

BS 5837:2012 Preliminary Arboricultural Impact Assessment

Wheatley Homes, Police Row, Therfield

Wheatley

Produced for:

Mr Simon Woods

Of

Wheatley Group Developments Limited

July 2023

(Revised January 2024)

Document Amendment History

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Document Approval

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Appendix D	MH8843-002 Preliminary Arboricultural Impact Assessment
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1. Introduction

1.1 Terms of Reference

Maydencroft Limited was commissioned by Mr Simon Woods of Wheatley Group Developments Limited to produce a **BS5837 Preliminary Arboricultural Impact Assessment** in support of a proposed housing development at Police Row, Therfield, Royston.

The report has been produced in accordance with British Standard 5837:2012 *Trees in relation to Design, Demolition and Construction – Recommendations*, and is intended to inform the planning stages of the proposed works. The report provides information on the location, quality and condition of trees on site in order to ensure that the proposed scheme complies with the requirements of BS5837:2012 with regard to minimising or, where possible, avoiding impact on the above and below ground parts of any retained trees, in particular any with existing statutory protection. It is also the aim of the report to give pragmatic advice about the removal of trees or particular tree surgery works where deemed necessary for the successful delivery of the scheme.

The content of this report extends to the baseline *Tree Survey*, *Tree Constraints Plan* and *Preliminary Arboricultural Impact Assessment*, but does not constitute a full BS5837 Arboricultural Report.

1.2 Scope of Works

A survey of trees within and surrounding the proposed site located on Police Row was carried out on Tuesday 13th June 2023. The extent of the survey was established by plans and drawings provided by Wheatley Group Developments Limited, and was completed using industry best practice to the standards laid out in BS 5837:2012.

The survey was undertaken by the following consultant who is a permanent employee of Maydencroft Limited:

Name	Position	Qualifications
Nick Seller	Assistant Arboricultural Consultant	Lantra Professional Tree Inspector Level 3 Advanced Diploma in Arboriculture Level 4 Diploma in Arboriculture

All trees on and adjacent to the proposed project area were inspected using the Visual Tree Assessment (VTA) methodology, detailed in “The Body Language of Trees” (Mattheck & Breloer, HMSO, 1994). This level of inspection does not involve any climbing. Each tree was inspected individually and an assessment made of its condition. Where appropriate, trees were assessed and recorded as groups. Any problems with individual trees were noted and remedial work is recommended here only where it is deemed necessary.

The survey utilised an Ordnance Survey map provided by Wheatley Group Developments Limited as a base. All trees and tree groups have been plotted as accurately as possible using a GPS device with accuracy of 1-3 m. Where possible, a TruPulse laser measuring device was used to improve accuracy.

Details of all trees are listed in the attached [Schedule](#) with quantitative and qualitative information included as required by BS 5837:2012 sections 4.4 to 4.6. The information has been used to create a [Tree Survey and Constraints Plan](#) (Appendix C) showing the location of the trees, their crown spread and their BS5837 categorisation, along with their Root Protection Areas (RPAs), and a [Preliminary Arboricultural Impact Assessment Plan](#) (Appendix D), indicating the Root Protection Areas (RPAs) for each of the trees and other constraints which may impact the works.

1.3 Site Description

The site is located within the eastern edge of a pasture field to the south of Therfield village, with Police Row running along its eastern boundary, residential properties on the north and south boundaries, and the continuation of the open pasture field to the west.

Vehicle access to the site is from an existing gated entrance on Police Row in the north corner of the field. The site is also freely accessible to pedestrians via a footpath that runs along the western boundary of the site through the field.



Figure 1 – Police Row, Therfield survey area (© Google Earth, 2023)

1.4 Soils

The LandIS Soilsmap of the United Kingdom (developed and hosted by Cranfield University) shows that the site is located within *Soilscape 9* which is described as being lime-rich loamy and clayey soils with impeded drainage. It should be noted that site-specific soil sampling was not carried out as a part of this survey.

2. Tree Survey

2.1 Statutory Designations

After consulting the North Herts Council interactive mapping system, it can be confirmed that the site does not fall within a designated Conservation Area, and that no trees are protected under a Tree Preservation Order (TPO).

2.2 Tree Categories

All trees on and in close proximity to the site have been assessed and categorised in accordance with the guidelines in BS 5837:2012. The following table includes a brief summary of the categories:

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.
Trees unsuitable for retention	
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.

2.3 Root Protection Areas (RPAs)

The RPAs for the trees recorded by the tree survey have been calculated in accordance with the guidance in chapter 4.6 of BS5837:2012. For single stem trees, the RPA is equivalent to a circle with radius 12 times the stem diameter, capped at a maximum of 15m.

For trees with between two and five stems, the equivalent stem diameter used is calculated by finding the square root of the sum of the squared stem diameters. For trees with more than five stems, the equivalent stem diameter is calculated by finding the square root of the product of the squared mean stem diameter and the number of stems.

2.4 Measurements

Heights and radial spread measurements were, wherever possible, taken using a TruPulse Laser Measurement tool. Stem diameters were measured at 1.5 m height with a diameter tape. Wound sizes and cavity depths were measured in millimetres (mm) with a ruler, tape measure or probe to allow for future monitoring.

2.5 Limitations

2.5.1 Location Accuracy

All trees and groups were recorded using a GPS device with an accuracy of 1-3 m; laser measurements taken on bearings were used to improve the accuracy of tree location where possible. This information was then plotted on to a topographic map to confirm accuracy. However, it may still be necessary to take on-site measurements at the time of works being delivered to accurately plot the location of RPAs and ensure that retained trees are sufficiently protected.

2.5.2 Timing of Surveys

The tree survey was undertaken in early summer, which does allow for a good assessment of the trees' physiological condition, although dense canopies can impede inspection of the structural condition of the crown. It is possible that seasonally evident defects, such as the emergence of annual fungal fruiting bodies, would not have been recorded.

2.6 Report Validity

2.6.1 Validity Period

Trees are living organisms, meaning their structural and physiological condition can change suddenly or over a number of years. As such, the results of this report are deemed valid for up to 2 years from the date of survey.

2.6.2 Validity Reduction

Report validity is reduced following extreme weather events such as major storms, snow, flooding or drought. Following an extreme weather event, previously unforeseen damage could occur, changing the condition of surveyed trees.

4. Preliminary Arboricultural Impact Assessment

4.1 Introduction

The following Preliminary Arboricultural Impact Assessment (PAIA) reviews the existing condition, quality and location of trees in context with the outline development proposal. It identifies locations where it is felt highly likely that trees and tree groups will need to be removed to facilitate the project, in particular, where retained trees have the potential to be affected by the proposal and how these impacts are to be either avoided or reduced.

This chapter does not constitute a full Arboricultural Impact Assessment, but instead seeks to highlight the principal considerations for tree retention across the site, and will feed into the production of a full AIA, Tree Protection Plan and Arboricultural Method Statement.

The chapter should be read alongside drawing [MH8843-002 rev B PAIA Plan](#) in Appendix D.

4.2 Trees to be removed

No trees will need to be removed to facilitate the completion of the proposed residential development in its current form. A 75 m section in the middle of hedgerow **G1** will need to be removed to allow construction vehicle access to the site, along with the completion of the new road to the residential properties once finished from Police Row.

4.3 Preparatory tree works

At present, with the exception of the removal of a section from the centre of **G1**, there are no significant preparatory tree works that need to be undertaken prior to commencing construction activities.

Further investigation is required into the structural condition of **T3** to ascertain if it will be viable to retain, given its proximity to the proposed development. This investigation should use a PiCUS 3 Sonic Tomograph and be undertaken at the earliest opportunity prior to commencement of any other preparatory works.

There is a potential requirement for minor crown lifting on the east of **T5** and **T9**, creating sufficient space for construction activities. This will be confirmed after a pre-construction meeting with the appointed contractor, verifying the plant and machinery that will be used to complete the works.

However, if there were to be significant design changes during the construction phase of the project, then advice will need to be sought from the project arboricultural consultant before any works are conducted.

4.4 Mitigation of Arboricultural Impact

Currently the only arboricultural loss required for the proposed works is the removal of a 75 m section of hedgerow in the centre of **G1**. As this is a mature dense hedgerow of good quality, mitigation of the losses should be in the form of on-site planting of native species that are suited to cope with future climate change and local conditions.

The proposed planting of additional sections of hedgerow and additional standard trees detailed in the landscape proposal will provide adequate mitigation for the loss from **G1**,

providing that aftercare is correctly considered and implemented to ensure the best conditions for survival, development and future retention.

4.5 Tree Protection

The proposed development along the west side of the site encroaches into the RPAs of five offsite trees; **T3**, **T5**, **T7**, **T9** and **T14**. Where the construction or construction activities cause impact or loss of currently unsurfaced RPA, this has been detailed within the *Preliminary Arboricultural Impact Assessment Plan* in Appendix D. Details of the proposed Tree Protection that will be required can be found in the *Preliminary Tree Protection Plan* in Appendix E.

4.6 Information required for final AIA

In order for a full Arboricultural Impact Assessment to be produced, it will be necessary to have the following information finalised and confirmed:

- A **Construction Plan** showing the dimensions and location of site access, excavations and required work zones and location of storage areas, site parking, welfare, access routes and all ancillary facilities.
- A final **Site Plan** showing the layout of all residential properties and associated permanent infrastructure.

4.7 Subjects for Arboricultural Method Statement

The following areas should be covered by an Arboricultural Method Statement, and illustrated on a Tree Protection Plan. It should be noted that this list is not exhaustive and other subjects may need to be included as the designs develop.

- Clear roles and responsibilities;
- Timing and order of operations;
- Schedule and specification for preparatory tree works;
- Setting out barriers and Construction Exclusion Zones;
- Details of ground protection (if required);
- Construction methodology, prohibited activities & incident procedure;
- Schedule of arboricultural monitoring & supervision;
- Contact details for all key consultants and contractors.

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10th January 2024

Appendix A

TREE SCHEDULE TERMS

Tree Ref.	Code used to identify each tree on the Tree Survey Plan
Species	The common name for each tree.
Height	The height of the tree in metres.
Age Class	The age of the tree recorded as follows:
Young	Recently planted or establishing tree;
Semi-mature	Established tree which has yet to reach its full growing height;
Mature	A tree which has reached its likely maximum size;
Over-mature	A mature tree which has ceased to grow or is in decline;
Veteran	An over-mature tree of high value due to age, size and other factors.
Stems	Number of stems present (i.e. is the tree a multi-stemmed specimen).
Stem ø mm	Diameter of tree stem in millimetres, recorded at 1.5m above ground level; this figure is used to calculate the RPA.
RPA (m)	The radius of the tree's Root Protection Area in metres.
Crown Spread	The extent of the tree's crown to the north, south, east and west, in metres.
Crown Height	The height of the crown as measured from the ground to the north, south, east and west, in metres.
Condition	A general assessment of the tree's structural or physiological condition as either good, fair, poor or dead.
BS Cat	The BS 5837:2012 Category for the tree, in accordance with the table in paragraph 2.3 of this report and Appendix D.
AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
TPP	Tree Protection Plan

Appendix B: Tree Schedule Wheatley Homes Police Row

Tree Number	Common Name	Botanical Name	Maturity	Height (m)	Number of Stems	Stem ø (mm)	RPA (m)	Crown Spread				Crown Height				Condition		Category	Comments
								North (m)	East (m)	South (m)	West (m)	North (m)	East (m)	South (m)	West (m)	Structural	Physiological		
T1	Common hawthorn	<i>Crataegus monogyna</i>	Mature	4.5	1	150	1.8	1.5	1.5	2	1.5	1	1	1	0.5	Fair	Fair	C2	Located 5.5m southeast from corner of fence; bark wounding from base to 0.7m height northeast, no visible signs of decay; bark wounding and split in main union at 2m height; crown well balanced with open spread; some minor deadwood in crown.
T2	Common ash	<i>Fraxinus excelsior</i>	Semi-mature	9.5	1	240	2.88	3.5	3.5	2.5	3.5	1.8	1.8	1.8	1.8	Fair	Fair	B2	Located 13m southeast of fence; slight phototropic lean north, before straightening at 1.8m height; multiple minor bark wounding from base up to 1m height, occluding and no visible signs of decay; some minor deadwood present; crown open and well balanced.
T3	Common ash	<i>Fraxinus excelsior</i>	Mature	16	1	590	7.08	6.5	4.5	4	4.5	3	3.5	5	4	Poor	Fair	C2	Located 30m southeast from corner of fence line; large open cavity on southwest of stem at 1m height; 250mm deep with signs of decay; cavity on northeast of stem at 0.7m height, 250mm deep with signs of decay; slight phototropic lean northeast before straightening at 1.5m height; minor deadwood in present; crown open and quite well balanced.
T4	Common hawthorn	<i>Crataegus monogyna</i>	Mature	4.5	3	270	3.24	2	2	2	2	0.5	0.5	0.7	1	Fair	Fair	C2	Located 39m southeast from corner of fence line, 9m northwest of mature horse chestnut; multi-stemmed; crossing and rubbing branches, with dense and untidy inner crown; crown with well balanced form.
T5	Common horse chestnut	<i>Aesculus hippocastanum</i>	Mature	17	1	1090	13.08	6.5	6.5	6.5	6.5	2	2	2	2	Fair	Good	A2	Located 48m southeast from corner of fence line, in the middle of row of trees; exposed and damaged surface roots from cattle; basal cavities on north and east of stem, exceeding 300mm; spiral bark wounding from 1m to 4m height on northeast of stem, no visible signs of decay and occluding; slight phototropic lean northeast before straightening at 4m height; included unions at 4.5m height; dense crown with well balanced form
T6	Common hawthorn	<i>Crataegus monogyna</i>	Semi-mature	3	2	210	2.52	1	1.5	1	1	0.25	0.25	0.25	0.25	Fair	Fair	C2	Located 61m southeast from corner of fence line, 13m southeast from mature horse chestnut; untidy dense crown, with crossing and rubbing branches; no significant visible defects at time of inspection.

Appendix B: Tree Schedule Wheatley Homes Police Row

Tree Number	Common Name	Botanical Name	Maturity	Height (m)	Number of Stems	Stem ø (mm)	RPA (m)	Crown Spread				Crown Height				Condition		Category	Comments
								North (m)	East (m)	South (m)	West (m)	North (m)	East (m)	South (m)	West (m)	Structural	Physiological		
T7	Field maple	<i>Acer campestre</i>	Mature	9.5	1	510	6.12	3.5	3	4.5	3	2	2	2.5	2	Fair	Fair	C2	Located 65m southeast from corner of fence line; heavy phototropic lean west before straightening at 1.7m height; codominant stems with main union at 1.8m height; slightly sparse crown with small leaves; major and minor deadwood throughout crown.
T8	Field maple	<i>Acer campestre</i>	Semi-mature	5	1	180	2.16	3.5	1	1.5	1	2.5	1.8	1.7	1.5	Fair	Poor	C2	Located 65m southeast from corner of fence line; suppressed growth and asymmetrical crown spread north due to adjacent field maple; very sparse crown with small foliage; minor deadwood throughout crown.
T9	Field maple	<i>Acer campestre</i>	Mature	9.5	2	520	6.24	4	4	4	2	2	2	2	2	Fair	Fair	B2	Located 67m southeast from corner of fence line; basal cavity east with no visible signs of decay; exposed and damaged roots from cattle; codominant stems fusing at 1.6m height; suppressed crown on west due to adjacent field maple; no further significant visible defects.
T10	Common hawthorn	<i>Crataegus monogyna</i>	Mature	4	1	140	1.68	0.25	1	0.5	0.5	1.5	1.5	1.5	2	Poor	Poor	C2	Located 68m southeast from corner of fence line; very poor condition, top of tree dead, with extremely sparse foliage lower down; heavy lean south; bark wounding and signs of decay on south of stem.
T11	Common hawthorn	<i>Crataegus monogyna</i>	Mature	5	3	280	3.36	2.5	1	2	2	1.3	1	0.25	1	Fair	Fair	B2	Located 74m southeast from corner of fence line; phototropic lean northeast; dense crown with crossing and rubbing branches; minor deadwood throughout crown; no significant visible defects at time of inspection.
T12	Common hawthorn	<i>Crataegus monogyna</i>	Mature	5.5	2	230	2.76	0.5	0.5	1	1	1	0.25	0.25	0.25	Poor	Poor	C2	Located 76m southeast from corner of fence line; tree in very poor condition, with the top dead and only a sparse crown lower down; major and minor deadwood throughout.
T13	Common hawthorn	<i>Crataegus monogyna</i>	Semi-mature	3	2	120	1.44	1.5	1.5	0.5	0.5	1.5	1.5	0.25	0.25	Fair	Poor	C2	Located 77m southeast from corner of fence line; suppressed form and lean north due to adjacent mature oak; sparse foliage in upper crown; no significant visible defects at time of inspection.

Appendix B: Tree Schedule Wheatley Homes Police Row

Tree Number	Common Name	Botanical Name	Maturity	Height (m)	Number of Stems	Stem ø (mm)	RPA (m)	Crown Spread				Crown Height				Condition		Category	Comments
								North (m)	East (m)	South (m)	West (m)	North (m)	East (m)	South (m)	West (m)	Structural	Physiological		
T14	Common oak	<i>Quercus robur</i>	Mature	17	1	1040	12.48	6	7	7	7	1.5	2	2	1.7	Good	Good	A2	Located 81m southeast from corner of fence line, at the east end of row of trees; historic tear out wounds north with no visible signs of decay; dense inner crown, indicative of stress; some major and minor deadwood present; well balanced crown formation; no significant visible defects at time of inspection.
T15	Common hawthorn	<i>Crataegus monogyna</i>	Mature	3.5	8	120	1.44	1.5	1.5	1.5	1.5	0.25	0.25	0.25	0.25	Fair	Fair	C2	Located 4m west of southwest corner of residential property; tree appears to have previously failed but has continued to grow; brambles growing throughout crown; no significant visible defects at time of inspection.
T16	Common ash	<i>Fraxinus excelsior</i>	Mature	15	2	420	5.04	5	4.5	4.5	5	4	1.5	2	1.5	Ivy	Fair	C2	Located on the southeast corner of the field; unable to access due to fence; ivy clad base, stem and inner crown impeding inspection; power lines running through canopy; codominant stems with main union at 0.6m height; no significant visible defects at time of inspection.
T17	Eucalyptus spp	<i>Eucalyptus spp</i>	Mature	16	1	730	8.76	7	5	6.5	6	5	4	5	5	Fair	Fair	A2	Located 3m east of east boundary fence line in private garden; crown overhangs site; included bark at union 2m height; historic tear-out wound at 7m east; no significant visible defects at time of inspection.
T18	Silver birch	<i>Betula pendula</i>	Mature	13	1	300	3.6	3	3	3	3	2	2.5	3	2.5	Fair	Fair	B2	Located 3.5m east of east boundary fence in private garden; crown overhangs site west; open well balanced crown; no significant visible defects at time of inspection.
T19	Silver birch	<i>Betula pendula</i>	Semi-mature	10	1	250	3	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	Fair	Fair	B2	Located 3.5m east of east boundary fence within private garden; no visible defects at time of inspection.
T20	Common ash	<i>Fraxinus excelsior</i>	Mature	16	1	800	9.6	6	6	6	6	5	2	2	3	Fair	Fair	A2	Located 4m northwest from corner of fence on northwest boundary of site in private garden, and unable to access; codominant stems with main union at 1.7m height; major and minor deadwood in crown; no significant visible defects at time of inspection.
T21	Wild cherry	<i>Prunus avium</i>	Mature	8.5	2	440	5.28	4	5	4	4	2	1.7	1.7	3	Ivy	Fair	B2	Located 4m northwest of northwest boundary fence of site in private garden, and unable to access; ivy clad base impeding inspection; codominant stems with main union at 1m height; southeast stem heavily leaning east over site fence line; no significant visible defects at time of inspection.

Appendix B: Tree Schedule Wheatley Homes Police Row

Tree Number	Common Name	Botanical Name	Maturity	Height (m)	Number of Stems	Stem ø (mm)	RPA (m)	Crown Spread				Crown Height				Condition		Category	Comments
								North (m)	East (m)	South (m)	West (m)	North (m)	East (m)	South (m)	West (m)	Structural	Physiological		
T22	Wild cherry	<i>Prunus avium</i>	Mature	10	1	400	4.8	4.5	4.5	4.5	4.5	6	5	2	5	Ivy	Fair	C2	Located 4m northwest of northwest boundary fence of site in private garden, and unable to access; ivy clad base, stem and inner crown impeding inspection; minor deadwood in crown; no significant visible defects at time of inspection.
G1	Mixed broadleaf	-	Mature	1.5	1	100	1.2	1	1	1	1	0.1	0.1	0.1	0.1	Good	Good	B2	Located along the east boundary separating the field from the Police Row; dense maintained hedge, with sporadic bramble growing through foliage; no significant visible defects at time of inspection.





KEY

Tree categories based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

- Category A Tree**
Trees of High Quality with an estimated remaining life expectancy of at least 40 years.
- Category B Tree**
Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years.
- Category C Tree**
Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U Tree**
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.
- Root Protection Area (RPA)**
- Tree Removals**
Trees identified as requiring removal to facilitate the project.

Tree Key

- ACC - Field maple
- AEH - Horse chestnut
- BEP - Silver birch
- CRM - Hawthorn
- EUC - Eucalyptus spp.
- FRE - Common ash
- MXB - Mixed broadleaf
- PRA - Wild cherry
- QUR - Common oak

Client	Wheatley Group		
Project	Police Row		
Title	Appendix D - Preliminary Arboricultural Impact Assessment Plan		
Scale	1:1000 @ A3	Drawn	LA
Date	January 2024	Checked	NS
Drawing No.	MH8843-002	Rev	B

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