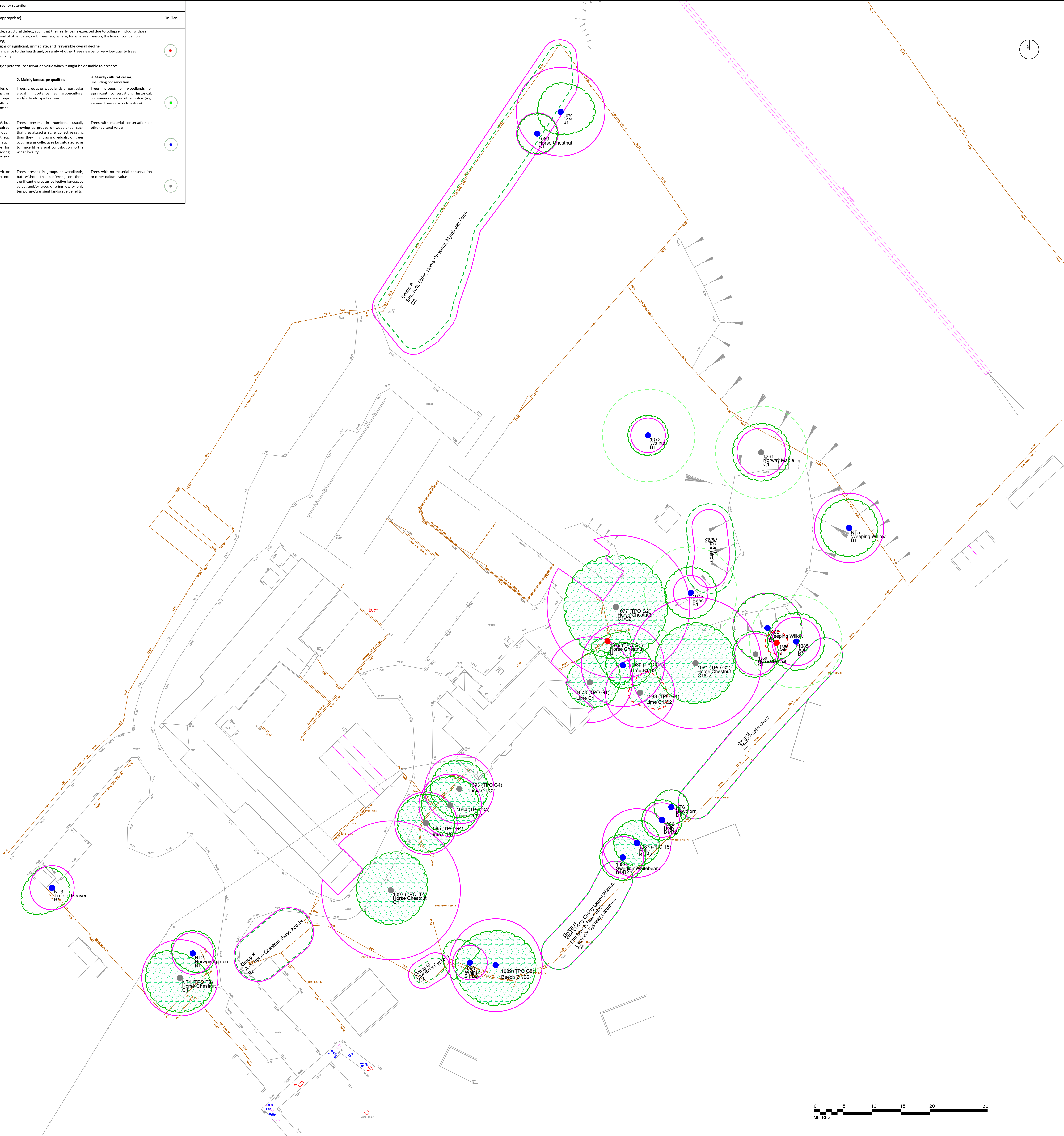


Tree Survey data											
This survey is an assessment of the existing site and any recommendations are preliminary and do not reflect a particular layout or proposal.											
Ref	Species	Age Class	Y = Young (less than 10% of normal expected life) SM = Semi-mature (10% - 25% of normal expected life) M = Mature (25% - 50% of normal expected life) DM = Over mature or in decline V = Veteran (more than 50% of normal expected life)	DBH (cm)	Height (m)	Canopy spread (m)	RPA (Radius) (m)	Observations: Factors affecting the quality and value of the tree	Canopy spread (m)	Canopy spread (m)	Canopy spread (m)
NT1	Horse Chestnut	SM	Y	150	10	0	10	Tree on neighbouring property therefore not closely inspected. Moderate infection with Horse Chestnut Bleeding Canker.	150	10	0
NT2	Norway Spruce	SM	Y	300	12	1	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	300	12	1
NT3	Tree of Heaven	Y	Y	220	12	1	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	220	12	1
Group A	Elm, Ash, Elder, Horse Chestnut, Myrobalan Plum	SM	Y	250	6	0	6	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	6	0
1069	Horse Chestnut	Y	Y	300	8	0.5	16	No visible defects seen. Ivy on tree.	300	8	0.5
1070	Pear	SM	Y	440	8	0.5	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	440	8	0.5
1073	Walnut	Y	Y	250	10	2	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	10	2
1361	Norway Maple	SM	Y	350	14	2	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	350	14	2
NT5	Weeping Willow	SM	Y	500	16	0	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	500	16	0
Group F	Silver Birch, Cherry	M	Y	250	12	0	12	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	12	0
1075	Beech	Y	Y	250	10	1	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	10	1
1077	Horse Chestnut	M	Y	950	19	0.5	19	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	950	19	0.5
1078	Lime	M	Y	550	13	0	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	550	13	0
1079	Horse Chestnut	M	Y	600	12	0.5	12	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	600	12	0.5
1080	Lime	M	Y	600	19	0	19	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	600	19	0
1081	Horse Chestnut	M	Y	950	16	1	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	950	16	1
1082	Weeping Willow	SM	Y	500	16	0	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	500	16	0
1085	Ash	Y	Y	350	12	0	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	350	12	0
1083	Lime	M	Y	500	14	0	14	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	500	14	0
NT6	Hawthorn	SM	Y	250	8	0	12	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	8	0
1086	Holly	SM	Y	250	8	0	12	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	8	0
1087	Holly	M	Y	495	10	0	12	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	495	10	0
1088	Swedish Whitebeam	M	Y	300	10	0	12	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	300	10	0
1089	Beech	M	Y	670	16	0	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	670	16	0
1090	Walnut	Y	Y	250	12	2	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	12	2
1093	Lime	M	Y	500	14	0	14	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	500	14	0
1094	Lime	M	Y	450	14	0	14	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	450	14	0
1095	Lime	M	Y	450	14	0	14	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	450	14	0
1097	Horse Chestnut	M	Y	1000	15	1.5	15	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	1000	15	1.5
Group G	Lawson's Cypress	M	Y	200	8	0	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	200	8	0
Group H	Wild Cherry, Cherry Laurel, Walnut, Elm, Beech, Silver Birch, Lawson's Cypress, Laburnum	SM	Y	250	12	0	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	12	0
Group K	Ash, Horse Chestnut, Ficus Acacia	SM	Y	350	11	0	18	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	350	11	0
Group M	Hawthorn, Elder, Cherry	M	Y	250	8	0	14	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	8	0
1359	Horse Chestnut	Y	Y	300	12	2	16	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	300	12	2
1360	Ash	Y	Y	250	12	2	12	Tree on neighbouring property therefore not closely inspected. Multi-stemmed form.	250	12	2

Category and definition	Criteria (including subcategories where appropriate)	On Plan
Tree unsuitable for retention		
Category U Trees in such a condition that they cannot realistically be retained as a long term tree in the context of the current land use for longer than 10 years	- Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable 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	●
NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation
Category A Trees of high quality with an estimated remaining life expectancy of at least 20 years	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)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees present in numbers, usually growing in 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
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with no material conservation or other cultural value



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NOTES: Based on survey drawing HICHTC200 PLAN

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

KEY

- GRADE A TREES
- GRADE B TREES
- GRADE C TREES
- GRADE U TREES
- ROOT PROTECTION AREA
- CANOPY OUTLINE - INDIVIDUAL TREE
- CANOPY OUTLINE - GROUPS
- CANOPY OUTLINE - FUTURE POTENTIAL
- TREES THAT COULD BE REMOVED
- ROOT PROTECTION AREA OF TREES TO BE REMOVED
- TREES INCLUDED IN TPO

Arboricultural Constraints

Root Protection Area (RPA)

The Root Protection Area (RPA) is illustrated as a magenta circle or polygon around each tree or group of trees. This is the area where if the trees are retained, clearly no excavation should take place. The soil level should not be raised or lowered, no materials should be stacked, there must be no contamination and no services should be routed.

However, trees may be tolerant of some disturbance and recent advances in construction techniques can avoid causing significant damage to roots. The well depend on a number of factors including tree species and site conditions along with the type of construction methods available to the developer.

Shade or Light Loss

The shade area is based on a solar inclination of 45° in line with the median suggested by BS5823. Building within the shade area can be a considerable threat to internal layout, ventilation or proposed use of buildings means they are not adversely affected by a lack of daylight received. Some shading may be welcomed in the summer when solar gain can make room temperatures uncomfortable.

Above Ground Constraints

The height of the lower crown above ground is shown in the survey. Lifting (or cutting) the crown to a set height above ground in order to install fences, achieve clearance over the driveway or allow access for plant and machinery would be an acceptable alternative practice. Crown-lift may be used as a constant where it is greater than the RPA radius. Reference must be made to the tree survey schedule.

Trees on Neighbouring Land

Trees on neighbouring ground must be taken into consideration. These are shown on the plan.

Future Growth

Where future radial growth is possible, this has been illustrated as a broken green line. The potential future height has been illustrated in the shade pattern shown.

Suitability for Retention

In general, Grade 'A' and 'B' trees should be retained, especially if they offer a visual amenity to the wider community. It may be desirable to retain Grade 'C' trees where they can continue to offer a presence until they are replaced but they should not generally prevent an otherwise satisfactory layout from being achieved. Some of the trees surveyed offer any current or future public visual amenity.

Statutory Protection

Some of the trees surveyed are included in a TPO.

The site does not lie within a Conservation Area.

Design Objectives

Where access is to be improved on site, the surface should be laid over the existing ground level or within the depth of any existing surfacing and made with a moisture and air permeable surface.

Service routes must be located outside of the RPAs of retained trees (or reduced to a low-level surface).

Implement a tree protection scheme before development (including demolition) starts on site.

Make provision for replacement planting within the landscape proposals.

B	Shows trees after vegetation management	6.5.25	
A	Shows trees after vegetation management	29.08.24	
Rev	Description	Date	
Purpose of Issue			
For information only			
The Tree House, 1a First End Station Road, Uppington Oakham LE15 8TX			
Client			
Gill-Hudson Homes			
Project			
Highover Farm, Highover Way, Hitchin, Herts SG4 0RQ			
Drawing Title			
TREE CONSTRAINTS AND ADVANCE WORKS PLAN			
Drawn	Checked	Reviewed	Date
AMB	--	--	06/05/2025
Job No	Scale	Sheet Size	Revision
5521	1:250	A0	
Drawing Number	B		
5521 Highover_JK.TCP			