 BS 5837: 2012 ‘Trees in relation to design, demolition and construction. Recommendations’ provides recommendations for the assessment of trees on development sites and suggests four categories into which trees should be placed for assessment purposes. These categories have been used as part of the assessment of trees within this report.

### 2.3 Relevant Background Information

2.3.1 It was confirmed verbally with North Herts District Council that none of the trees on the site are protected by a Tree Preservation Order (TPO) and that the site is not located within a Conservation Area.

2.3.2 It is recommended that this information on protected trees be confirmed by anyone proposing to undertake any (future) works to trees – both inside and outside the application site. This should be undertaken in writing with the Local Planning Authority (LPA) before proceeding with any tree works unless works within this report are agreed as part of a Planning Approval.

### 2.4 Documents and Information Provided

2.4.1 All plans within this report are based upon drawings supplied by Briffa Phillips Architects Ltd, St Albans, Hertfordshire

- 2.4. This document has been prepared in accordance with guidance set out in British Standard BS 5837: 2012 'Trees in relation to design, demolition and construction. Recommendations' (BS 5837:2012).

### **3.0 Report Limitations**

- 3.1 The report is for the sole use of the client and its reproduction or use by anyone else is prohibited unless written consent is given by the author.
- 3.2 The report observations are to be considered as correct at the time of inspection only. Trees are a growing, living organism, and are readily affected by many environmental factors. As such their condition and circumstances can change in a very short period of time. Therefore this report should be construed as valid for an absolute maximum of 12 months from the date of the Arboricultural Survey provided all factors remain unchanged.
- 3.3 This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils or other unrelated matters. The inspection of trees was undertaken from ground level and they were not climbed. No samples of wood, roots, soils or fungus were taken for analysis. Observations of the trees were confined to what was visible from within the site and surrounding public places. A full hazard risk assessment of the trees was not undertaken.
- 3.4 The presence of TPOs, a Conservation Area, or other designations, may affect the use of the site and the management of trees on the site. These designations can be served on the application, or adjacent, sites at any time. The landowner, or his representatives, should therefore satisfy themselves as to the presence (or absence) of these designations prior to:
- Undertaking any works to trees on, or adjacent to, the site. Where necessary written permission from the Local Authority will be required prior to undertaking tree works.
  - Undertaking any of the works specified in this Arboricultural Report before planning permission is granted.

#### **4.0 Brief Description of the Application Site and the Proposed Development**

- 4.1 The site was a former model dairy set within a large plot. It was constructed in 1928 and is accessed by a long driveway from Drivers End Lane. The main building and a building to the rear boundary are now derelict and in a poor condition (see Photograph A). There have been fires on the site which have destroyed part of the buildings and have burnt some of the vegetation. It is a circular rendered brick building mainly of 1 storey and attic arranged around a courtyard and covered with a continuous roof of thatch. To the South-East of the main building a walkway – formerly thatched – leads to an office building to the rear of the site. This building is accessed by the driveway which continues along the eastern boundary to the rear of the site. There are areas of parking within the site. The site is relatively level.
- 4.2 The site is generally well screened to its boundaries by a range of vegetation including trees and shrubs. Most of the trees within this report are located to the front of the site or to the boundaries. They are from a range of species and are in various conditions.



Photograph A – Looking south towards the main building.

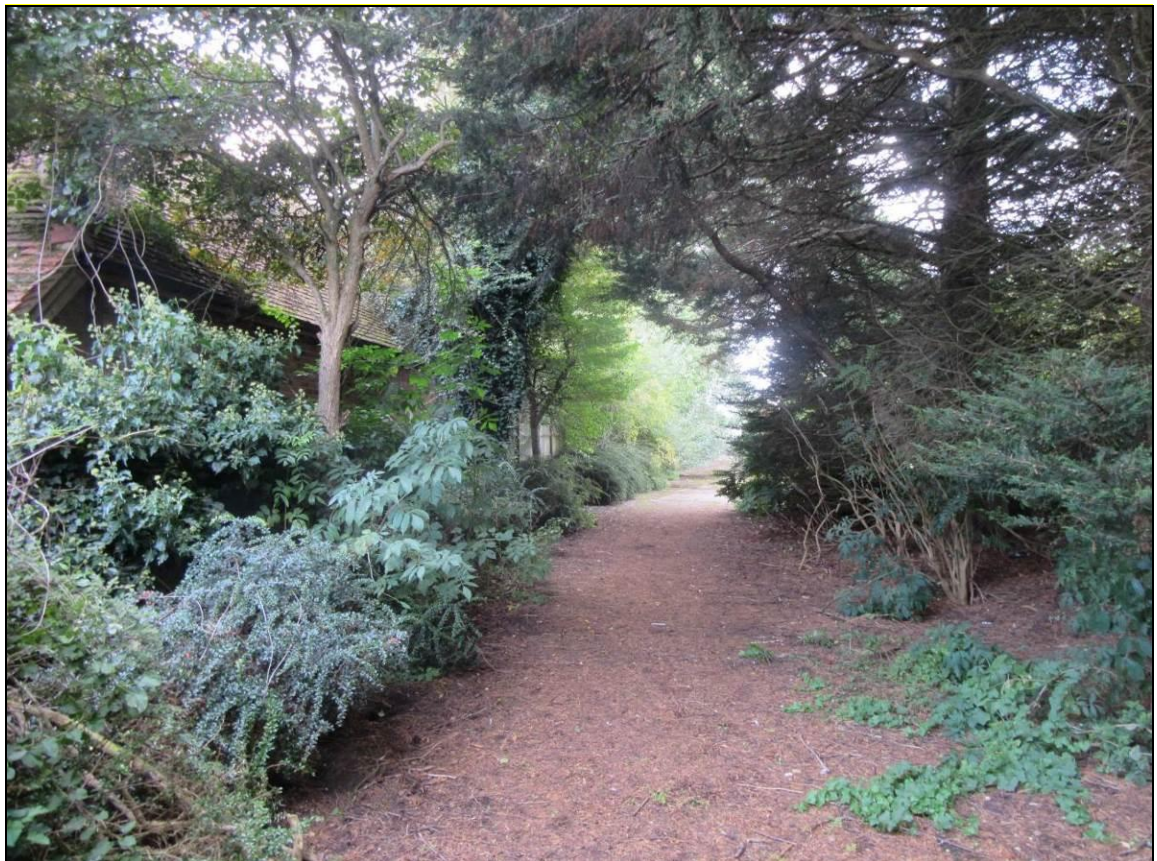
- 4.3 The application is for the *`Conversion of Node Court to 9 no. dwellings, construction of 2no. gatehouses and 6 terraced dwelling houses together with associated car parking, landscaping and boundary treatment`*. Additionally, a Listed Building Consent application is for the *`External and internal alterations to facilitate the restoration and conversion of Node Court to provide 9 no. dwellings`*.



Photograph B – Showing the derelict building to the rear site boundary.



Photograph C – Showing the existing site access.



Photograph D – Showing the trees and vegetation along the access to the eastern boundary.

## **5.0 General principles for protection of trees during development**

- 5.1 It is equally important to ensure the protection of trees both above and below ground. Guidance is provided in BS 5837: 2012 'Trees in relation to design, demolition and construction. Recommendations' as to the protection of trees, before, during and after development.
- 5.2 The Arboricultural Impact Assessment will set out the potential impact of the proposals on trees and vice-versa. There is a need to protect trees and provide an Arboricultural Method Statement where proposals will impinge, or impact on the Root Protection Areas (RPAs) of retained trees. Root Protection Areas (RPAs) are a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. These are set out as Construction Exclusion Zones and have been calculated as part of the Arboricultural Survey.
- 5.3 The RPA for each tree is initially plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area will be produced. These factors include the morphology and disposition of the roots, when known to be influenced by past or existing site conditions - such as the presence of roads and structures - and site topography. Modifications to the shape of the RPA within this report reflect a soundly based arboricultural assessment of likely root distribution. The RPA may change its shape but not reduce its area whilst still providing adequate protection for the root system.
- 5.4 Proposals may impinge on RPAs but these should be minimal and construction techniques such as specialized foundation designs should be considered to reduce the impact of development. The proposals will relate specifically to the site conditions and each individual tree and its category within the BS 5837 grading system.

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## **ARBORICULTURAL IMPACT ASSESSMENT**

In relation to a Planning Application

at:

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**Compiled by:**

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## **6.0 Arboricultural Impact Assessment (AIA)**

- 6.1 As stated above British Standard recommendations (BS5837: 2012 'Trees in relation to design, demolition and construction. Recommendations') provides a formula for calculating the Root Protection Area (RPA) recommended to protect existing trees that are to be retained. The shape of the root protection area and its exact location will depend upon arboricultural considerations but the area will normally be represented on a plan as a circle. The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure in which they live by soil compaction, changes in soil levels or prevention of gas exchange to living roots.
- 6.2 These RPAs are shown on the Tree Protection Plan (TPP/NCDELCH/010 B) which also forms part of the Arboricultural Method Statement. Where incursion within the RPA of a retained tree is necessary as part of the construction process then a methodology will be in place to prevent, or reduce to an insignificant level, damage to trees.
- 6.3 Below I have discussed the significance of the trees and the constraints that they are likely to pose to the proposed development (and vice-versa). Together with the Arboricultural Survey the AIA sets out any tree works required in order to facilitate the development as well as identifying works to trees (including removal) that should be undertaken as part of the management of trees on the site.

## **6.4 Summary of Tree Impact Assessment**

- 6.5 There are 15 no. individual trees and 9 no. groups of trees which form the basis for this report and which could potentially be affected by the proposal.

## **6.6 Trees recommended for removal for Arboricultural Reasons**

Of the trees within this report 1 no. individual tree (T1) is recommended for removal irrespective of this Planning Application. This tree has limited life expectancy. The fire to the rear of the site has damaged trees within G5 which are growing closely together. These trees should be assessed and monitored to confirm which trees can be retained within the ongoing use of the site. Some trees may need to be removed if they are exposed to 'wind throw' by the removal of adjacent trees. At this stage it is assessed that up to 12 no. trees will be removed. Trees may be retained as a standing deadwood resource if there is no risk to users of the site. Alternatively, trees could be felled and cut up to form log piles which can be stacked on site to be utilised by wildlife.

## 6.7 Schedule of trees recommended for removal for Arboricultural Reasons

| <u>Tree No.</u> | <u>Species</u><br>(Common Name) | <u>BS</u><br><u>Category</u> | <u>Reason for recommended removal</u>                          |
|-----------------|---------------------------------|------------------------------|----------------------------------------------------------------|
| T1              | Sorbus                          | U                            | Predominately dead.                                            |
| G5              | Several Cypress and Thuja       | U/C2                         | Monitor trees and confirm which trees will need to be removed. |



Photograph E – Looking towards Sorbus (T1).



Photograph F – Showing fire damage to G1.

#### **6.8 Trees removed due to the application**

Of the trees within this report 4 no. individual trees (T2, T9, T14 and T15) and 4 no. groups of trees (G1, G2, G7 and G8) will need to be removed, or are proposed to be removed, as part of the implementation of the development.

6.9 Cypress (T9), Hawthorn (T14) and trees within G1 and G7 are low quality or unremarkable 'C' Category trees as set out in BS 5837:2012. The majority of these trees are set back within the site and are screened by existing vegetation. They are not readily visible to the general public. G1 are located to the site frontage but are relatively small trees and are not readily visible within the wider landscape.

6.10 Spruce (T2) is a relatively young, developing 'A' Category tree, Cherry (T15), G2 and G8 are moderate quality 'B' Category trees. These have some value within the site but cannot be retained within the proposed site layout.

- T2 and G2 are visible locally to users of Drivers End Lane but not readily visible within the wider landscape.
- T15 and G8 are medium sized trees which are not readily visible to the general public due to their position within the centre of the site and intervening vegetation.

This application proposes additional enabling dwellings due to the escalating costs and further deterioration of Node Court, additional floor space is required to assist with the commercial viability of the restoration. The removal of these trees is required to allow for the introduction of a dwelling, a car parking area and the widening of the existing driveway access to allow for use by emergency vehicles. These are which are integral to the operation of the site and the subsequent restoration of the listed building.

6.11 It is proposed to mitigate for the removal of these trees through the planting of trees which will have long term amenity value and viability as well as offering benefits to wildlife. The species proposed are included on Landscape Plan (LP/NCDELCH) which is submitted with this planning application. The replacement species include English Oak (*Quercus robur*), Rowan (*Sorbus aucuparia*), Birch (*Betula* spp) and Tulip Tree (*Liriodendron tulipifera*). They will form part of an attractive and integrated landscape scheme which will enhance the setting of the Listed Building and the site in general.

6.12 It is therefore assessed that the removal and replacement of trees as part of the proposals will mean that the site development will not have a long term or significant impact on the visual amenity of the local area or its enjoyment by the general public given the overall restoration of the site. It is not so significant that it would lead to the refusal of Planning Permission.

### 6.13 Schedule of trees removed due to the application

| <u>Tree No.</u> | <u>Species</u><br>(Common Name)       | <u>BS</u><br><u>Category</u> | <u>Reason for removal</u>                                                                                                |
|-----------------|---------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| T2              | Spruce                                | A1                           | Proximity to proposed dwelling                                                                                           |
| T9              | Cypress                               | C1                           | To construct the enabling part of the proposed development.                                                              |
| T14             | Hawthorn                              | C1                           | To install hardstanding for cycle parking.                                                                               |
| T15             | Cherry                                | B1                           | To construct parking area for the development.                                                                           |
| G1              | 2 no. Juniper and 4 no. Cypress       | C2                           | Remove trees as part of the improvements to the landscape areas of the site.                                             |
| G2              | 2 no. Pine                            | B2                           | As part of the widening of the existing driveway to allow for emergency vehicle access                                   |
| G7              | 2 no. Cherry and 4 no. Hawthorn       | C2                           | To construct parking area for the development.                                                                           |
| G8              | 3 no. Cypress and 2 no Horse Chestnut | B2                           | As part of widening of existing access driveway to accommodate emergency vehicles and the installation of parking areas. |

### 6.14 Trees potentially affected by the application

The refurbishment of the main building will not require any incursion within the RPAs or canopy spreads of retained trees. However, construction of the enabling development will take place within the RPAs of trees within the site and offsite trees on the eastern boundary. Additionally, the refurbishment of the covered walkway to Unit 15, construction activity and the removal, replacement or installation of hardstanding will take place within the RPAs or canopy spreads of trees. Pre-development tree works may be carried out as part of the implementation of the project.

6.15 These potential impacts are set out and evaluated below and measures to prevent, or reduce, the effects of the proposals on these trees are set out in the Arboricultural Method Statement. The impact on retained trees from this development will not be significant as long as the proposals set out in this report are followed.

#### 6.16 **Schedule of trees potentially affected by the application**

| <u>Tree No.</u> | <u>Species</u><br>(Common Name) | <u>BS</u><br><u>Category</u> | <u>Reason for potential impact</u>                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|---------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T3              | Willow                          | B1                           | <ul style="list-style-type: none"> <li>• Potential Construction Activity (pedestrian movements and/or the erection of scaffolding) within circular RPAs during the Construction Phase.</li> </ul>                                                                                                                                                                                                                 |
| T4              | Willow                          | B1                           | <ul style="list-style-type: none"> <li>• Construction of car park area within 8% of RPA of tree.</li> <li>• Potential Construction Activity (contractors parking or storage of materials) within circular RPAs during the Construction Phase.</li> <li>• Potential Construction Activity (pedestrian movements and/or the erection of scaffolding) within circular RPAs during the Construction Phase.</li> </ul> |
| T5              | Ash                             | B2/B3                        | <ul style="list-style-type: none"> <li>• Construction of enabling development within less than 1% of RPA.</li> <li>• Construction of car park area within 15% of RPA of tree. Partly within area of existing gravel hardstanding.</li> <li>• Potential Construction Activity (contractors parking or storage of materials) within circular RPAs during the Construction Phase.</li> </ul>                         |
| T7              | Dawn Redwood                    | B2                           | <ul style="list-style-type: none"> <li>• Refurbishment of covered walkway adjacent to tree. This may require some minor tree works to raise the tree canopy above the roof of the walkway.</li> </ul>                                                                                                                                                                                                             |
| T8              | Willow                          | B1                           | <ul style="list-style-type: none"> <li>• Construction of car park area within 28% of RPA of tree.</li> </ul>                                                                                                                                                                                                                                                                                                      |

|     |                                                 |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----|-------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                 |    | <ul style="list-style-type: none"> <li>• Removal of hardstanding (access driveway) within 2% of RPA. This will be formed into the landscaped area of the site.</li> </ul>                                                                                                                                                                                                                                                                                                                    |
| T11 | Aspen                                           | B2 | <ul style="list-style-type: none"> <li>• Construction of enabling development within less than 1% of RPA.</li> <li>• Potential Construction Activity (pedestrian movements and/or the erection of scaffolding) within circular RPAs during the Construction Phase.</li> <li>• Removal of hardstanding (access driveway) within 37% of RPA. Most of this will be formed into the landscaped area of the site.</li> <li>• Installation of boundary fencing within RPA.</li> </ul>              |
| T12 | Horse Chestnut                                  | C2 | <ul style="list-style-type: none"> <li>• Removal of hardstanding (access driveway) within 4% of RPA and formation into landscaped area of the site.</li> <li>• Installation of boundary fencing within RPA.</li> </ul>                                                                                                                                                                                                                                                                       |
| T13 | Aspen                                           | B2 | <ul style="list-style-type: none"> <li>• Construction of enabling development within 12% of RPA.</li> <li>• Removal of hardstanding (access driveway) within 33% of RPA. Part of the enabling development will be installed within 12% of this area and 21% will be formed into the landscaped area of the site.</li> <li>• Installation of boundary fencing within RPA.</li> </ul>                                                                                                          |
| G3  | 1 no. Ash and<br>1 no Poplar (part<br>of group) | B2 | <ul style="list-style-type: none"> <li>• Construction of car park area within 16% of RPA of 1 no. Ash and 1% of 1 no. Poplar. Partly within area of existing gravel hardstanding.</li> <li>• Potential Construction Activity (contractors parking or storage of materials) within circular RPAs during the Construction Phase.</li> <li>• Construction activity (pedestrian movements or the erection of scaffolding) associated with the refurbishment of the existing building.</li> </ul> |

|    |                                                 |    |                                                                                                                                                                                                                |
|----|-------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G5 | Various trees including Thuja, Cypress and Pine | C2 | <ul style="list-style-type: none"> <li>• Refurbishment of covered walkway adjacent to tree.</li> </ul> <p>This may require some minor tree works to raise the tree canopies above the roof of the walkway.</p> |
| G6 | 1 no. Aspen (part of group)                     | C2 | <ul style="list-style-type: none"> <li>• Installation of boundary fencing within RPA.</li> </ul>                                                                                                               |
| G9 | 1 no. Birch (part of group)                     | B2 | <ul style="list-style-type: none"> <li>• Construction of car park area within less than 3% of RPA.</li> </ul>                                                                                                  |

#### **6.17 Assessment of potential impacts on retained trees**

#### **6.18 Assessment of Distribution of Roots of Trees**

As set out above the RPAs have been calculated as part of the Arboricultural Survey. The shape of the RPA and its exact location will depend upon arboricultural considerations but the area will normally be represented on a plan as a circle. Pre-existing site conditions or other factors may indicate that rooting has occurred asymmetrically.

- 6.19 With regard to the trees within this report there are potential constraints within their RPAs. These include existing offsite buildings and areas of hardstanding (see Photograph D). The capping of the soils by the building(s) will reduce the availability of resources (such as water) to potential root activity and reduce gaseous exchange between the soils and the atmosphere. Factors such as soil compaction during the construction of the building and the physical presence of foundations would significantly reduce or prevent rooting activity in these areas. There will be a similar position for the hardstanding and it is likely that the majority of roots will be found within 'soft' landscaped areas where conditions for root growth are more favourable. However, the exact construction of the buildings and the hardstanding is not known and therefore there may be some potential for water percolation and gaseous exchange to occur beneath these areas which would encourage some root activity here. This would only be confirmed by undertaking further site investigations such as trial trenches. These are proposed within this report in relation to the foundation design for the enabling development.
- 6.20 Due to this potential uncertainty - and for the purposes of this report - all RPAs are shown as circular.



Photograph G – Showing existing access driveway adjacent to eastern boundary and trees T11-T13 and G6 (2018).

#### **6.21 Site Access**

The access for construction site vehicles and contractors will follow the Designated Access Route which is the existing hardstanding access from Drivers End Lane. This access is within the RPAs of trees within G2 (2 no. Pine). Therefore, ground protection or other measures are required to protect these trees as part of this element of the development. This will include the retention of the existing surface.

#### **6.22 Demolition**

No buildings or structures will need to be removed within the RPAs or canopy spreads of trees as part of the proposals.

#### **6.23 Removal and Replacement of Hard Standing within RPAs**

The existing tarmac and gravel surface(s) will need to be removed and/or replaced within the circular RPAs of trees as part of this application. Where these areas are formed into the landscape areas of the site then this will be beneficial to trees by improving their rooting

environment. Where hardstanding is replaced to the same construction depth then this will have a neutral impact on these trees. This element of the development – if undertaken with care – will not have an impact on any roots from these trees which may be present. A methodology for this is set out in the Arboricultural Method Statement.

#### **6.24 Installation of Hard Standing within RPAs**

New areas of defined hardstanding are proposed within the RPAs of retained trees. These are for:

- New areas of car parking - Willow (T4), Ash (T5), Willow (T8), G3 and G9.
- Patio areas – Aspen (T11 and T13)

6.25 Any construction or excavation for this hardstanding has the potential to damage the roots of these trees through root severance or the compaction of soils. The patio areas are within the area of the existing access driveway. Where existing surfacing is replaced to the same construction depth (as proposed) then this will have a neutral impact on trees. The incursion for G9 is relatively minor and is considered to insignificant to the long term retention of these trees. There are soil volumes contiguous with the RPAs of these trees which can be exploited by these trees and would mitigate for these incursions. Standard construction techniques are therefore considered to be acceptable in this instance.

6.26 The remaining trees are prominent within the site and form an important part of the site layout. The incursions are potentially significant to the long-term retention of these trees. It is therefore proposed to introduce specialised construction techniques in the form of a 'no dig' surface to avoid unnecessary damage within the rooting area. This would generally be within the maximum 20% level allowed for new permanent paving – as stated within BS 5837: 2012.

6.27 The incursion within Willow (T8) is 28% and exceeds the recommended maximum 20% level allowed for 'new permanent paving' within BS 5837:2012. It is fair and reasonable to point out that the 20% cited in the Standard is an arbitrary figure not based on any published research and does not distinguish between permeable and impermeable surfaces. It is of note that the British Standard does make mention (section 7.4.2.9) of the importance of porous surfacing. There is a significant difference in tree response between a tree's RPA being (for example) covered in impermeable concrete or if this RPA is covered by a 3-D cellular confinement system with a porous surface. If we are to take as dictat that 20% of the RPA may always be covered in hard surfacing, which in the circumstances of

the wording of the Standard evidently permits totally impermeable surfacing, it surely follows that more of the RPA may be covered in permeable surfacing, provided of course that it is designed and installed carefully. Therefore, although the percentage encroachment is above the 20% guideline in BS 5837:2012 there is good basis within the methods proposed below to consider this irrelevant in this case. The alternative is to remove the tree and all the benefits it brings without allowing them to adapt to these proposed changes.

- 6.28 It is recommended that the construction of the 'no dig' surface is undertaken at the start of the project to ensure that protection of rooting areas by the new surfacing is achieved. These areas may be used for Contractors Parking during the site development. Alternatively Ground Protection Measures (see below) may be used during the Construction Phase and the 'no dig' surface installed when the development is complete.
- 6.29 The impact on these trees is therefore assessed to be acceptable. However, these works must be undertaken in a planned and controlled way to ensure that any damage to the roots of these trees is kept to a minimum. A specification for these works is set out in the Arboricultural Method Statement.

### **6.30 Construction within RPAs**

The refurbishment of the main building will take place outside the RPAs of trees. The enabling development will take place within 12% of the RPA of Aspen (T13). This is within the area of the existing hardstanding and approximately 9.0 m from the tree. As set out above the presence and construction of the hardstanding will have had an effect on the rooting activity from this tree. Additionally at this distance from the tree it is anticipated that there will be few (if any) roots from T13 over 20 mm diameter here (Biddle 'Tree Root Damage to Buildings' Volume 1). Fibrous roots may be present. The potential incursion is mitigated by the removal of the existing access driveway within 30% of the RPA and the formation of this area into the landscape area of the site. It is noted that – as discussed in BS 5837:2012 – there are soil volumes contiguous with the RPA of this tree which it can exploit. The 12% incursion could therefore be considered as insignificant to the long term viability of this tree.

- 6.31 However this is a prominent (offsite) tree within this part of the site and its retention is seen as an important element within the site development. To achieve this it is recommended that further site investigations (in the form of exploratory trial trenches) are undertaken to determine root activity. This would guide the foundation design of the adjacent buildings. If

relevant the final design of the foundations would ensure that as much rooting material as possible from this tree is retained and gaseous exchange and water percolation to roots can still occur. A methodology for the site investigations and the design of the foundations is set out in the Arboricultural Method Statement.

#### **6.32 Construction Activity**

Uncontrolled construction activity could lead to direct or indirect damage to trees - both above and below ground. Therefore, Tree Protection Fencing is proposed within the Arboricultural Method Statement to restrict and control construction activity and protect retained trees during the works.

- 6.33 Activity associated with the operation of the site during the development will take place within the RPAs of T3-T5, T11, T13 and G3. This may involve vehicular movements, contractors parking or the storage of materials or pedestrian movements and/or the erection of scaffolding. It is proposed that specific and suitable Ground Protection Measures are used during the development to protect the soil and rooting areas of these trees. This will include the retention of existing hardstanding. These measures are set out within the Arboricultural Method Statement.

#### **6.34 Canopy Spreads and Presence of Trees**

The canopies of trees are outside the footprint of the existing and proposed buildings. However, tree works may be required to lift canopies above the existing access to accommodate contractor's vehicles and above the covered walkway to facilitate the refurbishment of this structure. If required these works would be minor and insignificant to the long-term viability and amenity value of these trees. The proposals would be anticipated to be to a maximum of 1.0 m.

- 6.35 The canopies of Aspens (T11 and T13) – see Photograph E - are over the garden areas of the enabling development. It is proposed to prune these canopies back to create a harmonious relationship between the trees and the garden area. The trees would be selectively pruned by approximately 4.0 m to the western aspect leaving a branch spread of 5.0-6.0 m to this aspect. The canopies of the trees would be shaped to create a flowing and natural form. These works are considered to be minor and insignificant within the current structure and condition of the trees. These works will not affect the long term viability and amenity value of these trees.

6.36 All proposed pruning works would follow guidance set out in the relevant British Standard (BS 3998:2010 - 'Tree work - Recommendations') and will be carried out by a qualified tree surgeon/arboricultural contractor to ensure that the health, amenity and viability of the trees is maintained. All Arboricultural works should also comply with relevant bio-security measures – such as those set out in the Arboricultural Associations position statement 'Biosecurity in Arboriculture and Urban Forestry'. Initial tree works are specified in the Arboricultural Method Statement.



Photograph H – Showing the canopies of trees along the eastern boundary (2018).

### **6.37 Shading**

The site is relatively open to the south and there is a significant separation between the main building and retained trees. Once the pruning of Aspens (T11 and T13) has taken place then there will be a harmonious and sustainable relationship between the enabling development and these trees. Overall, there will be a pattern of light and shade across the site which is common where trees form an important element in a sites character. However, the trees will not be dominant or overbearing which would lead to future pressure to prune or fell trees.

### **6.38 Levels**

No ground level changes are currently proposed or should take place within the RPAs of retained trees except any discussed and assessed within this report.

### **6.39 Herbicides and Pesticides**

The use of herbicides and pesticides is not proposed within the RPAs of retained trees as part of this application. Should this change then chemicals will be specified which will not have an impact on retained trees.

### **6.40 Utility Routes**

The exact location of services is not confirmed at this stage. However, it is assumed that service runs will enter the site through the existing site access and that existing service runs will be used and updated as required. It is essential that early design coordination and discussions are undertaken to ensure that the proposed utility layout does not have a negative impact on trees to be retained. However, if required specialised techniques – such as those set out in '*NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*' 2007 National Joint Utilities Group (NJUG) Volume No. 4: No. 1 – will be used. The situation regarding utility routes will need to be confirmed as part of conditions for a Planning Approval.

### **6.41 Temporary Site Buildings and Storage of Materials and Plant**

Poor placement of temporary site buildings (including latrines), contractors parking, materials and plant can lead to direct damage to retained trees or indirect damage such as through the compaction of soils. The layout and operation of the site has therefore been considered and planned at this early stage to reduce or prevent any potential and

significant damage to retained trees. This includes the erection of Tree Protective Fencing and use of Ground Protection Measures as set out above and in the Arboricultural Method Statement.

#### **6.42 Erection of Boundary Treatments**

Boundary treatments (fencing) are proposed to define and secure the garden plots to the enabling development. This will take place predominately within the area of the existing access driveway. This is assessed to be a minor incursion but care must be undertaken during this process to ensure that these trees are not damaged. A specification for the installation of this fencing is set out in the Arboricultural Method Statement. This will set out how these boundary treatments will be installed without damaging retained trees.

#### **6.43 End Use of the Proposal**

The proposals will have a residential use at the end of the project.

### **7.0 Recommendations**

- 7.1 All tree works – removal and pruning - should be undertaken prior to the start of the relevant part of the Construction Phase.
- 7.2 Existing trees can be easily damaged directly through root severance and, inadvertently, through soil compaction which disrupts the soil structure causing asphyxiation of roots and subsequent root dysfunction. Spillage of toxic materials can also cause root death. Protection for trees selected for retention is essential to ensure they are not affected by the development.
- 7.3 Specifications for the protection of trees are proposed in the Arboricultural Method Statement. These include the use of Tree Protection Fencing and Ground Protection Measures and should be implemented to prevent, or limit, any significant damage to the roots of trees. Protective fencing should be erected as shown on the Tree Protection Plan.
- 7.4 The phasing of the operations should follow that set out in the Arboricultural Method Statement to ensure that the protection of trees is prioritised.
- 7.5 The location and siting of all utilities should be outside of the RPAs of retained trees as enforced on site. If incursions within RPAs are unavoidable then specialised installation techniques will need to be agreed with an Arboriculturist before proceeding.

- 7.6 An Arboriculturist should be the main contact with the Local Authority Tree Officer and notify them of the proposed schedule prior to work commencing on site.



Photograph I – Looking west towards Ash (T5) and G3). Some of the fly tipping within the site is visible.

# David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited

David Clarke BSc (Hons) PD Arb (RFS) M Arbor A CMLI

## ARBORICULTURAL METHOD STATEMENT

In relation to a Planning Application

at:

The Node Court, Drivers End Lane,  
Codicote, Hertfordshire, SG4 8TR.

**Compiled by:**

David Clarke

BSc (Hons) Land Man, PD ARB (RFS) CMLI, M Arbor A

January 2023

Offices in Hertfordshire and Warwickshire

Head Office:

Willowbrook House

Church Lane

Fillongley

CV7 8EW

Telephone: (07775) 650 835 or (01676) 541 833

e:mail: [info@dccla.co.uk](mailto:info@dccla.co.uk)

## **8.0 General**

- 8.1 This document sets out the methodologies for proposed works that affect trees on, and adjacent to, the site. These follow the granting of Planning Permission by the Local Planning Authority. Compliance with this (and subsequent) method statement(s) will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available for inspection on site. The developer will inform the local planning authority if the arboricultural consultant is replaced. This method statement should be read in conjunction with Tree Protection Plan (TPP/NCDELCH/010 B).

## **9.0 Phasing of the Works**

- 9.1 The works are proposed to be undertaken in the following phases:

- Pre-Development Works  
Undertake Pre-Development Tree Works – removal of trees and crown lifting or selective pruning of canopies - prior to the commencement of the relevant part of the Construction Phase. Any alterations to the proposed schedule of works will be agreed with the Local Planning Authority before proceeding.
- Undertake further site investigations to establish if root spread from Aspen (T13) is within the footprint of the enabling development. Use this information to confirm final foundation design of enabling development with structural engineer and confirm that this is acceptable in relation to the retention of the trees along the eastern boundary. Confirm specification is acceptable to the Local Planning Authority.
- Confirm weight loadings that will be required to enter the site during the development. Subsequently confirm if existing hardstanding is suitable as Ground Protection Measures or if additional materials need to be laid.
- Consider installing 'no dig' surfacing within the RPAs of Willow (T4), Ash (T5), Willow (T8) and G3 at this stage.

- Confirm temporary site structures, contractors parking and storage areas can be accommodated outside the Construction Exclusion Zones or on Ground Protection Measures prior to start of the site development. Ensure these are located so that they do not have to be relocated during the development – or that any change is minimal - thereby avoiding unnecessary vehicle movements on site.
- Initiate early design coordination and discussions to ensure that the proposed utility layout does not have a negative impact on trees to be retained. These should be undertaken well in advance of construction work commencing on site. To confirm and agree layout and specification for utility runs with project Arboriculturist.
- Construction Phase  
Installation of Tree Protection Fencing prior to the Construction Phase. Retain existing hardstanding and install additional Ground Protection Measures if required.
- Place temporary site structures - such as latrines – contractors parking and storage areas outside the Construction Exclusion Zones. Ensure these are located so that they do not have to be relocated during the Construction Phase thereby avoiding unnecessary vehicle movements on site.
- Commence Construction Phase
- Undertake regular monitoring of the Tree Protection Measures to ensure they remain fit for the purpose of preventing unnecessary damage to trees. Should any unforeseen damage occur then this should be reported to the Local Planning Authority. Remedial tree surgery should be undertaken at the earliest opportunity as approved by a competent and qualified Arboriculturist.
- Completion of Construction Phase and removal of any temporary site structures.
- Removal of Tree Protection Fencing and any Ground Protection Measures. Remove any hardstanding that has been retained as ground protection measures.
- Landscaping of the site including planting of trees, refurbishment or installation of hardstanding – including ‘no dig’ surfacing if not already installed - and erection of boundary treatments.

- It is advisable to carry out a further tree survey to identify any remedial trees surgery that may be required following the completion of the development. This will include any changes in the condition of the trees that may have occurred from the original survey.

9.2 It is noted that some phases of the work may overlap. For instance some landscaping of the site may occur whilst Tree Protection Measures are still in place.

## **10.0 Construction Site Access**

10.1 The access for construction site vehicles and contractors will follow the Designated Access Route which is from Drivers End Lane. This is within the RPAs of trees. Therefore, ground protection or other measures are required as part of this element of the development (see 'Ground Protection Measures' below).

## **11.0 Pre-Development Tree Works**

### **11.1 (i) Crown Lifting – Various Trees**

Where required it is proposed to crown lift trees by approximately 1.0 m over the existing driveway access and the covered walkway. These works will be undertaken before the start of the relevant part of the Construction Phase to avoid any potential conflict with contractors. This will ensure an adequate and harmonious separation between the tree canopies and the proposals.

11.2 Crown lifting will not result in the removal of more than 15% of the live crown height and the remaining live crown will make up at least two-thirds of the height of the tree. It will involve the removal of secondary branches or branch shortening rather than removal of branches back to the stem. The amount of material to be removed and the diameter(s) of the pruning cut(s) will be the minimum required for the purpose.

### **11.3 (ii) Selective Pruning – Aspens (T11 and T13)**

It is proposed to selectively prune the canopies of these trees by up to 4.0 m to the western aspect to create a harmonious separation between the canopies and the garden areas of the enabling development. This will leave a canopy spread to this aspect of 5.0-6.0 m. The canopies will be shaped and balanced to create a natural and

flowing form. These works will be undertaken before the start of the construction of the enabling development to avoid any potential conflict with contractors during the work. This separation will be maintained in the future.

- 11.4 Selective pruning of this tree will involve the removal of secondary branches or branch shortening rather than removal of branches back to the main stem. The amount of material to be removed and the diameter(s) of the pruning cut(s) will be the minimum required for the purpose.
- 11.5 All proposed pruning works would follow guidance set out in the relevant British Standard (BS 3998:2010 - 'Tree work - Recommendations') and will be carried out by a qualified tree surgeon/arboricultural contractor to ensure that the health, amenity and viability of the trees is maintained. All Arboricultural works should also comply with relevant bio-security measures – such as those set out in the Arboricultural Associations position statement 'Biosecurity in Arboriculture and Urban Forestry'. Initial tree works are specified in the Arboricultural Method Statement.

## **12.0 Tree Protective Fencing**

- 12.1 Root Protection Areas (RPAs) are the minimum areas (in m<sup>2</sup>) which should be left undisturbed around each retained tree as Construction Exclusion Zones. These areas have been calculated as part of the Arboricultural Survey. The protective distances where possible will be enforced by the use of robust protective fencing as outlined in BS 5837: 2012. The fencing will be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the trees.
- 12.2 In this instance it is proposed to use the following methods:
- 2.0 m high metal mesh panels supported on rubber blocks filled with high density concrete. Examples would include Heras fencing (See Photograph J below). The panels will be joined together using a minimum of two anti-tamper couplers to prevent access except for maintenance operations. The distance between the fence couplers will be at least 1.0 m and they will be uniform throughout the fence. Where space does not allow for a full panel to be erected then panels may overlap each other to fill a gap. The panels will be supported on the inner side by stabilizer struts – where required (i.e. due to the hardstanding within the site) these will be attached

to the rubber blocks. 'Dust' netting will be fixed to the fencing to prevent airborne material generated during the site development from coating the leaves of trunks of trees.

12.3 The exact composition of the soil is unknown. Clay soil, for instance, compacts very easily when wet, so it is essential that fenced areas remain undisturbed before and during construction to prevent root asphyxiation.

12.4 Laminated site warning signs will be attached to the fencing. These signs will state:

**'CONSTRUCTION EXCLUSION ZONE – NO ACCESS**

*No storage of materials or use of machinery should take place within this area. These fences should remain intact unless under instruction from the site foreman following consultation with an Arborist.'*



Photograph J – Example of Heras Tree Protective Fencing

- 12.5 Tree Protection Fencing will be erected to protect retained trees before any vehicles or pedestrians enter the site in connection with the Construction Phase. The position of the fencing is shown on Tree Protection Plan (TPP/NCDELCH/010 B). Fencing will not be removed or relocated – unless to allow for Grounds Maintenance Operations - until the main Construction Phase is complete. It will then be removed to allow for the removal of hardstanding and the landscaping of the site.

**13.0 Ground Protection Measures including installation of 'No Dig' Surfacing**

- 13.1 Vehicular Movements, contractors parking or the storage of materials and pedestrian movements and/or the erection of scaffolding may occur within the RPAs of retained trees. The protective fencing specified will be erected as shown on Tree Protection Plan (TPP/NCDELCH/010 B) as part of the Construction Phase.
- 13.2 The existing hardstanding will be assessed to confirm if it is suitable to act as Ground Protection Measures during the site development. These measures must protect the underlying soil structure and prevent potential root damage during construction activity. At this stage the hardstanding appears to be intact with no sign of deformation or collapse and should therefore be suitable to be used during the development. However if these are assessed not to be suitable then the structure of this temporary protection measures will be designed to avoid localised compaction, by evenly distributing any carried weight over the surface. If required, the following additional measures will be used.
- 13.3 (i) Site Access and Vehicular Movements, Contractors Parking or Storage of Materials  
It is assumed that the maximum weight loading entering the site and using the existing access driveway will be over 2t gross and contractors parking areas and/or storage of materials will be less than 2t gross weight. This will be confirmed prior to the start of the project.
- for pedestrian-operated machinery up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (150 mm depth of woodchip), laid onto a geotextile membrane will be used.

- For vehicles with a loaded gross weight over 2 t a geotextile membrane under a geogrid with an overlying aggregate sub-base is proposed. This would need to be agreed by the Arboriculturist and/or the Local Authority before proceeding.

13.4 (ii) 'No Dig' Surfacing – Willow (T4), Ash (T5), Willow (T8) and G3

This will either be laid prior to the start of the Construction Phase or once the main construction works are complete – replacing any temporary Ground Protection Measures. A Terram 1000 geotextile membrane and a 150mm deep Erocell 25/15 Geocell containment grid with resin bound gravel on top (to a total depth of approximately 215 mm) would be a suitable solution for the car parking spaces. The final design will be confirmed as part of Planning Conditions for any Planning Approval. The surface will therefore have a limited impact upon retained trees.

- 13.5 The surfaces would be constructed from outside the RPAs using the laid surfacing for support to prevent damage to RPAs during the works. The 'no dig' approach may continue outside the RPAs of retained trees or revert to a standard construction. This will, in part, depend on levels within the site. Care will be taken during the works to prevent compaction of soils and therefore to ensure that roots are not damaged.

13.6 (iii) Pedestrian Use and Erection of Scaffolding (Willow (T3) and Ash (T5), Aspen T11 and T13))

- 13.7 • For scaffolding areas a single thickness of scaffold boards placed on top of a driven scaffold frame, so as to form a suspended walkway, will be used.
- 13.8 • For pedestrian use either concrete laid on a suitable geo-textile layer or inter-linked ground protection boards placed on top of a compression-resistant layer (150 mm depth of woodchip), laid onto a geotextile membrane will be used.
- 13.9 The Ground Protection Measures will be in place prior to any vehicle or pedestrian entering the site in connection with the relevant part of the Construction Phase. These measures will only be removed once that part of the Construction Phase is complete and vehicle and pedestrian movements connected with that phase of the site development have ceased.

## **14.0 Foundation Design – Aspen (T13)**

- 14.1 As set out in the AIA there are constraints on root growth from T13 due to hardstanding to the west of the tree. This is in the area of the enabling development which is approximately 10.0 m from the tree. Due to these constraints it is considered that root activity from T13 will be limited – or prevented – in this area. However due to the localised prominence of the tree this will be proved by undertaking Further Site Investigations – see below. These will guide the design of the foundations for this building – either a standard (trench) or specialised foundation will be used.
- 14.2 Further site Investigations  
Trial or exploratory trenches will be hand-dug along the line of the proposed foundations to expose any roots. The existing hardstanding will be carefully broken up and removed. The trenches will be dug to a depth of approximately 600-700 mm which is a reasonable depth to expect roots to be encountered. Care will be taken to ensure that any roots (including root bark) which are present are not damaged. The trial trench will be assessed by an Arboriculturist and the Local Planning Authority Tree Officer could be invited to attend and undertake their own assessment.
- 14.3 If no significant roots (over 25 mm diameter) or root masses (as assessed by an Arboriculturist) are encountered then a standard trench excavation can be used. If roots are encountered but these are not significant (as assessed by an Arboriculturist) then again a standard trench foundation can be used. The roots will be pruned back, preferably to a side branch, using a proprietary cutting tool such as bypass secateur or handsaws. They will be pruned back to just beyond the line of excavation prior to the main excavation works commencing. Excavation of these areas can then be undertaken without damaging any roots to be retained and will limit any potential impact on roots.
- 14.4 If significant roots are encountered then the foundations of this building will need to be designed to accommodate this tree. An initial specification is set out below but this would need to be agreed with a Structural Engineer.
- 14.5 Foundation Design  
As set out in BS 5837 “*Construction within the RPA should accord to the principle that the tree and soil structure take priority.... Soil structure should be preserved at a suitable bulk density for root growth and function .... existing rootable soil retained and roots themselves protected*”.

- 14.6 In this instance a pile and raft foundation may be suitable. On site investigation (including the excavation of trial holes) will be undertaken to determine the optimal location of the piles whilst avoiding damage to roots which may be important to the stability of the tree. Trial holes will be dug using hand held tools to a minimum depth of 600 mm.
- 14.7 The smallest practical pile diameter would be used, as this reduces the possibility of striking major tree roots, and reduces the size of the rig required to sink the piles. A sleeved bored pile or screw pile is proposed to protect the soil and adjacent roots from the potentially toxic effects of uncured concrete.
- 14.8 The raft would be laid at or above ground level, and cantilevered as necessary to avoid tree roots identified by site investigation.
- 14.9 If this is a shrinkable soil, the foundation design should take account of the risk of indirect damage to the structure from subsidence or heave. The floor slabs will be constructed with a ventilated air space between the underside of the slab and the existing soil surface to enable gas exchange and venting through the soil surface.

## **15.0 Removal of Hardstanding**

### **15.1 Removal**

The existing driveway surface within the site will be removed. Part will be formed into the landscaped area of the site and part will be replaced with surfacing. The methodology used here is in case roots are present beneath the surface.

- 15.2 Hand held tools or appropriate equipment will be used (under supervision) to remove the existing hard standing materials within the RPAs of trees. Excavation will be undertaken to existing construction depths and no deeper.
- 15.3 As soon as the existing hard standing is removed measures must be put in place immediately to protect the underlying soil structure and protect roots from direct and indirect damage (such a desiccation). This will mean that the replacement surface or topsoil should be laid immediately the existing top surface and sub-base are removed. Where possible the existing sub-base will be reused. Topsoil, sharp sand or granular

material will be laid to cover any exposed roots (see below). Soils will conform to BS 3882 (2015) - a good quality medium to light loam, free of perennial weeds. Stone content 20% dry weight.

- 15.4 Roots which are exposed, but are to be retained, will be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Prior to backfilling, any Hessian wrapping will be removed and the area de-compacted by 'forking over' the surface using hand held tools or suitable machinery. Retained roots will be surrounded with sharp sand or other loose granular fill, before soil or the replacement surface is placed over the roots. Building sand is not acceptable due to its high salt content which is toxic to roots. This material will be free of contaminants and other foreign objects potentially injurious to tree roots.

#### **16.0 Site Organisation and Storage of Materials and Plant**

- 16.1 During the proposed construction works attention will be paid to the protection and well being of trees. The site will be organised in such a manner so as to minimise the effects of the construction work on trees.
- 16.2 All movements within the RPAs of trees will take place on Ground Protection Measures. All materials and plant to be used during the Construction Phase will be stored outside the enforced tree protection areas or on Ground Protection Measures. The operation of the site will be undertaken within the constraints imposed by the protection of retained trees. Where necessary materials will be brought to site in loads which are applicable to that phase of the works. This will minimise the development footprint within the site.
- 16.3 All toxic substances such as oils, bitumen's and residues from concrete mixing will be retained by effective catchment areas. No toxic material will be discharged within 10 m of a tree stem. No fires will be lit within 10 m of a tree stem.
- 16.4 All access onto and from the site will be via the Designated Access Route. All contractors parking, temporary latrines and any other temporary structures will be outside the Construction Exclusion Zones.

## **17.0 Tree Protection and Utilities**

- 17.1 The exact location of services is not known at this stage. However it is assumed that existing service runs to the site will be used and that these will not have any additional impact on trees. The situation regarding utility routes will need to be confirmed as part of conditions for a Planning Approval.

## **18.0 Landscape Proposals Including Erection of Boundary Treatments**

- 18.1 Any landscaping will avoid soil re-grading and unnecessary disturbance within the RPAs of retained trees. Any ground works, such as planting of trees or shrubs or the spreading of top soil, within the RPAs of retained trees will be undertaken using hand held tools.
- 18.2 New Boundary Treatments  
New fencing may be erected as part of the proposed development to form a secure garden boundary.
- 18.3 Care will be taken when digging new holes and these will be undertaken by hand within these RPAs. Where roots larger than 25 mm are encountered the post hole (where possible) will be moved to ensure the roots are not affected. Where it is not possible to move the post hole roots larger than 25 mm will only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability. Roots smaller than 25 mm may be pruned back to create a clean cut, preferably to a side branch, using a proprietary cutting tool such as bypass secateur or handsaws.
- 18.4 Roots which are exposed, but are to be retained, will be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Prior to backfilling, any Hessian wrapping will be removed and retained roots should be surrounded with sharp sand or other loose granular fill, before soil or other material is placed over the roots. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.
- 18.5 At this point it is recommended that fencing is erected at the end of the Construction Phase when the majority of construction works have occurred. Tree Protection Fencing will be removed whilst this element of the work is carried out.

## 19.0 **Conclusion**

- 19.1 The application is for the *`Conversion of Node Court to 9 no. dwellings, construction of 2no. gatehouses and 6 terraced dwelling houses together with associated car parking, landscaping and boundary treatment`*. Additionally, a Listed Building Consent application is for the *`External and internal alterations to facilitate the restoration and conversion of Node Court to provide 9 no. dwellings`*.
- 19.2 Of the trees within this report 1 no. individual tree (Sorbus T1) is recommended for removal irrespective of this Planning Application. This tree has limited life expectancy. The fire to the rear of the site has damaged trees within G5 which are growing closely together. These trees should be assessed and monitored to confirm which trees can be retained within the ongoing use of the site. Some trees may need to be removed if they are exposed to *`wind throw`* by the removal of adjacent trees. At this stage it is assessed that up to 12 no. trees will be removed. Trees may be retained as a standing deadwood resource if there is no risk to users of the site. Alternatively, trees could be felled and cut up to form log piles which can be stacked on site to be utilised by wildlife.
- 19.3 Of the trees within this report 4 no. individual trees (T2, T9, T14 and T15) and 4 no. groups of trees (G1, G2, G7 and G8) will need to be removed, or are proposed to be removed, as part of the implementation of the development.
- 19.4 Cypress (T9), Hawthorn (T14) and trees within G1 and G7 are low quality or unremarkable *`C`* Category trees as set out in BS 5837:2012. The majority of these trees are set back within the site and are screened by existing vegetation. They are not readily visible to the general public. G1 are located to the site frontage but are relatively small trees and are not readily visible within the wider landscape.
- 19.5 Spruce (T2) is a relatively young, developing *`A`* Category tree, Cherry (T15), G2 and G8 are moderate quality *`B`* Category trees. These have some value within the site but cannot be retained within the proposed site layout.
- T2 and G2 are visible locally to users of Drivers End Lane but not readily visible within the wider landscape.
  - T15 and G8 are medium sized trees which are not readily visible to the general public due to their position within the centre of the site and intervening vegetation.

This application proposes additional enabling dwellings due to the escalating costs and further deterioration of Node Court, additional floor space is required to assist with the commercial viability of the restoration. The removal of these trees is required to allow for the introduction of a dwelling, a car parking area and the widening of the existing driveway access to allow for use by emergency vehicles. These are which are integral to the operation of the site and the subsequent restoration of the listed building.

- 19.6 It is proposed to mitigate for the removal of these trees through the planting of trees which will have long term amenity value and viability as well as offering benefits to wildlife. The species proposed are included on Landscape Plan (LP/NCDELCH) which is submitted with this planning application. The replacement species include English Oak (*Quercus robur*), Rowan (*Sorbus aucuparia*), Birch (*Betula* spp) and Tulip Tree (*Liriodendron tulipifera*). They will form part of an attractive and integrated landscape scheme which will enhance the setting of the Listed Building and the site in general.
- 19.7 It is therefore assessed that the removal and replacement of trees as part of the proposals will mean that the site development will not have a long term or significant impact on the visual amenity of the local area or its enjoyment by the general public given the overall restoration of the site. It is not so significant that it would lead to the refusal of Planning Permission.
- 19.8 There will be incursions within the RPAs and canopy spreads of trees as part of the development of the site. These include for construction of the enabling development, site access, construction activity and the removal and installation of hardstanding. Overall, the incursions within the RPAs have been assessed within the Arboricultural Impact Assessment to either have a minimal and insignificant impact on retained trees or can be reduced to an insignificant level through the design of the site or the use of relevant construction techniques. These are set out within the Arboricultural Method Statement. These will ensure that the development will be completed without having any undue impact on retained trees.
- 19.9 Trees will be protected during the Construction Phase. This report sets out how retained trees are an important part of the development of the site and how protection and retention of trees will be achieved. The effect on trees from the proposals will be minimal given the proposed site layout and conditions and providing that the Arboricultural Method Statement is implemented.

19. The development is therefore acceptable in arboricultural terms and should receive  
10 planning consent.



Photograph K – Showing the condition of the Listed Building.

# Appendix A

## Arboricultural Survey

The Node Court, Drivers End Lane, Codicote,  
Hertfordshire, SG4 8TR.

### 1.0 Introduction

- 1.1 I visited the application site in November 2018 to inspect trees in relation to a previous Planning Application on the site. A further survey was undertaken in September 2022 in relation to this current Planning Application. These trees are within the area of the proposed development and may potentially have some significance to the proposed development. The survey includes the species, size, position and condition of these trees. A full list and description of Survey Terms is given below. The position of these trees has been noted on the accompanying Tree Protection Plan.
- 1.2 This survey has been prepared following guidance set out in BS 5837: 2012 'Trees in relation to design, demolition and construction. Recommendations'. It seeks to offer guidance in relation to planning application discussions or designs for the site. As suggested by BS5837: 2012 all trees with a stem diameter of less than 75 mm at 1.5 m above ground level were excluded from the survey.

### 2.0 Description of Survey Terms

- 2.1 **Tree Reference Number** is the number allocated as part of this Arboricultural Survey. This may be different from other surveys undertaken on the site and the tree may, or may not, be tagged on site.
- 2.2 **Height** of the tree is measured in metres to the centre of the crown or the highest point of the tree. There is a tolerance of plus or minus 1.0 m.
- 2.3 **Crown Spread** is taken at compass points N, E, S and W from the centre of the tree stem. This is to the nearest 0.5 m. Where tree canopies spread off-site then estimations (est) have been made. With regard to groups the average canopy spread is given. Where individuals within the group are significantly different from this these are shown on the plan and the maximum spread stated within the report.

- 2.4 **Stem Diameters** are taken at 1.5 m above ground level unless otherwise stated. Where measurements of trunk diameter are not possible then estimations (est) have been made. This may be due to ivy on the trunk or where trees are not on the application site. The annotation ms refers to multi-stemmed trees.
- 2.5 **Root Protection Areas** (RPAs) are calculated from stem diameter measurements as set out in BS5837: 2012 'Trees in relation to design, demolition and construction. Recommendations'. RPAs are the areas (in m<sup>2</sup>) around each retained tree which contain sufficient rooting volume to ensure the survival of the tree. The area will normally be represented on a plan as a circle or polygon. If shown as a circle the **Radius of Root Protection Area Zone** is included.
- 2.6 **Age Class** - A young tree (Y) is within its first 1/3<sup>rd</sup> of life expectancy. A middle aged tree (MA) is within its second 1/3<sup>rd</sup> of life expectancy and a mature tree (M) is within its final third of life expectancy. An Over Mature tree (OM) is beyond its average life expectancy and a Veteran (V) is usually beyond the typical age range for the species but of biological, cultural or aesthetic value.
- 2.7 **Physiological and Structural Condition** - Trees in a Good Physiological or Structural Condition have no visible problems or significant defects. Those in a Fair Condition have remedial symptoms or defects or where these symptoms or defects are not remedial but will not affect the **Estimate Remaining Useful Contribution** and those in a Poor Condition have defects which are not remedial and removal of the tree should be considered.
- 2.8 **Comments** give a description of the tree including its general form, description of any physical defects, disease or decay and other appropriate details based on the health, vitality and overall structural integrity. It also includes the environment in which the tree is growing.  
**Recommendations** for the management of the tree or group will be given where required. Any proposals for removal of trees will need to be agreed with the tree owner.
- 2.9 A tree of good form has a shape that is typical of the species or has amenity in its own right. A tree with moderate form has been affected by its environment and is not typical of the species and has limited amenity value on its own right though it may have a collective amenity with adjacent trees. A tree with poor form has low quality and may also have structural defects which will affect its long term retention. **Canopy height above ground level** is given where this is applicable.
- 2.10 **Estimated Remaining Useful Contribution** is the estimated number of years that the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age, physiological and structural condition and its current location or environment. This assumes that there will be no changes within its immediate environment.

- 2.11 **Category Grading** - trees have been categorised in accordance with the cascade chart set out within BS5837: 2012 'Trees in relation to design, demolition and construction. Recommendations'.
- 2.12 The trees inspected as part of this report were inspected from the ground only and were not climbed. No samples of wood, roots, soils or fungus were taken for analysis. Observations of the trees were confined to what was visible from within the site and surrounding public places. A full hazard risk assessment of the trees was not undertaken.



Photograph L – Showing Spruce (T2) to the site frontage (2018).

# Tree Schedule

| Tree Ref No. | Species<br>Common Name<br>(Scientific Name)                | Height (m) | Stem Diameter (mm)<br><b>Root Protection Area (m<sup>2</sup>)</b> | Radius of Root Protection Area zone (m) | Branch Spread (m)                                   | Age Class | Physiological/ structural Condition | Comments<br><br>● Preliminary Management Recommendations within Current Environment                                                                                                                                                                                                                                                                       | Estimated Remaining Useful Contribution (years) | Category Grading |
|--------------|------------------------------------------------------------|------------|-------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------|-----------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------|
| T1           | Sorbus spp                                                 | 8          | 260<br><b>30.6</b>                                                | 3.1                                     | N – 4.0<br>E – 5.0<br>S – 3.0<br>W – 3.5            | MA        | Good/Good                           | Predominately dead.<br><br>• Recommend removal and replacement with suitable species. The tree could be felled and retained on site as a dead wood resource.                                                                                                                                                                                              | Less than 10                                    | U                |
| T2           | Blue Spruce (Picea spp)                                    | 12         | 400 est<br><b>72.4</b>                                            | 4.8                                     | N – 3.5<br>E – 3.5<br>S – 3.5<br>W – 3.5<br>all est | MA        | Good/Good                           | Tree of good form. Developing. Relatively prominent to the site frontage. Elder growing within canopy spread. Canopy to ground level at lowest point.<br><br>• Remove Elder growing within canopy spread as this affects the integrity of the form of the tree.                                                                                           | 40+                                             | A1               |
| T3           | Golden Weeping Willow (Salix x sepulcralis var chrysocoma) | 12         | 620<br><b>173.9</b>                                               | 7.4                                     | N – 5.0<br>E – 4.5<br>S – 4.5<br>W – 7.0            | M         | Good/Good                           | Crown weighted to west over pond. Some dieback within crown to North. Previously pruned including large limb (approx. 300 mm diameter) removed to west. Canopy to below 1.0 m above ground level at lowest point.<br><br>• No preliminary management recommendations at time of survey.                                                                   | 20+                                             | B1               |
| T4           | Golden Weeping Willow (Salix x sepulcralis var chrysocoma) | 14         | 490<br><b>108.6</b>                                               | 5.9                                     | N – 6.0<br>E – 5.0<br>S – 4.5<br>W – 8.0            | MA        | Good/Fair                           | Lower end of 'B' Category. Previously pruned and pollarded to around 9.0 m with significant re-growth above this. First significant branch at 2.0 m above ground level at lowest point (to south). Canopy to below 1.0 m above ground level at lowest point.<br><br>• Recommend re-pollarding of tree to maintain structural integrity of pollard points. | 20+                                             | B1               |

|    |                                                            |    |                          |      |                                                     |    |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |       |
|----|------------------------------------------------------------|----|--------------------------|------|-----------------------------------------------------|----|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|
| T5 | Common Ash<br>(Fraxinus excelsior)                         | 14 | 1100 est<br><b>547.5</b> | 13.2 | N – 8.0<br>E – 7.5<br>S – 7.5<br>W – 8.0<br>all est | M  | Good/Good | Mature tree growing to site boundary. Ivy growing to trunk – full inspection of tree not possible. Pipe installed adjacent to tree – unknown function. A fungal fruiting body was seen to the base of the tree in 2018. This was initially identified as Polyporus squamosus (Dryads Saddle). The fruiting body was not present during the 2022 survey. Previously pruned/reduced. There is a rot hole/Woodpecker hole to the east side of the trunk. Canopy to 3.0 m above ground level at lowest point (to east).<br><br>• Confirm identification of fungus, monitor impact of fungus to base of tree and manage tree accordingly. | 20+ | B2/B3 |
| T6 | Gleditsia triacanthos<br>‘Sunburst’                        | 6  | 150<br><b>10.2</b>       | 1.8  | N – 3.0<br>E – 3.5<br>S – 3.0<br>W – 3.0<br>all est | Y  | Good/Fair | Tree of moderate form growing to site boundary. Crown weighted to east. Canopy to 2.0 m above ground level over the application site.<br><br>• No preliminary management recommendations at time of survey.                                                                                                                                                                                                                                                                                                                                                                                                                          | 10+ | C1    |
| T7 | Dawn Redwood<br>(Metasequoia glyptostroboides)             | 14 | 350 est<br><b>55.4</b>   | 4.2  | N – 4.5<br>E – 5.0<br>S – 4.0<br>W – 4.0<br>all est | MA | Fair/Good | Tree growing adjacent to a group of trees. Long lateral branch to north. Fire damage to tree. Lower ‘B’ Category tree due to fire damage.<br><br>• Monitor condition of tree and assess long term impact (if any) arising from the fire damage.                                                                                                                                                                                                                                                                                                                                                                                      | 20+ | B2    |
| T8 | Golden Weeping Willow (Salix x sepulcralis var chrysocoma) | 14 | 580<br><b>152.2</b>      | 7.0  | N – 7.5<br>E – 6.5<br>S – 6.0<br>W – 7.0            | MA | Good/Fair | Some dead wood stubs in the crown. Damage in crown. Fungal fruiting body to 1 no. branch - initially identified as Phellinus ignarius. Some close branches within the crown may be rubbing. Canopy to below 1.0 m above ground level at the lowest point.<br><br>• Confirm identification of fungus, monitor impact of fungus to base of tree and manage tree accordingly. Remove any rubbing branches within the crown where this will not affect the long-term structural integrity of the tree. Remove damaged branches.                                                                                                          | 20+ | B2    |
| T9 | Lawson Cypress<br>(Chamaecyparis lawsoniana)               | 12 | 650<br><b>191.2</b>      | 7.8  | N – 4.5<br>E – 4.5<br>S – 4.5<br>W – 5.0            | M  | Fair/Fair | Damage in crown. Branches recently removed to north-east. Canopy to ground level.<br><br>• Monitor condition of tree in relation to damage within the crown. Remove any damaged branches.                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10+ | C1    |

|     |                                                                    |    |                                                    |      |                                                       |    |           |                                                                                                                                                                                                                                                                                         |     |    |
|-----|--------------------------------------------------------------------|----|----------------------------------------------------|------|-------------------------------------------------------|----|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| T10 | Common Hawthorn (Crataegus monogyna)                               | 6  | 268 est (5 x 120 mm diameter stems)<br><b>32.5</b> | 3.2  | N – 3.0<br>E – 3.0<br>S – 3.0<br>W – 3.5<br>all est   | MA | Fair/Fair | Growing to corner of the site. Climber growing through the crown. Full inspection of the tree not possible. Previously pruned above the existing car park area.<br><br>• No preliminary management recommendations at time of survey.                                                   | 10+ | C1 |
| T11 | Aspen (Populus tremula)                                            | 14 | 750<br><b>254.5</b>                                | 9.0  | N – 9.0<br>E – 8.0<br>S – 10.0<br>W – 9.0<br>all est  | M  | Good/Good | Offsite tree – full inspection of tree not possible. Damaged limb to west. Some fire damage to tree. Some dieback to south side of the tree. Canopy to 2.0 m above access driveway.<br><br>• Prune damaged branch back to sound wood. Monitor condition of tree and manage accordingly. | 20+ | B2 |
| T12 | Horse Chestnut (Aesculus hippocastanum)                            | 12 | 350 est<br><b>55.4</b>                             | 4.2  | N – 5.5<br>E – 5.0<br>S – 5.5<br>W – 4.0<br>all est   | MA | Fair/Fair | Offsite tree – full inspection of tree not possible.<br><br>• No preliminary management recommendations at time of survey.                                                                                                                                                              | 10+ | C2 |
| T13 | Aspen (Populus tremula)                                            | 14 | 1200<br><b>651.5</b>                               | 14.4 | N – 10.0<br>E – 8.0<br>S – 7.0<br>W – 10.0<br>all est | M  | Good/Good | Offsite tree – full inspection of tree not possible. Previously pruned. Canopy to 1.5 m above access driveway.<br><br>• Prune damaged branch back to sound wood.                                                                                                                        | 20+ | B2 |
| T14 | Broad-Leaved Cockspur Hawthorn (Crataegus persimilis 'Prunifolia') | 8  | 240<br><b>26.1</b>                                 | 2.9  | N – 4.5<br>E – 3.0<br>S – 3.0<br>W – 3.0              | MA | Good/Good | Crown weighted to north. Previously pruned.<br><br>• No preliminary management recommendations at time of survey.                                                                                                                                                                       | 10+ | C1 |
| T15 | Cherry (Prunus spp)                                                | 10 | 510<br><b>117.7</b>                                | 6.1  | N – 6.5<br>E – 6.5<br>S – 5.0<br>W – 6.5              | M  | Good/Good | Tree of good form. Lower 'B' Category tree. Canopy to 1.0 m above ground level at lowest point (to west).<br><br>• No preliminary management recommendations at time of survey.                                                                                                         | 20+ | B2 |

| Tree Ref No. | Species Common Name (Latin Name)                                                                                                  | Height (m) range | Stem Diameter (mm)<br><b>Root Protection Area (m<sup>2</sup>)</b><br><i>Radius of Root Protection Area zone (m)</i> | Branch Spread - min (max) (m)                              | Age Class (general) | Physiological/ Structural Condition (general) | Comments (general)<br>• Preliminary Management Recommendations                                                                                                                                                                                                                                                                                                                                    | Estimated Remaining Useful Contribution (years) | Category Grading |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------|
| G1           | 2 no. Pencil Cedar variant (Juniperus virginiana variant) and 4 no. Sawara Cypress or variant (Chamaecyparis pisifera or variant) | 6-10             | 75 – 250 est<br><b>2.5 – 28.3</b><br>0.9 – 3.0                                                                      | N – 2.0<br>E – 2.0<br>S – 2.0<br>W – 2.0                   | MA                  | Fair/Fair                                     | Trees of mixed form and condition. Growing adjacent to site access amongst shrubs. Some trees are partly collapsed.<br><br>• Monitor condition of trees and manage accordingly.                                                                                                                                                                                                                   | 10+                                             | C2               |
| G2           | 2 no. Lodgepole Pine (Pinus contorta ssp latifolia)                                                                               | 12               | 460 – 500 est<br><b>95.7 – 113.1</b><br>5.5 – 6.0                                                                   | N – 3.0 (6.0)<br>E – 6.5<br>S – 4.5 (6.0)<br>W – 4.5 (5.0) | MA                  | Fair/Fair                                     | Trees of moderate form and condition growing either side of site access driveway. Lower end of 'B' Category. Ivy to trunk of 1 no. tree prevents full inspection of this tree. 1 no. tree is one sided to the south with dead wood stubs over the driveway. Previously pruned. Canopies to over 3.0 m over access driveway.<br><br>• No preliminary management recommendations at time of survey. | 20+                                             | B2               |

|    |                                                                                                                                                                                                                                          |       |                                                |                                                         |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |       |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------|---------------------------------------------------------|------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|
| G3 | 2 no. Common Ash (Fraxinus excelsior), 1 no. Poplar (Populus spp) and 1 no. Lime (Tilia spp)                                                                                                                                             | 10-16 | 470 – 890<br><b>99.9 – 358.4</b><br>5.6 – 10.7 | N – 6.0<br>E – 6.0<br>(8.5)<br>S – 6.0<br>W – 6.0       |      |           | Tipping of garden waste and office/building materials around trees – full inspection of rooting area of the trees is not possible. Ash and Poplar have previously been 'topped'. Some thinning within the canopies. Some dieback present. Canopies over 3.0 m above ground level over application site.<br><br>• Monitor condition trees and manage accordingly. Monitor reduction points of trees and repeat on a regular cycle to maintain structural integrity of these points. Remove tipped materials from around the tree. | 20+ | B2/B3 |
| G4 | Various trees including Holly (Ilex aquifolium), Birch (Betula spp), Common Beech (Fagus sylvatica), Cherry, Prunus spp, Whitebeam (Sorbus aria, Hawthorn (Crataegus spp), Amelanchier spp and Lawson Cypress (Chamaecyparis lawsoniana) | 6-10  | 75 – 320<br><b>2.5 – 45.4</b><br>0.9 – 3.8     | N – 6.0<br>E – 5.0<br>S – 5.0<br>W – 5.0<br>all max est | Y-MA | Fair/Fair | Growing closely together to the site boundary and corner position. Moderate form and condition. Some trees are establishing.<br><br>• No preliminary management recommendations at time of survey.                                                                                                                                                                                                                                                                                                                               | 10+ | C2    |

|    |                                                                                                                                                                                                               |      |                                                   |                                                                  |     |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |      |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------|------------------------------------------------------------------|-----|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------|
| G5 | Various trees including Birch (Betula spp), Leyland Cypress (x Cuprocyparis leylandii), Lawson Cypress (Chamaecyparis lawsoniana), Spruce (Picea spp), Pine (Pinus spp) and Western Red Cedar (Thuja plicata) | 6-14 | 150 – 650 est<br><b>10.2 – 191.2</b><br>1.8 – 7.8 | N – 2.0 (5.0)<br>E – 2.0 (5.0)<br>S – 2.0 (5.0)<br>W – 2.0 (5.0) | Y-M | Fair/Fair | Trees growing closely together. Including a line of Cypress and Thuja which form a hedge or screen around an ancillary building. These have an upright form and the limbs of these trees are rubbing together when moved by windy conditions. Fire damage to trees may have affected the long retention of part of this group.<br><br>• Undertake further and ongoing assessment of trees for fire damage that may require the removal of trees. Monitor trees for any structural damage that may occur from rubbing branches. | Less than 10/10+ | U/C2 |
| G6 | 2 no. Aspen (Populus tremula)                                                                                                                                                                                 | 13   | 300 est<br><b>40.7</b><br>3.6                     | N – 2.5<br>E – 3.5<br>S – 7.0<br>W – 3.5                         | MA  | Good/Fair | Offsite trees – full inspection of trees not possible. Growing or leaning to the south and east due to presence of adjacent mature Aspen to the north.<br><br>• No preliminary management recommendations at time of survey.                                                                                                                                                                                                                                                                                                   | 10+              | C2   |
| G7 | 2 no. Cherry (Prunus spp) and 4 no. Hawthorn (Crataegus spp)                                                                                                                                                  | 6-8  | 160 – 280<br><b>11.6 – 35.5</b><br>1.9 – 3.4      | N – 2.0 (4.0)<br>E – 2.0 (4.0)<br>S – 2.0 (3.0)<br>W – 1.0 (3.0) | Y   | Fair/Fair | Trees growing within a landscaped verge alongside the access driveway. Moderate form. Previously pruned above the driveway.<br><br>• No preliminary management recommendations at time of survey.                                                                                                                                                                                                                                                                                                                              | 10+              | C2   |

|    |                                                                                                    |       |                                                  |                                                      |      |           |                                                                                                                                                                                                                                                                  |     |    |
|----|----------------------------------------------------------------------------------------------------|-------|--------------------------------------------------|------------------------------------------------------|------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| G8 | 3 no. Leyland Cypress (x Cuprocyparis leylandii) and 2 no. Horse Chestnut (Aesculus hippocastanum) | 10-12 | 340 – 680<br><b>52.3 – 209.2</b><br>4.1 – 8.2    | N – 2.0<br>E – 5.5<br>S – 6.0 (7.0)<br>W – 4.5 (6.0) | MA   | Good/Good | Growing alongside existing driveway. Previously pruned. Lower end of 'B' Category. Canopies to 2.0 m above existing access driveway at lowest point but generally to 3.5 m above driveway.<br><br>• No preliminary management recommendations at time of survey. | 20+ | B2 |
| G9 | 2 no. Birch (Betula pendula)                                                                       | 10-12 | 150 – 350 est<br><b>10.2 – 55.4</b><br>1.8 – 4.2 | N – 4.0<br>E – 4.0 est<br>S – 4.5<br>W – 5.5         | Y-MA | Good/Fair | Offsite trees – full inspection of trees not possible.<br><br>• No preliminary management recommendations at time of survey.                                                                                                                                     | 20+ | B2 |