ST ALBANS SCHOOL

Hallam Land

PART OF HENRY BOOT

WOOLLAM PARK

North St Albans

ARBORICULTURAL IMPACT ASSESSMENT

DECEMBER 2024

Hallam Land Management Limited, St Albans School and

St Albans School Woollam Trust

Woollam Park North St. Albans

Arboricultural Assessment

December 2024

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1.0 INTRODUCTION

1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Hallam Land Management Limited, St Albans School and St Albans School Woollam Trust to present the findings of an Arboricultural Assessment and survey of trees located on Land at North St Albans St Albans, AL3 6DD (hereafter referred to as the site), OS Grid Ref TL 15426 09857.

1.2 The survey was carried out on 27th September 2023.

Scope of Assessment

1.3 The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction - Recommendations'* (hereafter referred to as BS5837). The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.

1.4 The guidance also provides recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development; demolition operations and future construction processes so that a harmonious and sustainable relationship between any retained trees and built structures can be achieved.

1.5 The purpose of the report is therefore to firstly, present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

1.6 This report has been produced to accompany an outline planning application for a residential led mixed use development and has included an assessment of any impact to the tree cover. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development.

Site description

1.7 The site is situated in located to the north of St. Albans in the county of Hertfordshire. To the north of the site is arable agricultural land with the railway line between St. Albans City and Harpenden to the east. To the west is the Old Albanians Rugby Football Club training ground with club house, and to the Porters Wood Industrial Estate.

1.8 The site itself comprised of several arable fields and a sports pitch with the majority tree cover assessed comprised of boundary features, continuous hedgerows with standard individual trees within them. To the south of the site was a woodland, Long Spring Wood. Tree species on site included but was not limited to English oak *Quercus robur,* common ash *Fraxinus excelsior,* Field Maple *Acer campestre*, Hawthorn *Crataegus monogyna*, Hornbeam *Carpinus betulus*, Sycamore *Acer pseudoplatanus,* and Hazel *Corylus avellana*.

2.0 PLANNING POLICY

National Planning Policy Framework December 2023

2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2023.

2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) approving development proposals that accord with an up-to-date development plan without delay'.

2.3 In relation to arboriculture, the NPPF states that:

- 136 '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 (footnote 53), 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'. (footnote 53: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)
- 186 (c) '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 (footnote 67) and a suitable compensation strategy exists'.

  and provides specific guidance that:

- 186 (d) 'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.

2.4 With reference to paragraph 186 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 67 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

Statutory Considerations

2.5 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) in order to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location. Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA. Anyone found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

2.6 Following consultation with the Local Planning Authority, St. Albans City and District Council, it is understood that there is a Tree Preservation Order, namely 1569 25/04/2016, Long Spring Wood, North of Porters Wood Industrial Estate, which applies to one woodland present within the assessment site and therefore statutory constraints apply to the development in respect of trees. A plan detailing trees covered by the TPO has been included within the report as Appendix C and further details are given in Chapter 4.

2.7 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the 26th September 2024.

3.0 SURVEY METHODOLOGY

BS5837 Categories

3.1 Trees have been divided into one of four categories based on Table 1 of BS5837, *'Cascade chart for tree quality assessment'*. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

3.2 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B and C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

3.3 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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 within this category are:

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.4 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Sub category (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Sub category (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Sub category (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.5 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Sub category (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.

- Sub category (ii) 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.
- Sub category (iii) trees with material conservation or other cultural value.

3.6 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Sub category (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Sub category (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Sub category (iii) trees with no material conservation or other cultural value.

Site Plans

3.7 The individual positions of trees and groups have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

3.8 As part of this assessment, a Tree Retention Plan has been prepared to show the proposed layout in relation to the existing tree cover allowing an assessment of any potential conflicts. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.

Tree Constraints and Root Protection Areas

3.9 Below ground constraints to future development are represented by tree roots and the soil environment in which they grow which needs to be protected if the tree is to be retained. Tree rooting systems are essential for the uptake of water and nutrients, serving the storage of carbohydrates for the future growth and function of the tree, and form structural anchorage and support for the stem and crown. The perceived rooting area of the tree; referred to as the root protection area (RPA) needs to be protected if the tree is to be retained.

3.10 The RPA is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. The RPA has been calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012 and requires suitable protection in order for the tree to be successfully incorporated into any future scheme. As such, the RPA of existing trees is an important material consideration when considering site constraints and planning development activities.

3.11 Where applicable the shape of the Root Protection Area has been modified to consider the presence of any nearby obstacles (existing or past) which may have restricted root growth and

the likely root distribution i.e. the presence of hard standing, structures and underground apparatus. Where groups of trees have been assessed, the Root Protection Area has been shown based on the maximum sized tree in any one group and so may exceed the Root Protection Area required for some of the individual specimens within the group. Further detailed inspection of the individual trees forming a group may be required where development impacts upon the group.

3.12 Whilst it is generally accepted that a tree's roots may extend far greater distances than the notional RPA, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water and nutrients), with roots predominantly located in the upper 1,000 mm of the soil horizon; the RPA offers an accepted protective buffer from development.

3.13 Above ground constraints such as the current crown spread of the trees and an illustration of the shade pattern (where appropriate) have been considered and identified within the Tree Survey Plan and Tree Retention Plan indicates their potential area of shading influence.

Considerations and Limitations of the Tree Survey

3.14 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.

3.15 The statements made in this report regarding the assessed trees does not take into account the effects of extreme / adverse weather conditions, changes in land use prior to the site's development, unforeseen accidents or anti-social behaviours, such as vandalism, which occur since the date of the survey. As such, the assessment of tree condition given within applies to the date of survey and cannot be assumed to remain unchanged.

3.16 It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.

3.17 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.

3.18 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with current building regulations. The exact position of individual trees or species included as part of a tree group should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculating foundation depths in accordance with NHBC Chapter 4.2 Building near Trees.

3.19 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist

and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable and systematic way.

3.20 Trees have been assessed as groups, hedgerows or woodland where it has been determined appropriate.

- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
- For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
- For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'[1]. Woodlands however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'[2].

3.21 An assessment of individual trees within groups, hedgerows or woodland has been made where a clear need to differentiate between them, for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

Ancient and Veteran Trees

3.22 Veteran trees and Ancient Woodland are important components of the landscape, their importance can be for a number of reasons including that of their ecological, social, cultural and historic value.

3.23 Veteran Trees and Ancient Woodlands are material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2023, which defines the terms ancient or veteran tree as:

'A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'[3]

3.24 Various published methodologies are currently available which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions. This assessment, and the criteria used for defining ancient/veteran trees and the identification of attributable ancient/veteran features, has been based on a range of currently published guidance and resources.

[1] http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm
[2] http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm
[3] Ministry of Housing, Communities and Local Government. (2021). *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government.

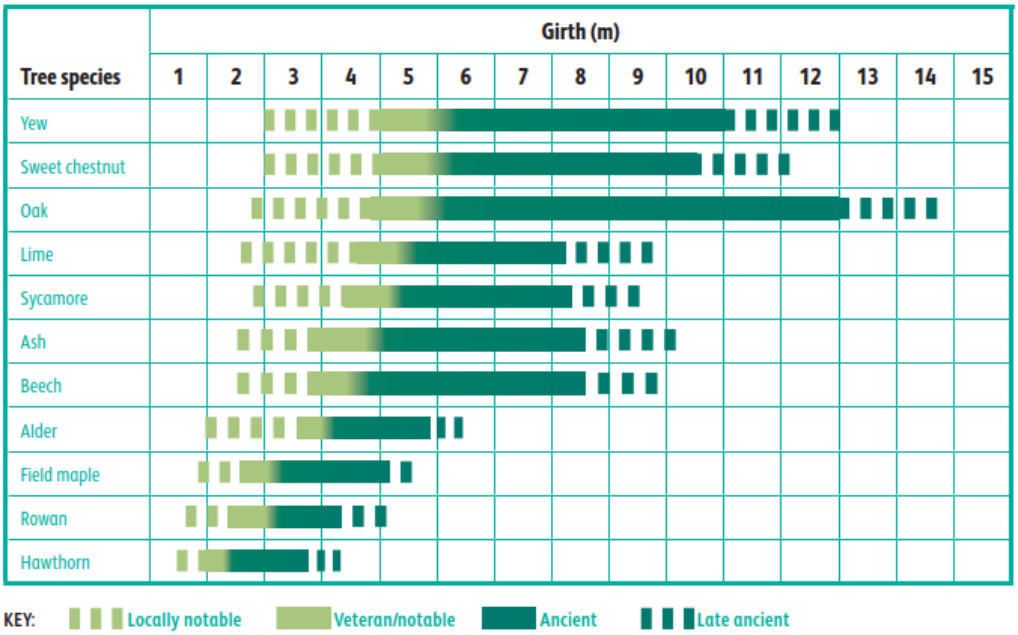


Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)[4].

Veteran Trees

3.25 The definition of a veteran tree has been based on within Lonsdale (2013) as a tree:

'which has survived various rigours of life and thereby shows signs of ancientness, irrespective of its age'.

3.26 However, for the purpose of the BS5837:2012 assessment, to qualify as a veteran tree, the tree concerned requires a stem girth which is considered large for its species (within the range set out in Fig. 1 above) and shows signs of crown retrenchment and evidence of decay processes in stem, branches or roots such as dead and decaying wood or fungal fruiting bodies of heart-rot (wood decay) species. These trees should also possess significant amounts of dead wood in the crown or fallen about the ground beneath the trees crown.

3.27 In principle, reference has been made to Owen & Alderman (2008) and *Reed, H. (2000). Veteran Trees: A Guide to Good Management. English Nature* and more recently *Lonsdale, D (ed.) (2013) Ancient and other Veteran Trees: Further Guidance on Management, The Tree Council & Ancient Tree Forum* for guidance on the recognition of both ancient and veteran trees.

3.28 Level 3 of the Specialist Survey Method (SSM) of de Berker & Fay (2004)[5] has also been utilised for gathering survey information as this provides a standardised framework for recording characteristic ancient/veteran features.

[4] Lonsdale, D. (Ed.). 2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.
[5] de Berker, N., & Fay, N. (2004). English Nature Research Report Number 529 – Evaluation of the Specialist Survey Method for Veteran Tree Recording. Bristol: Treework Environmental Practice.

Ancient Woodland

3.29 Ancient woodland in England is defined as an area that has been continuously wooded since at least 1600 AD. 'Continuously wooded' does not require there to have been a continuous cover of trees and shrubs across the entire area. Habitats such as glades, deer lawns, rides, ponds and streams, as well as gaps created by natural occurrences, and forestry may all occur within woodland.

3.30 Ancient woodland includes both ancient semi-natural woodland and plantations on ancient woodland sites:

- Ancient semi-natural woodland (ASNW) is where the stands are composed predominantly of trees and shrubs native to the site that do not obviously originate from planting. However, woodlands with small planting of trees native to the site would still be included in this category. The stands may have been managed by coppicing or pollarding or the tree and shrub layer may have grown up by natural regeneration.
- Plantations on ancient woodland sites (PAWS) these are areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, predominantly of species not native to the site. These sites often retain some of the ancient woodland features such as soils, ground flora, fungi and woodland archaeology.

3.31 Ancient woodland is a resource of great importance for its wildlife, soils, recreation, cultural value, history and the contribution to diverse landscapes.

4.0 RESULTS

4.1 A total of fifteen individual trees, ten groups of trees, one woodland and nine hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees and groups of trees where examples are clearly present as per the description. Refer to the Tree Survey Plan and Appendix A – Tree Schedule for full details of the trees included in this assessment. The table below summarises the trees assessed.

Tree Schedule

4.2 Appendix A presents details of any individual trees, groups, hedgerows and woodlands found during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area.

4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.

4.4 Several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Results Summary

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees / Woodlands	Total
Category U - Unsuitable	-	0		0
Category A (High Quality / Value)	T2, T7, T14, T15	4	G8, W1	2
Category B (Moderate Quality / Value	T1, T3, T5, T6, T8, T9, T10, T12, T13	9	G3, G5, G6, G7, G9, G10, H5, H6, H7, H8, H9	11
Category C (Low Quality / Value)	T4, T11	2	G1, G2, G4, H1, H2, H3, H4	7

Category A Trees & Groups

4.5 Four Category A trees, one group and one woodland were recorded on the site, these were high value in terms of their landscape value and arboricultural quality. All the individual trees were mature English oak with these also being abundant within W1 and G8. Features typical of their age class resulting from natural abscission of material creating branch stubs, broken branches, branch socket cavities and bark wounds. Dead branches were also regularly observed in various proportions.

Category B Trees and Groups

4.6 Nine trees, six groups and five hedgerows were recorded as Category B. English oak was the most abundant species recorded as individual specimens, these being downgraded from Category A due to the presence of either minor structural or physiological conditions.

4.7 Tree groups regarded as Category B contained a mix of native species forming established field boundaries providing visual arboricultural features on the landscape.

Category C Trees and Groups

4.8 Two trees, three groups and four hedgerows were surveyed as retention Category C. These were generally unremarkable groups offering little contribution to visual amenity and induvial trees in poor condition.

Ancient and Veteran Trees

4.9 T14 met the criteria to qualify as a veteran tree, a stem girth which is considered large for its species and shows signs of crown retrenchment and evidence of decay processes in stem, branches or roots such as dead and decaying wood or fungal fruiting bodies of heart-rot (wood decay) species. A significant amount of dead wood in the crown was also noted.

4.10 For the purpose of affording these trees greater protection the RPA calculation has been calculated in accordance with the guidelines detailed within Ancient and other Veteran Trees: Further Guidance on Management (Lonsdale, D (ed.) (2013). The Tree Council & Ancient Tree Forum. The RPA is defined as a distance equal to 15 times the trees stem diameter, or five metres beyond the canopy, whichever is the greater (Read, 2000).

4.11 Where this assessment has identified veteran trees, further survey work of those trees and their communities will be required. From an ecological perspective veteran trees provide a rare and specialist niche habitat and therefore preservation of this habitat is considered highly important. Veteran trees and many of their associated specialised species are becoming increasingly rare within the landscape and therefore some veteran tree landscapes and their associated species are now protected, both nationally and Europe wide through the Natura 2000 Directive.

Woodlands

4.12 W1, Long Spring Wood, has been identified as ASNW.

4.13 W1 is also classed as Priority Habitat Inventory - Deciduous Woodland (England) – '*a Lowland mixed deciduous woodland includes woodland growing on the full range of soil conditions… Quercus robur is generally the commoner oak (although Quercus petraea may be abundant locally) and may occur with virtually all combinations of other locally native tree species'* [2]

Statutory Constraints

4.14 The following table details which trees are included in the St. Albans City and District Council Tree Preservation Order (TPO), 1569 25/04/2016, Long Spring Wood, North of Porters Wood Industrial Estate. The woodland identified within the TPO are protected by law from felling or uprooting, pruning including 'topping/lopping' and wilful damage or destruction. The granting of

full planning permission would override the protection afforded by the Tree Preservation Order to those trees shown as removed to facilitate the proposals within the approved plans.

Table 2: Tree Preservation Order details

Tree No. taken from FPCR	TPO reference no.
W1	W1

4.15 Prior to any tree surgery and / or felling of protected trees it will be necessary to apply to the relevant local planning authority to gain consent for the works. For more information regarding Tree Preservation Orders it is advised that contact is made with the Local Planning Authority's arboricultural officer, or other such relevant person.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.

5.2 The AIA has been based upon the Framework Plan and highways plans (drawing no. 05920-CI-A-01-P04, 09520-SK-008, 0950-SK-006-P1) and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for a mixed use development. An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows.

Table 3: Summary of Impact on Tree Stock

	Trees to be Removed	Reasons for removal	Total
Category U - Unsuitable			0
Category A (High Quality / Value)			0
Category B (Moderate Quality / Value	G10 H5 G5 H5, H6, H7, H8 G3, G7	G10 –Removed to facilitate access off Harpenden Road H5 – Part removed to facilitate access off Sandridgebury Lane G5 – Part removed to facilitate turning loop off Sandridgebury Lane H5, H6, H7, H8 G3, G7– indicative positions of openings shown to provide active travel connectivity	8
Category C (Low Quality / Value)	H4	H4 – Part removed to facilitate access off Sandridgebury Road	1

5.3 The proposed development will see the majority of trees retained and incorporated into the proposals, with all high-quality specimens retained.

5.4 W1, Longspring Wood, identified as Ancient and Semi Natural woodland has been provided a 15 metre buffer within the Masterplan to avoid any detrimental impacts that development may cause.

5.5 As with any development of such a scale, there will inevitably be tree losses. However, these losses have been kept to a minimum due to the constraint led design process and by virtue of many trees and hedgerows being in peripheral locations confined to the field boundaries. A large

proportion of the required losses are primarily associated with the proposed access points and are necessary to facilitate entry points into the new development. The following sections set out the tree losses to facilitate the development proposals.

ACCESS

5.6 Three Detailed Access Plans (8575-T-09, 8575-T-10, 8575-T-11) have been prepared by FPCR as part of this Arboricultural Impact Assessment. These are based on the proposed access drawings for determination as part of the outline planning application, these are listed below along with a list of the access drawings upon which they are based on. The access plans have been overlaid with the Tree Survey to show losses resulting from implementation of the site access points:

FPCR Tree Retention Plans

- Drawing no. 8575-T-09 Main Vehicle Access off Harpenden Road
- Drawing no. 8575-T-10 Sandridgebury Lane Access
- Drawing no. 8575-T-11 Turning loop off Sandridgebury Lane

PJA Proposed Access Plans

- Proposed Junction Access General Arrangement (drawing no 05920-CI-A-001 Rev P04)
- Potential arrangement of Sandridgebury Lane to the west of the railway bridge (drawing no 05920-SK-008 Rev P0)
- Potential turning loop arrangements off Sandridgebury Lane (drawing no 05920-SK-006 Rev P10)

5.7 The details in the following paragraphs expand on Table 3 above and describe the tree losses required as a result of the proposed access points. Details of tree losses for those access provisions not for determination at this stage such as internal access arrangements and pedestrian and cycleway links are also described.

5.8 Mitigation for the loss of tree and hedgerow cover as a result of the required access points should be provided as part of the extensive GI supporting the development through new tree and hedgerow planting

Main Vehicle Access Points

Main Vehicle Access off Harpenden Road

5.9 In the western section of the site, the main access point will be off Harpenden Road via a junction which will include a signal-controlled junction and a shared footway/cycleway.

5.10 To facilitate the access G10 will require removal.

5.11 Arboriculturally, G10 was regarded as retention category B due to its visual amenity along Harpenden Road. The development provides adequate space to mitigate for the loss of this tree group. Furthermore, the new bus stops, cycling infrastructure and pedestrian footpaths will improve public transportation access and encourage more people to use sustainable modes of

transport. These measures align with the active travel strategy set out in the St Albans City and District Council Local Cycling and Walking Infrastructure Plan (2023).

Sandridgebury Lane Access

5.12 Access off Sandridgebury Lane to the east of the site will require sections of tow hedgerows to be removed, H4 and H5, these were regarded as retention category C and B respectively.

5.13 The loss of these sections of hedgerow should not raise an objection from an arboricultural perspective with the development being able to implement replanting to mitigate for the losses.

Turning loop off Sandridgebury Lane

5.14 The application is seeking to provide a turning loop off Sandridgebury Lane in the southern part of the site blocking off vehicular access along the lane.

5.15 To facilitate the turning loop will require the removal of a section of G5, regarded as retention category B. G5 was a linear tree group formed from an outgrown hedgerow, collectively the group was moderate quality, but individual trees were of no significant interest.

5.16 Again, the loss of this small amount of vegetation can be compensated for within the development as part of the landscape proposals.

Other Access Points and internal road layout

5.17 There are several indicative pedestrian/cycle access points and internal road links between parcels that affect trees within the site. The exact extent of losses would need to be further quantified once the positions have been fixed at the Reserved Matters stage. These removals are listed below,

5.18 H5, H6, H8 – sections indicated as removed to facilitate internal road layout

5.19 H5, H6, H7, H8 – openings to provide pedestrian/cycle connectivity

5.20 G3 - two small openings indicated for pedestrian/cycle access.

5.21 G7 - access point shown through group to a proposed development adjacent to the site.

5.1 Any losses will be kept to a minimum as to only that which is necessary and mitigated for through new tree and hedgerow planting in the vicinity of the access locations.

Discussion

5.2 In summary, the small amount of tree material required for removal in order to facilitate the proposals would not be considered from an arboricultural perspective to significantly reduce the overall amenity value provided at present. The majority of trees will be retained and will provide a high-quality setting for the proposed new development.

Tree Management

5.3 The layout of the development is currently reserved for subsequent approval. In the course of a reserved matters application pursuant to layout, a review of the relationship between the layout

and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.

5.4 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 *Post Development Management of Existing Trees,* where there is a potential for public access in order to satisfy the landowner's duty of care. Additionally, inspections annually and following major storms should be carried out by an experienced arboriculturist or arborist to identify any potential public safety risks and to agree remedial works as required.

5.5 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.

5.6 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

General Design Principles in Relation to Retained Trees

5.7 In a subsequent Reserved Matters application following the final layout of the scheme, assessment of the distance of proposed development in relation to the calculated root protection area of retained trees should be made which will inform the final layout.

5.8 The routing of below ground services should also be considered with regard to the retained trees. As recommended by the guidance given in section 7.7 of BS5837 services, where possible, should not encroach within the Root Protection Areas of retained trees. If below-ground services are proposed within a Root Protection Area, modifications to the alignment of the service route may need to be made in order to minimise adverse effects on root stability and overall tree health.

5.9 Consideration may also need to be given to the potential for tree roots of newly planted trees and hedgerows to affect or compromise the future services. As far as feasible, it would be preferable that proposed services near both the existing and any new planting should be ducted for ease of access and maintenance and grouped together to minimise any future disturbance.

6.0 NEW TREE AND HEDGEROW PLANTING

Trees

6.1 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).

6.2 In line with the NPPF all schemes should aim to achieve a net gain in biodiversity value. Nationally recognised biodiversity metrics allow for the inclusion of, not limited to, newly planted scattered trees, woodlands and hedgerows as a means of compensating for loss of habitat as part of the development. Tree and shrub planting can therefore be used to contribute to this biodiversity gain.

6.3 To maximise biodiversity value (and contribution to net gain) native species or varieties should be specified. Such provisions can be incorporated into both the hard and soft landscaping of the scheme. It is recommended that tree and hedgerow specifications are made following consultation with guidance published by the Local Planning Authority.

6.4 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.

6.5 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.

Hedgerows

6.6 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

6.7 Recommended species for native hedgerow planting are as follows:

- *Crataegus monogyna*
- *Prunus spinosa*
- *Cornus sanguinea*
- *Corylus avellana*
- *Acer campestre*

- *Euonymus europaeus*

General Planting Recommendations

6.8 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.

6.9 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

7.0 TREE PROTECTION MEASURES

7.1 Retained trees will be adequately protected during works ensuring that the calculated root protection area for all retained trees can be appropriately protected through the erection of the requisite tree protection barriers. Measures to protect trees should follow the guidance in BS5837 and will be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

7.2 All trees retained on site will be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.

7.3 Barriers will be erected prior to commencement of any construction work and before demolition including erection of any temporary structures. Once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone. Fencing and barriers will not be removed or altered without prior consultation with the Project Arboriculturist.

7.4 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.

7.5 Where it has been agreed, construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

7.6 Confirmation that tree protective fencing or other barriers have been set out correctly should be gained prior to the commencement of site activity.

Tree Protection Barriers

7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.

7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground. For particular areas where construction activity is anticipated to be of a more intense nature, supporting struts, acting as a brace should be added and fixed into position through the application of metal pins driven into the ground to offer additional resistance against impacts.

7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity. The recommended methods of fencing specifications for this site have been illustrated in Appendix B.

7.10 It may be appropriate on some sites to use temporary site offices, hoardings and lower level barrier protection as components of the tree protection barriers. Details of the specific protection barriers for the site can be provided should the application be approved, as part of a site specific Arboricultural Method Statement for a Reserved Matters application and in accordance with the guidance contained within BS5837.

Protection outside the exclusion zone

7.11 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.

7.12 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development. Protection fencing signs can be provided upon request.

7.13 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are in close proximity to retained trees.

7.14 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.

7.15 Fires on sites should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave.

7.16 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.

7.17 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

Protection of Trees Close to the Site

7.18 A number of trees were located on the boundaries of the site and therefore the root protection area and crown spread of these trees will need to be protected in the same way as all the retained trees within the site. All trees located outside the boundaries of the assessment site yet within close proximity to works should be adequately protected during the course of the development by barriers or ground protection around the calculated root protection area.

7.19 Any trees which are to be retained and whose Root Protection Areas may be affected by the development should be monitored, during and after construction, to identify any alterations in quality with time and to assess and undertake any remedial works required as a result.

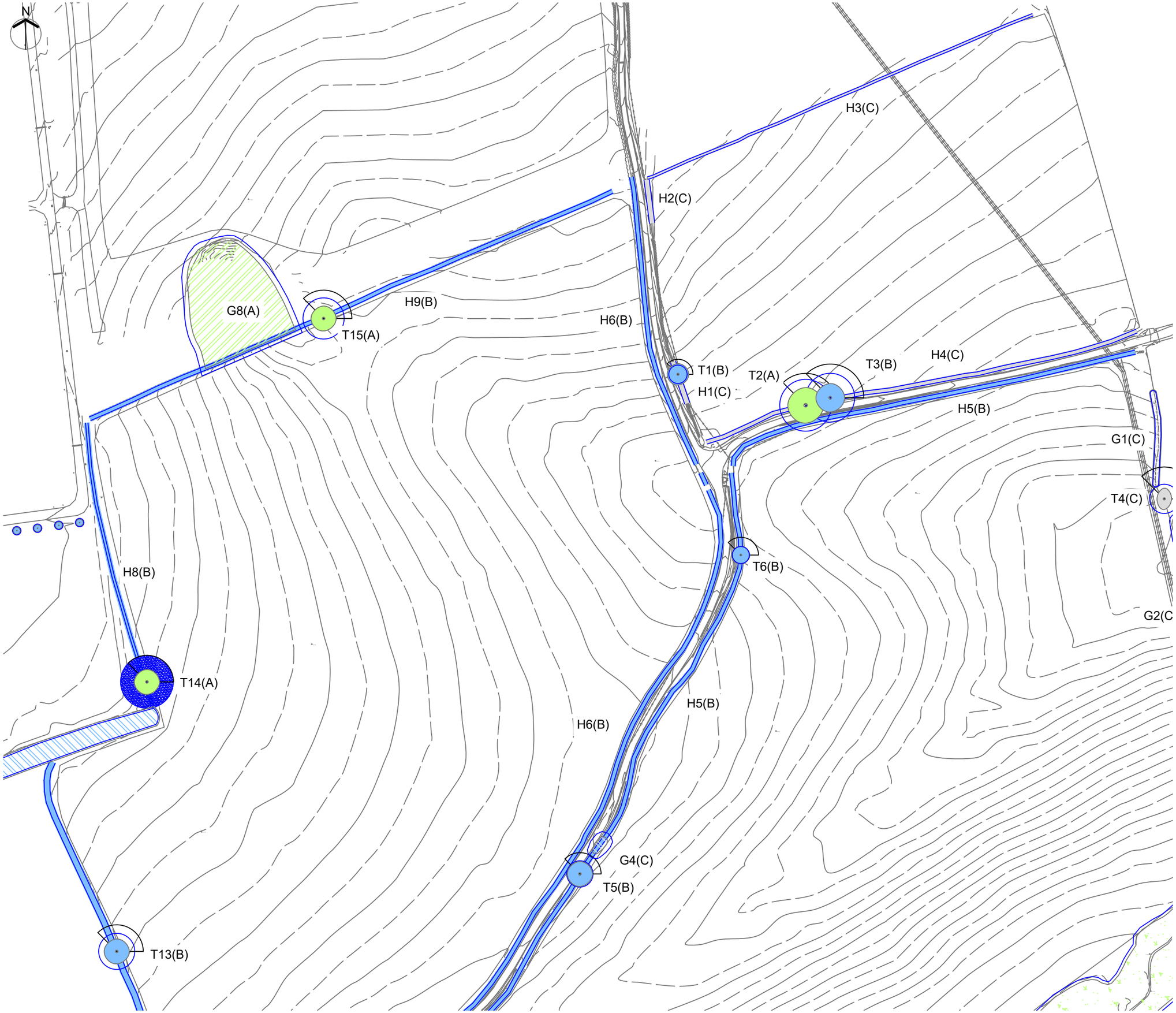
Protection for Aerial Parts of Retained Trees

7.20 Where it is deemed necessary to operate wide or tall plant within close proximity to trees it is best advised that appropriate, but limited tree surgery, be carried out beforehand to remove any

obstructive branches as any such equipment would have potential to cause damage to parts of the crown material, i.e. low branches and limbs, of retained trees within the protective barriers. This is termed as 'access facilitation pruning' within BS5837. Any such pruning should be undertaken in accordance with a specification prepared by an arboriculturist.

7.21 A pre-commencement site meeting with contractors who are responsible for operating machinery is advised to firstly highlight the potential for damage occurring to tree crowns and to ensure that extra care is applied when manoeuvring machinery during such operations within close proximity to retained trees to avoid any contact.

7.22 In the event of having caused any branch or limb damage to retained trees it is strongly recommended that suitable tree surgery be carried out, in accordance with British Standard 3998:2010 and in agreement with the Local Planning Authority prior to correcting the damage, upon completion of development.



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Scale 1:2000 @ A3

0 50 100m

NOTES

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drawing title
TREE SURVEY PLAN

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G8(A)

T15(A)

H9(B)

H6(B)

T1(

H1(

G9(B)

H8(B)

T14(A)

G10(B)

G7(B)

H5(B)

H6(B)

G4(C)

T5(B)

T13(B)

H7(B)

T7(A)

G6(B)

H6(B)

T8(B)

H5(B)

T12(B)

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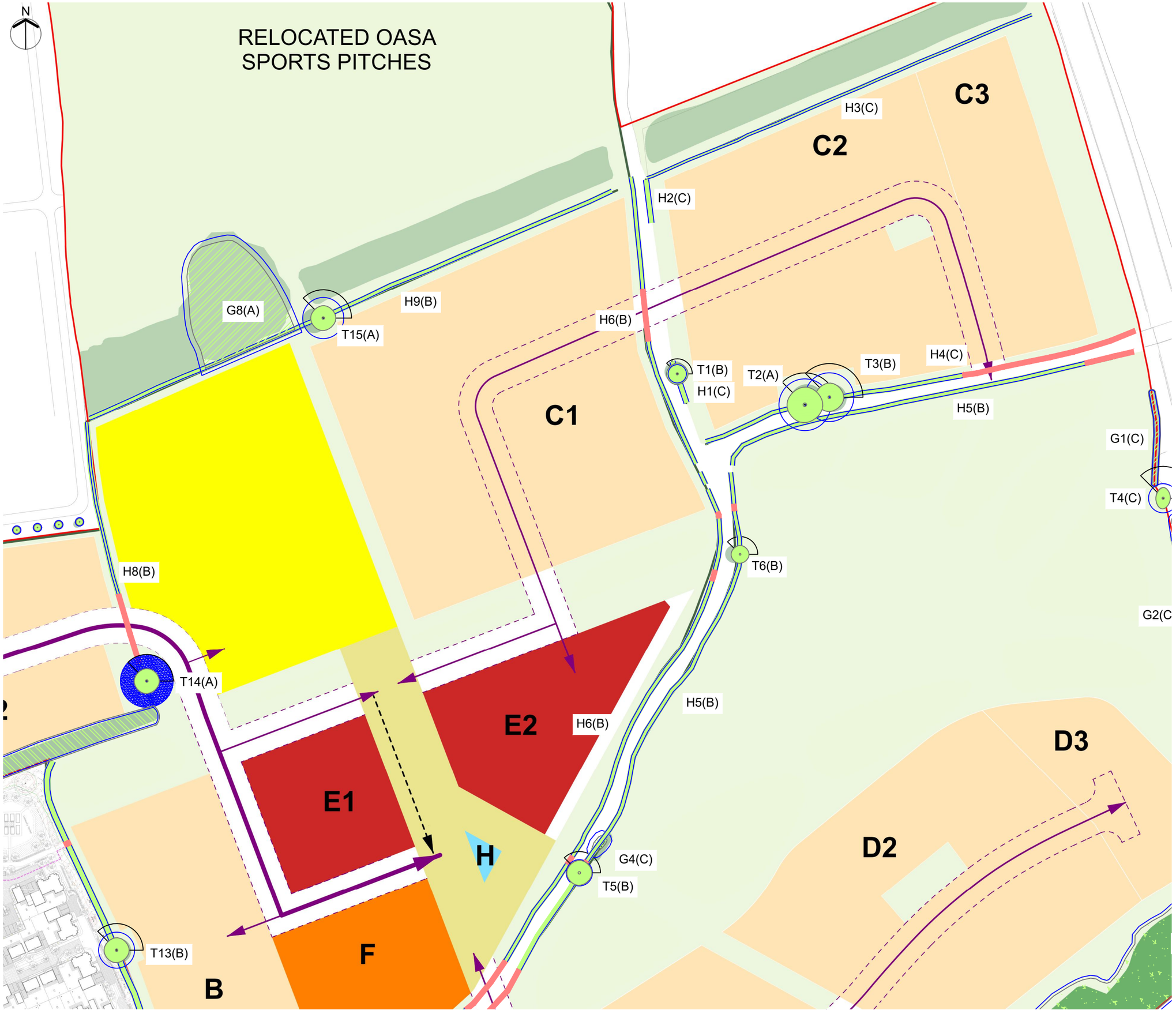

KEY

- Tree/Group to be Retained
- Tree/Group to be removed to facilitate the proposals
- Category U - Unsuitable for retention on arboricultural grounds
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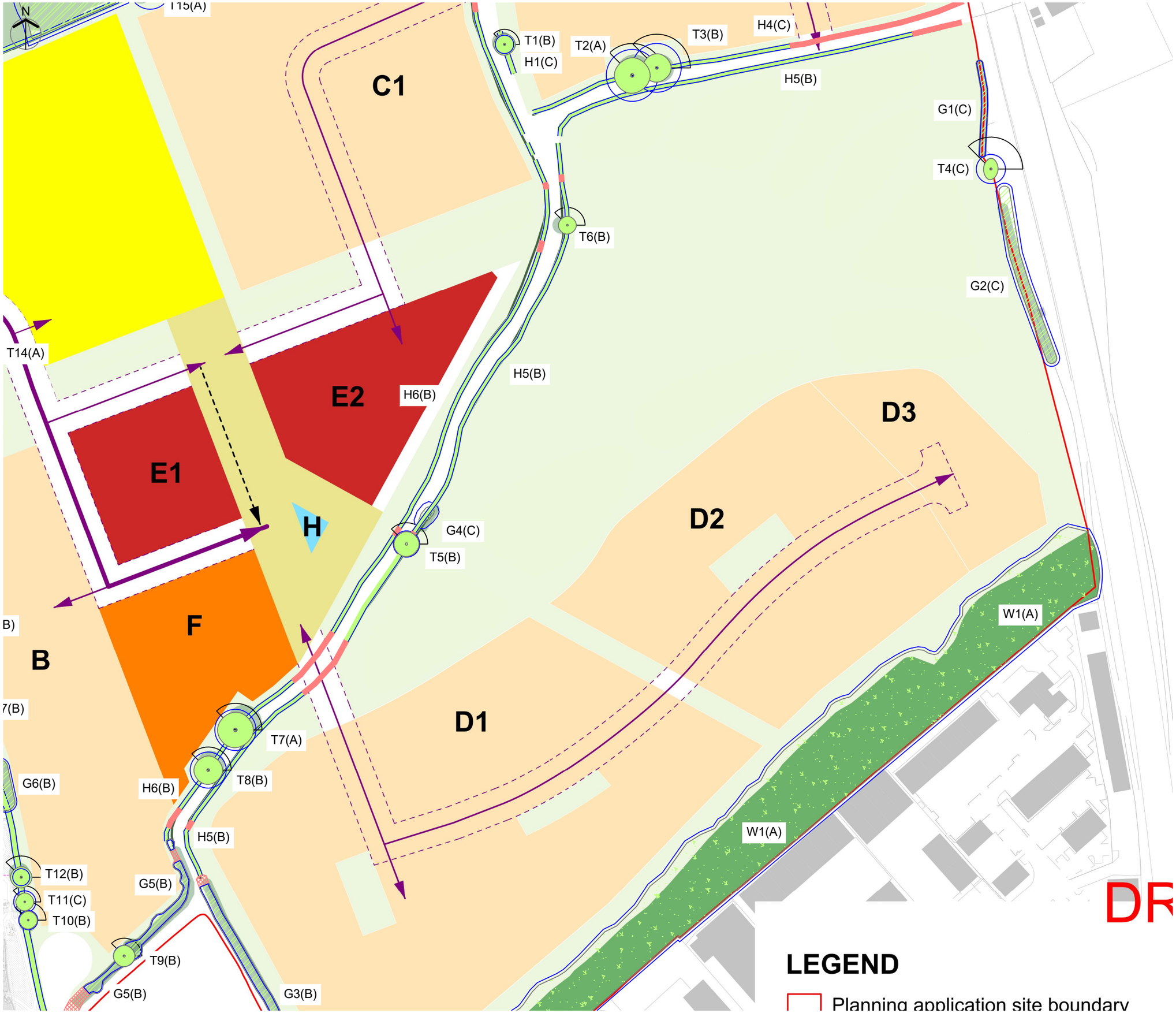

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DR

LEGEND

Planning application site boundary

N

H6(B)

T14(A)

2

E1

E2

H6(B)

H5(B)

H

G4(C)

T5(B)

D3

D2

F

B

T13(B)

H7(B)

D1

T7(A)

OPOSED
ELL TRUST
ELOPMENT

G6(B)

H6(B)

T8(B)

H5(B)

T12(B)

T11(C)

T10(B)

G5(B)

T9(B)

G5(B)

G3(B)

W1(A)

W1(A)

RIDGEBURY LANE

PORTERS WOOD
INDUSTRIAL ESTATE

G2(

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rev	date	description	by
-	17.10.24	First Issue	RG

LEGEND

- Planning applicatic
- Residential
  Including as required: a
  pedestrian/cycle links a
- Primary school
  Includes school buildin
  infrastructure
- Neighbourhood Ce
  With potential of:
  - commercial and retail

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client
Hallam Land Management

project
Harpenden Road
North St. Albans

drawing title
TREE RETENTION PLAN

scale	drawn	date
1:2000 @ A3	RG	October 2024

drawing number
8575-T-07

rev
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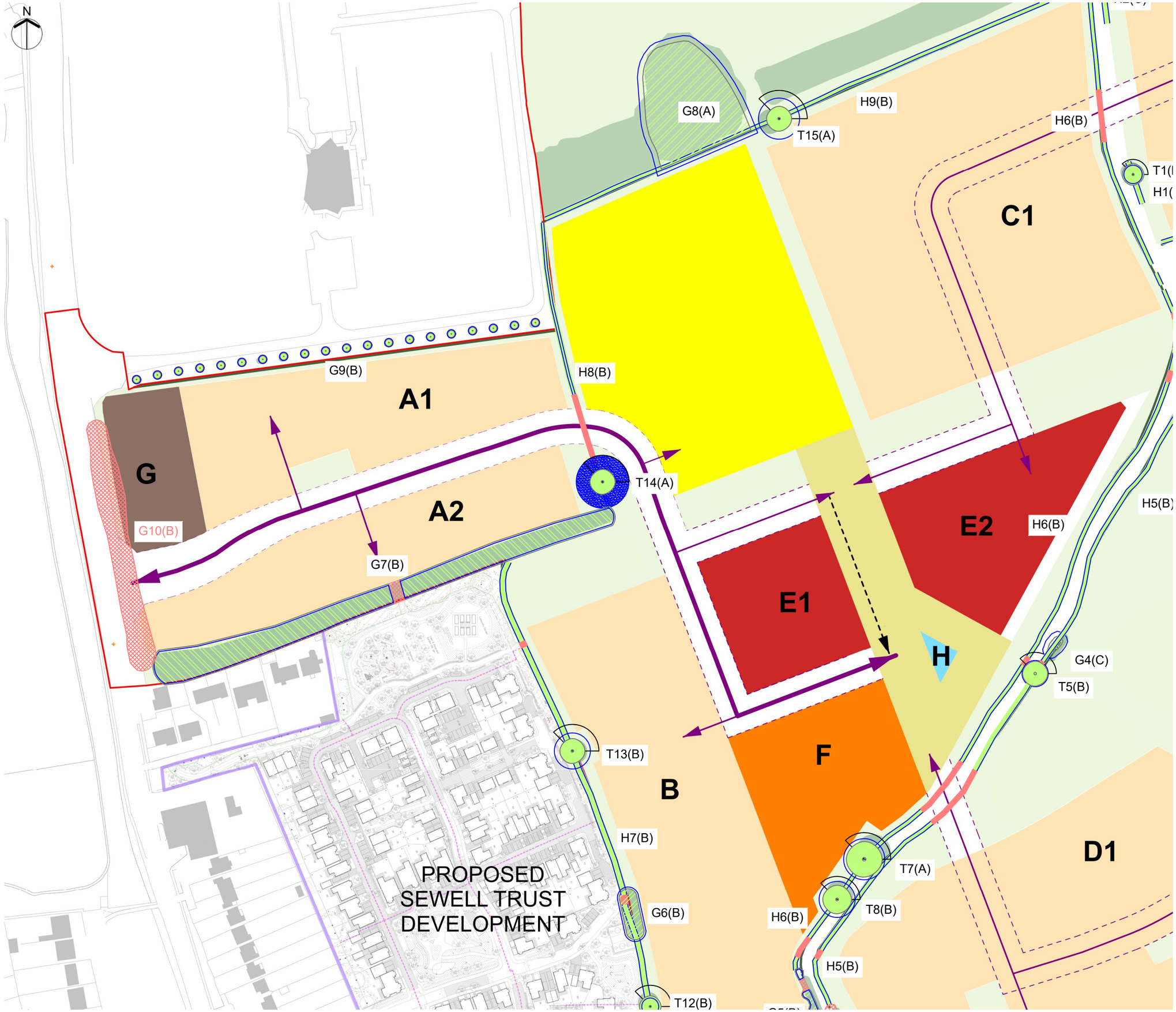
CAD file: K:\8500\8575\ARB\Residential\2023\Plans\Tree Retention Plan.dwg



KEY

- Tree/Group to be Retained
- Tree/Group to be removed to facilitate the proposals
- Category U - Unsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow Proposed to be Removed to Facilitate the Development upon Approval of the Application
- Root Protection Area (Shown for retained trees only)
- Veteran Tree Root Protection Area (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)
- T1 (A) G1 (A) — Individual / Group Number and BS Category
- Indicative Shade Pattern (where appropriate)

Scale 1:2000 @ A3

0 50 100m

NOTES

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TREE RETENTION PLAN

scale	drawn	date
1:2000 @ A3	RG	October 2024

drawing number
8575-T-08

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N

G9(B)

G10(B)

G7(B)

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Scale 1:1000 @ A3

0 25 50m

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project
Harpenden Road
North St. Albans

drawing title
TREE RETENTION PLAN
Harpenden Road Access

scale	drawn	date
1:1000 @ A3	RG	October 2024

drawing number
8575-T-09

rev
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CAD file: K:\8500\8575\ARB\Residential\2023\Plans\Tree Retention Plan.dwg

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Scale 1:500 @ A3

0 10 20 30m

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Harpenden Road
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drawing title
TREE RETENTION PLAN
Sandridgebury Lane Access

scale	drawn	date
1:1500 @ A3	RG	October 2024

drawing number
8575-T-10

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Scale 1:500 @ A3

0 10 20 30m

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drawing title
TREE RETENTION PLAN
Sandridgebury Lane Turning Loop

scale	drawn	date
1:1500 @ A3	RG	October 2024

drawing number
8575-T-11

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Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	**YNG**: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	**Category U -** 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	**SM:** Semi-mature trees less than 1/3 life expectancy	**Category A -** Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	**EM:** Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	**Category B -** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	**M:** Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	**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.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	**The BS category particular consideration has been given to the following:** • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

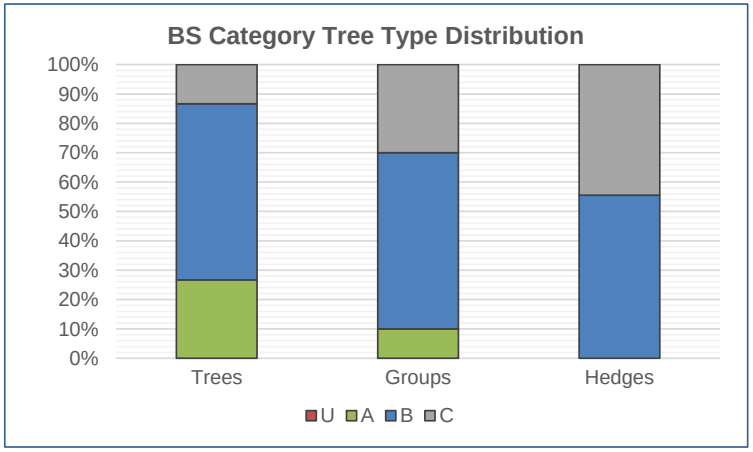
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	**Good -** No significant health problems	• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	**Fair -** Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	**Poor -** Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	**Advanced Decline / Dead -** Advanced state of decline and unlikely to recover or Dead	

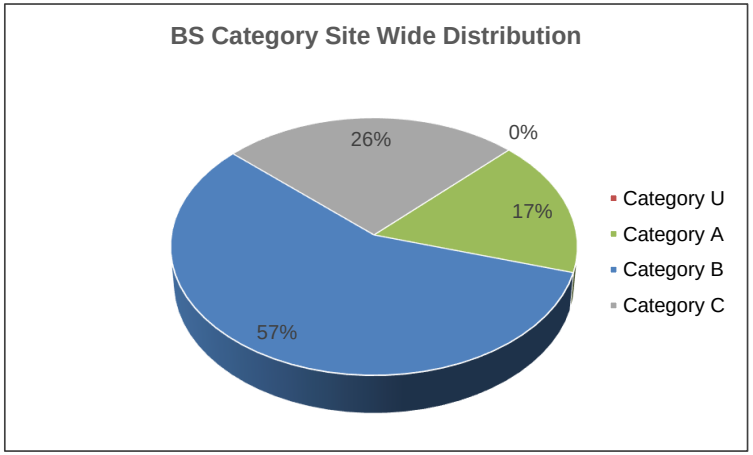
Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U		0		0
Category A	T2, T7, T14, T15	4	G8, W1	2
Category B	T1, T3, T5, T6, T8, T9, T10, T12, T13	9	G3, G5, G6, G7, G9, G10, H5, H6, H7, H8, H9	11
Category C	T4, T11	2	G1, G2, G4, H1, H2, H3, H4	7
	Total	15	**Total**	20

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.





Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	English Oak Quercus robur	9	est 380 200 90	6	EM	F	Basal suckers present Branch stubs evident Flail damage evident Low crown form Multi leadered form Multi stemmed from base Overhead cables	87	5.3	B (i)
T2	English Oak Quercus robur	18	est 1225	10	M	F / G	Bark wounds noted Branch stubs evident Broken branches evident Crossing and rubbing branches Dense ivy cover on main stem Epicormic growth evident within the crown Hazard beam present Bark wound from vehicle damage Number of large crossing and rubbing branches above road	679	14.7	A (i)
T3	English Oak Quercus robur	19	est 1130	8	M	P / F	Dense ivy cover on main stem Dieback of the crown observed Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Pruning wounds noted Sparse crown Large dead limb to east above road Large exposed root in layby at base	578	13.6	B (i)
T4	English Oak Quercus robur	18	est 640 250	N - 6 S - 6 E - 3 W - 3	M	P	Branch stubs evident Broken branches evident Crown had been heavily reduced Epicormic growth evident within the crown Overhead cables Pruning wounds noted Heavily reduced to east and west	214	8.2	C (i)
T5	English Oak Quercus robur	12	est 635	7	M	F	Branch stubs evident Broken branches evident Dense ivy cover on main stem Dense undergrowth at the base Low crown form Situated within banked hedgerow	182	7.6	B (i)
T6	English Oak Quercus robur	10	est 410	5	EM	F	Branch stubs evident Broken branches evident Flail damage evident Multi leadered form Situated within verge	76	4.9	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T7	English Oak Quercus robur	15	est 990	10	M	G	Characteristic for species Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form	443	11.9	A (i)
T8	English Oak Quercus robur	13	est 900	8	M	F / G	Crossing and rubbing branches Dense ivy cover on main stem Hazard beam present Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Sparse crown Hung up branch	366	10.8	B (i)
T9	English Oak Quercus robur	10	est 500	6	EM	F / G	Broken branches evident Characteristic for species Flail damage evident Minor dead wood evident in the crown (<75mm) Multi leadered form	113	6.0	B (i)
T10	English Oak Quercus robur	10	est 475	5	EM	F	Characteristic for species Flail damage evident Minor dead wood evident in the crown (<75mm) Multi leadered form	102	5.7	B (i)
T11	English Oak Quercus robur	9	est 540	5	EM	P	Branch socket cavities observed Dieback of the crown observed Light ivy cover Limited future potential Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Possible hollow stem	132	6.5	C (i)
T12	Ash Fraxinus excelsior	12	est 200 200 200 200	6	M	F	Coppiced form Flail damage evident Minor dead wood evident in the crown (<75mm) Multi leadered form Multi stemmed from base Outgrown hedgerow specimen	72	4.8	B (i)
T13	English Oak Quercus robur	15	est 870	7	M	F	Dieback of the crown observed Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Sparse crown Main leadered has died back receding crown	342	10.4	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T14	English Oak Quercus robur	15	est 990	7	V	F	Basal cavity observed Close cultivation of the soil Delaminating bark on main stem Dieback of the crown observed Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Sparse crown Woodpecker holes observed Receding crown Single dead butress root with decay extending up main stem	693	14.9	A (iii)
T15	English Oak Quercus robur	16	est 970	7	M	G	Broken branches evident Characteristic for species Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form	426	11.6	A (i)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Hawthorn Crataegus monogyna	7	avg 130	2	EM	P	Dead trees noted Dense ivy cover on main stem Etiolated form Situated offsite Limited screening value	8	1.6	C (ii)
G2	Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna	7.5	avg 550	N - 5 S - 5 E - 1 W - 5	EM	P	Branch stubs evident Broken branches evident Crown had been heavily reduced Pruning wounds noted Situated offsite Crowns have been heavily reduced to east for railway line clearance	137	6.6	C (ii)
G3	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Hazel Corylus avellana Holly Ilex aquifolium Hornbeam Carpinus betulus Dogwood Cornus sanguinea	8	avg 100 100 100 100	3	EM / M	F / G	Branch stubs evident Broken branches evident Coppiced form Dense undergrowth at the base Flail damage evident Gaps present in hedgerow Multi stemmed from base Outgrown hedgerow Un-maintained hedgerow Moderate screening value	18	2.4	B (ii)
G4	Holly Ilex aquifolium Hornbeam Carpinus betulus	8	upto 470	3	M	F	Bark wounds noted Basal suckers present Coppiced form Dense ivy cover on main stem Flail damage evident Interlocking crowns Outgrown section of hedgerow	100	5.6	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G5	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Hazel Corylus avellana Holly Ilex aquifolium	9	avg 100 100 100 100	3	EM / M	F / G	Branch stubs evident Broken branches evident Coppiced form Dense undergrowth at the base Flail damage evident Gaps present in hedgerow Multi stemmed from base Outgrown hedgerow Un-maintained hedgerow Moderate screening value	18	2.4	B (ii)
G6	English Oak Quercus robur Sycamore Acer pseudoplatanus Hornbeam Carpinus betulus	14	upto 500	5	EM	G	Branch stubs evident Broken branches evident Epicormic growth evident within the crown Interlocking crowns Multi leadered form Squirrel damage observed Small boundary tree group beyond hedgerow	113	6.0	B (ii)
G7	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Hawthorn Crataegus monogyna Hazel Corylus avellana Holly Ilex aquifolium Hornbeam Carpinus betulus Midland hawthorn Crataegus laevigata	6	avg 100	2	SM	G	Characteristic for species Interlocking crowns Typical crown form Buffer planting group close spacing between specimens	5	1.2	B (ii)
G8	Ash Fraxinus excelsior English Oak Quercus robur Common Larch Larix decidua	20	est 350	5	EM	G	Characteristic for species Etiolated form Interlocking crowns No major defects were noted Situated offsite Unable to gain access	55	4.2	A (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G9	English Oak Quercus robur	9	avg 200	2	SM	G	Characteristic for species No major defects were noted Linear group with uniform spacing	18	2.4	B (ii)
G10	Ash Fraxinus excelsior English Oak Quercus robur Sycamore Acer pseudoplatanus	18	avg 350 350	5	EM / M	F	Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi stemmed from base Pruning wounds noted Linear tree group adjacent to carriageway	111	5.9	B (ii)

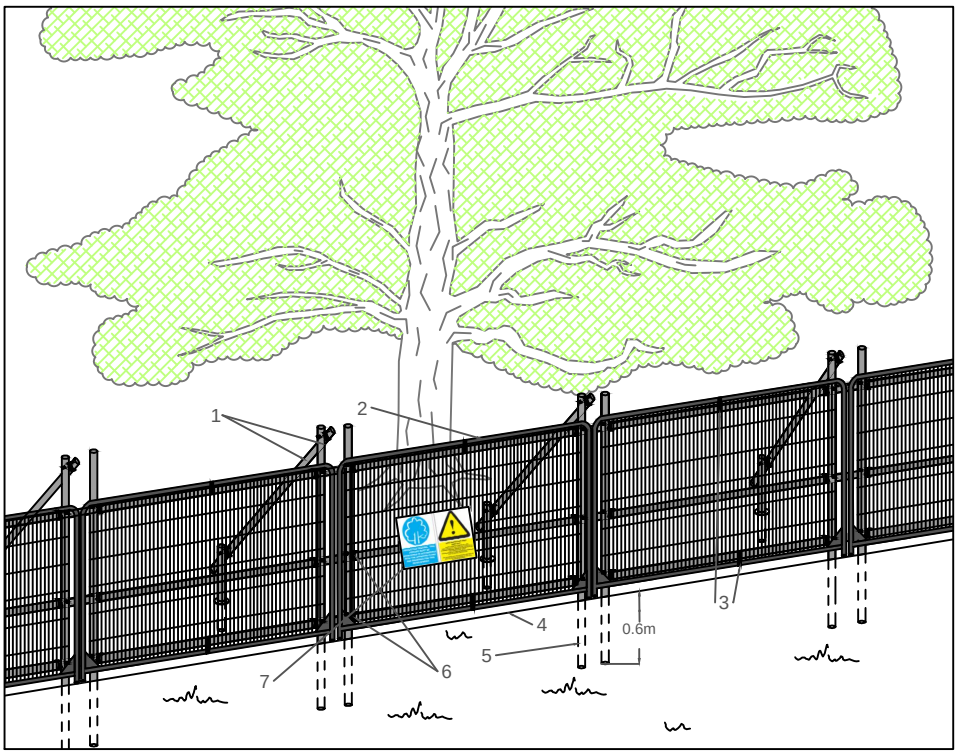
Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Blackthorn Prunus spinosa Hazel Corylus avellana Dogwood Cornus sanguinea	3	avg 6x 50	1.5	M	F	Dense undergrowth at the base Maintained hedgerow Small section of hedgerow	7	1.5	C (ii)
H2	English Oak Quercus robur Hawthorn Crataegus monogyna Hazel Corylus avellana Hornbeam Carpinus betulus Dogwood Cornus sanguinea	3	avg 6x 50	1.5	M	F	Dense undergrowth at the base Maintained hedgerow Small section of hedgerow	7	1.5	C (ii)
H3	Hawthorn Crataegus monogyna Dogwood Cornus sanguinea	3	avg 60	1	SM	G	Recently planted hedgerow stakes and guards still present	2	0.7	C (ii)
H4	Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna Hazel Corylus avellana	4	10x 30	1.5	M	G	Coppiced form Dense undergrowth at the base Maintained hedgerow Multi stemmed from base	4	1.1	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
H5	Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna Hazel Corylus avellana Holly Ilex aquifolium Hornbeam Carpinus betulus	4	10x 30	1.5	M	G	Coppiced form Dense undergrowth at the base Maintained hedgerow Multi stemmed from base Sections of recent planting and occasional outgrown specimens	4	1.1	B (ii)
H6	Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna Hazel Corylus avellana Holly Ilex aquifolium Hornbeam Carpinus betulus	4	10x 30	1.5	M	G	Coppiced form Dense undergrowth at the base Maintained hedgerow Multi stemmed from base Sections of recent planting and occasional outgrown specimens	4	1.1	B (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
H7	Blackthorn Prunus spinosa English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna English Elm Ulmus procera Hazel Corylus avellana Holly Ilex aquifolium Hornbeam Carpinus betulus Goat willow Salix caprea	6	avg 20x 30	2	M	F	Coppiced form Dead trees noted Flail damage evident Gaps present in hedgerow Maintained hedgerow Multi stemmed from base Outgrown hedgerow Unmanaged height	8	1.6	B (ii)
H8	Ash Fraxinus excelsior Blackthorn Prunus spinosa Field Maple Acer campestre Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Hazel Corylus avellana Hornbeam Carpinus betulus Dogwood Cornus sanguinea	6	avg 60	1.5	SM	G	Recently planted hedgerow Stakes and guards Moderate screening value	2	0.7	B (ii)

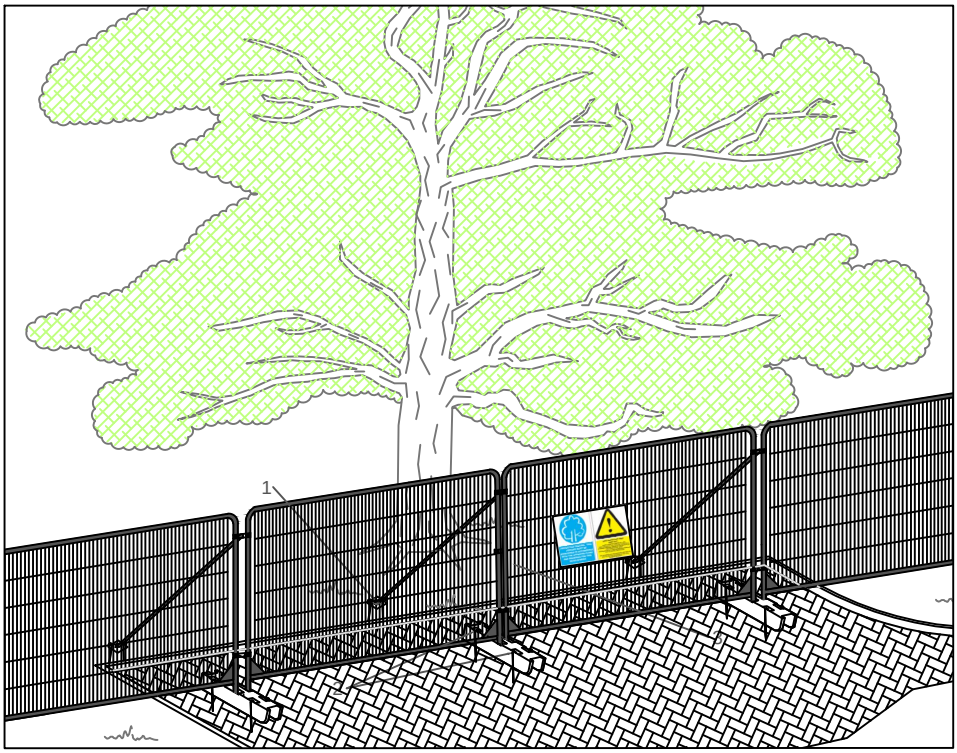
Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
H9	Blackthorn Prunus spinosa Elder Sambucus nigra Field Maple Acer campestre Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Wild Cherry Prunus avium	4	10x 30	1.5	M	G	Maintained hedgerow Multi stemmed from base	4	1.1	B (ii)

Wood No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
				WOODLANDS						
W1	Ash Fraxinus excelsior Beech Fagus sylvatica Blackthorn Prunus spinosa Elder Sambucus nigra English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna Silver Birch Betula pendula Sycamore Acer pseudoplatanus Wild Cherry Prunus avium Crab Apple Malus sylvestris Hazel Corylus avellana Holly Ilex aquifolium Hornbeam Carpinus betulus Rowan Sorbus aucuparia Dogwood Cornus sanguinea	17	upto 630	6	M	G	Branch socket cavities observed Dead trees noted Failed trees Major dead wood evident in the crown (>75mm) Strip of ancient woodland along site boundary Predominantly oak with occasional mature hornbeam Coppiced hazel Public footpath through woodand Bramble ground cover Areas of extensive holly growth Areas of bracken cover Owl box noted	180	7.6	A (iii)



Standard specification for protective barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Above ground stabilising systems

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
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NOTES

drawing title

APPENDIX B
PROTECTIVE FENCING SPECIFICATIONS

CAD file: S:\Arb resources\Basic Templates\Tree Protection\Appendix B - Protective Fencing A4.dwg

A4150

Tree Preservation Order

Town and Country Planning Act 1990

The St Albans City and District Council Tree Preservation Order No 1569 25/04/2016, Long Spring Wood, North of Porters Wood Industrial Estate

The St Albans City and District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as TPO 1569, Long Spring Wood, North of Porters Wood Industrial Estate 2016.

Interpretation

2.— (1) In this Order "the authority" means the St Albans City and District Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this day 25th of April 2016

[Signed on behalf of the St Albans City and District Council

.....

Authorised by the Council to sign in that behalf]

CONFIRMATION OF ORDER

[This Order was confirmed by St Albans City and District Council without modification on the day of 25th August 2016

OR

~~[This Order was confirmed by the St Albans City and District Council, subject to the modifications indicated by , on the day of 2016~~

~~[Signed on behalf of the St Albans City and District Council~~

Signed on behalf of the St Albans City and District Council

.....

Authorised by the Council to sign in that behalf]

[DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by St Albans City and District Council on the day of 2016

[Signed on behalf of the St Albans City and District Council

.....

Authorised by the Council to sign in that behalf]

[VARIATION OF ORDER

[This Order was varied by the St Albans City and District Council on the day of 2016 by a variation order under reference number [*insert reference number to the variation order*] a copy of which is attached]

[Signed on behalf of the St Albans City and District Council

.....

Authorised by the Council to sign in that behalf]

[REVOCATION OF ORDER

[This Order was revoked by the St Albans City and District Council on the day of 2016

[Signed on behalf of the St Albans City and District Council

.....

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
None		

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
None		

Groups of trees
(within a broken black line on the map)

Reference on map	Description	Situation
None		

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W1	Broadleaved Mixed Woodland	

Location: Long Spring Wood, North of Porters Wood Industrial Estate			
Schedule: Tree Preservation Order No. 1569			
Individual Trees: None Groups: None Areas: None Woodlands: W1 - Broadleaved Mixed Woodland			
© Crown copyright and database rights 2016 Ordnance Survey 100018953	Scale:- 1:2000	Drawn By J.A	Date 25th April 2016

St Albans City & District Council

Dated this 25th April 2016

.....

Authorised by the Council to sign in that behalf