

Preliminary Arboricultural Impact Assessment



**Tyler
Grange**

Land to North of Little Green Lane

Croxley Green

16th December 2024

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Summary

None of the existing individual trees, woodland groups, or groups of trees on site require removal to facilitate the proposed development. Small sections of three of the existing hedgerows requiring removal to facilitate access around the site to support good place making. All trees have been considered as part of the design process and their retention has been worked into the Illustrative Masterplan. Additionally, there are currently no incursions proposed in the Root Protection Areas (RPAs) of any of the existing trees on site. New planting is proposed as part of the scheme increasing canopy cover to ensure succession in the site tree stock.

Trees covered by Tree Preservation Orders (TPOs) are associated with site as well as pockets of Ancient Semi-Natural Woodland (ASNW). These trees have all been retained and afforded suitable buffers based on the level of works proposed and the quality of the woodland.

Whilst a full veteran tree assessment was undertaken in line with the RAVEN 2 methodology none of the trees on site were considered to be of a size or support the features and characteristics of a veteran tree.

The collective visual amenity the trees provide to the area will be preserved and therefore the proposal is not considered harmful to the character of the area and is consistent with the adopted Core Strategy policy CP9 and the emerging evidence base of the new Local Plan..

The protection of the retained trees during the construction stage will require an Arboricultural Method Statement (AMS). This report provides initial recommendations for protection to demonstrate how this can be achieved, these will be finalised at detailed design. An AMS is therefore recommended to be secured by planning conditions should consent be granted.



Section 1: Introduction

Purpose

- 1.1. This Preliminary Arboricultural Impact Assessment has been prepared by Tyler Grange Group Ltd on behalf of Richborough to accompany an outline planning application at Land to North of Little Green Lane, Croxley Green, Rickmansworth, WD3 3SR.
- 1.2. Outline planning permission is sought for the following:
- 1.3. *Construction of up to 600 residential dwellings (Use Class C3(a)), a 5-bedroom property for children's social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and café provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (All matters are reserved except for vehicular access). The indicative layout of the proposed development is shown on the Illustrative Masterplan (Pegasus, 2024) included at Appendix 1 to the rear of this report.*
- 1.4. This report:
 - Provides the findings of a field-based tree survey and the associated tree constraints towards new development; and
 - addresses the potential arboricultural impacts of the proposed development based on its indicative design in the context of local and national planning policy.
- 1.5. The application is to be submitted to Three Rivers District Council. Local Planning Policy and national planning policy pertinent to trees and the new development is set out at Appendix 2.
- 1.6. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.

Site Description

- 1.7. The site is centred on national grid reference TQ 07868 96894 and measures 40.69ha, its boundary is demarcated by the red line as shown on the Tree Constraints Plan (11702/P09) located to the rear of this report (See Plan 1)
- 1.8. The site comprises two former arable field parcels directly to the north of Land to North of Little Green Lane. Rousebarn Lane was located to the east and north, with existing ASNW to the north and west. The northern section of the site was traversed by Whippendell Walk, a public footpath network, that connects Dell Wood and the wider area to the west to Rousebarn Lane and the woodland to the east.



Section 2: Baseline Information

- 1.9. The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 9th July 2024. The survey was completed in accordance with BS5837 and the methodology as detailed at Appendix 3. A measured topographical survey (supplied by others) was used to inform the Croxley Green trees and their surrounding context.
- 1.10. The distribution of the trees surveyed is illustrated on the TCP (See Plan 1) together with details of their constraints to new development in accordance with BS5837, including:
- Tree quality gradings¹;
 - Root Protection Areas (RPAs)²;
 - Tree canopy spreads³;
 - Buffers plotted from the Ancient Woodland located on / adjacent to the site in accordance with Standing Advice relating to these features⁴.
 - Tree shading⁵;
- 1.11. Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 4). This provides a tabulated record of the trees surveyed, including; reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.

Tree Survey Summary

- 1.12. A total of 26no. individual trees (T2 – T25, T27, and T29), 6no. hedges (H32 – H35, H37, and H38), 3no. woodlands (W1, W30, and W31), and 3no. groups of trees (G26, G28, and G36) were identified during the tree survey of the site and its immediate vicinity.
- 1.13. The majority of the trees are common oak *Quercus robur*. Other species include common ash *Fraxinus excelsior*, and English elm *Ulmus procera*, with hedgerow and understorey species including holly *Ilex aquifolium*, hawthorn *Crataegus monogyna*, and hazel *Corylus avellana*.
- 1.14. All trees were observed to be in generally good condition with no observation defects noted. However, Dutch Elm Disease *Ophiostoma novo-ulmi* (DED) and Ash Diesback Disease *Hymenoscyphus fraxineus* (ADD) were both established on site within the elm and ash tree populations. The DED infection was established, as expected, with younger trees in visible decline. The ADD infections were varying in degrees of severity with the mature ash trees on site showing minimal symptoms and only minor areas of defoliation.
- 1.15. The trees form part of the existing site's tree stock as former arable agricultural land. The individual trees were located in established woodlands, groups, and hedgerows as part of linear field

¹ The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 3.

² 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. See further explanation at Appendix 3.

³ Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

⁴ A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter ('Ancient woodland, ancient trees and veteran trees: protecting them from development', Forestry Commission and Natural England as updated December 2018).

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.



boundary features, with a smaller cluster of trees to the north of the central hedgerow (H38) and one open grown trees located to the east (T21) of H38.

- 1.16. The trees on site are mostly of moderate (Category B) arboricultural value when considered under the grading criteria of BS 5837 (2012). These trees formed collective groups, hedgerows, and woodland around the site boundaries which formed a cohesive habitat network and contributed to the amenity value and overall character of the site.
- 1.17. High value (Category A) trees were recorded largely centrally to the site including W31, T14, T15, T18, T19, T20, and T21. One off site collective feature, G28, was also attributed Category A status.
- 1.18. The existing hedgerow (H33) adjacent to Land to North of Little Green Lane on the site's southern boundary is a historically managed hedgerow and appears on the Dury's and Andrew's 1766 *A Topographical Map of Hart-fordshire*. Whilst H33 has been managed, management has been limited to regular cutting to keep the hedgerow small and compact. There are segments which are overgrown with brambles, cleavers, bracken, nettles and elm saplings infected with DED disconnecting the hedge from its deciduous pedigree for large sections. One additional breach in the hedgerow has been identified opposite Canterbury Way, with an existing vehicular access being utilised opposite Durrants Drive. It is considered that there is an opportunity to improve the hedgerow as part of the proposals to improve its connectivity and visual amenity.

Tree Grading Summary

- 1.1. The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (See Appendix 4) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed. The category gradings for each survey is detailed in the table below.

Table 1: Category grading of arboricultural features

	Category U	Category A	Category B	Category C
Individual Trees	T17	T4, T5, T8, T10, T11	T1, T3, T6, T17, T14, T18	T2, T9
Groups of Trees	-	-	G13, G18, G20	G12, G16
Hedgerows	-	-	-	H15

Ancient Woodland

- 1.19. W1, W30, and W31 are designated as ASNW. The extent of the ASNW has been shown on the TCP in Plan 1. Polygons for the extent of the ASNW woodland designations have been taken from the MAGIC online mapping woodland layers.

Veteran Trees

- 1.20. The RAVEN 2 methodology for assessing veteran trees was implemented during the tree survey. None of the trees on site were considered to meet the definition of a veteran tree in line with this method.



Statutory Constraints

- 1.2. W1 and W30 are protected by TPOs as referenced in the table below and shown on the associated plans at the end of this report. TPO polygons on the TRRP are taken from the Three Rivers District Council online mapping service.

Table 2: TPO references associated with the site

TG Reference Number	Three Rivers TPO Reference
W1	TPO118 (W2)
W30 (north)	TPO 182 (W2)
W30 (south)	TPO026 (W1)

- 1.21. There are no Conservation Area designations associated with the trees on or adjacent to the site.



Section 3: Preliminary Arboricultural Impact Assessment

- 1.22. This Preliminary Arboricultural Impact Assessment has been undertaken to address the outline development proposals in relation to existing trees.
- 1.23. The assessment is informed by a composite overlay of the tree survey information and proposed Illustrative Masterplan (Pegasus 2024) which is shown on the Preliminary Tree Retention and Removal Plan (11702/P10) located to the rear of this report (see Plan 2).
- 1.24. The proposed development is presented in outline ahead of preparing fully detailed designs. This assessment therefore should be considered as an initial appraisal of expected arboricultural impacts given this stage of the scheme design. It is reasonable to expect that changes to the general layout of the development would form part of subsequent detailed designs. Further assessment work will therefore be required to provide a definitive assessment of arboricultural impacts based on proposals presented in detail.

Expected Tree Retention and Removal

- 1.25. Trees to be retained and removed are shown on the TRRP (see Plan 2). Table 3 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 3: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss	Compensatory Measures
H33	B3	Removal of approximately 45m of total hedgerow length of 785m to facilitate two new access points from Land to North of Little Green Lane.	New planting where possible and safe towards the two site entrances from Land to North of Little Green Lane to be developed as part of detailed design.
H34	B3	Removal of approximately 4m of total hedgerow length of 104m to facilitate access between community orchard, public art area, and walks around the site.	New planting proposed as part of the community orchard and to be developed as part of detailed design.
H38	B2	Removal of approximately 51m of total hedgerow length of 350m to facilitate access around the site and allow for establishment of central green corridor.	New planting along proposed green corridor central to the site as shown on the Illustrative Masterplan and to be developed as part of detailed design.

- 1.26. Approximately 6%, 5%, and 15% of H33, H34, and H38 are proposed for removal at this stage, exact measurements can be confirmed as part of the detailed design process. Due to the limited extent of the hedgerow breaches, impacts to these features are considered minimal and can be mitigated as part of the proposed green infrastructure networks coming forward as the scheme



progresses. Ample space has been allowed during the design process to enable any loss from H33, H34, and H38 to be offset with suitable replacements. The arboricultural and habitat value of the hedgerows has been limited by intensive maintenance for access and convenience under the current agricultural use. The development of the site offers an opportunity to improve and manage the hedgerows and their contribution to local visual amenity.

Potential Works within Root Protection Areas

- 1.27. The TRRP (See Plan 2) shows the RPAs of retained trees in relation to indicative layout of the development.
- 1.28. No RPA incursions are proposed at this stage of the design process.

Ancient Woodland Buffers

- 1.29. A minimum 30m development buffer is proposed for the pockets of ASNW on site (W1, W30, and W31). A 30m buffer was considered appropriate based on the likely activity during the development of the site and the size of the development and usage on completion.
- 1.30. In line with standing advice development has been excluded from the minimum 30m buffer. SuDs features and low impact footpaths will be accommodated in some areas of the buffer but outside of the woodland RPAs. ASNW buffers will be kept semi-natural in terms of landscape design, with no play or recreational areas located within the 30m.
- 1.31. SuDs design will ensure they do not result in changes to the water table affecting the associated hydrology of the ancient woodland. Due to the site topography and the current SuDs positioning this should be achievable as part of the final scheme.

Proximity trees to new development

- 1.32. The social proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards newly occupied buildings.
- 1.33. The TRRP illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.
- 1.34. The shading of the canopies is not considered to negatively affect the proposed residential development areas as sufficient landscaped buffers have been provided between the site and the existing tree stock.

New Tree Planting Opportunities

- 1.35. In the absence of detailed soft-landscaping proposals at this outline stage, the level of tree planting shown, together with the retained trees, suggests that the proposed scheme be set within a well-treed environment. An increase in canopy cover is expected in the long term as well as improvements and succession of the site tree stock.

Construction Mitigation



- 1.36. Given the indicative nature of the proposed design at this stage, a detailed methodology for tree protection during the site preparation and construction stages has not been prepared.
- 1.37. During the detailed planning and design phase of the proposed development, it will be necessary to demonstrate how the above and below ground structures of retained tree cover will be protected during the construction of development. It is therefore recommended that a full Arboricultural Method Statement (AMS) is prepared as part of a reserved matters application or to discharge applicable and suitably worded planning Conditions.
- 1.38. An AMS will set out a practical methodology to the protection of retained trees based on detailed designs, including groundworks, services and new landscaping. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs (if required)
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 1.39. This report sets-out the findings of a tree survey and provides a preliminary assessment of arboricultural impact to accompany the outline planning application.
- 1.40. Statutory constraints (TPOs) and designations (ASNW) are associated with the existing site tree stock. These high value features have been incorporated into the scheme with appropriate protection in line with standing advice including buffers from development.
- 1.41. No tree removal is proposed as part of the development. Breaches of three hedgerows are required in order for access to and around the site to be facilitated safely and in line with good place making practices.
- 1.42. The current iteration of the scheme is considered low impact to the site tree stock as arboricultural constraints have been considered since the inception of its design. Further work is recommended including an Arboricultural Method Statement to accompany a subsequent reserved matters application and / or the discharge of suitably worded planning conditions.



Appendix 1: Proposed Illustrative Masterplan





KEY

- SITE LOCATION
- PUBLIC OPEN SPACE AND AMENITY SPACE
- HARD LANDSCAPE FEATURE SQUARES/ FOCAL SPACES WITH PEDESTRIAN/CYCLE PRIORITY
- EXISTING TREES
- NEW TREE PLANTING
- WILDFLOWER / LONG GRASS
- COMMUNITY ORCHARD
- AREA FOR PLAY
- SUSTAINABLE DRAINAGE
- TRIM TRAIL ROUTE (2KM)
- PROPOSED NATIVE THICKET PLANTING
- PROPOSED ORNAMENTAL SHRUBS
- PROPOSED HEDGEROW
- SWALE
- MOWN PATHS
- PROPOSED SHARED PEDESTRIAN / CYCLE WAY ALONG CANTERBURY ROAD

KEY PRINCIPLES

1. PROPOSED DEVELOPMENT ACCESS VIA DURRANTS DRIVE AND LINKS WAY,
2. PRIMARY STREET AND BUS ROUTE,
3. FOCAL SPACE WITH AREAS OF LANDSCAPING, PLAY AND RECREATION,
4. ACTIVE TRAVEL ROUTES, TRIM/FITNESS TRAIL
5. PEDESTRIAN ROUTES PROVIDING ACCESS TO ALL AREAS OF PUBLIC OPEN SPACE, VEGETATION,
6. RETENTION AND BUFFER TO THE ANCIENT WOODLAND AND EXISTING
7. PROPOSED NATIVE WOODLAND PLANTING TO BUFFER ROUSEBARN LANE AND ANCIENT WOODLANDS,
8. NEW LANDSCAPE AND RETAINED HEDGEROW TO THE PERIMETER OF DEVELOPMENT,
9. WILDFLOWER PLANTING AND NEUTRAL GRASSLANDS PROMOTING BIODIVERSITY AND HABITAT CREATION,
10. WETLAND FEATURES WITH ASSOCIATED BANKSIDE AND AQUATIC VEGETATION,
11. COMMUNITY SPACE,
12. AREAS OF EQUIPPED PLAY AND RECREATION FOR OLDER CHILDREN/TEENAGERS,
13. LOCAL PLAY AND NATURAL PLAY FOR YOUNGER CHILDREN,
14. DWELLINGS OVERLOOKING NEWLY CREATED AREAS OF PUBLIC OPEN SPACE,
15. BUS GATE.

Appendix 2: Planning Policy Relating to Trees

Table 4: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 13	"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-lined, 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".
	Section 15, paragraph 187	This paragraph provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "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".
	Section 15, paragraph 188	This paragraph addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
	Section 15, paragraph 193	This paragraph highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".
	Section 15, paragraph 193 (c)	This paragraph also adds 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 compensatory strategy exists".
Three Rivers Local Development Framework Plan: Core strategy Adpoted	Policy CP9: Green Infrastructure	"The Council will seek a net gain in the quality and quantity of Green Infrastructure, through the protection and enhancement of assets and provision of new green spaces. Priorities for Green Infrastructure focus on conserving and enhancing the following key assets and the linkages between them which are illustrated in Appendix 5: a) the corridors of the Rivers Chess, Colne and Gade and the Grand Union Canal



December 2011 (- 2026)		b) the Chilterns Area of Outstanding Natural Beauty c) the Colne Valley Park d) the District's Sites of Special Scientific Interest, Local Nature Reserves, wildlife sites, key biodiversity habitats, species and areas identified in the Hertfordshire Biodiversity Action Plan and heritage assets and landscape character within areas of Green Infrastructure. It is also important to improve connectivity between key assets through the establishment of linked and coherent networks and corridors of green spaces and sustainable transport links. More detailed ongoing work will inform future priorities for Green Infrastructure in Three Rivers and will be included within the Green Infrastructure and Landscape Supplementary Planning Document. The Council will require new development to contribute to the delivery of new Green Infrastructure and the management of a linked network of new and enhanced open spaces and corridors. Development will not compromise the integrity of the Green Infrastructure network, by causing fragmentation, damage to, or isolation of Green Infrastructure assets including natural habitats and species."
Three Rivers Local Plan: Updated Draft Policies for Regulation 19	Appendix 13	"1) Proposals for new development should be submitted with landscaping proposals which seek to retain trees and other important landscape and nature conservation features. Landscaping proposals should also include new trees and other planting, create tree lined streets and enhance the landscape and habitats of the site and its surroundings as appropriate. 2) Development proposals on sites which contain existing trees and hedgerows will be expected to retain as many trees and hedgerows as possible, particularly those of local amenity or nature conservation value or hedgerows considered to meet the criteria of the Hedgerow Regulations 1997. 3) Development proposals should demonstrate that existing trees, hedgerows and woodlands will be safeguarded and managed during and after development in accordance with the relevant British Standards. 4) Development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage. Development likely to result in future requests for significant topping, lopping or felling will be refused. 5) Planning permission will be refused for any development resulting in the loss or deterioration to protected woodland (including ancient woodland), protected trees (including aged or veteran trees) and hedgerows, unless conditions can be imposed to secure their protection. 6) Where the felling of a tree or removal of a hedgerow is permitted, a replacement tree or hedge of an appropriate number, species, size and in a suitable Croxley will be required, taking account of issues such as landscape and biodiversity. 7) Areas forming part of development proposals which are to be transferred to the local authority for maintenance should be designed



		for ease of access and low cost maintenance overheads and management regimes.
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Appendix 3: Tree Survey Methodology, Constraints Mapping and Limitations

Field Work

- A3.1. In accordance with BS5837, the tree survey included all trees on and adjacent to the site that were over 75mm diameter at breast height (1.5m).
- A3.2. Measured topographical survey data (supplied by others) was used to inform tree Croxleys on site. Any trees not identified on the topographical survey are prefixed with (*) and their Croxleys have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.



- A3.7. The measured canopy shapes have been plotted on the **Tree Constraints Plan** at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.
- A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A3.9. The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A3.10. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

- A3.11. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

- A3.12. An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices



Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings

A3.13. The value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See **Appendix 4**). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values respectively.

Root Protection Areas

A3.14. The **Tree Constraints Plan** shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A3.15. Plotted RPAs serve 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.

A3.16. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- b) topography and drainage;
- c) the soil type and structure;
- d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A3.17. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A3.18. The distribution of tree canopy cover on and within influence of the site is illustrated on the **TCP**. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at **Appendix 5** to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.



- A3.19. The principal tree shadow constraints are shown on the **TCP** and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.
- A3.20. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

- A3.21. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A3.22. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A3.23. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A3.24. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A3.25. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 4: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria – Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 5: Tree Survey Schedule (11702/TSS01)



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
W1	English Elm (Ulmus procera), Ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus), Hazel (Corylus avellana), Hawthorn (Crataegus monogyna)	20m	650 (1)	8.00	8.00	8.00	8.00	15.00	Mature	Fair	Fair	B3	Ash dominant woodland with emerging signs of Ash dieback disease (ADD). Dutch elm disease (DED) prevalent throughout with dead trees noted in woodland canopy and understorey. Dense woodland, full access not possible. Diameter is estimated average.	7.8	191
T2	Common Oak (Quercus robur)	15m	600 (1)	6.00	4.00	4.00	5.00	10.00	Mature	Fair	Fair	B1	Dieback of the crown noted. Deadwood present characteristic of age and species. Pruned back over field with High south-West canopy.	7.2	163
T3	Common Oak (Quercus robur)	15m	500 (1)	5.00	4.00	6.00	5.00	10.00	Mature	Fair	Fair	B1	Dieback of the crown noted. Deadwood present characteristic of age and species. Pruned back over field with High south-West canopy.	6.0	113
T4	Common Oak (Quercus robur)	18m	550 (1)	7.00	7.00	7.00	7.00	12.00	Mature	Fair	Fair	B1	Dieback of the crown noted. Deadwood present characteristic of age and species. Base inaccessible, located in dense boundary hedge.	6.6	137
T5	Ash (Fraxinus excelsior)	15m	600 (1)	8.00	8.00	8.00	8.00	12.00	Mature	Fair	Good	B1	Field boundary tree located in hedgerow. No immediate signs of ADD, tree is growing well. Base inaccessible, located in dense hedge. Balanced crown.	7.2	163
T6	Common Oak (Quercus robur)	12m	500 (1)	4.00	5.00	4.00	6.00	8.00	Early Mature	Fair	Fair	B1	Dieback of the crown noted. Deadwood present characteristic of age and species. Base inaccessible.	6.0	113
T7	Ash (Fraxinus excelsior)	10m	575 (1)	2.00	3.00	2.00	0.00	5.00	Mature	Poor	Poor	U	Ash monolith, some new growth but largely dying back. Good habitat feature that could be retained.	6.9	150

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T8	Common Oak (Quercus robur)	14m	450 (1)	7.00	4.00	5.00	6.00	12.00	Early Mature	Poor	Fair	C1	Significant dieback of the crown noted, possibly a result of previous drought stress. New growth is poor and restricted. Large sections of deadwood present. Base inaccessible. Crown suppressed by adjacent ash.	5.4	92
T9	Ash (Fraxinus excelsior)	20m	700 (1)	10.00	10.00	10.00	10.00	17.00	Mature	Fair	Fair	B1	Large Ash growing in hedge line. Established ivy on stem. Limited signs of ADD, less than 5% of canopy affected. Has been cut back over fields sympathetically with wounds occluding well.	8.4	222
T10	Ash (Fraxinus excelsior)	12m	550 (1)	4.00	4.00	6.00	4.00	3.00	Mature	Fair	Fair	C1	Early signs of ADD. Established ivy on stem. Base inaccessible. Crown suppressed by adjacent ash.	6.6	137
T11	Ash (Fraxinus excelsior)	22m	650 (1)	12.00	12.00	12.00	12.00	20.00	Mature	Fair	Fair	B1	Large Ash growing in hedge line. Limited signs of ADD, less than 5% of canopy affected. Has been cut back over fields sympathetically with wounds occluding well, crown balanced.	7.8	191
T12	Holly (Ilex aquifolium)	13m	400 (1)	3.00	3.00	3.00	3.00	12.00	Mature	Fair	Good	B1	Rooted within boundary vegetation. Minor cavities in stem characteristic of age and species.	4.8	72
T13	Hazel (Corylus avellana)	5m	150 (10)	2.00	2.00	2.00	2.00	5.00	Mature	Fair	Good	B1	Field boundary tree located in hedgerow. Unremarkable on its own but part of historical boundary hedge linear feature.	5.7	102
T14	Common Oak (Quercus robur)	20m	800 (1)	10.00	10.00	10.00	10.00	17.00	Mature	Fair	Good	A1	Rooted in hedge. No obvious visible defects. Established ivy on stem - base inaccessible. Minor deadwood and dieback characteristic of age and species. Canopy higher in places but overall balanced.	9.6	290

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T15	Common Oak (Quercus robur)	18m	950 (1)	6.00	9.00	8.00	9.00	18.00	Mature	Good	Fair	A1	Rooted around old pond. No obvious visible defects. Cavity from base to 1m heartwood exposed. Minor deadwood and dieback characteristic of age and species.	11.4	408
T16	Common Oak (Quercus robur)	13m	500 (1)	2.00	3.00	4.00	3.00	3.00	Early Mature	Dead	Dead	U	Dead tree.	6.0	113
T17	Goat Willow (Salix caprea)	10m	400, 400, 300, 550 (4)	4.00	4.00	4.00	4.00	10.00	Mature	Fair	Fair	C1	Located centrally of pond area. Base inaccessible.	10.1	322
T18	Common Oak (Quercus robur)	22m	975 (1)	9.00	11.00	11.00	9.00	19.00	Mature	Good	Good	A1	Rooted around old pond. No obvious visible defects. Minor deadwood and dieback characteristic of age and species. Remnants of old barb wire around stem.	11.7	430
T19	Common Oak (Quercus robur)	20m	990 (1)	11.00	11.00	11.00	11.00	10.00	Mature	Good	Good	A1	Rooted around old pond. No obvious visible defects. Minor deadwood and dieback characteristic of age and species. Epicormic on stem.	11.9	443
T20	Common Oak (Quercus robur)	20m	820 (1)	7.00	6.00	7.00	5.00	10.00	Mature	Good	Good	A1	Rooted around old pond. No obvious visible defects. Minor deadwood and dieback characteristic of age and species. Epicormic on stem. Large scar running from base to top of canopy, bark occluding well.	9.8	304
T21	Common Oak (Quercus robur)	18m	850 (1)	9.00	9.00	9.00	9.00	13.00	Mature	Good	Good	A1	Open grown tree. No obvious visible defects. Minor deadwood and dieback characteristic of age and species. Epicormic on stem.	10.2	327
T22	Common Oak (Quercus robur)	15m	1100 (1)	7.00	7.00	7.00	7.00	10.00	Mature	Poor	Fair	C1	Located in hedge line. Dying back significantly, likely a result of being situated within cultivated land. Diameter measured over ivy.	13.2	547

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T23	Common Oak (Quercus robur)	12m	450 (1)	6.00	6.00	6.00	6.00	8.00	Early Mature	Fair	Fair	A1	Located at end of hedge line. Corrugated metal structure adjacent to stem. Established ivy on stem. No obvious visible defects. Diameter measured over ivy.	5.4	92
T24	Holly (Ilex aquifolium)	12m	650 (1)	5.00	5.00	5.00	5.00	12.00	Mature	Good	Fair	B1	Located adjacent to existing gate in hedgeline. Large for species. Diameter measured over ivy.	7.8	191
T25	Goat Willow (Salix caprea)	9m	200, 300, 300, 250 (4)	2.00	2.00	2.00	2.00	9.00	Mature	Fair	Poor	C1	Multi stemmed tree that has split out. Diameter is estimated average.	6.4	128
G26	Beech (Fagus sylvatica), Hawthorn (Crataegus monogyna)	16m	400 (1)	9.00	9.00	9.00	9.00	16.00	Mature	Fair	Fair	B1	Linear group off site along highway. Situated on bank. Trees are individually unremarkable but Good screening and habitat. Diameter is estimated average.	4.8	72
T27	Common Oak (Quercus robur)	19m	500 (1)	9.00	9.00	9.00	9.00	14.00	Mature	Good	Good	A1	Dieback and deadwood characteristic of age and species.	6.0	113
G28	Common Oak (Quercus robur), Turkey Oak (Quercus cerris)	17m	400 (1)	7.00	7.00	7.00	7.00	12.00	Mature	Good	Good	A1	Group of four trees along highway embankment. Good screening. Diameter is estimated average.	4.8	72
T29	Turkey Oak (Quercus cerris)	7m	150 (1)	2.00	2.00	2.00	4.00	6.00	Semi Mature	Fair	Poor	C1	Self seeded heavy crown bias. Diameter estimated.	1.8	10

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
W30	English Elm (Ulmus procera), Ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus), Hazel (Corylus avellana), Hawthorn (Crataegus monogyna), Wild Cherry (Prunus avium), Common Oak (Quercus robur), Holly (Ilex aquifolium), Beech (Fagus sylvatica)	20m	650 (1)	8.00	8.00	8.00	8.00	15.00	Mature	Fair	Fair	B3	Large mature cherry standards, some of which are at the end of life expectancy but excellent habitat. ash dominant in areas, ADD and DED present. Well worn footpaths throughout. Beech standards also present in small numbers. Significant level changes in southern section of woodland with glades and open canopy areas. Historic coppiced hazel also present. Sycamore standards also growing to narrow southern section. Understorey is field maple, hawthorn, and holly dominant. Diameter is estimated average.	7.8	191
W31	English Elm (Ulmus procera), Ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus), Hazel (Corylus avellana), Hawthorn (Crataegus monogyna), Wild Cherry (Prunus avium), Common Oak (Quercus robur), Holly (Ilex aquifolium), Beech (Fagus sylvatica)	25m	1000 (1)	12.00	12.00	12.00	12.00	22.00	Mature	Fair	Good	A3	Dense woodland, ash and oak dominant full access to centre not possible. Deadwood prevalent in oaks characteristic of age and species. Minimal (less than 5%) ADD in ash trees present. Some decline noted in woodland edge trees likely due to cultivated land. Red kit observed perched in woodland. Woodland has good structure. Diameter is estimated average.	12.0	452
H32	English Elm (Ulmus procera), Hawthorn (Crataegus monogyna), Hazel (Corylus avellana)	3m	150 (1)	2.00	2.00	2.00	2.00	3.00	Semi Mature	Poor	Fair	C2	English elm dominant lapsed hedgeline. DED prevalent throughout with dead trees noted along entire length of hedgerow. Gaps present in hedgeline where trees have died off now filled with bracken and bramble. Diameter is estimated average.	1.8	10

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
H33	English Elm (Ulmus procera), Ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus), Hazel (Corylus avellana), Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Holly (Ilex aquifolium)	2m	150 (1)	1.00	1.00	1.00	1.00	2.00	Mature	Fair	Fair	B3	Historic boundary hedgerow. Largely hazel dominant. DED noted. Some areas overcome with bramble, nettles, bracken, and cleavers. Good structure to hedgerow sections, management (cutting) regular and sympathetic. Rare occurrences of horse chestnut within hedge. Diameter is estimated average.	1.8	10
H34	English Elm (Ulmus procera), Ash (Fraxinus excelsior), Hazel (Corylus avellana), Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Elder (Sambucus nigra)	2m	150 (1)	1.00	1.00	1.00	1.00	2.00	Mature	Fair	Fair	B3	Location on small bund, possible historic field boundary. Management lapsed in places. DED present, dead trees noted. Diameter is estimated average.	1.8	10
H35	English Elm (Ulmus procera), Hawthorn (Crataegus monogyna), Hazel (Corylus avellana), Wild Cherry (Prunus avium)	3m	200 (1)	2.00	2.00	2.00	2.00	2.00	Semi Mature	Poor	Poor	C2	English elm dominant lapsed hedgeline. DED prevalent throughout with dead trees noted along entire length of hedgerow. Diameter is estimated average.	2.4	18
G36	Common Oak (Quercus robur), English Elm (Ulmus procera), Hawthorn (Crataegus monogyna)	7m	201 (1)	2.00	2.00	2.00	2.00	2.00	Semi Mature	Poor	Fair	C2	Group of self seeded trees located in area of dense bramble. DED present. Diameter is estimated average.	2.4	18

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
H37	English elm (Ulmus procera), Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Ash (Fraxinus excelsior)	3m	110	2.00	2.00	2.00	2.00	3.00	Semi Mature	Poor	Fair	C2	Lapsed field boundary hedge. DED present, dead sections/trees noted.	1.3	6
H38	English elm (Ulmus procera), Hazel (Corylus avellana), Holly (Ilex aquifolium), Elder (Sambucus nigra) Blackthorn (Prunus spinosa)	2m	95	1.00	1.00	1.00	1.00	2.00	Mature	Fair	Fair	B2	Manged prominent hedgerow growing centrally north to south through site. Likely historic field boundary. DED noted. Diameter is estimated average.	1.1	4

Plans:

Plan 1: Tree Constraints Plan (TCP), (11702/P09)

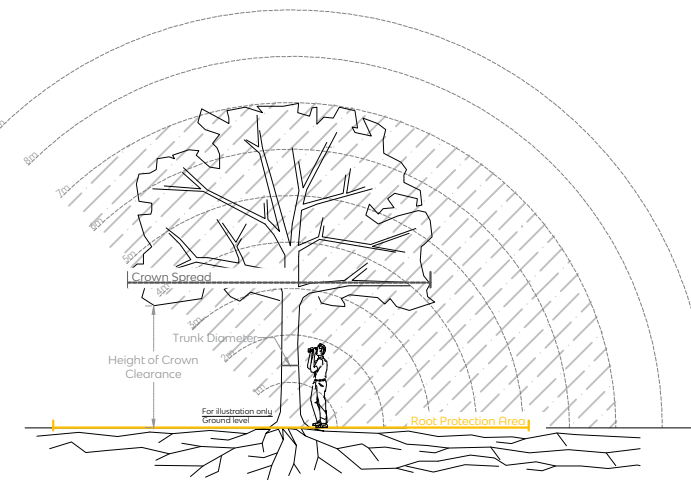
Plan 2: Preliminary Tree Retention and Removal Plan (TRRP), (11702/P10)



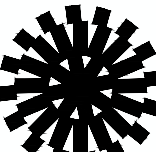


- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Tree Shading Constraints
- Approximate Location of Trees Protected by a Tree Preservation Order
- Approximate 30m Buffer Zone for Ancient Semi-Natural Woodland

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



Rev	Description	Date
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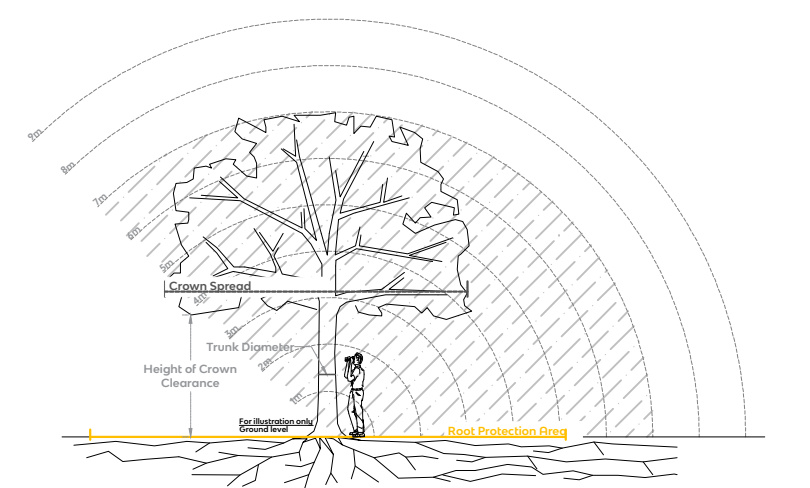
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Project title Land at Craxley Green			
Drawing title Tree Constraints Plan			
Scale Date	1:1250 @ A0 18.07.2024	Drawn Checked	NC/LB NC
Drawing number 11702_P09		Revision -	



- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Tree Shading Constraints
- Approximate Location of Trees Protected by a Tree Preservation Order
- Approximate 30m Buffer Zone for Ancient Semi-Natural Woodland
- Proposed Hedgerow Removals

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



B	New layout received	05/12/2024
R	New layout received	12/11/2024
Rev	Description	Date



Project title
Land at Croxley Green

Drawing title
Tree Retention and Removal Plan

Scale	1:1250 @ A0	Drawn	NC/LB
Date	05.12.2024	Checked	NC

Drawing number	11702_P10	Revision	B
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