



**Tree Survey & Constraints Plan
In Accordance With BS 5837:2012**

Project No: 11608	Station Road, Ashwell, Baldock, SG7 5LT
Client:	Beck Homes
Date of Report:	14/04/2025

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre
Fornham All Saints, Bury St Edmunds Suffolk. IP28 6JY

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TREE SURVEY & CONSTRAINTS PLAN IN ACCORDANCE WITH BS 5837:2012

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

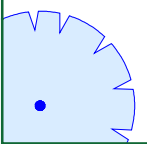
Once the final design is settled it will be necessary to complete an 'Arboricultural Impact Assessment and Preliminary Method Statement' (Prelim TS & AIA) which will form part of the planning application submission. The Prelim TS & AIA will also provide more detailed information regarding tree surgery and pests and diseases etc.

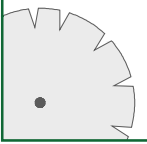
NB: This report is for design guidance only and not sufficient to support a planning application

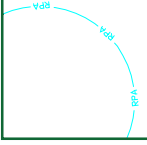
Contents

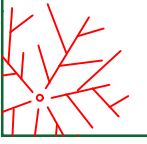
- 1.0 Site Drawing**
- 2.0 Schedule of Trees**
- 3.0 Explanatory Notes**
- 4.0 Statutory Tree Protection**

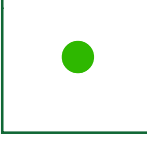
LEGEND

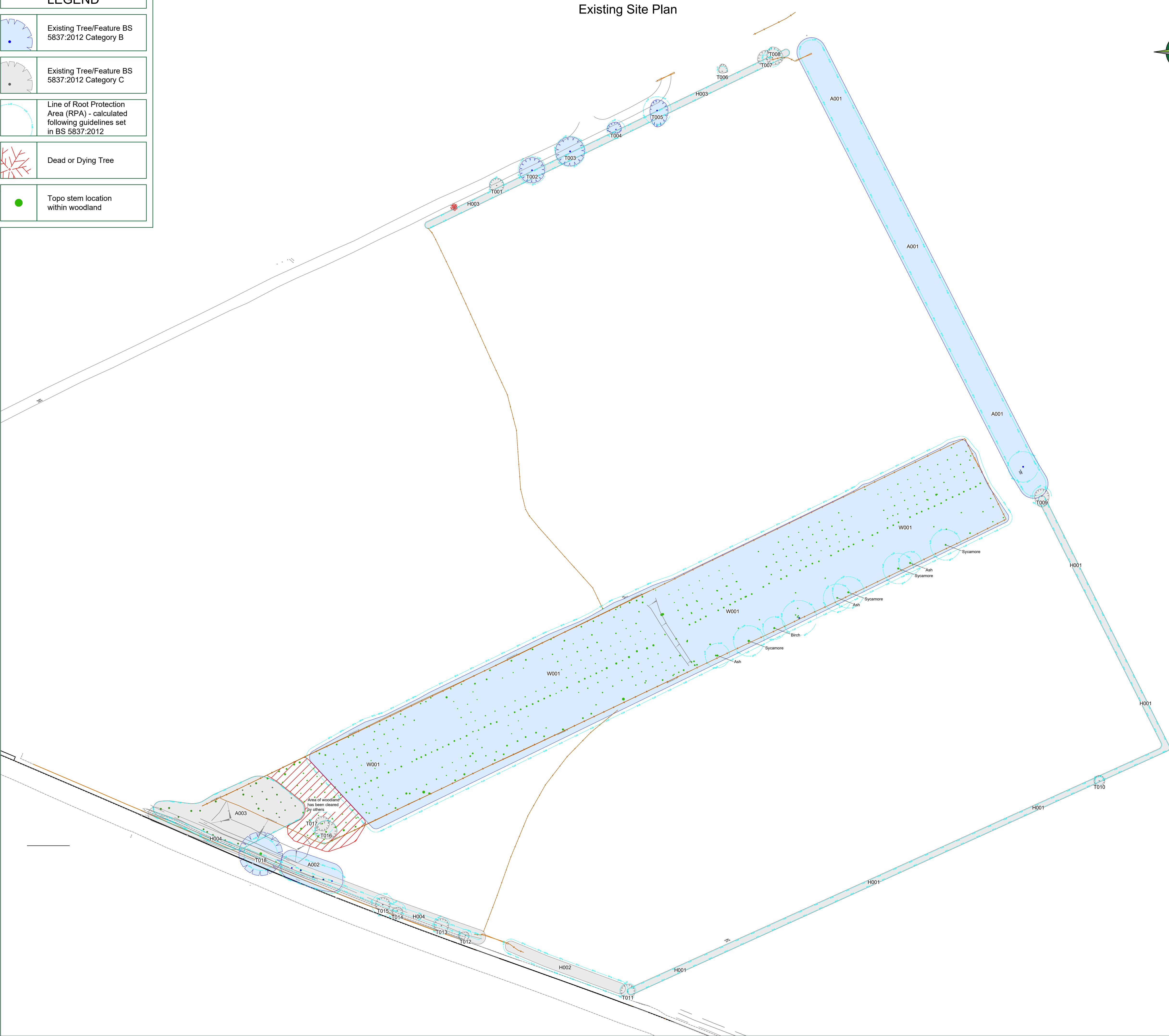
Existing Tree/Feature BS 5837:2012 Category B

Existing Tree/Feature BS 5837:2012 Category C

Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012

Dead or Dying Tree

Topo stem location within woodland



TREE PROTECTION STATUS

Hayden's contacted North Hertfordshire District Council on 03/04/2025. We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an "Arboricultural Impact Assessment" which will form part of the planning application submission.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

-

14/04/25

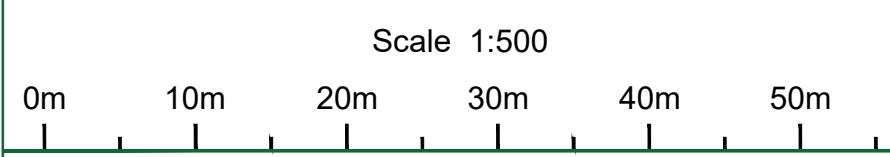
GM

Based on "1168701-001-007_RevA.dwg"

Rev: Date: By: Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 27/03/25

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





HAYDEN'S

Arboricultural Consultants

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Client: Beck Homes

Drawing Title: Constraints Plan

Site: Station Road, Ashwell, Baldock, SG7 5LT

Date: 14/04/25

Drawn By: GM

Cad File Ref: C:\Pro\11608-D-CP.dwg

Scale: 1:500 (A1)

Checked By: MP

Drawing No: 11608-D-CP

Rev: -

SCHEDULE OF TREES

Station Road, Ashwell, Baldock,

Surveyed By: Matthew Plane-Da'Silva Date: 27/03/2025

Managed By: Matthew Plane-Da'Silva

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
A001	Ash, Sycamore, Hawthorn, Hazel	280	9		Moderate	N4, E4, S4, W4	Boundary line of mixed species containing Ash and multi-stemmed Sycamore trees. Small low level Hawthorn and Hazel make up the infill of space between the larger trees.	B2	No work required.	4
		3.36	1		SM	High				
Yes		35.5			20+ years	Dense undergrowth				
A002	Field Maple, Horse Chestnut, Ash	280	9		Moderate	N3, E5, S3, W3	Row of semi mature tree of mixed species. No significant defects. Good growth potential.	B2	No work required.	4
		3.36	1		SM	Moderate				
No		35.5			20+ years	Dense undergrowth				
A003	Beech, Field Maple, Ash, Hawthorn	160	10		Low	N2, E2, S2, W2	Area of low value trees.	C2	No work required.	4
		1.92	1		SM	High				
No		11.6			20+ years	Light undergrowth				
H001	Hazel, Hawthorn	70	2.5		Low	N1, E1, S1, W1	Linear hedgerow.	C2	No work required.	4
		0.84	0		Y	High				
Yes		2.2			20+ years	Dense undergrowth				
H002	Hawthorn, Ash, Field Maple	170	5		Moderate	N1.5, E1.5, S1.5, W1.5	Hedgerow of Hawthorn containing some Ash and Field Maple tree at a young age.	C2	No work required.	4
		2.04	0		Y	High				
Yes		13.1			10+ years	Light undergrowth				
H003	Blackthorn, Hawthorn	70	2		Low	N1, E1, S1, W1	Linear hedgerow.	C2	No work required.	4
		0.84	0		Y	High				
Yes		2.2			20+ years	Dense undergrowth				
H004	Hawthorn, Hazel	60	3		Low	N2, E2, S2, W2	Linear hedgerow on the boundary of the site.	C2	No work required.	4
		0.72	0		Y	High				
No		1.6			20+ years	Light undergrowth				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T001	Field Maple	160	7		Moderate	N2, E2, S2, W2	The tree is growing in a hedgerow. Good growth potential.	C1	No work required.	4
		1.92	3		SM	Moderate				
Yes		11.6			20+ years	Dense undergrowth				
T002	Lime Sp	320	8		Moderate	N3.5, E3.5, S3.5, W3.5	The tree is growing in a hedgerow. Good growth potential. Developing a well balanced crown spread.	B1	No work required.	4
		3.84	1.8		SM	Moderate				
Yes		46.3			20+ years	Dense undergrowth				
T003	Beech	350	9.5		Moderate	N4, E4, S4, W4	The tree is growing in a hedgerow. Good growth potential. Developing a well balanced crown spread.	B1	No work required.	4
		4.2	1.8		SM	Moderate				
Yes		55.4			20+ years	Dense undergrowth				
T004	Ash	210	8.5		Moderate	N2, E1.5, S1, W2.5	The tree is growing in a hedgerow. Good growth potential. Developing a well balanced crown spread.	B1	No work required.	4
		2.52	2.5		Y	Moderate				
Yes		20			20+ years	Dense undergrowth				
T005	Field Maple	320	9		Moderate	N3, E3, S4.5, W2	The tree is growing in a hedgerow. Good growth potential. Developing a well balanced crown spread.	B1	No work required.	4
		3.84	2		SM	Moderate				
Yes		46.3			20+ years	Dense undergrowth				
T006	Beech	110	9		Moderate	N2, E1.5, S0.5, W1	The tree is growing in a hedgerow. Good growth potential.	C1	No work required.	4
		1.32	2.5		Y	Moderate				
Yes		5.5			20+ years	Dense undergrowth				
T007	Ash	100	8		Low	N2.5, E1, S2, W2.5	The tree is growing in a hedgerow. Good growth potential.	C1	No work required.	4
		1.2	3		Y	Moderate				
Yes		4.5			20+ years	Dense undergrowth				
T008	Silver Birch	210	9		Moderate	N3, E3, S2, W1.5	The tree is growing in a hedgerow. Good growth potential.	C1	No work required.	4
		2.52	2		SM	Low				
Yes		20			20+ years	Dense undergrowth				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T009	Ash	220	7		Low	N2, E2, S3, W2	The tree is in a poor overall condition containing deadwood.	C1	No work required.	4
		2.64	2		SM	Moderate				
Yes		21.9			10+ years	Dense undergrowth				
T010	Field Maple	100	6		Low	N1.5, E1.5, S1.5, W1.5	Low value Field Maple contained in a hedgerow along the boundary of the site.	C1	No work required.	4
		1.2	3		Y	Moderate				
Yes		4.5			20+ years	Dense undergrowth				
T011	Ash	190	6		Low	N2, E2, S2, W2	Young Ash tree contained in the hedgerow. Low value.	C1	No work required.	4
		2.28	2		Y	Moderate				
Yes		16.3			20+ years	Light undergrowth				
T012	Field Maple	140	5		Low	N1, E1, S1.5, W2	Low value tree located in hedgerow.	C1	No work required.	4
		1.68	2.5		Y	Moderate				
No		8.9			20+ years	Dense undergrowth				
T013	Ash	200	8		Low	N2, E2, S2, W2	Low value Ash tree located in hedgerow.	C1	No work required.	4
		2.4	1		SM	Moderate				
No		18.1			20+ years	Dense undergrowth				
T014	Horse Chestnut	200	6		Low	N1, E1.5, S1.5, W1.5	Low value tree located in hedgerow.	C1	No work required.	4
		2.4	2		Y	Moderate				
No		18.1			20+ years	Dense undergrowth				
T015	Field Maple	250	8		Low	N2, E2, S2, W2	Low value tree located in hedgerow.	C1	No work required.	4
		3	2		SM	Moderate				
No		28.3			20+ years	Dense undergrowth				
T016	Ash	260	9		Low	N3, E3, S2, W3	Low value Ash tree.	C1	No work required.	4
		3.12	2		SM	Moderate				
No		30.6			20+ years	Light undergrowth				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T017	Field Maple	270	8		Low	N2, E2, S2, W2	Low value tree.	C1	No work required.	4
		3.24	1		SM	Moderate				
No		33			20+ years	Light undergrowth				
T018	Field Maple	380	12		Moderate	N6, E6, S6, W6	Unable to access the main stem therefore dimensions have been estimated. The tree appears to be in a good physiological condition.	B1	No work required.	4
		4.56	2		M	Moderate				
No		65.3			20+ years	Dense undergrowth				
W001	Pine Spp, Beech, Hawthorn, Field Maple	200	12		High	N1.5, E1.5, S1.5, W1.5	Young establishing woodland which has a mixture of species. Pine trees run centrally through the feature. No significant defects at time of inspection. Hawthorn appears to be present mostly on the boundary edge.	B2	No work required.	4
		2.4	0		SM	Moderate				
Yes		18.1			20+ years	Woodland floor				

Explanatory Notes for Tree Constraints Plans

DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “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”. The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
Age	Recorded as one of the following categories: Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH. S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height. E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy. O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications. V Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition. D Dead.
Safe Useful Life Expectancy	Relates to the prospective life expectancy of the tree and is given as one of 4 categories: 40 years+; 20 years+; 10 years+; Less than 10 years.

Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.
BS 5837 Main Category	Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing: Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated remaining life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub-Category 1 - Mainly arboricultural qualities Sub-Category 2 - Mainly landscape qualities Sub-Category 3 - Mainly cultural values, including conservation Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.
Recommended Works	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months,

Beth Martin

From: Joanne Grant <Joanne.Grant@north-herts.gov.uk> on behalf of Planning Control <Planning.Control@north-herts.gov.uk>
Sent: 03 April 2025 10:47
To: Beth Martin
Subject: FW: TPO Enquiry | 11608 - Station Road, Ashwell, Baldock, SG7 5LT
Attachments: 11608 Site Photo.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning

The area attached is not in a Conservation Area and there are no TPO's.

Kind regards



Joanne Grant
Technical Support Officer
01462 474266

www.north-herts.gov.uk

From: Beth Martin <bethm@treesurveys.co.uk>
Sent: 02 April 2025 16:33
To: Planning Control <planning.control@north-herts.gov.uk>
Subject: TPO Enquiry | 11608 - Station Road, Ashwell, Baldock, SG7 5LT

Good Afternoon,

Could you please advise if the above mentioned site is covered by TPO?

I have attached a site map for your use.

I look forward to hearing from you.

Kind Regards

Beth Martin
Administrator





Tel: 01284 765391 info@treesurveys.co.uk www.treesurveys.co.uk

Head Office: 5 Moseley's Farm Business Centre, Fornham All Saints, Bury St. Edmunds, Suffolk, IP28 6JY

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Conservation Area Online Mapping Extract

