



TREE SURVEY REPORT

PRE-DEVELOPMENT

Robert C Yates

April 2025

SITE : Land at 34 Arlesey Road, Ickleford, Hitchin

CLIENT : Peter David Homes Ltd

RGS – ARBORICULTURAL CONSULTANTS

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A pre-development advisory document, broadly in accord with British Standard 5837 : 2012 'Trees in relation to Design, demolition & construction - Recommendations', designed to inform the conceptual design by highlighting the above and below ground arboricultural constraints in the context of a proposed development.

CONTENTS :

	Page Number
1.0 Terms of Reference	3
2.0 Survey Methodology	3
3.0 Site Overview / Design Brief.....	4
4.0 Summary of Findings & Conclusions.....	4
5.0 Arboricultural Impact Assessment.....	5
6.0 Recommendations/Tree Protection Strategy.....	6
7.0 Statutory Obligations.....	7

Appendices

- 1. Key to Survey Criteria & Headings**
- 2. Survey Schedule**
- 3. Tree Constraints/Protection Plans (A1)**
 - 3A Existing**
 - 3B Proposed**
- 4. Table 1 B.S.5837**

1.0 Terms of Reference

- 1.1 We are instructed by PPS Ltd. on behalf of Peter David Homes Ltd, to undertake a pre-development tree survey and impact assessment on land at 34 Arlesey Road, Ickleford, Hitchin, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees on or immediately adjacent the application site have been inspected from ground level only. Should further, more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 1.3 The site survey and tree assessment was undertaken by Robert Yates (Principal at RGS); Robert Yates holds the formal qualification Tech.Cert.(Arbor.A), the LANTRA Certificate in Professional Tree Inspection and is a member of the Consulting Arborist Society, the Arboricultural Association and The Royal Forestry Society.
- 1.4 This report, its appendices and any subsequent revisions or additional information, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2.0 Survey Methodology

- 2.1 The trees have been assessed using the current recommendations, as detailed in British Standard 5837 : 2012 'Trees in relation to Design, Demolition & Construction – Recommendations', in order to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter and in some cases crown spread, which has then been used to produce the Tree Constraints/Protection Plans (attached as appendix 3). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 4).
- 2.2 All surveyed trees or groups of trees have been given a notional reference number i.e. T1 – T5, G1 – G5. All collected survey data and work recommendations for the trees is presented in the survey schedule which forms appendix 2 to this report. For the location of trees see appendix 3A (Tree Constraints Plan - Existing).

3.0 Site Overview / Design Brief

- 3.1 The survey area extends to approximately 0.4 hectares, and comprises former paddock land to the East of No.34 Arlesey Road. The existing trees are primarily located to the boundaries of the site.
- 3.2 The development proposal briefly comprises the erection of 2no. semi-detached and 6no. detached dwellings, with access off Duncots Close.

4.0 Summary of Findings & Conclusions

- 4.1 A total of **5no.** individual trees and **5no.** groups of trees have been surveyed. A breakdown of the numbers of trees in each retention category can be seen in the table below:

Table 1

Retention Category	Individual Trees (T)	Groups of Trees (G)
A High Quality	1	0
B Moderate Quality	2	3
C Low Quality	2	1
U (Unsuitable for retention – Poor Quality)	0	1
Totals	5	5

- 4.2 All U Category (poor quality) trees should generally be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals, unless they offer particular conservation value to the site, in which case this will be highlighted in the survey schedule along with appropriate recommendations.
- 4.3 As regards the C category trees, it may not always be possible, or even desirable to retain low quality trees within the context of a proposed development, unless in such a location that they do not represent a significant constraint on the design brief. Young trees, and those with a stem diameter of less than 150mm, will normally be placed in the C category, unless it is considered that they are of especially good form or are of a species that is particularly rare, in which case they may be upgraded. In certain cases it may be appropriate to consider re-location of young C category trees within the site.
- 4.4 All A & B Category trees (high & moderate quality) will, under normal circumstances, be retained on development sites, and should ideally influence and inform the conceptual design, site layout, and in some cases the specific construction methods to be used – The root protection area and/or crown spread of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build or operate within these areas providing that appropriate measures and specifications have been formally agreed between the local planning authority, the consulting arboriculturist and the developer/client.

5.0 Arboricultural Impact Assessment

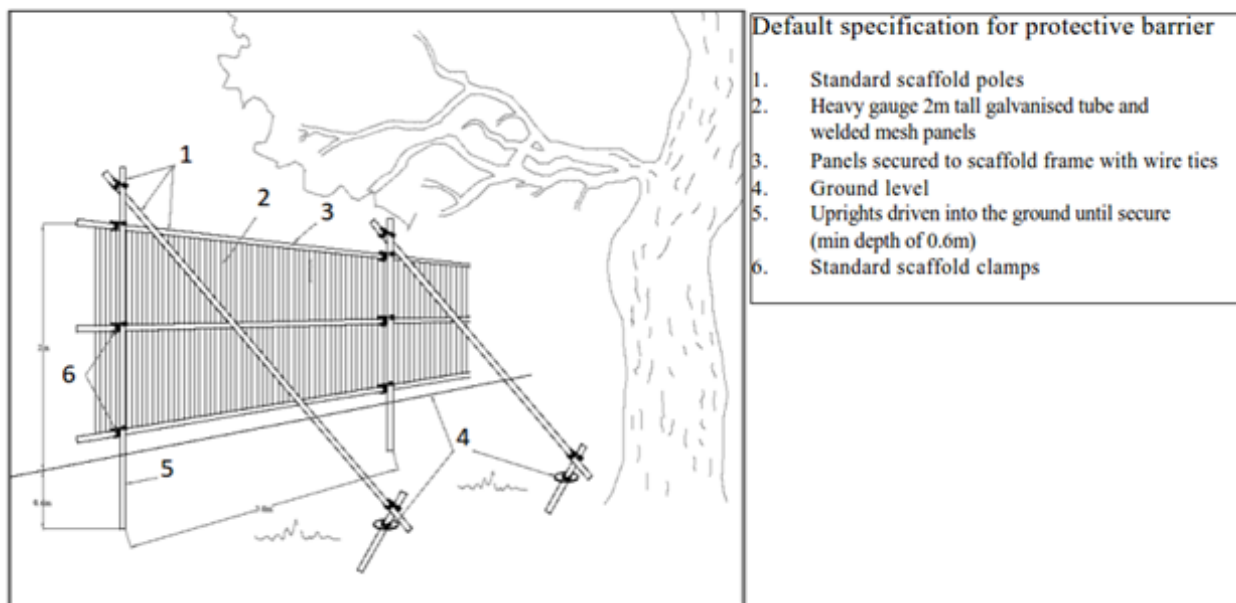
- 5.1 Based upon the proposed site layout, as included at Appendix 3B, the following impacts and implications have been identified and their arboricultural significance assessed.
 - 5.1.1 To facilitate the proposed development, it will be necessary to remove two moderate quality groups (G2 & G4), along with a low quality group (G1), and part of a further low quality group (G5). The loss of G2 & G4 will represent a minimal impact upon visual amenity; nonetheless, mitigation, by the addition of new tree planting, will occur post-construction. A further low quality individual tree (T4) has also been recommended for removal, largely because of lack of space for future growth.
 - 5.1.2 A further consideration, and potential risk to off-site trees, is the construction access requirement within the root protection area of Group G3. Any risk of damage to or contamination of the ground, can be mitigated by the use of temporary ground guards, which will support both pedestrian and mobile plant transit.

- 5.1.3 With regard to proposed underground services, although no details are currently available, it is not anticipated that these would conflict with the root protection area of any retained trees; basic precautions will, nevertheless, need to be observed.

6.0 Recommendations / Tree Protection Strategy

- 6.1 All tree removal works and facilitation pruning, as specified at Appendix 2, must only be carried out by suitably qualified and experienced contractors, and should conform to guidelines set out in British Standard 3998 : 2010 'Tree Work – Recommendations'. This should take place before any other enabling works on site.
- 6.2 Temporary tree protection fencing is to be erected prior to any enabling works, other than tree work, commencing on the site, in the locations indicated on the Tree Protection Plan at Appendix 3B; the fencing is to be to the specification shown at Fig.1. The fenced areas are to exclude all construction activities, including materials storage, for the duration of the development works and shall be affixed with appropriate weatherproof signage at regular distance intervals e.g. 7 metres, to warn contractors that the enclosed areas are strictly off-limits.

Fig.1 Specifications for temporary tree protection fencing for retained trees



- 6.3 In addition to, and at the same time as the barriers are erected, heavy-duty ground guards are to be positioned as indicated on the Tree Protection Plan, having first placed a heavy gauge semi-permeable geotextile upon the surface of the ground. These are to remain in-situ for the duration of the construction works, only to be removed to facilitate final landscaping works.

- 6.4 The planning and installation of underground services shall take due regard of the necessity to preserve and protect tree root protection areas. If it is found that this cannot be achieved in any particular part of the site, further specialist advice should be sought from the appointed arboriculturist.

7.0 Statutory Obligations

- Works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from the Local Planning Authority [LPA]. Full planning consent will, however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the local authority.
- It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2017'.

Therefore, avoid carrying out significant tree works during the bird nesting season [mid-March to end of August] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any significant tree work, such as felling or heavy crown reduction. Further advice on how to proceed should bat occupation be suspected can be obtained from your local office of Natural England or any qualified ecologist.

APPENDIX 1 :

KEY TO SURVEY CRITERIA & HEADINGS:

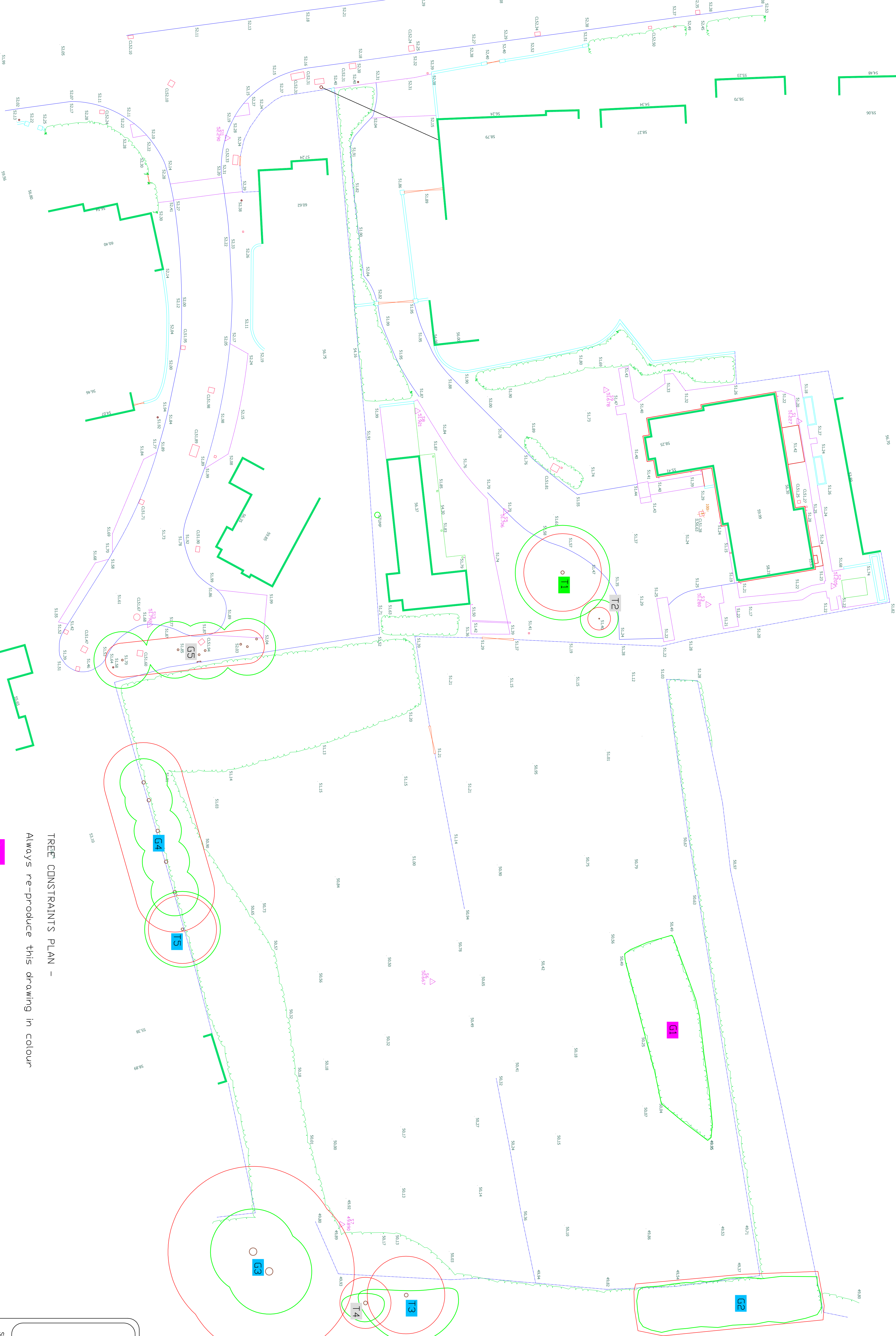
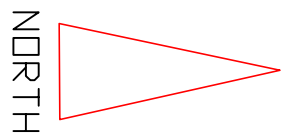
Tree No.	Notional ID given to each tree or group of trees (unless tagged)
Species	Botanical name with common name in brackets
Age Class	Young, semi-mature, early mature, mature or over-mature
Height	Estimated in metres
Crown Spread	Crown spread (North / East / South / West) measured from centre of trunk, in metres
Crown clearance	Approximate height between lowest part of canopy and ground level (metres)
Stem dia.	Trunk diameter (mm) measured at 1.5m above ground level, or other height as specified
Vigour	Objective assessment of a tree's vigour e.g. shoot extension growth (normal, reduced or low)
Amenity	Subjective assessment of a tree's contribution to the amenity value of the immediate area: High to Low
Condition	Good, Fair or Poor, based on the general health and structural condition of the tree
Recommendations	Remedial works in order to facilitate retention, or recommendation to remove
Ret.Cat.	Based on B.S.5837 Retention categories: A = Those of High Quality & Value B = Those of Moderate Quality & Value (Sub-categories 1, 2, 3 for A & B categories in brackets) C = Those of Low Quality & Value U = Unsuitable for retention
RPA	Root Protection Area, measured in metres (radius) from centre of tree, or may be expressed in m ²

APPENDIX 2 : SURVEY SCHEDULE (Page 1 of 2)

Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T1	<i>Prunus x subhirtella Autumnalis</i> (Autumn Cherry)	mature	6.5	5	5	5	5	n/a	340	normal	low	good	No comments	No works required	A (1)	4.1
T2	<i>Amelanchier lamarkii</i> (Snowy Mespilus)	Early mature	4.5	2	2	2	2	n/a	100	normal	low	good	No comments	No works required	C	1.2
T3	<i>Populus tremula</i> (Aspen)	Early mature	12	5.5	5	5	0	n/a	340	normal	Mod/low	Good/fair	Suppressed crown to West	Remove to facilitate development	B (1)	(4.1)
T4	<i>Fraxinus excelsior</i> (Ash)	Semi-mature	9	2	2	2.5	1	n/a	220	normal	low	Good/fair	Co-dominant from 2.5m	Remove to facilitate development	C	(2.7)
T5	<i>Acer campestre</i> (Field Maple)	mature	9	4	4	4	4	2	300	normal	moderate	good	Located on adjacent land	Crown lift over site to 3m	B (1)	3.6

GROUPED TREES

Group No.	Species (common name)	Age class	Height (m)	Crown Spread	Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
G1	<i>Prunus domestica</i> (Plum) + <i>Malus domestica</i> (Apple)	mature	Avg. 4.5	See plan	0	Avg. 300	normal	low	poor	Group of lapsed orchard trees within area of scrub	REMOVE	U	n/a
G2	<i>Prunus domestica</i> (Plum), <i>Crataegus monogyna</i> (Hawthorn) <i>Fraxinus excelsior</i> (Ash)	Semi-mature to mature	Avg. 8	See plan	0	100 - 350	normal	low	fair	Dense area of Ivy clad trees, extensive regenerative growth, good habitat	Remove to facilitate development & alternative boundary treatment	B (3)	(<4.2)
G3	<i>2no. Salix fragilis</i> (Crack Willow)	mature	11	See plan	n/a	Avg. 750	normal	moderate	Good/fair	Located on adjacent land	No works required	B (2)	9.0
G4	<i>5no. Acer campestre</i> (Field Maple)	mature	Avg. 8	See plan	1	Avg. 3x 200	normal	moderate	Good/fair	Linear group on boundary line, crowns previously reduced	Remove to facilitate development, subject to agreement with adjacent landowner	B (2/3)	(4.2)
G5	<i>Fraxinus excelsior</i> (Ash), <i>Prunus domestica</i> (Plum), <i>Crataegus monogyna</i> (Hawthorn)	Semi-mature	Avg. 8.5	See plan	2	Avg. 150	Normal to low	Mod/low	Fair to poor	Linear group on adjacent land, two dead trees at South end	Remove two trees from South end to facilitate site access	C	1.8



TREE CONSTRAINTS PLAN -
Always re-produce this drawing in colour

- U Category Trees - REMOVE
- A Category Trees - HIGH QUALITY
- B Category Trees - MODERATE QUALITY
- C Category Trees - LOW QUALITY

- Root Protection Areas for A, B & C category trees
- Actual Crown Spread of measured trees & groups



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Site: Land at 34 Arlesey Road, Ickleford

Client: Peter David Homes Ltd

Description: TREE SURVEY - APPENDIX 3A

Date: NOV 2024 Scale: 1/200 © AI

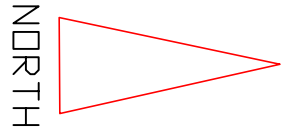
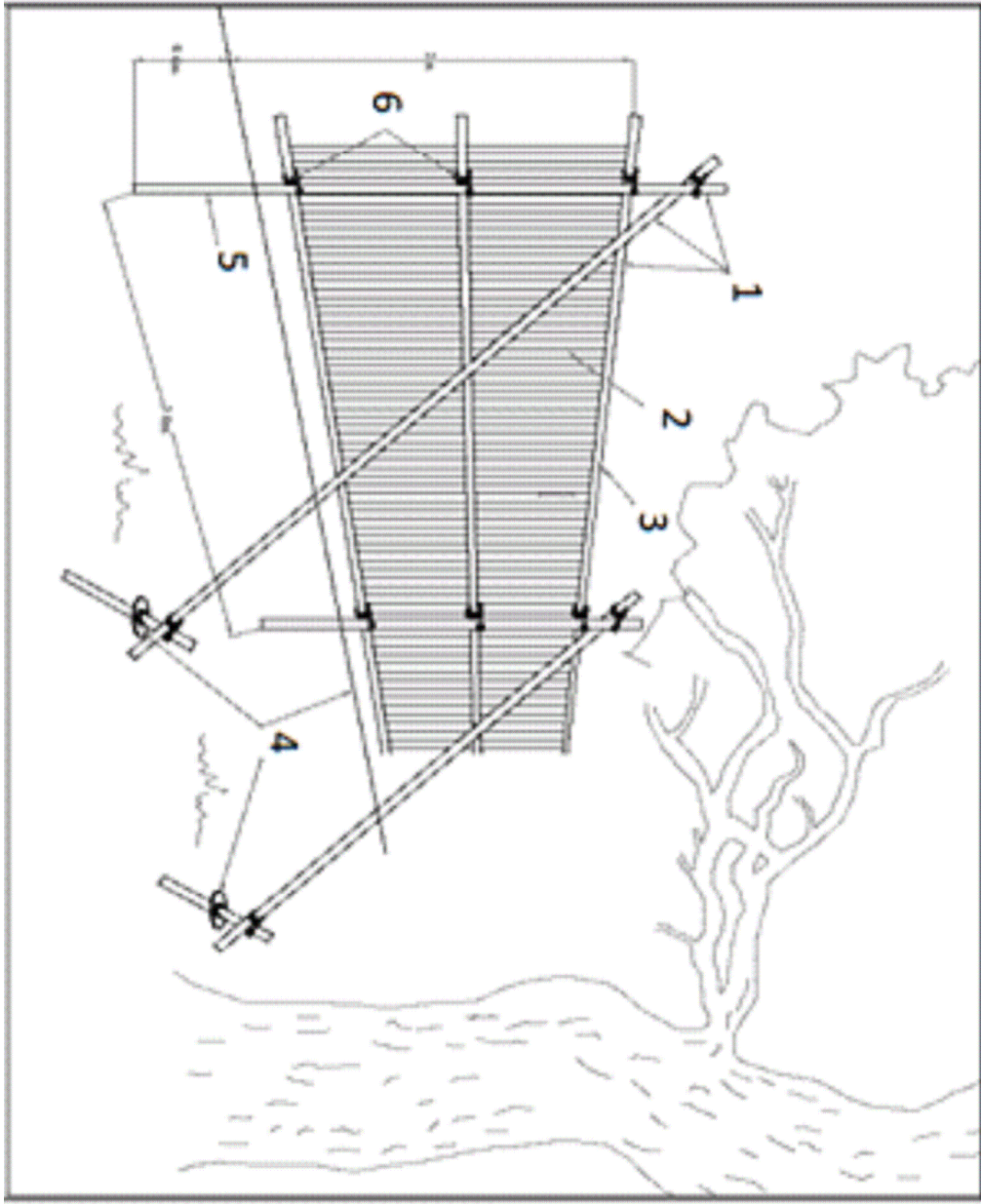


Fig.1 Specifications for temporary tree protection fencing for retained trees



- Default specification for protective barrier
- Standard scaffold poles
 - Heavy gauge 2in tall galvanized tube and welded mesh panels
 - Panels secured to scaffold frame with wire ties
 - Ground level
 - Uprights driven into the ground until secure (min depth of 0.6m)
 - Standard scaffold clamps

- Always re-produce this drawing in colour
- TREE PROTECTION PLAN – PROPOSED
- U Category Trees – REMOVE
 - A Category Trees – HIGH QUALITY
 - B Category Trees – MODERATE QUALITY
 - C Category Trees – LOW QUALITY
 - Root Protection Areas for Retained Trees
 - Actual Crown Spread of measured trees & groups (AS Retained)
 - Crown Spread of trees & groups (AS Removed)
 - Temporary Tree Protection Barrier/Fence – See inset diagram for specification
 - Temporary Ground Protection consisting of H/Duty ground guards over semi-permeable geotextile



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Tel.: 01504 581044
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Site: Land at 34 Arlesey Road, Ickleford

Client: Peter David Homes Ltd

Description: TREE SURVEY – APPENDIX 3B

Date: APR 2025 Scale: 1/200 © A1

APPENDIX 4

Table 1 : Cascade chart for tree quality assessment

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