



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

Proj. No 11175	Land south of Hambridge Way, Pirton, Hitchin, SG5 3EQ	
Client:	Blakeney Estates Ltd	
Date of Report:	05/09/2024	

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

Telephone: 01284 765391 Email: Info@treesurveys.co.uk
www.treesurveys.co.uk



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.

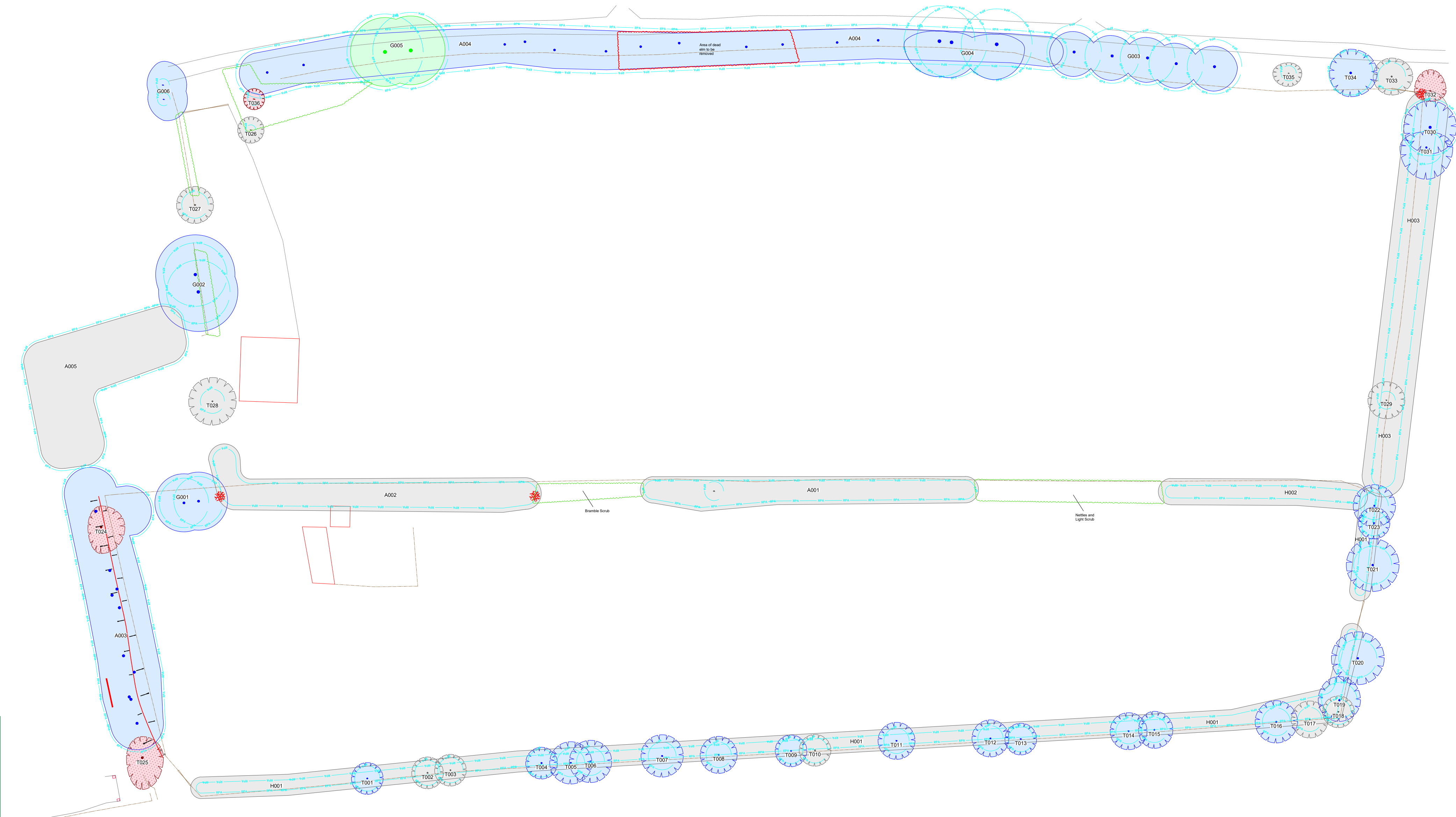
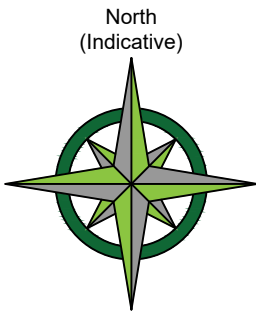
Once the final design is settled it will be necessary to complete an 'Arboricultural Impact Assessment and Preliminary Method Statement' (Prelim TS & AIA) which will form part of the planning application submission. The Prelim TS & AIA will also provide more detailed information regarding tree surgery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

Existing Site Plan



LEGEND

Existing Tree/Feature BS 5837:2012 Category A

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

Existing Tree/Feature to be Removed BS 5837:2012 Category U

Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference

Dead or Dying Tree

TREE PROTECTION STATUS

Hayden's contacted North Hertfordshire District Council on 02/09/2024. 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.

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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

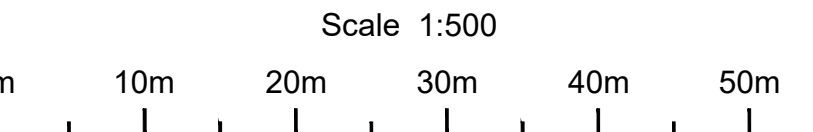
NOTE:

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.

-	02/09/24	GM	Based on "CLS24036001.dwg"
Rev:	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 27/08/24

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



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5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY

Head Office: 01284 765391

Southern Office: 01722 657423

www.treesurveys.co.uk Email: info@treesurveys.co.uk

Client:	Blakeney Estates Ltd	Drawing Title:	Constraints Plan
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Site:	Land South of Hambridge Way, Pilton, Hitchin, SG5 3EQ		
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Date:	02/09/24	Drawn By:	GM	Cad File Ref:	Cl\Pro\11175-D-CP.dwg
Scale:	1:500 (A1)	Checked By:	LA	Drawing No:	11175-D-CP
				Rev:	-

SCHEDULE OF TREES

Land south of Hambridge Way, Pirton, Hitchin,

Surveyed By: Lewis Alexander Date: 27/08/2024

Managed By: Lewis Alexander

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	Hawthorn, Blackthorn, Purging Buckthorn, Elder	150	5.5		Moderate	N2.5, E2.5, S2.5, W2.5	A lapsed hedgerow internal to the site. Mixed species. Bramble, Ivy and Dog Rose present. Generally good condition.	C2	No work required.	4
		1.8	0.1		EM	High				
Yes		10.2			20+ years	Grass, Dense undergrowth				
A002	Purging Buckthorn, Ash, Hawthorn, Blackthorn, Field Maple, Elm Spp	180	9.5		Moderate	N3, E3, S3, W3	A lapsed hedgerow internal to the site. Semi mature and early mature trees of mixed species. Ivy, bramble, and Dog Rose present. Some dieback of crowns of Elm and Buckthorn within feature. Some dead Elm present. Otherwise of generally good condition.	C2	No work required.	4
		2.16	0.1		EM	High				
Yes		14.7			10+ years	Light undergrowth, Dense undergrowth				
A003	Sycamore, Ash, Elm Spp, Horse Chestnut	450	14		High	N5, E5, S5, W5	A tree belt along the sites west boundary. Trees emerge from the west bank of a shallow drainage ditch. Undergrowth at base and a low wire fence limits inspection. Off-site residential dwellings lay within range. Trees appear to be of good form and condition, although this should be confirmed. A poor condition tree and a dead tree have been recorded separately.	B2	Remove all Ivy, clear undergrowth around trees and reinspect.	3
		5.4	1		EM	Moderate				
Yes		91.6			20+ years	Light undergrowth, Dense undergrowth				
A004	Blackthorn, Field Maple, Elm Spp, European Lime, Horse Chestnut	350	9.5		High	N2, E3, S3, W3	A belt of trees between the boundary fence and a public bridleway. A dense hedgelike understorey below early mature and semi mature mixed species individual trees. North of canopy faced back from overhead cables and bridleway. The most significant trees within the feature are recorded separately. Most trees are of generally good form and condition, although some asymmetric trees exist due to the pruning works previously mentioned. Some dead stems, possibly Elm, present by bridleway should be removed. Ivy, bramble and Dog Rose present.	B2	Remove dead Elm by bridleway.	2
		4.2	0.1		EM	High				
		55.4			20+ years	Mixed soft/hard surface, Dense undergrowth				
A005	Sycamore, Ash, Leyland Cypress	450	15		Moderate	N5, E5, S5, W5	An area of off-site trees near to the sites boundary. Dense vegetation and lack of access limits survey. Trees appear healthy, of generally good condition. Believed to be of fair to good form, a Cypress appears to have lost a neighbour which has left an asymmetric crown bare on its eastern aspect.	C2	No work required.	4
		5.4	1		EM	High				
No		91.6			10+ years	Building, Dense undergrowth, Off-site/no access				
G001	Sycamore	390	16		Moderate	N5.5, E5.5, S5.5, W5.5	Two Sycamore growing close together. Ivy clad stems. Good form and condition.	B2	No work required.	4
		4.68	1		EM	Moderate				
Yes		68.8			20+ years	Light undergrowth, 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				
G002	Ash, Walnut	500	16		Moderate	N7.5, E7.5, S7.5, W7.5	An off-site Ash and Walnut adjacent to the boundary. Crowns overhang site. Dense vegetation at base limits inspection. Good physiological condition. Believed to be of good form.	B2	No work required.	4
		6	0.5		EM	Moderate				
Yes		113.1			20+ years	Dense undergrowth				
G003	Ash, Field Maple, Turkey Oak	430	12		High	N4, E4.5, S4.5, W4.5	One Oak, one Field Maple and three Ash between the sites boundary fence and public bridleway. Crowns reduced back on north from overhead cables and bridleway. Good form and condition trees.	B2	No work required.	4
		5.16	0.5		EM	Moderate				
		83.6			20+ years	Light undergrowth				
G004	Field Maple	560	13		High	N2.5, E6, S6, W6	A group of three Field Maple at the sites boundary and by a public bridleway. Ivy clad stem. Asymmetric, biased away from north due to crown reduction from overhead utility cables. Otherwise trees of good form and condition.	B2	No work required.	4
		6.72	1		EM	Moderate				
		141.9			20+ years	Mixed soft/hard surface, Dense undergrowth, Grass				
G005	Horse Chestnut, European Lime	600	16		High	N6.5, E6.5, S6.5, W6.5	Lime and Horse Chestnut, growing closely and forming one aerial canopy. The largest arboricultural feature at the north of the site. Ivy clad stems. Emerges from an understorey that runs parallel to a public bridleway. Healthy foliage. Good form and condition.	A2	No work required.	4
		7.2	0.5		EM	Moderate				
		162.9			40+ years	Mixed soft/hard surface, Grass, Dense undergrowth				
G006	Caucasian Maple, Variegated Lawson Cypress	100	8.5		Moderate	N4.5, E4.5, S4, W3	Two off-site garden trees by a gate into site. Crowns overhang boundary. Heavily Ivy clad. Lower crowns beginning to hinder access unto site. Healthy foliage. Believed to be of fair form and good condition.	B2	Face back lower crown (from ground level to 3 metres height) to the boundary	3
		1.2	0.1		EM	High				
No		4.5			10+ years	Shrub bed, Ivy, Mixed soft/hard surface				
H001	Dogwood - Native, Hawthorn, Sycamore, Hazel, Field Maple	80	4.5		High	N2, E2, S2, W2	A boundary hedge, mixed species. Once maintained at approx. 1.5 metres height. Good physiological condition, provides screening from the nearby recreation ground.	C2	No work required.	4
		0.96	0.1		SM	High				
Yes		2.9			20+ years	Grass, Tarmac				
H002	Elm Spp, Hawthorn, Blackthorn, Purging Buckthorn	100	4.5		Low	N2.5, E2.5, S2.5, W2.5	A mixed species hedgerow internal to the site. Has not received recent management. Bramble, Ivy and Dog Rose present. Generally good condition.	C2	No work required.	4
		1.2	0.1		EM	High				
Yes		4.5			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				
H003	Elm Spp, Blackthorn, Elder, Purging Buckthorn, Cherry Plum	100	6		Moderate	N3, E3, S3, W3	A boundary hedge. Mixed species. Has not received recent management. Bramble and Dog Rose present. A dense screen. Good condition.	C2	No work required.	4
		1.2	0.1		EM	High				
Yes		4.5			20+ years	Dense undergrowth				
T001	Ash	200	7		High	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	3		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				
T002	Ash	200	7		High	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Some dieback of shoot tips and browned foliage, affecting <20% of crown. Good form. Fair condition.	C1	No work required.	4
		2.4	3		SM	Moderate				
Yes		18.1			10+ years	Tarmac, Grass				
T003	Ash	200	8		High	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Some dieback of shoot tips and twigs, affecting <20% of crown. Good form. Fair condition.	C1	No work required.	4
		2.4	3		SM	Moderate				
Yes		18.1			10+ years	Tarmac, Grass				
T004	Ash	220	9		High	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.64	3.5		SM	Moderate				
Yes		21.9			20+ years	Tarmac, Grass				
T005	Ash	220	9.5		High	N4, E4, S4, W4	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.64	3		SM	Moderate				
Yes		21.9			20+ years	Tarmac, Grass				
T006	Ash	220	10		High	N4, E4, S4, W4	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.64	4		SM	Moderate				
Yes		21.9			20+ years	Tarmac, Grass				
T007	Ash	220	10		High	N4, E4, S4, W4	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.64	3		SM	Moderate				
Yes		21.9			20+ years	Tarmac, Grass				

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				
T008	Ash	200	9.5		High	N3.5, E3.5, S3.5, W3.5	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	3.5		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				
T009	Ash	200	8.5		High	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	4		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				
T010	Ash	200	9		High	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Slightly sparse crown. Good form. Fair condition.	C1	No work required.	4
		2.4	4		SM	Moderate				
Yes		18.1			10+ years	Tarmac, Grass				
T011	Ash	200	9		High	N3.5, E3.5, S3.5, W3.5	An Ash emerging from a boundary hedge. Stem divides in two at 1 metre. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	3.5		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				
T012	Ash	200	11		High	N3.5, E3.5, S3.5, W3.5	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	4		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				
T013	Ash	200	9.5		High	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	3.5		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				
T014	Ash	200	11		High	N3.5, E3.5, S3.5, W3.5	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	3.5		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				
T015	Ash	200	11		High	N3.5, E3.5, S3.5, W3	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	3		SM	Moderate				
Yes		18.1			20+ years	Tarmac, Grass				

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				
T016	Ash	220	13		High	N4, E4, S4, W4	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.64	4		SM	Moderate				
Yes		21.9			20+ years	Tarmac, Grass				
T017	Ash	190	11		Moderate	N3.5, E3.5, S3.5, W3.5	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Slightly sparse crown. Good form. Fair condition.	C2	No work required.	4
		2.28	3.5		SM	Moderate				
Yes		16.3			10+ years	Tarmac, Grass				
T018	Ash	200	11		Moderate	N3, E3, S3, W3	A single stemmed Ash emerging from a boundary hedge. Stem divides in two at approx. 2 metres. Vegetation at base prevents measurement of DBH and limits inspection. Crown partly suppressed by neighbouring tree. Unable to evaluate structural condition. Good condition.	C2	Prune hedge to allow assessment of stem unions and reinspect.	3
		2.4	4		SM	Moderate				
Yes		18.1			10+ years	Grass				
T019	Ash	280	13		Moderate	N4.5, E4, S4, W4	A single stemmed Ash emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Major branch divides from stem at approx. 2 metres southeast and has become a subdominant stem carrying approx. a third of the crown. Good form and condition.	B2	No work required.	4
		3.36	3.5		SM	Moderate				
Yes		35.5			20+ years	Grass				
T020	Ash	300	13		Moderate	N5, E5, S5, W5	An off-site single stemmed Ash adjacent site, emerging beyond a boundary hedge. Lack of access limits inspection. Believed to be of good form and condition.	B2	No work required.	4
		3.6	3		SM	Moderate				
No		40.7			20+ years	Grass				
T021	Ash	300	13		Moderate	N5, E5, S5, W5	An off-site single stemmed Ash adjacent site, emerging beyond a boundary hedge. Lack of access limits inspection. Believed to be of good form and condition.	B2	No work required.	4
		3.6	3.5		SM	Moderate				
Yes		40.7			20+ years	Grass				
T022	Walnut	220	7		Moderate	N4, E4, S4, W4	A Walnut emerging from a boundary hedge. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.64	3		SM	Moderate				
Yes		21.9			20+ years	Light undergrowth				
T023	Sycamore	200	7		Moderate	N3, E3, S3, W3	A Sycamore emerging from a boundary hedge. Ivy clad stem. Vegetation at base prevents measurement of DBH. Good form and condition.	B2	No work required.	4
		2.4	3		SM	Moderate				
Yes		18.1			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				
T024	Elm Sp	340	14		Moderate	N4, E4.5, S5, W2.5	An Elm located at the sites west boundary. Low Basal sucker projects south horizontally. Major branch in east of crown dead, constitutes major deadwood, peeling bark. High crowned. Dieback of crown. Poor condition and form.	U	Fell to ground level.	2
		4.08	7.5		EM	High				
Yes		52.3			<10 years	Dense undergrowth				
T025	Unknown	400	14		Low	N4, E4, S6, W3	A dead tree, possibly Elm, at the sites boundary. A residential dwelling lays in range. Public footpath under southwest of crown. Ivy clad stem. Completely defoliated.	U	Fell, retaining a high stump 2-3 metres.	1
		4.8	2		EM	High				
Yes		72.4			<10 years	Dense undergrowth, Grass				
T026	Walnut	80	5		Low	N2.5, E2.5, S2.5, W2.5	A young self set Walnut by the entrance gate into site. Good form and condition.	C1	No work required.	4
		0.96	0.5		Y	Moderate				
Yes		2.9			10+ years	Light undergrowth, Mixed soft/hard surface				
T027	Ash	210	8.5		Moderate	N3.5, E3.5, S3.5, W3.5	A twin stemmed Ash or two individuals growing close together at the sites boundary. Stems 4 metres from face of an off-site dwelling. Good form and condition.	C1	No work required.	4
		2.52	0.5		SM	Moderate				
Yes		20			10+ years	Block paving, Light undergrowth				
T028	Walnut	190	8		Low	N4.5, E4.5, S4.5, W4.5	A likely self set Walnut. Twin stemmed from near ground level. Small Wild Cherry set at base. Young, of limited arboricultural merit. Good form and condition.	C1	No work required.	4
		2.28	0.1		Y	Moderate				
Yes		16.3			10+ years	Grass				
T029	Elm Sp	140	7.5		Moderate	N3.5, E3.5, S3.5, W3.5	An Elm tree emerging from an informal boundary hedge. Ivy clad stem. Dense vegetation limits survey. Good crown cover. Believed to be of good form and condition.	C1	No work required.	4
		1.68	3.5		SM	High				
Yes		8.9			10+ years	Dense undergrowth				
T030	Ash	450	14		Moderate	N5, E5, S5, W5	An early mature Ash emerging from an informal boundary hedge. Vegetation at base limits inspection. Major deadwood x1 in south of lower crown, no targets present. Healthy foliage. Believed to be of good form and condition.	B2	No work required.	4
		5.4	4.5		EM	Moderate				
Yes		91.6			20+ years	Dense undergrowth				
T031	Ash	260	13		Moderate	N3, E5, S6, W5	A multi-stemmed Ash emerging from an informal boundary hedge. Dense vegetation limits inspection, unable to evaluate unions at base. North of crown suppressed by neighbouring tree. Good physiological condition. Category provisional.	B2	Clear vegetation from base and inspect union.	3
		3.12	2.5		SM	Moderate				
Yes		30.6			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				
T032	Elm Sp	150	6		Low	N4, E3, S2, W3	An Elm by a gate into site. Severe dieback of crown affecting >50% of crown. Fair form. Poor condition.	U	Fell to ground level.	3
		1.8	0.5		SM	High				
Yes		10.2			<10 years	Light undergrowth, Dense undergrowth				
T033	Turkey Oak	220	8		High	N3.5, E4, S3.5, W3.5	A single stemmed Oak, between the sites boundary fence and public bridleway. Some occasional dieback of twigs in the crown, indicating stress. Good condition. Fair form.	C1	No work required.	4
		2.64	1		Y	High				
		21.9			10+ years	Light undergrowth				
T034	Ash	350	8		High	N4.5, E5, S4.5, W4	A single stemmed Ash, between the sites boundary fence and public bridleway. Ivy clad stem. Good condition and form.	B2	No work required.	4
		4.2	1		SM	Moderate				
		55.4			20+ years	Light undergrowth				
T035	Turkey Oak	120	5.5		Moderate	N2, E2.5, S2.5, W3	A single stemmed young Oak, between the sites boundary fence and public bridleway. Dead apex, a western side branch has gained dominance. Chlorotic leaves. Fair form and condition. Low arboricultural merit.	C1	No work required.	4
		1.44	0.5		Y	High				
		6.5			10+ years	Light undergrowth, Dense undergrowth				
T036	Elm Sp	100	6		Low	N2, E2, S2, W2	An Elm sucker within an area of dense scrub which limits survey. Dead apex. Of fair form and poor condition.	U	No work required.	4
		1.2	1		SM	High				
Yes		4.5			<10 years	Dense undergrowth				

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 [REDACTED] on behalf of Planning Control
<Planning.Control@north-herts.gov.uk>
Sent: 30 August 2024 13:56
To: Beth Martin
Subject: FW: TPO Enquiry | 11175 - Land south of Hambridge Way, Pirton, Hitchin, SG5 3EQ
Attachments: 11175 Site Photo.PNG

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon

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

Kind regards



Joanne Grant
Technical Support Officer

www.north-herts.gov.uk

From: Beth Martin [REDACTED]
Sent: Friday, August 30, 2024 12:19 PM
To: Planning Control <Planning.Control@north-herts.gov.uk>
Subject: TPO Enquiry | 11175 - Land south of Hambridge Way, Pirton, Hitchin, SG5 3EQ

Good Afternoon,

Could you please advise if the above mentioned site is covered by TPO or is located within a Conservation Area?

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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