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ARBORICULTURAL IMPACT ASSESSMENT

Site: Bendish Stables, Hitchin
Postcode: SG4 8JA
Client: Linda Anderson

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DOCUMENT CONTROL

Plans and Schedules to be read in conjunction with this report:

Type	Reference	Version
Tree Schedule	1298400-897-SCH-BS	1
Tree Constraints Plan	1298400-897-DRW-TCP	1
Arboricultural Implications Plan	1298400-897-DRW-AIP	1
Draft Tree Protection Plan	1298400-897-DRW-TPP	1

Third Party Reports relied upon for the Arboricultural Impact Assessment:

Document Name	Authoring Company	Document Reference
Topographical Survey	Associated Surveying Consultants	ASC.25.742
Proposed Site Plan	ScandiaHus	762542.RevF
Planning Statement	WeldonBeesly	0147PA
Ecological Impact Assessment	Ecology by Design	EBD5387

Version Control

Date	Notes	Author	Version
29.04.2026	Initial draft for review by client	SW	01
30.04.2026	Updates following client review	SW	02

VALIDATION STATEMENT FOR LPA REGISTRATION

This report is submitted to North Hertfordshire District Council to accompany a detailed planning application. This provides detailed information about the trees at Bendish Stables, Hitchin in relation to a proposal for the demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens; erection of single storey self-build dwelling, access and all ancillary works.

To assist the LPA in validating this report as part of the planning application, it contains the following:

- A full tree survey in accordance with the recommendations of BS5837:2012 *Trees in relation to design, demolition and construction*. The survey was undertaken and the report prepared by competent and qualified arboriculturist.
- Scaled plans with a north point showing the site boundaries, the tree survey information and the proposed scheme overlaid against the tree survey.
- An assessment of the impacts of the proposed development on the existing trees.
- This includes recommendations of which trees should be removed/retained and the proposed protection measures.
- A statement detailing methods for tree protection and technical construction to ensure minimal impact on retained trees during the construction process.

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Opinions and information provided in the report are prepared using all reasonable skill, care and due diligence in compliance with the industry best practice guidance (BS5837), and The Arboricultural Association and Institute of Chartered Foresters Codes of Professional Conduct.

DISCLAIMER

This report has been prepared with the assistance of AI tools to enhance the efficiency and accuracy of the data analysis and presentation. However, the content, conclusions, and recommendations contained herein are the original work of the author, Steve Westmore. The author has exercised professional judgment and expertise in the preparation of this report, ensuring that all findings and opinions are independently derived and reflect the author's own analysis and interpretation.

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NON-TECHNICAL SUMMARY

Site Name & Address	Bendish Stables, Hitchin, SG4 8JA			
Client Name	Linda Anderson			
Local Planning Authority	North Hertfordshire District Council			
Development Proposal	Demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens; erection of single storey self-build dwelling, access and all ancillary works.			
Summary of existing tree stock	Category A	Category B	Category C	Category U
	0	4	20	5
Summary of impacts to existing tree stock	Tree Removals	Tree Pruning to facilitate development	Incursions to Root Protection Area	
	G7 (partial) and G16	G2 & T19	T1, G2, T11 & T19	
Relevant Planning Policies	Local Planning Policy		National Planning Policy	
	North Hertfordshire District Council Local Plan 2011-2031 NE4 – Biodiversity and geological sites		NPPF Paragraphs Para 136 – Right Tree Right Place Para 187 – Ecosystem services Para 193 – Irreplaceable habitat	
Statutory Considerations	Conservation Area		Tree Preservation Order	
	No		No	
Non-Statutory Considerations	ASNW		Veteran or ancient trees	
	No		No	

EXECUTIVE SUMMARY

I have been instructed to undertake a tree survey at Bendish Stables, Hitchin and to provide advice in regard to the existing tree stock, through the design process for the redevelopment of the Site.

The development proposal is for the demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens; erection of single storey self-build dwelling, access and all ancillary works.

A tree survey has been completed following the guidance provided by BS5837 (2012) *Trees in relation to design, demolition and construction – Recommendations*. A total of 29 trees or groups of trees have been recorded within the survey area. All have been categorised as part of a quality assessment to determine the extent of the tree related constraints on Site.

- 4 have been assessed as being of moderate quality and condition (Category B) with a remaining contribution of at least 20 years.
- 20 have been assessed as being of low quality and condition (Category C) with a remaining contribution of at least 10 years.
- 5 have been assessed as being of poor quality and condition (Category U) with a remaining contribution of less than 10 years.

No trees have been identified as either ancient or veteran specimens, and there are no woodlands within or in close proximity to the Site.

An online search confirms that the Site is not located within a Conservation Area and no trees are subject to a Tree Preservation Order (TPO).

This development will require the removal of or partial removal of two groups of trees (G7 and G16). These are proposed for removal as they are within the footprint of the new driveway or dwelling. These features consist of low-quality groups of trees located internally to the Site. Due to their condition and location, removal will have minimal impact on the immediate Site. There is sufficient space within the Site to accommodate replacement planting, should it be required.

One group of trees and one tree (G2 and T29) will require facilitation pruning. The proposed pruning is for a targeted lateral reduction to facilitate construction working space.

All retained trees will be protected throughout the construction phase. This will primarily consist of Tree Protective Fencing, but will also include temporary ground protection measures and excavations undertaken under arboricultural supervision.

National planning policy seeks to protect irreplaceable habitat such as ancient woodland from development related harm, and local planning policies seek to achieve a similar outcome. Additionally, local planning policy seeks to ensure that trees of biodiversity value are protected and incorporated within design schemes. No ancient or veteran specimens were recorded on this Site. A small number of trees are proposed for removal to facilitate the design scheme, and these consist of low-quality features. Those trees of most significant quality will be retained and protected because of this proposal. As such, this scheme is compliant with both national and local planning policy insofar as it relates to trees.

1. INTRODUCTION

Instruction

- 1.1 I have been instructed by Weldon Beesly (on behalf of Linda Anderson) to undertake a tree survey to assist in the design of a new development scheme at Bendish Stables, Hitchin.

Scope

- 1.2 The scope of this instruction has been to:
- Undertake a tree survey to determine the range, age and quality of trees across the Site;
 - Provide advice and guidance to the project design team on all matters relating to trees (excluding ecological matters or landscape design); and
 - Prepare the required reports and plans to accompany a full planning application to North Hertfordshire District Council (the local planning authority) for the proposed development.
- 1.3 The tree survey was to be conducted in accordance with the guidance provided in BS5837 (2012) *Trees in relation to design, demolition, and construction - Recommendations* ('BS5837').
- 1.4 All plans and reports following the tree survey were also to follow the recommended processes defined in BS5837 and any other industry advice that provides best practice guidance for managing the relationship between trees and construction processes.
- 1.5 Trees are a material consideration in the planning process and this document provides best practice guidance recommendations, seeking to ensure that there is a harmonious relationship between trees and development that will ensure that both trees and structures can be retained in the long term.

Purpose of this document

- 1.6 This report is an Arboricultural Impact Assessment and is intended to provide an assessment of the potential and actual impact of a development proposal on the existing tree stock at the Site. **This document has been prepared to accompany a planning application** and may be relied upon for that purpose.

Tree Survey

- 1.7 The survey was conducted by Steve Westmore, arboricultural consultant for Tree Frontiers Ltd. I am also the author of this report.
- 1.8 I carried out the tree survey on 24th March 2026. The weather at the time of the assessment was clear, bright and visibility was good.
- 1.9 I was unaccompanied at all times during the survey.

Site Description and Context

- 1.10 The land at Bendish Stables, Hitchin ('the Site') is located to the southwest of Bendish House, on the eastern edge of Bendish village south of Hitchin. It is centred at OS Grid Reference

TL167216 and around postcode SG4 8JA. An image of the Site in Plate 1 shows the extent of the project boundary.



Plate 1: Indicative Site location (Source: Google Maps)

- 1.11 Bendish Stables is a large, detached house with outbuildings, kitchen garden, run-down glass houses and pig-pens on the north side of Bendish Lane at its junction with Hollybush Lane. The house, with its outbuildings and land comprise a total area of 0.6 hectare. The planning application site area (edged red) is 0.26 hectare.
- 1.12 The majority of the tree stock is associated with dense vegetation along the southwestern and southern boundary of the Site. There are a small number of fruit trees in the east and individual trees adjacent the existing access drive. The majority of the tree stock consists of native or naturalised species, although a small number of ornamental species are associated with the driveway.

Caveats and Limitations

- 1.13 While all reasonable efforts have been made to identify the condition and quality of the trees on site, the statements made in this report and schedules do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the Site that may affect trees that have taken place since the date of the survey.
- 1.14 I can confirm that the survey has been undertaken in accordance with industry best practice recommendations and guidance, but no warranty is provided in relation to changes to the Site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.

- 1.15 Unless stated differently in captions, all photographs used in this report have been taken by the author at the time of the Site visit.
- 1.16 The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.
- 1.17 The survey has been undertaken with the benefit of a topographical survey undertaken by Associated Surveying Consultants in October 2025 (ref: ASC.25.742). The location of all trees and groups detailed in this report have been taken from the topographical survey and no warranty is given as to the accuracy of this data.
- 1.18 This survey has been limited to identifying arboricultural features within the Site. It does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.
- 1.19 Although I am occasionally involved in landscape, ecological and planning issues, I have no formal qualifications in these areas and any comments made in this report to such matters are limited to the general context in view of my familiarity through my day-to-day work, and professional advice should be obtained on these matters where required.

2. DEVELOPMENT PROPOSAL

- 2.1 The development proposal is for the demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens; erection of single storey self-build dwelling, access and all ancillary works.

3. ARBORICULTURAL SURVEY DATA COLLECTION AND RESULTS

Tree Survey Methodology

- 3.1 The survey has been carried out as a ground based visual assessment only following the guidance provided in BS5837.
- 3.2 The information collected during the survey has been used to assist in the design of the Site. This report includes:
 - A schedule of the relevant trees to include base line data and quality assessment; and
 - A plan showing the extent of constraints presented by the exiting tree stock (herein after referred to as a Tree Constraints Plan (TCP)) that provides illustrative information on the constraints, for consideration during the design of the Site.
- 3.3 The purpose of the tree survey has been to provide an assessment as to the quality and non-fiscal value of the trees on Site. This then allows guidance to be given to the design team to inform the site design and layout.

General Data Capture

- 3.4 For reference, individual trees are identified with the letter T and associated number on the Tree Schedule and on a plan showing the extent of tree constraints.
- 3.5 The following measurement conventions have been followed:
- The stem diameter of the trees on Site was recorded using a rounded down diameter tape or a digital hypsometer, measured at 1.5m above ground level. Measurements were recorded in millimetres, rounded to the nearest 10mm.
 - The height of the subject trees was estimated to the nearest metre.
 - Maximum crown spread of the subject tree was measured from the edge of the trunk to the tips of the live lateral branches taken at four compass points (N-E-S-W) using a Leica Disto digital laser measure. Crown spread measurements were taken in metres.
 - Tree age was estimated from visual indicators (such as tree size and appearance of bark) which is provided as a provisional guide.
- 3.6 Groups of trees were identified with the letter G and number on the associated schedule and plans. Crown spread was assessed using topographical data to position the extents. Stem diameter of groups of trees was set as an average stem diameter of the trees within these individual groups and a maximum height of the tallest tree within the group.
- 3.7 Hedges are identified with the letter H and number on the associated schedule and plans. Each hedgerow was surveyed recording the species, the maximum height and the average width of the hedge. Any individual trees present within the hedgerow were recorded as an individual tree.
- 3.8 Woodlands and woodland groups were identified with the letter W and number on the associated schedules and plans.
- 3.9 If direct access to a tree was not possible, estimations from appropriate vantage points were taken. Any limitations or estimations are presented within the survey limitations section and noted in the associated schedules with a '#' suffix after the respective tree number.

Categorisation

- 3.10 In compliance with Table 1 of BS5837 the trees surveyed have been categorised according to their arboricultural quality and value (non-fiscal) which is summarised below in Table 1.

Table 1 - Summary of BS5837 categorisation colours

Category	Colour	Description
A	Green	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	Blue	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
C	Grey	Trees of low quality with an estimated remaining life expectancy of at least 10 years
U	Red	Those trees 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

Quality Assessment

3.11 A summary of my assessment of the quality of the trees is presented in Table 2.

Table 2 - Summary of tree quality on site

	Category A	Category B	Category C	Category U	Total
Group	-	-	6	1	7
Hedge	-	-	2	-	2
Tree	-	4	12	4	20
Total	0	4	20	5	29

Age Assessment

3.12 A summary of my assessment of the age diversification of the trees is presented in Table 3.

Table 3 - Summary of age diversification on site

	Category A	Category B	Category C	Category U	Total
Young	-	-	1	-	1
Semi-mature	-	-	8	-	8
Early-mature	-	3	4	-	7
Mature	-	1	7	-	8
Dead	-	-	-	5	5
Total	0	4	20	5	29

Above Ground Tree Constraints – Tree Canopies

3.13 The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, with the extent of the canopy spread hatched in the corresponding BS5837 retention category colour.

Below Ground Constraints - Root Protection Area

- 3.14 The Root Protection Areas (RPA) is 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. This does not account for the actual depth of the soil within the area, nor does it account for any requirement for working space during development.
- 3.15 The RPA of each tree has been calculated in accordance with Section 4.6.1 in BS5837. This is determined through multiplying the stem diameter of each tree, measured at 1.5m above ground level, by a factor of 12. The below ground constraints posed by the RPA have been plotted on the TCP as a magenta line with the text RPA inscribed.
- 3.16 The RPA is initially plotted as a circle with the tree in the centre. Where site conditions may influence the shape and size of the RPA (e.g. the presence of roads, buildings or other structures), the shape and size of the RPA can be amended in accordance with Section 4.6.3 in BS5837.
- 3.17 No trees have had the RPA adjusted to account for built form which is likely to have affected the direction of growth of the roots.

4. STATUTORY AND OTHER CONSTRAINTS

Statutory Considerations – Tree Protection

- 4.1 Part VII of The Town and Country Planning Act (1990) (the Act) (Section 197) obligates local planning authorities to ensure that, where appropriate, provision is made for the preservation and planting of trees.
- 4.2 The protection is provided in the form of Tree Preservation Orders (TPO) (Section 198), or by virtue of a tree being located within a Conservation Area (Section 211).
- 4.3 The Site is located within Bendish, and North Hertfordshire District Council (NHDC) is the Local Planning Authority.

Tree Preservation Order

- 4.4 The Town and Country Planning (Tree Preservation Order) (England) Regulations 2012 prohibits any works to trees that are subject to a TPO without the written consent of the local planning authority. There are exemptions to the regulations relating to planning and the conditions of the trees. No works can be undertaken on a protected tree until the authority has granted consent in writing.
- 4.5 NHDC holds details of TPOs on an interactive map. This illustrates that no trees within or adjacent the site are subject to a TPO (see Plate 2 below).

Conservation Area

- 4.6 Section 211 of the Act also provides protection to trees that are located within a Conservation Area. Prior to any works being undertaken on such trees the local planning authority must be informed. Once notice has been given, the authority has up to six weeks to consider whether

it wishes to object to the works. After this period and in the absence of any response from the authority, works can be undertaken.

- 4.7 NHDC holds details of conservation areas on an interactive map. A search of the records shows that the Site is not within any conservation area (see Plate 2 below).

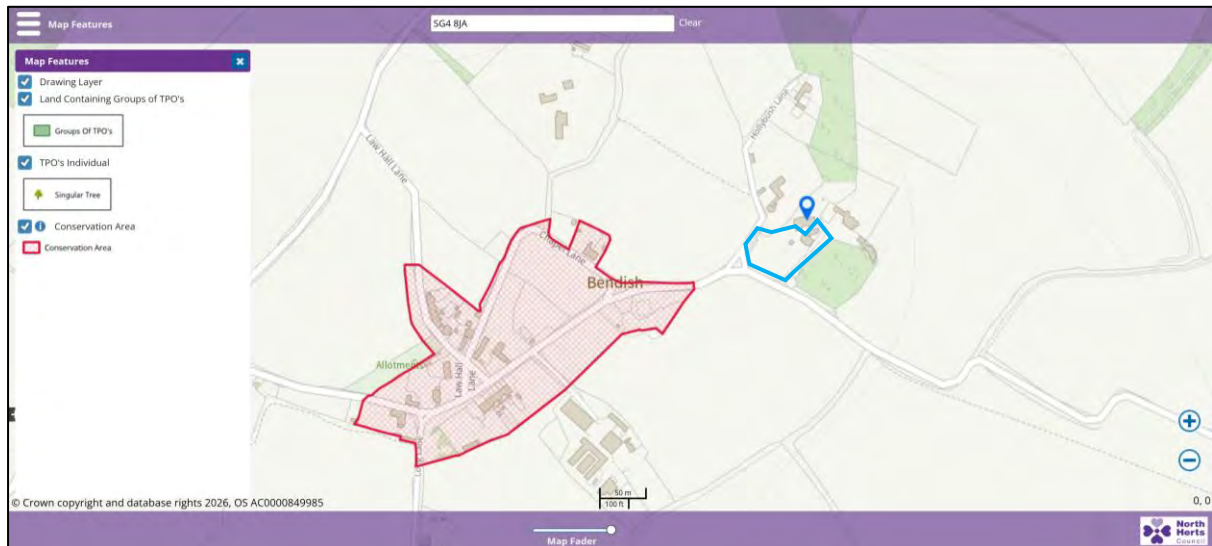


Plate 2: Extract from NHDC Map for TPOs and conservation areas with indicative Site boundary in blue (Accessed 08.04.2026)

Forestry Act

- 4.8 The Forestry Act (1967) requires that permission is obtained from the Forestry Commission for the felling of any trees in England or Wales. There are certain exceptions from this requirement including the felling of trees required to allow a planning permission to be carried out¹.

An exception applies where the felling of trees is immediately required for the purpose of carrying out development that is authorised by the approval of full planning permission (granted, or deemed to be granted, under the Town and Country Planning Act 1990, including any planning conditions or s.106 agreements attached to a full planning consent). The approved planning permission will detail the extent of the approved development and may also define the trees that are allowed to be felled or those that must be retained. Any tree felling outside that boundary will require a licence.

The development exception can relate to individual or groups of trees or woodland, and for trees to be exempt from the need for a felling licence at least one of the following conditions must be met:

- *trees must be explicitly identified in the planning consent as being permitted for removal;*
- *the trees must stand within the footprint of the proposed development; or*
- *the removal of the trees must be necessary in order to carry out the proposed development (e.g. they block an access route to which there is no alternative, or lie in*

¹ [Tree Felling- Getting Permission \(Forestry Commission\)](#)

such close proximity to the proposed development that they prevent the carrying out of that development).

The exception does not simply extend to all trees within the boundary of the fully approved proposed development.

Non-statutory considerations

- 4.9 An online search has also been undertaken to determine any non-statutory designations at the Site that may be a consideration in relation to trees. This has revealed that there are no such designations associated with the Site.
- 4.10 A search has also been undertaken on the Multi Agency Geographic Information for the Countryside (MAGIC) mapping system to determine if the woodland on or in proximity to the Site has been designated as ancient woodland. The results indicate that there is no woodland that meets the criteria for this designation.

Soils

- 4.11 Paragraph 4.3 of BS5837 recommends that a soil assessment be completed by a competent person to inform decisions relating to the RPA, tree protection, new planting design and foundation design. I am not able to provide this assessment as I have no formal qualifications in this area, and professional advice should be taken to provide any detailed reports.
- 4.12 However, generic soil data is freely available from online sources such as the Geology of Britain viewer² which can provide a broad indication of the underlying geology of a site. The results of a search for this Site describes the geology as being Lewes Nodular Chalk Formation – chalk with superficial deposits of clay, silt, sand and gravel. The soils are described as being slightly acid loamy and clayey soils with impeded drainage.³ This could weather to produce a shrinkable clay soil and therefore guidance on foundation design in relation to trees, such as NHBC Chapter 4.2, may need to be consulted if site specific soil tests confirm the presence of shrinkable clay.
- 4.13 The soil type will have an impact on any recommendations for replacement or enhancement planting that may form a part of any landscape strategy for a planning application.

5. NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework 2024

- 5.1 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.
- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.
- 5.3 Section 12 of the NPPF recognises the importance of integrating trees into urban environments as part of achieving well-designed places. While the primary focus is on new tree planting, the

² <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

³ <https://www.landis.org.uk/soilscapes>

importance of retaining existing trees and incorporation into proposals is a driving factor, stating that:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵³, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.” (Paragraph 136)

- 5.4 In addition, Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

“Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”. (Paragraph 187)

- 5.5 It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists” (Paragraph 193)

Local Planning Policy

- 5.6 The LPA has a duty to ensure that local matters are considered through the planning process, and this includes protection of trees.
- 5.7 NHDC has prepared a specific development plan which includes trees and the natural environment. This plan is the Local Plan 2011-2031.
- 5.8 The policies within the Local Plan that are relevant to trees are summarised in Table 4.

Table 4: Summary of Local Planning Policy

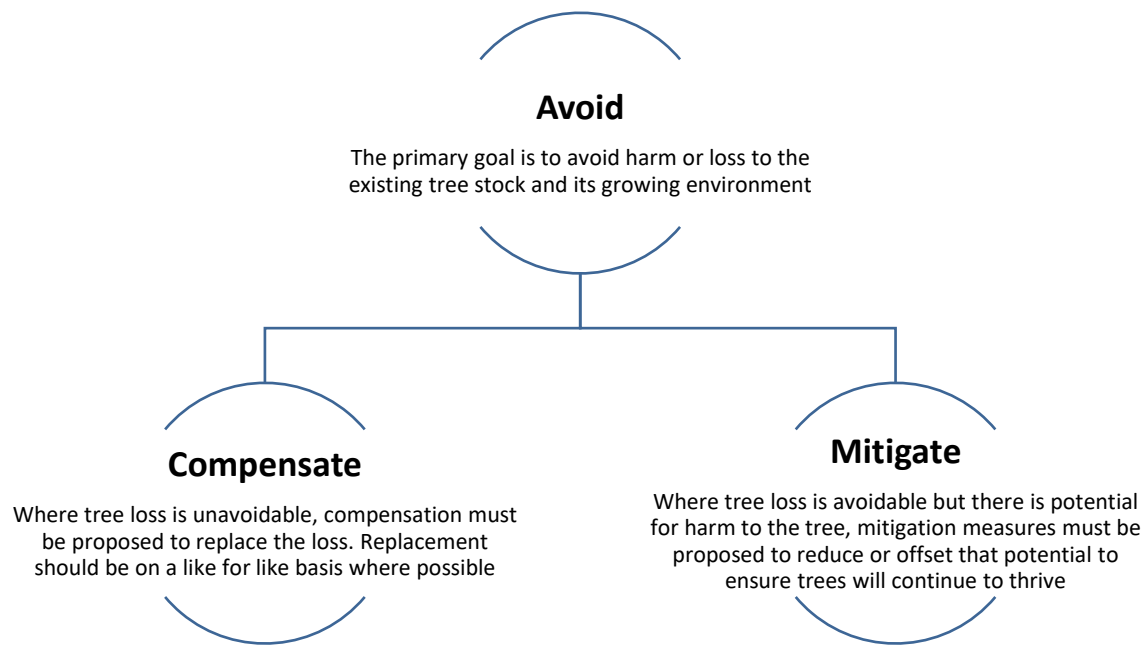
Policy No	Title	Description (this is not a full copy of the policy. Only extracts relevant to trees are included below)
NE4	Biodiversity & Geological Site	All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible. Applicants should... d) Integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design. The appropriateness of any buffers will be considered having regard to the status of the relevant habitat. 12 metres of complimentary habitat should be provided around wildlife sites (locally designated sites and above), trees and hedgerows. It may be necessary to exceed this distance for fragile habitats such as ancient woodland or to provide appropriate root protection for mature trees; ...

6. POTENTIAL ARBORICULTURAL IMPACTS

General Considerations

- 6.1 Development can have an adverse impact on trees and other woody vegetation within a site, which can result in:
- Immediate tree removal to facilitate the footprint of a new development;
 - Root disturbance and damage within a tree's rooting area;
 - Canopy removal or damage as a result of construction activity; and
 - Potential future tree loss from pressure arising from issues such as shading or seasonal nuisance.
- 6.2 Best practice guidance proposed by the arboricultural sector seeks to ensure that there is a harmonious relationship between trees and development that will ensure that both trees and structures can be retained in the long term⁴.
- 6.3 Where practical, development should seek to work with the natural environment, and development schemes that might result in harm should follow a mitigation hierarchy to ensure harm is minimised.
- 6.4 To assist the planning decision makers, this scheme should use the following mitigation hierarchy to consider the influence that trees might have on site design while also continuing to make a positive contribution to the site and local character of the area, both during and post development:

⁴ BS5837 (2012) Page 1



Impact Assessment Methodology

- 6.5 An Arboricultural Impact Assessment Table is provided in Appendix 2 as a means of assisting in the evaluation of the effects of development activities on retained trees. This provides a structured way to assess potential impacts to tree health, condition, and long-term sustainability, while taking into account the fact that both negative and positive effects can occur.

Immediate tree removal to facilitate the development

- 6.6 The proposed development will result in the removal or partial removal of two groups of trees.
- 6.7 A summary of the tree losses is provided in Table 6 below and specific details of these losses, the reason for the removals and the impact are detailed in Table 7 below. The trees have been highlighted on the Arboricultural Implications Plan (AIP) as red hatch with a dashed redline.

Table 5: Summary of tree losses

	Category A	Category B	Category C	Category U	Total
Tree	-	-	G7 (partial) & G16	-	2

Table 6 - Summary of Tree Loss

Tree Number	Reason for Removal	Impact
G7 (approx. 40m ²)	The northern section of this group of trees is proposal for removal as it is located within the footprint of a new access	This group of trees is of low-quality and located internally to the site. As such, removal will have negligible impact on the immediate site and wider community.

Tree Number	Reason for Removal	Impact
	drive and car parking provision.	
G16	This group of trees is proposal for removal as it is located within the footprint of the new dwelling.	This group of trees is of low-quality and located internally to the site. As such, removal will have negligible impact on the immediate site and wider community.

Canopy removal or damage as a result of construction activity

6.8 A total of two trees or groups of trees will require pruning works to facilitate access or any other construction process for the proposed scheme (see Table 7).

Table 7 - Summary of trees potentially affected by damage to canopies

Reason for Pruning	Category A	Category B	Category C	Category U
Provide clearance for new access drive construction	-	T29	G2	-
Provide clearance during construction works and alleviate nuisance post-construction	-	-	G2	-

6.9 The specific details of the pruning and resulting impact are addressed below (see Table 8). Tree numbers have been colour coded in accordance with their retention category.

Table 8 - Facilitation tree pruning

Tree Number	Proposed Pruning Works	Impact of Pruning
G2	1m lateral reduction to northern canopy adjacent existing gate. 2-3m lateral reduction to northern canopy adjacent proposed patio. Note: self-seeded stems under <75mm DBH at 1.5m above ground level may also require removal adjacent new patio.	Minor
T29	1m lateral reduction to eastern and southern canopy.	Minor

- 6.10 In addition to the above, target pruning may be required to boundary groups/hedgerows but the extents of this cannot be determined from a desktop exercise, however is anticipated to comprise of very minor trimming.
- 6.11 The extents of any pruning works to the boundary vegetation will need to be agreed onsite before any construction works commence.

Encroachments within the RPAs of Retained Trees

- 6.12 A total of four trees or groups of trees (T1, G2, T11 and T29) have the potential to be impacted through encroachment within the RPAs. This is through the construction of new access drive or construction machinery movements.
- 6.13 While encroachment to the RPAs is undesirable, the retention of these trees to promote greening of the Site is integral to the design principle of the Site layout and therefore has been deemed preferable to the trees' loss.
- 6.14 For ease of reference, where there are encroachments within the RPAs of retained trees, these have been illustrated on the attached AIP with light orange hatching.

The Impact of New Hardstanding

- 6.15 A total of three trees or groups of trees (T1, G2 and T29) have the potential to be impacted through the provision of new permanent surfaces. This consists of a new access drive or new car parking provision.
- 6.16 A summary of encroachments is detailed in Table 9 below. Tree reference numbers have been colour coded in accordance with the BS5837 retention category.

Table 9 - Summary of RPA Encroachments from new hardstanding

Tree Number	Total RPA (m ²)	Percentage of Total RPA to be encroached (%)
T1	7m ²	5.5%
G2*	12m ²	1%
T29	2.5m ²	5%

*Note: The notional RPA has been utilised for this boundary group.

- 6.17 Given the overall encroachment area for the provision of new hardstanding is minimal, the overall impact to these features will be **minor adverse**.
- 6.18 The expenditure and logistics of implementing bespoke permanent ground protection measures (i.e. 'no-dig' cellular confinement system) significantly outweigh the overall impact to these features. Furthermore, in the case of T1 and G2, it will not be possible to utilise this type of system as the existing ground levels need to be lowered in order to achieve a suitable tie-in with Hollybush Lane (see Plate 3 below).

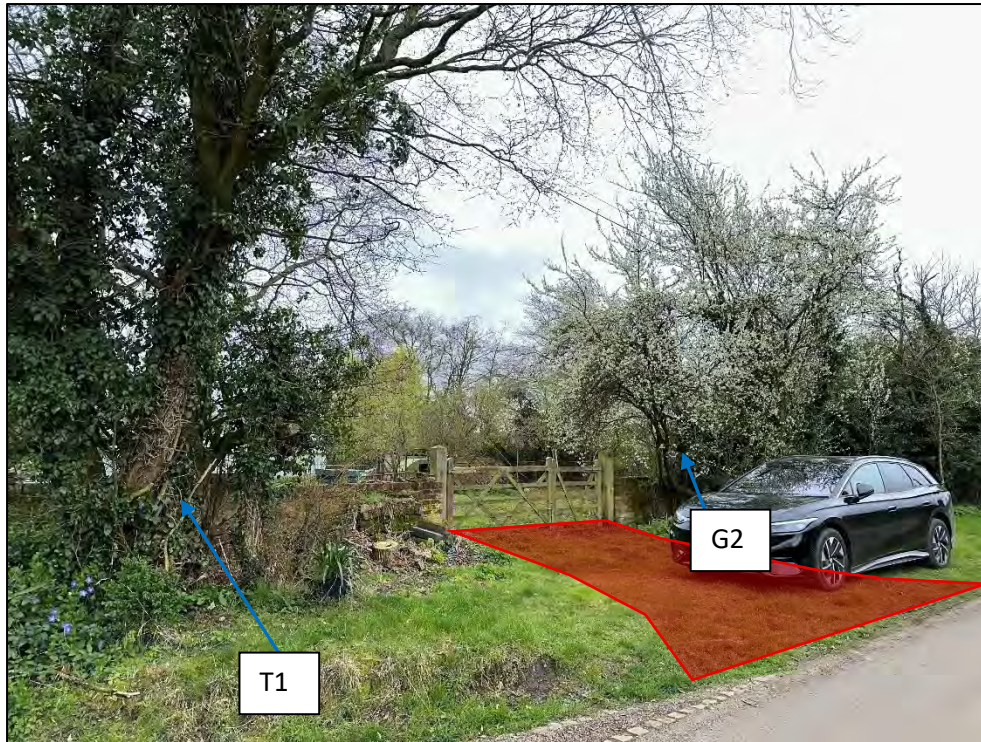


Plate 3 – Indicative access (red) and existing site levels that require lowering in order to facilitate new access.

- 6.19 Due to the location of the new driveway at the peripheries of the RPAs of these features it is anticipated that the works will not require the severance of any structural roots (i.e. >50mm diameter) and any impacts will be associated with fibrous roots. However, in order to minimise potential harm, the excavations within the RPAs of these trees should be undertaken by hand and any exposed roots cleanly severed beyond the face of the new access drive.
- 6.20 The above works should be undertaken under arboricultural supervision.
- 6.21 While specific protection measures have been proposed, this will not alter the potential impact as the rooting environment will be encroached and roots may require severing. As such, the overall impact to these trees will remain **minor adverse**.

Temporary Construction Access

- 6.22 A total of two trees or groups of trees (G2 and T11) have the potential to be impacted through the movement of construction machinery. This is through compaction of the RPAs of these trees, which could cause root desiccation and ultimately tree death.
- 6.23 Without any mitigation measures the overall impact to these trees would be **minor adverse**.
- 6.24 In order to minimise the potential harm, a temporary ground protection solution in the form of load-bearing matting will be utilised. This will alleviate the potential compaction damage and ensure that the underlying root system maintains the ability to support new root growth.
- 6.25 Provided that the protection methodologies detailed in this report are adhered too, the overall impact to these trees will be **negligible** and will not significantly alter their overall useful life expectancy.

The Impact of Underground Services

- 6.26 The new underground surfaces have been designed remote from retained trees.
- 6.27 Should the underground service routes be amended through detailed design and encroach the RPAs of retained trees, an additional assessment will be required.

Potential future tree loss from pressure arising from issues such as shading or seasonal nuisance

- 6.28 The new buildings are a sufficient distance from retained trees that a specific assessment as to future pressure for removal from shading and seasonal nuisance has not been undertaken as part of this assessment.

Principles of Tree Protection

- 6.29 Retained trees and the RPAs must be protected throughout the development through the use of fencing and ground barriers that will limit the potential for physical damage to the trees or compaction of the soil.
- 6.30 An Arboricultural Method Statement is included at Appendix 2 of this report which provides details on what protective measures are required, how they will be implemented and what supervision is required to ensure that the measures remain in place and fit for purpose.
- 6.31 All retained trees will be within a Construction Exclusion Zone (CEZ). This is the area identified by the Project Arboriculturist as the area to be protected during development from Site clearance and construction work through the use of barriers and/or ground protection to ensure the successful long-term retention of trees. The CEZ can be identified by orange diagonal hatching on the attached Tree Protection Plan (TPP).
- 6.32 The primary form of protection will be through the use of Tree Protection Fencing (TPF). This will provide a physical barrier between the retained trees and areas of construction activity. The TPF can be identified by thick-black dashed line on the attached TPP.
- 6.33 The TPF will be erected before any machinery accesses Site. The TPF may need adjusting to accommodate enabling works and advice must be sought from the project arboriculturist before being undertaken.
- 6.34 Temporary ground protection measures in the form of load-bearing matting will be required to protect the underlying rooting environments from compaction damage through construction machinery movements. These measures will need to be installed before construction machinery accesses the site and remain in place throughout the duration of the construction programme. The system will need to be removed to facilitate a new patio. The area for temporary ground protection can be identified by light blue hatching on the attached TPP.
- 6.35 Supervised excavations will be required for the construction of the new driveway. The works will be undertaken using hand-tools only and any root severance will be undertaken by an arboricultural consultant beyond the final face of the excavations. The area for supervised excavations can be identified by light pink hatching on the attached TPP.
- 6.36 The sequencing of the protection measures during the construction and landscaping process will need adequate consideration. The protection measures may need adjusting during the

course of the development programme. Any adjustments will require consultation with an arboriculturist before being undertaken and the end result must be that retained trees remain free from harm throughout the duration of the development project.

6.37 The following principles for the protection of retained trees will be adopted across the Site for the duration of the project:

- All retained trees will be protected by fencing that will form the CEZ.
- Where fencing cannot provide the necessary protection measures, alternative systems will be installed that will ensure retained trees are protected. This may include the use of either temporary or permanent ground protection.
- There will be no storage of materials, or access for construction workers or machinery within any CEZ.
- There will be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes.
- Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage.
- There will be no fires within a CEZ.
- There will be no use of herbicides within a CEZ.

Compensation for Tree Loss

6.38 No details of replacement planting have been provided. However, there is sufficient space within the site should this be required.

6.39 Any replacement planting will need to achieve the 'right tree, right place' principles. It is anticipated that any replacement trees will consist of native specimens, but ornamental species that are more climate and pest and disease resilient may also be suitable.

6.40 Provided that industry best practice and guidance is adhered to (British Standard 8545:2014 – *Trees: from nursery to independence in the landscape - Recommendations*) for any replacement planting, this will adequately compensate the loss of a small number of internal trees.

7. ARBORICULTURAL IMPACT ASSESSMENT

7.1 The proposed development scheme has the potential to adversely impact the long-term health and condition of retained trees and mitigation measures have been proposed to reduce the potential harm. The assessment of the impacts and mitigation measures is presented in Table 10.

Table 10 - Summary of arboricultural impact after mitigation measures

Operation	Potential Impact with no mitigation	Proposed Mitigation	Potential impact with mitigation
New access drive resulting in root severance and soil compaction	Minor adverse	Supervised excavations (hand-dig) and root severance by arboriculturist	Minor adverse
Construction Machinery Access resulting in soil compaction	Minor adverse	Temporary ground protection measures (i.e. load bearing matting)	Negligible

7.2 The conclusion of the assessment is that with the proposed mitigation measures, the arboricultural impact from this scheme is **minor/negligible**. This impact can be monitored through a programme of inspections during and post development and intervention undertaken as required.

8. STATUTORY CONSIDERATIONS FOR TREE WORKS

8.1 The Ministry of Housing, Communities and Local Government has provided Supplementary Planning Guidance (SPG) for the management of trees that are either subject to a TPO or are in a conservation area. This includes specific advice on how to address the issue of trees conservation areas within a planning application.

8.2 The guidance explains that⁵:

An authority may treat a planning application for development in a conservation area that includes specified tree work as a section 211 notice if the applicant has clearly stated that it should be considered as such. However, if work is proposed to trees other than those immediately affected by a proposed development then a separate section 211 notice should be submitted. Where an authority has granted planning permission for development in a conservation area, only tree works necessary to implement the development may be carried out. The authority may use conditions or informatives attached to the permission to clarify this requirement. (Paragraph: 134 Reference ID: 36-134-20140306 Revision date: 06 03 2014)

8.3 The Site is not located within a conservation area and no trees are subject to a TPO. As such, the only statutory consent that might be required for tree removal (in the absence of planning consent) would be the need to obtain a felling licence from the Forestry Commission (FC).

8.4 The details of the tree removals are clear and unambiguous and therefore meet the threshold for an exception to the need to apply for a felling licence from the FC, should planning consent be granted.

8.5 However, should it be necessary to remove additional trees, a further assessment will have to be undertaken and consent either obtained from the LPA or the FC, whichever is appropriate.

⁵ <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

9. PLANNING POLICY ASSESSMENT

9.1 A review of impact of tree loss in relation to national and local planning policy is provided in Table 11.

Table 11: Review of planning policy

Policy	Summary	Review
National Planning Policy		
Para 136	Street tree planting and choosing the right tree for the right place	The scheme does not include the provision of new streets as it is associated with a new private property. It is anticipated that any replacement planting will adhere to the 'right tree, right place' principles to ensure that the overall tree stock associated with the site is improved in the long-term.
Para 187	Ecosystems services, recognising the importance contribution trees make to the natural and local environment	The vast majority of the tree stock has been retained and incorporated into the design scheme. Tree removals have been recommended where it is necessary to facilitate development. These features consist of low-quality specimens located internally to the site. There is sufficient space within the site to accommodate replacement planting (should it be required).
Para 193	Protection of ancient/veteran trees and ancient woodland	No ancient or veteran trees, nor ancient woodland, were identified as part of the survey. Therefore, the scheme does not conflict with national planning policy.
Local Planning Policy		
NE4	Biodiversity & Geological Site	The vast majority of the tree stock has been retained and incorporated into the design scheme. This includes dense tree cover around the perimeter of the site. Only a small number of low-quality internal trees are proposed for removal to facilitate this design scheme and there is sufficient space within the site to accommodate any replacement planting.

10. CONCLUSION

- 10.1 The development proposal is for the demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens; erection of single storey self-build dwelling, access and all ancillary works.
- 10.2 National and Local Planning Policy has formed a critical part of the design process, and a tree survey has been undertaken to provide guidance to the design team as to the constraints presented by trees.
- 10.3 This development will require the removal or partial removal of two groups of trees. These features are proposed for removal as they are within the footprint of the new driveway or building footprint. These features consist of low-quality groups, located internally to the Site and removal will have minimal impact on the overall Site. There is sufficient space within the Site to accommodate any replacement planting to compensate for their loss.
- 10.4 The proposal will require facilitation pruning of one tree and one group of trees. This relates to facilitating sufficient space for construction working space and alleviating potential nuisance post-construction. This pruning consists of minor lateral reductions.
- 10.5 A number of retained trees have the potential to be impacted as a result of this development proposal. This is through encroachment to the RPAs for new access drive and construction machinery access. A series of specific protection measures have been recommended to ensure that the impact to these trees is minimised and they remain viable post-construction.
- 10.6 Based on all of the above, this application is considered compliant with national planning and local policy, insofar as it relates to trees.

11. ABOUT THE AUTHOR

- 11.1 I am a director of Tree Frontiers Ltd and a chartered arboricultural consultant, with a Master's degree in urban forestry and arboriculture from Myerscough College, accredited by the University of Lancaster.
- 11.2 I have 13 years' experience working in the sector and am a chartered member of the Institute of Chartered Foresters. I am also a professional member of the Arboricultural Association and abide by the code of ethics and professional standards of these institutions.
- 11.3 I am the sole author of this report, and all findings and recommendations presented are the result of my own independent observations and professional judgement, providing an impartial assessment of the trees and recommendations.

12. REFERENCES

- 12.1 This report has relied upon the following external reference sources:
- British Standards Institution (2012) BS5837: *Trees in relation to design, demolition and construction – recommendations*. London: BSI
 - Gov.uk (2024) [National Planning Policy Framework](#). (Accessed 08.04.2026)
 - North Hertfordshire District Council (2022) [Local Plan](#) (Accessed 08.04.2026)
 - North Hertfordshire District Council (2026) [Conservation Area Search](#) (Accessed 08.04.2026)
 - British Geological Society (2026) [Geology of Britain Viewer](#). (Accessed 08.04.2026)
 - Cranfield Soil and Agrifood Institute (2026) [Soilscapes](#) (Accessed 08.04.2026)
 - Multi Agency Geographic Information for the Countryside (MAGIC) mapping system [Available online: <https://magic.defra.gov.uk/> (Accessed 08.04.2026)]
 - Rose, B (2020) [The Use of Cellular Confinement Systems Near Trees](#) The Arboricultural Association
 - Street Works UK (2026) [Publications Volume 4](#)

13. APPENDIX 1: LOCAL PLAN – TREE RELATED POLICIES

“Policy NE4: Biodiversity and geological sites

Planning permission will only be granted for development proposals that appropriately protect, enhance and manage biodiversity in accordance with the hierarchy and status of designations and features listed in Policy SP12.

All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.

Applicants should, having regard to the status of any affected site(s) or feature(s):

a) Submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;

b) Demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to the hierarchy of protection below:

i. locating on an alternative site with a less harmful impact;

ii. providing adequate mitigation measures; or

iii. as a last resort compensated for.

The acceptability of approach(es) to avoidance, mitigation and compensation will be commensurate with the status of the asset(s) likely to be affected by the application; Compensation is unlikely to be an appropriate solution for proposals affecting nationally or internationally designated sites other than in the most exceptional circumstances.

c) Include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction;

d) Integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design. The appropriateness of any buffers will be considered having regard to the status of the relevant habitat. 12 metres of complimentary habitat should be provided around wildlife sites (locally designated sites and above), trees and hedgerows. It may be necessary to exceed this distance for fragile habitats such as ancient woodland or to provide appropriate root protection for mature trees; and

e) Provide a long-term management and monitoring plan including mitigation measures as necessary.

Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.”

14. APPENDIX 2 - ARBORICULTURAL IMPACT ASSESSMENT TABLE (BENEFICIAL AND ADVERSE EFFECTS)

Impact Level	Adverse Impact Definition	Beneficial Impact Definition	Category Considerations	Impact on Arboricultural Character / Setting	Examples
Major	Significant harm leading to irreversible damage or loss of tree health, structure, or long-term sustainability.	Significant improvement to tree health, structure, or long-term sustainability.	High-value trees (Category A or B) most affected or benefited. Strict protection for harm; strategic enhancement for benefit.	Loss of a key feature tree or group that defines the site's character (e.g., historic avenue, landmark tree).	Adverse: Root severance causing instability; substantial canopy loss; soil compaction beyond recovery. Beneficial: Large-scale planting (e.g., 50+ trees); comprehensive tree management plan improving soil and canopy health.
Moderate	Noticeable impact that may weaken tree vitality but can be mitigated with remedial measures.	Noticeable improvement that enhances vitality and resilience.	Applies mainly to Category B and C trees. Mitigation or enhancement strategies required.	Partial loss of screening or group continuity; minor change to site character.	Adverse: Minor root disturbance; partial canopy reduction; temporary soil degradation. Beneficial: Targeted pruning to improve structure; soil amelioration; improved irrigation systems.
Minor	Slight but measurable change that has minimal effect on tree health and can be managed through routine care.	Slight but measurable improvement to tree health or condition.	Benefits or affects all categories but with limited long-term effect.	Minimal effect on site character; localised change only.	Adverse: Small pruning wounds; minor soil disturbance; temporary stress due to nearby works. Beneficial: Routine maintenance; minor pruning for form; small-scale planting.
Negligible	Insignificant impact with no measurable effect on tree health or sustainability.	Insignificant improvement with no measurable effect on tree health or sustainability.	Applies broadly; minimal intervention required.	No perceptible change to character or setting.	Adverse: Short-term minor vibrations; light foot traffic; non-intrusive activity near the tree. Beneficial: Cosmetic changes; minimal planting without ecological benefit.
No Change	No discernible impact on the tree's health, condition, or future sustainability.	No discernible improvement to the tree's health, condition, or future sustainability.	Trees in all categories remain unaffected.	No change to site character or setting.	Works conducted outside the root protection area; activities having zero interaction with the tree.

15. APPENDIX 3: PRELIMINARY ARBORICULTURAL METHOD STATEMENT

Overview

- 15.1 This Arboricultural Method Statement (AMS) provides best practice measures to be adopted protect retained trees during the development process. It has been prepared to inform the planning and the demolition/construction process.
- 15.2 The document also provides details of specific measures required to protect retained trees from potentially harmful activities such as the construction of hard surfaces within the RPA.
- 15.3 A copy of this report must be kept at each site and be permanently available for the duration of the development process. It can be:
- Included in the tender documents to identify and quantify the tree protection measures and management requirements;
 - Used to plan the timing of site operations to minimise the impact to trees; and
 - Referenced on site for practical guidance on how to protect trees.
- 15.4 A Tree Protection Plan (TPP) has been prepared to provide graphical illustration of the protection measures required.

Sequence of Activities

- 15.5 To ensure adequate protection of retained trees, the following activities should be adhered too:
- The Main Works Contractor (MWC) must be provided with a copy of this method statement and all associated attachment prior to the commencement of any site clearance, enabling or construction works.
 - Undertake tree works and removals as detailed in this method statement.
 - Erect tree protective fencing and temporary ground protection measures in accordance with attached plans.
 - Brief all site operatives and sub-contractors on the requirements of tree protection measures and Construction Exclusion Zones across the site.
 - Ensure site monitoring and report of the protection measures are undertaken in accordance with the Arboricultural Monitoring Programme.

Supervision

- 15.6 A suitably qualified and competent arboriculturist will be appointed as the 'Project Arboriculturist'. This role is to provide advice to the site enabling and construction team and to supervise any works that have the potential to cause harm to retained trees.
- 15.7 Site inspections will be undertaken at key points in the development programme as well as at frequent intervals.
- 15.8 The project arboriculturist shall be the principle point of contract for the MWC on all matters relating to trees and shall liaise as required with the LPA tree officers.

15.9 An Arboricultural Monitoring Programme (AMP) has been prepared to support this method statement and is detailed in Table 12 below.

15.10 The full extents of site visits will be dependent on construction plans and details will be agreed during the pre-commencement meeting with the MWC.

Table 12 - Arboricultural Monitoring Programme

Details	Timing
Meet with the MWC and NHDC Tree Officer (where required) to confirm extent of tree protection measures and agree any variations. Agree extent of tree pruning works and tree removals.	Pre-commencement
Site visit to check tree removals and pruning works have been undertaken appropriately	During development
Site visit(s) to ensure Tree Protective Fencing and temporary ground protection measures have been installed correctly.	During development
Site visit to address any snagging issues and confirm Tree Protective Fencing can be removed.	Post development

15.11 Any damage to TPF will be rectified as soon as practically possible and any machinery works ceased in the immediate vicinity until repairs are complete.

15.12 Following each site visit a File Note will be prepared and circulated to relevant project contacts and the LPA Tree Officer. This will include a photographic record of the installed tree protection measures.

15.13 All tree protection measures will remain in place throughout the development phase.

15.14 The project arboriculturist will undertake site visits at key stages of the development process and a post-inspection report will be prepared after every site visit detailing observations and any recommendations for specific measures that may be required in the forthcoming period. A copy of this report will be sent to the LPA tree officer and circulated to the project team including the site manager for the main works contractor.

Responsibilities

15.15 It will be the responsibility of the MWC to ensure that the requirements included in this method statement are adhered to at all times and that the monitoring regime is adopted on site for the duration of the project.

15.16 The MWC will be responsible for contacting the project arboriculturist at any time issues are raised relating to trees on site. This includes but is not limited to:

- Additional tree pruning or removals;
- Amendments to or removal of tree protection measures;
- Access to Construction Exclusion Zones; and
- Potential impacts to retained trees (i.e. construction access, utility installation etc.) that have arisen since the preparation of this method statement.

15.17 The MWC will be responsible for ensuring any sub-contractors are suitably briefed on the necessary tree protection measures that are required on the site. This method statement and attached plans should be utilised in ‘toolbox’ talks.

15.18 If at any time pruning works or additional tree removals are required, advice must be sought from the project arboriculturist before being undertaken. Where required, permission must also be sought from the relevant Local Planning Authority or Forestry Commission (as appropriate) before tree works commence. Any such approved works must be undertaken in accordance with BS3998:2010 *Tree Work – Recommendations*.

15.19 The MWC must also be aware of the need to comply with the Wildlife and Countryside Act (1981), Countryside Rights of Way Act (2000) and Conservation of Habitats and Species Regulations (2010) in relation to any additional tree works.

Tree Removals

15.20 Trees for removal have been noted on the AIP with red hatching and a dashed red outline.

15.21 Trees that require removal are: G7 (partial) and G16.

15.22 Great care should be taken during the tree removal process to ensure that retained trees are not adversely impacted. The following methodology should be adhered to at all times:

- Any machinery used during the tree removal process be sited outside the RPA of retained trees.
- The felling of trees will be undertaken to avoid damaging retained trees.
- Where the removal of stumps of felled trees is required, great care will be taken to ensure any retained trees in close proximity remain free from harm.

15.23 All works will be conducted by a suitably qualified arborist working in accordance with BS3998:2010 *Tree Work – Recommendations*.

Facilitation Tree Works

15.24 Facilitation tree pruning has been detailed in Table 13 below:

Table 13 - Facilitation Tree Works

Tree Number	Proposed Pruning Works
G2	1m lateral reduction to northern canopy adjacent existing gate. 2-3m lateral reduction to northern canopy adjacent proposed patio.

Tree Number	Proposed Pruning Works
	Note: self-seeded stems under <75mm DBH at 1.5m above ground level may also require removal adjacent new patio.
T29	1m lateral reduction to eastern and southern canopy.

15.25 The trees requiring facilitation works to facilitate development will be carried out by a suitably qualified arborist working in accordance with BS3998:2010 *Tree Work – Recommendations*.

Protection of Retained Trees

15.26 Where practical all retained trees will be protected through the construction phase using barriers to limit the potential for harm from machinery, materials or personnel.

15.27 The primary form of protection is the use of fencing around the trees to prevent access within a protected buffer zone. This buffer zone is a Construction Exclusion Zone (CEZ) and there will be no access within it during the construction phase.

Tree Protection Fencing

15.28 Protective fencing will be erected around retained trees prior to the commencement of any site works including mobilisation of machinery and materials. Once complete the Tree Officer will be invited to site to inspect, along with the project arboriculturist.

15.29 The location of the fencing has been marked on the TPP prepared for this AMS. This is shown as a black dashed line, and the CEZ has been highlighted as orange hatching behind the fencing.

15.30 It is not anticipated that the Tree Protective Fencing will require adjustment between construction and landscaping works. If this is required, this will need to be done in liaison with the project arboriculturist.

15.31 The appropriate form of fencing for this project will be wire mesh panels (heras fencing) that will be supported on the ground by a rubberised foot that will in turn be pinned to the ground using metal stakes driven a minimum of 500mm into the ground. An example of the fencing panel construction is provided in Plate 4 below. Each panel will be connected by a minimum of two anti-tamper couplers per side.

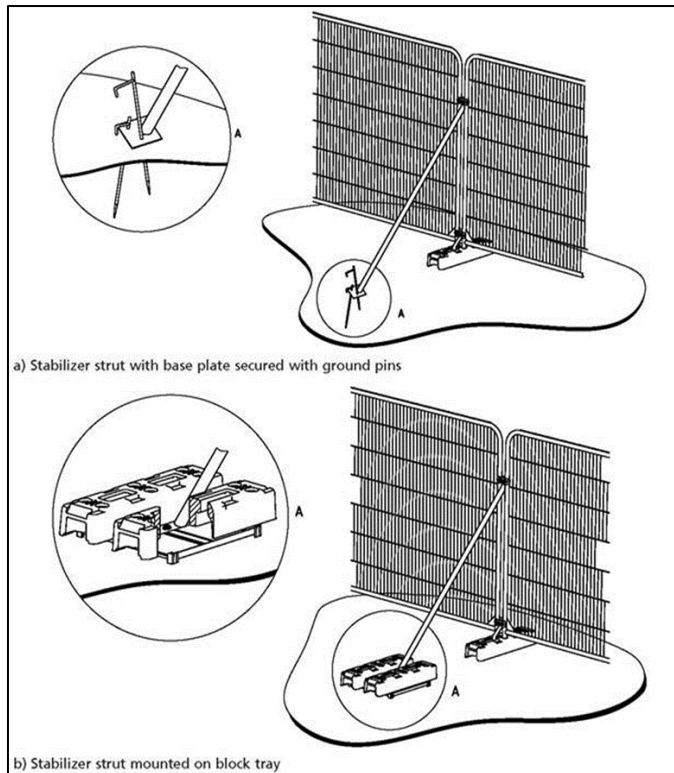


Plate 4 Tree protection fencing specification (extract from BS 5837: 2012)

15.32 Weather-proof notices shall be attached to any protective fencing located adjacent to retained trees displaying the words “Construction Exclusion Zone” and listing restrictions which apply. All personnel must be made aware of these restrictions. An example of a suitable sign for the fencing is provided in Plate 5.



Plate 5- Example of Tree Protective Fencing sign

Construction Exclusion Zone (CEZ)

15.33 The CEZ is the area identified by the project arboriculturist as the area to be protected during development from Site clearance and construction work through the use of barriers and/or

ground protection to ensure the successful long-term retention of a tree. Fencing or ground protection shall not be taken down or relocated at any time without prior agreement and/or Site supervision as recommended by the project arboriculturist.

15.34 All areas excluded by protective tree fencing shall be treated as CEZs and the following restrictions shall apply:

- No construction activity can occur within these areas.
- No works on trees unless agreed by the project arboriculturist (and the LPA (where required)).
- No alterations of ground levels or conditions.
- No chemicals or cement washings.
- No excavation.
- No temporary structures.*
- No storage of soil, rubble or other materials.
- No vehicles or machinery to be used or parked without appropriate ground protection measures as per BS5837 recommendations. This will require the use of a proprietary system of reinforced concrete slabs/steel road plates on a compressible layer, or side butting scaffold boards/ 18mm plywood sheets on a compressible layer. The type of ground protection used shall be appropriate for the potential loading applied.
- No fixtures (*lighting, signs etc.*) to be attached to trees.
- No fires within 10 metres of the canopies of any tree or hedgerow.

*Site huts, provided they are of the “Jack Leg” type, can be sited to act as ground protection for the duration of the construction.

Temporary Ground Protection

15.35 Temporary ground protection measures will be deployed to protect those parts of the RPA that cannot be excluded by the use of fencing. Such areas may be required for access or as working space close a building.

15.36 New temporary ground protection should be capable of supporting any traffic entering or using the Site without being distorted or causing compaction of underlying soil. The ground protection might comprise one of the following:

- **For pedestrian movements only** a single thickness of scaffold boards placed either on top of a driven scaffold frame so as to form a suspended walkway or on top of a compression-resistant layer (*e.g. 100 mm depth of woodchip*) laid onto a geotextile membrane;
- **For pedestrian-operated plant up to a gross weight of 2 t** proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (*e.g. 150 mm depth of woodchip*), laid onto a geotextile membrane;

- **For wheeled or tracked construction traffic exceeding 2t gross weight**, an alternative system (*e.g. proprietary systems or pre-cast reinforced concrete slabs*) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the potential loading to which it will be subjected.

15.37 Where temporary ground protection is required, this has been marked on the TPP with a cyan hatching.

General Canopy Protection

15.38 Since the canopies of retained trees may be in close proximity to areas of plant operation and tower cranes will be utilised during the construction process, the following restrictions will apply:

- All plant will be sited outside the defined RPAs of retained trees / groups, and the appointed contractor will ensure all relevant personnel shall be made aware of the location of branches and the need to avoid causing damage to them.
- Prior to the implementation of lifting operations, a representative from the equipment supply company shall visit the Site and ensure all operations can be completed without causing damage to retained trees. A lifting plan will be prepared and submitted for approval prior to all lifting operations. The lifting plan will make provision for the potential for damage of retained trees.
- All lifting operations will be completed under the close direction of a qualified banksman, who will be briefed by the appointed contractor as to the need to avoid damage the stems and branches of retained trees.

15.39 Should additional tree removal or pruning be required the LPA Tree Officer shall be contacted and the scope of works agreed in writing.

Hazardous Materials

15.40 Any mixing of cement-based materials is to take place outside the RPAs of all trees. Provision shall be made to ensure that the mixing area is contained so that no water runoff enters the RPA of any trees. All mixers and barrows shall be cleaned within this dedicated mixing area.

15.41 All other chemicals hazardous to tree health, including petrol and diesel, are to be stored in suitable containers as specified by the Control of Substances Hazardous to Health (COSHH) Regulations (*HMSO, 2002: The Control of Substances Hazardous to Health Regulations 2002*), and kept away from the RPAs.

Contractor compound, site huts and welfare units.

15.42 The contractor's compound, including all site huts, storage and welfare units, will be located outside the CEZ of retained trees.

Service installation overhead and underground

15.43 Where new services (including electrical services, lighting bollards, etc) are required within the Root Protection Areas (RPAs) of retained trees these will be undertaken in accordance with the following methodology.

- 15.44 Should plans deviate when on site works commence and require additional service installation with the RPAs of retained trees, the project arboriculturist must be consulted before being installed.
- 15.45 Should it not be possible to redesign new services outside the RPAs of retained trees then the installation of any services or ducting must be carried out following the National Joint Utilities Group *'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'*⁶
- 15.46 The sequencing of service installation needs to ensure there are no conflicts with the provision of new piled foundations. To avoid damage to the foundations, services must be installed first.
- 15.47 Any such services which are required within the RPAs of retained trees must adhere to the following methodology:

General Guidance

- Any machinery used to remove existing hardstanding will work from on top of existing hardstanding or from temporary load-bearing matting.
- Any topsoil that is stripped will be reinstated once the project is complete.
- Any exposed roots will be wrapped in hessian to prevent desiccation. All hessian will be removed prior to backfilling with soil.
- Replaced soil will be compacted by footfall and the use of whacker plates or rollers are prohibited. The soil should be left slightly mounded to help with settlement.
- Where lighting bollards and/or security camera poles are required within the RPAs, these will be excavated using the methods below and holes will be lined with High-Density Polyethylene sheeting prior to concrete pouring.
- Where electrical cabling is to be installed within the RPAs of retained trees, this will be undertaken using a shallow dig (approximately 200-450mm depth – dependent on site conditions) and comprise of an armoured cable. The cable will be sufficiently flexible to accommodate structural tree roots (>50mm diameter). Any excavations for armoured cabling will be undertaken under arboricultural supervision and using the methods detailed below.

Airspade

- The airspade will be used by an experienced operator, who is also a trained arboriculturist.
- The airspade should enable the flow of air to be controlled by a hand-trigger.
- The airspade compressor will be fitted with crack oil filters to prevent oil spillage onto the ground to prevent any contamination of the soil. Spill kits should be kept readily available.
- The airspade will be used in short bursts to loosen soil around major roots (>50mm diameter) and loosened soil will be removed using hand-tools only.

⁶ <http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

- A barrier will be erected around the extents of the trench to minimise soil being blown away from the excavation area.
- Hand-tools will be utilised to loosen soil around tree roots or areas that cannot be penetrated by the airspade. These tools may include; spade, mattock, fork and trowel.
- Wherever possible tree roots will be retained. This includes fibrous roots that may be exposed during the excavation process.
- Root severance of any roots between 10-50mm diameter will only be undertaken in liaison with the project arboriculturist.

Hand-dig

- Appropriate tools for manually removing debris may include a crowbar, sledgehammer, pick, mattock, shovel, spade, trowel, fork and wheelbarrow.
- Wherever possible tree roots will be retained. This includes fibrous roots that may be exposed during the excavation process.
- Root severance of any roots between 10-50mm diameter will only be undertaken in liaison with the project arboriculturist.

Soft Landscaping

15.48 New tree and shrub planting is proposed in close proximity to existing trees. If new planting is required within the RPAs of retained trees, then the following methodology must be adhered too:

- Wherever possible existing levels will remain *in situ*. A de-vegetation strip (<10mm depth) will be undertaken by machinery working from outside the RPAs of retained trees and under supervision by the project arboriculturist.
- It may be appropriate to utilise hand-tools in close proximity to the base of trees, or where surface roots are evident. Appropriate hand tools may include pick, mattock, shovel, trowel and fork.
- Severance of tree roots will be avoided unless advised by the project arboriculturist.
- The use of scarifiers or cultivators within the RPAs is strictly prohibited.
- Introduction of topsoil within the RPAs of trees will be limited (maximum 50mm depth). This should be introduced via machinery working outside the RPAs and distributed by hand-tools only.

Post Development

15.49 No fencing or other protective measures will be moved, dismantled or taken off site until a representative of the project arboriculturist has confirmed that all machinery has been removed from the site and any construction activity that could cause harm to retained trees has been completed.

15.50 The project arboriculturist will review the condition of the trees post-construction to check for signs of intolerance to the change in conditions, the effect of development works and any accidental damage.

15.51 This may result in additional remedial measures or tree works to rectify the harm caused.

15.52 A site inspection note will be provided to the MWC detailing any remedial treatments/tree works.



Client: Linda Anderson										Reference: 1298400-897-SCH-BS		
Site: Bendish Stables, Bendish			Surveyor(s): Steve Westmore		Date of survey: 24.03.2026							
Key to Notations												
		Age Class		Definition			Category Grading			ERC	Sub category	
Stem Dia:		Stem diameter (mm) at 1.5m above ground level	Y	Young			Trees that have not yet reached 1/3 of their expected mature height			40+		1 - Mainly Arboreal/cultural
C.C.		Height of crown clearance above ground level	EM	Early Mature			The stage in the life cycle of a tree between youth and maturity			A		High Quality & Value
L.B.		Lowest branch height in meters	M	Mature			Close to full height and crown size			B		Moderate Quality & Value
D.L.B.		Direction of Lowest Branch	OM	Over Mature			Close to full height and crown size while main-stem diameter increases more slowly			C		Low Quality & Value
E.R.C.		Estimated Remaining Contribution (in years)	V	Veteran			A tree that has survived the rigours of life and shows signs of ancientness			U		Unsuitable for retention
Physiological condition (PC)		Good - No significant health problems		Fair - Symptoms of health that can be remediated		Poor - Significant ill health		NOTES: If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter or 5m beyond the canopy (whichever is the larger) for greater protection. The RPA cell has been colour coded with light orange. Trees subject to a Tree Preservation Order will have the tree number colour coded in light blue				
Structural condition (SC)		Good - No significant defects		Fair - Significant defects that can be remediated		Poor - Significant defects with no remedy						

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)	Ground area covered by canopy (m2)
T1	Hornbeam (Carpinus betulus)	10	530	5	N - 5.5 E - 5.5 S - 4.5 W - 6	2	1	W	Early Mature	PC - Good SC - Fair	Tree located on west side of brick wall. Multi-stemmed from 1m, dense ivy clad stems in lower canopy. Canopy overhangs driveway northeast. Overhead wires through centre of canopy. Large open cavity at base of northern limb with active decay.	Consider removal of lowest northern limbs.	10+ Years	C	1	125	6.30	90.3
G2	Common hawthorn Elm Hazel Common holly Blackthorn (Crataegus monogyna Ulmus sp. Corylus avellana Ilex aquifolium Prunus spinosa)	8	150	1	N - 2 E - 2 S - 2 W - 2	-	-	-	Mature	PC - Fair SC - Fair	Dense clustered group around perimeter of site. Height, crown spread and condition varies - all measurements estimated and averaged. Numerous dead elm within group and dead ivy throughout.	Fell dead elm adjacent roadside.	10+ Years	C	2	10	1.80	12.6
T3	Elm (Ulmus sp.)	6	130	1	N - 1 E - 1 S - 1 W - 1	2	2	-	Dead	PC - Dead SC - Dead	Dead tree within wider group.	Fell	<10 years	U	U	7	1.50	3.1
T4#	Elm (Ulmus sp.)	8	170	1	N - 1.5 E - 1.5 S - 1.5 W - 1.5	-	-	-	Dead	PC - Dead SC - Dead	Not plotted on topographical survey - position on plan remains indicative. Dead tree within wider boundary group.	Fell	<10 years	U		14	2.10	7.1
T5	Elm (Ulmus sp.)	9	200	1	N - 1.5 E - 1.5 S - 1.5 W - 1.5	2	2	-	Dead	PC - Dead SC - Dead	Dead tree within wider boundary group. Tree located adjacent telephone pole.	Fell	<10 years	U	U	18	2.40	7.1
G6	Elm x3 (Ulmus sp. x3)	8	170	1	N - 1.5 E - 1.5 S - 1.5 W - 1.5	-	-	-	Dead	PC - Dead SC - Dead	Small linear group of dead trees adjacent road.	Fell	<10 years	U	U	14	2.10	7.1
G7	Elder Corkscrew willow (Sambucus nigra Salix matsudana 'Tortuosa')	5	80	1	N - 1.5 E - 1.5 S - 1.5 W - 1.5	-	-	-	Early Mature	PC - Fair SC - Fair	Small clustered group of trees that share mutual canopy. Measurements averaged. Willow within small fenced off area.	-	10+ Years	C	2	3	0.90	7.1



Key to Notations															
Age Class				Definition				Category Grading				ERC		Sub category	
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height				Category				40+	1 - Mainly Arboricultural		
C.C.	Height of crown clearance above ground level	EM	Early Mature	The stage in the life cycle of a tree between youth and maturity				A	High Quality & Value			20+	2 - Mainly Landscape		
L.B.	Lowest branch height in meters	M	Mature	Close to full height and crown size				B	Moderate Quality & Value			10+	3 - Mainly Cultural		
D.L.B.	Direction of Lowest Branch	OM	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly				C	Low Quality & Value			<10	# - Indicative position on plans/Estimated dimensions		
E.R.C	Estimated Remaining Contribution (in years)	V	Veteran	A tree that has survived the rigours of life and shows signs of ancientness				U	Unsuitable for retention						
Physiological condition (PC)		Good - No significant health problems		Fair - Symptoms of health that can be remediated				Poor - Significant ill health				NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter or 5m beyond the canopy (whichever is the larger) for greater protection. The RIPA cell has been colour coded with light orange.		
Structural condition (SC)		Good - No significant defects		Fair - Significant defects that can be remediated				Poor - Significant defects with no remedy					Trees subject to a Tree Preservation Order will have the tree number colour coded in light blue		

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)	Ground area covered by canopy (m2)
T8#	Common beech (Fagus sylvatica)	10	200	1	N - 3 E - 3 S - 3.5 W - 2	2	2	S	Semi Mature	PC - Good SC - Fair	Not plotted on topographical survey - position on plan remains indicative. Tree located within wider boundary group and slightly larger specimen than neighbouring trees.	-	10+ Years	C	1	18	2.40	25.5
T9#	Common beech (Fagus sylvatica)	11	350	2	N - 3 E - 3 S - 3.5 W - 2.5	2	2	S	Semi Mature	PC - Good SC - Fair	Not plotted on topographical survey - position on plan remains indicative. Tree located within wider boundary group and slightly larger specimen than neighbouring trees.	-	10+ Years	C	1	55	4.20	28.1
G10#	Common beech x9 (Fagus sylvatica x9)	11	260	1	N - 3.5 E - 3.5 S - 3.5 W - 3.5	2	2	-	Semi Mature	PC - Good SC - Fair	Not plotted on topographical survey - position on plan remains indicative. Small linear group of trees within wider boundary group. Possibly outgrown hedgerow. Trees share mutual canopy and better collective value than as individuals. Measurements averaged. Fairly prominent group along roadside but downgraded due to clustered growth.	-	10+ Years	C	2	28	3.00	38.5
T11	Hazel (Corylus avellana)	7	490	9	N - 5 E - 6 S - 3.5 W - 4	1	-	-	Mature	PC - Good SC - Fair	Large coppice stool adjacent metal fence. Several failed limbs north and east and dead central stems.	Recoppice at ground level	20+ Years	B	3	113	6.00	66.8
T12	Hazel (Corylus avellana)	7	250	10	N - 4 E - 3 S - 2.5 W - 3	1	-	-	Mature	PC - Good SC - Fair	Coppice stool. Birds nest at 4m east.	Coppice within 3-5 years.	10+ Years	C	1	28	3.00	30.6
T13#	Hazel (Corylus avellana)	4	150	6	N - 0.5 E - 1 S - 1 W - 0.5	-	-	-	Semi Mature	PC - Fair SC - Fair	Not plotted on topographical survey - position on plan remains indicative. Small coppice stool with chicken wire around base. Upper canopy previously felled.	Coppice within 3-5 years.	10+ Years	C	1	10	1.80	1.8
T14	Hazel (Corylus avellana)	5	160	7	N - 2 E - 1.5 S - 0.5 W - 0.5	-	-	-	Semi Mature	PC - Fair SC - Fair	Small coppice stool with chicken wire around base. Upper canopy previously felled. Includes self set elder at base.	Coppice within 3-5 years.	10+ Years	C	1	10	1.80	3.9
H15#	Laurel cherry (Prunus laurocerasus)	1.5	100	1	N - 1 E - 1 S - 1 W - 1	-	-	-	Mature	PC - Fair SC - Fair	Not plotted on topographical survey - position on plan remains indicative. Offsite hedgerow along access drive. Recently felled.	-	10+ Years	C	2	5	1.20	3.1
G16	Plum x3 (Prunus domestica x3)	3.5	100	1	N - 2 E - 2 S - 2 W - 2	1	1	S	Semi Mature	PC - Fair SC - Fair	Small clustered group of trees that share mutual canopy. Measurements averaged.	-	10+ Years	C	2	5	1.20	12.6



Key to Notations											Category Grading			ERC	Sub category			
Age Class		Definition		Category		High Quality & Value		40+	1 - Mainly Arboricultural									
Stem Dia:		Y		A		B		20+	2 - Mainly Landscape									
C.C.		EM		M		C		10+	3 - Mainly Cultural									
L.B.		OM		V		U		<10	# - Indicative position on plans/Estimated dimensions									
D.L.B.		V																
E.R.C.																		
Physiological condition (PC)		Good - No significant health problems		Fair - Symptoms of health that can be remediated		Poor - Significant ill health		NOTES:		If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter or 5m beyond the canopy (whichever is the larger) for greater protection. The RPA cell has been colour coded with light orange.								
Structural condition (SC)		Good - No significant defects		Fair - Significant defects that can be remediated		Poor - Significant defects with no remedy				Trees subject to a Tree Preservation Order will have the tree number colour coded in light blue								
Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)	Ground area covered by canopy (m2)
G17	Apple Plum (Malus sp. Prunus domestica)	5	130	1	N - 1.5 E - 1.5 S - 1.5 W - 1.5	1	-	-	Early Mature	PC - Good SC - Fair	Small clustered group of orchard trees that share mutual canopy. Measurements averaged. Height, crown spread and condition varies, but better collective value than as individuals.	-	10+ Years	C	2	7	1.50	7.1
T18	Common walnut (Juglans regia)	7	190	1	N - 3.5 E - 3.5 S - 4 W - 4	1	1	E	Semi Mature	PC - Good SC - Fair	Larger specimen located amongst orchard trees.	-	10+ Years	C	1	18	2.40	44.2
G19#	Common ash Elder (Fraxinus excelsior Sambucus nigra)	5	90	1	N - 1.5 E - 1.5 S - 1.5 W - 1.5	-	-	-	Semi Mature	PC - Fair SC - Fair	Not plotted on topographical survey - position on plan remains indicative. Measurements estimated and averaged. Trees located on southern side of boundary fence.	-	10+ Years	C	2	5	1.20	7.1
T20	Lime (Tilia sp.)	11	310	1	N - 4.5 E - 4.5 S - 4.5 W - 4.5	2	3	N	Early Mature	PC - Good SC - Good	Tree located adjacent boundary hedge. Reasonable example of species.	-	20+ Years	B	1	41	3.60	63.6
T21#	Not identified (Not identified)	3	130	2	N - 3 E - 0.5 S - 0.5 W - 2	-	-	-	Dead	PC - Dead SC - Dead	Not plotted on topographical survey - position on plan remains indicative. Dead tree.	-	<10 years	U	U	7	1.50	6.9
T22	Apple (Malus sp.)	2	90	2	N - 0.5 E - 0.5 S - 0.5 W - 0.5	-	-	-	Young	PC - Fair SC - Fair	Small tree adjacent driveway.	-	10+ Years	C	1	5	1.20	0.8
T23	European larch (Larix decidua)	15	470	1	N - 6 E - 6 S - 4 W - 5.5	5	7	N	Mature	PC - Fair SC - Fair	Tree located in gravel driveway. Previously crown lifted circumference of canopy. Minor and moderate deadwood in lower and upper canopy. Canopy overhangs overhead cables west. Sparse canopy for species	-	10+ Years	C	1	102	5.70	90.3
T24	Common ash (Fraxinus excelsior)	14	480	1	N - 6.5 E - 4.5 S - 5 W - 6	4	5	W	Mature	PC - Fair SC - Fair	Offsite tree - measurements estimated. Tree located adjacent driveway. Previously crown lifted east. Ash dieback symptoms 25-50% healthy canopy remaining. Pests and Diseases: Ash Dieback Infection Level 2: 25% to 50%	-	10+ Years	C	1	102	5.70	94.8



Key to Notations													
		Age Class		Definition		Category Grading				ERC		Sub category	
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height		Category				40+	1 - Mainly Arboricultural		
C.C.	Height of crown clearance above ground level	EM	Early Mature	The stage in the life cycle of a tree between youth and maturity		A				20+	2 - Mainly Landscape		
L.B.	Lowest branch height in meters	M	Mature	Close to full height and crown size		B				10+	3 - Mainly Cultural		
D.L.B.	Direction of Lowest Branch	OM	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly		C				<10	# - Indicative position on plans/Estimated dimensions		
E.R.C	Estimated Remaining Contribution (in years)	V	Veteran	A tree that has survived the rigours of life and shows signs of ancientness		U				Unsuitable for retention			
Physiological condition (PC)		Good - No significant health problems		Fair - Symptoms of health that can be remediated		Poor - Significant ill health				NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter or 5m beyond the canopy (whichever is the larger) for greater protection. The RIPA cell has been colour coded with light orange.		
Structural condition (SC)		Good - No significant defects		Fair - Significant defects that can be remediated		Poor - Significant defects with no remedy					Trees subject to a Tree Preservation Order will have the tree number colour coded in light blue		

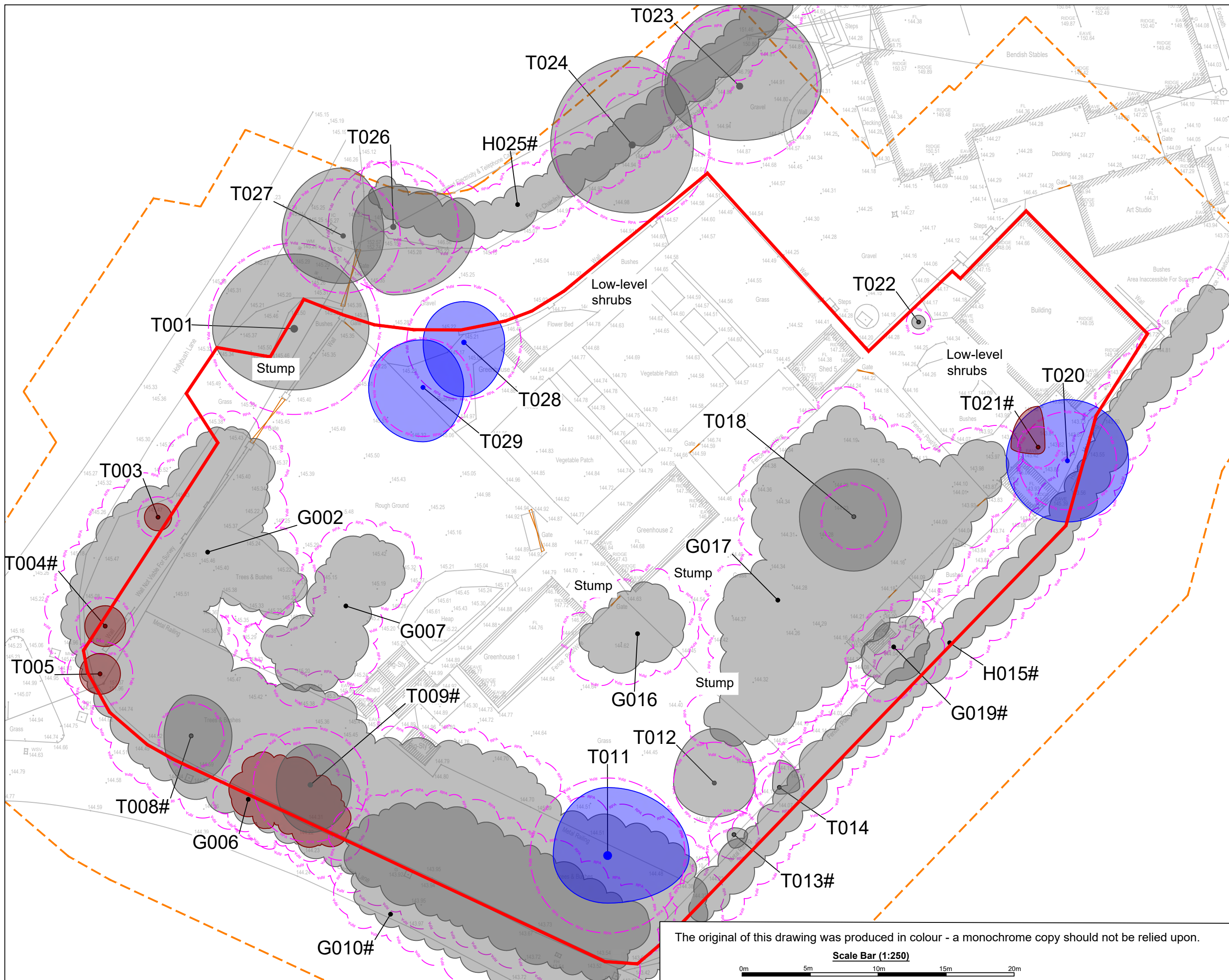
Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)	Ground area covered by canopy (m2)
H25#	Laurel cherry Common hawthorn (Prunus laurocerasus Crataegus monogyna)	2	100	1	N - 0.5 E - 0.5 S - 0.5 W - 0.5	-	-	-	Mature	PC - Fair SC - Fair	Not plotted on topographical survey - position on plan remains indicative. Offsite hedgerow - measurements estimated and averaged.	-	10+ Years	C	2	5	1.20	0.8
T26	Common ash (Fraxinus excelsior)	12	410	2	N - 3 E - 6 S - 5 W - 3	4	1	E	Mature	PC - Fair SC - Fair	Offsite tree - all measurements estimated. Stem bifurcates at 1.5m. Overhead lines through canopy. Early ash dieback symptoms 50-75% healthy canopy.	-	10+ Years	C	1	72	4.80	56.5
T27	Hornbeam (Carpinus betulus)	11	360	1	N - 5 E - 3 S - 3.5 W - 4.5	2	2	W	Early Mature	PC - Good SC - Fair	Tree located directly adjacent access drive. Slightly asymmetric canopy due to neighbouring trees. Includes self set elm within canopy spread.	-	10+ Years	C	1	55	4.20	50.1
T28	Deodar cedar (Cedrus deodara)	13	350	1	N - 3 E - 3 S - 4 W - 3	-	2	S	Early Mature	PC - Good SC - Good	Tree located adjacent flint wall. Reasonable example of species.	-	20+ Years	B	1	55	4.20	33.0
T29	Deodar cedar (Cedrus deodara)	13	300	1	N - 3.5 E - 3 S - 4 W - 4	-	1	N	Early Mature	PC - Good SC - Good	Tree located adjacent metal railings. Reasonable example of species.	-	20+ Years	B	1	41	3.60	41.2



Legend:

- Indicative Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area
- Existing Site
- Indicative Position/Estimated Dimensions

CLIENT:	Linda Anderson	
PROJECT/SITE:	Bendish Stables	
TITLE:	Tree Constraints Plan	
MAP REF:	1298400-897-DRW-TCP	
REVISION:	01	
LAYOUT:	Overview	
STATUS:	For Reference	
DATE:	25.03.2026	PRODUCED BY: FG
SCALE:	1:250@A3	REVIEWED BY: SW



Legend:

Indicative Site Boundary

Category A Trees
(Stem and Canopy Spread)

Category B Trees
(Stem and Canopy Spread)

Category C Trees
(Stem and Canopy Spread)

Category U Trees
(Stem and Canopy Spread)

Root Protection Area

Existing Site

#

Indicative Position/Estimated
Dimensions

Proposed Layout

Proposed Demolition

Construction Exclusion Zone
(area required to protect
retained trees roots and canopy)

Tree Protection Fencing

Temporary Ground Protection

Hand-dig Excavation

CLIENT:	Linda Anderson	
PROJECT/SITE:	Bendish Stables	
TITLE:	Tree Protection Plan	
MAP REF:	1298400-897-DRW-TPP	
REVISION:	01	
LAYOUT:	Overview	
STATUS:	For Planning	
DATE:	29.04.2026	PRODUCED BY: SW
SCALE:	1:250@A3	REVIEWED BY: -



'Top down, pull back'
technique for demolition of
existing
buildings/structures.

TPF to tie into existing wall.
Excavations undertaken by
hand and under arboricultural
supervision.

Temporary ground protection
to be installed before
construction and remain in
place until landscaping phase.

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

Scale Bar (1:250)