

Arboricultural Impact Assessment

M Scott Properties Ltd, Ms T Sutton, Ms T Good, Mr W Hughes and Mr J Hughes

Land to the West of Watling Street, Park Street, St Albans

NICHOLSONS LOCKHART GARRATT

Leading solutions for the natural environment

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REVISION HISTORY

Rev	Description of change	Date	Initials
1	Original draft	27.01.2022	BJ
2	Amendments following client feedback	31.01.2022	BJ

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DISCLAIMER

While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey. Nicholsons Lockhart Garratt does not accept any responsibility in connection with these factors. The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

EXECUTIVE SUMMARY

Nicholsons Lockhart Garratt has been instructed to carry out an arboricultural survey and prepare a corresponding Arboricultural Impact Assessment to support an outline planning application for proposed residential development at land off Watling Street, in the settlement of Park Street in St Albans.

The proposed development for the site involves the construction of up to 95 no. residential properties (distributed across private, affordable rent and affordable ownership categories), as well as the creation of a new access drive off Watling Street and several new sustainable drainage features and Public Open Spaces (POS). Associated hard and soft landscaping works are also proposed.

A site visit was undertaken on 29th July 2021. Tree stock recorded during the survey was generally found to be of low to moderate arboricultural quality, with higher value individuals scattered intermittently.

The arboricultural impact of this development proposal involves the removal of an individual tree and the partial removal of two groups. The completion of associated access facilitation pruning works will also be required. The individual tree and one of the groups to be completely or partially removed were considered to be of low arboricultural quality. The removal of these specimens is not expected to represent a significant impact to visual amenity of the local area.

Whilst the remaining group to be partially removed was of moderate arboricultural quality, it should be noted that provision has been made within landscaping proposals for new tree planting within the site. It is considered that this will actively boost the overall tree stock of the site and mitigate for any potential impacts to visual amenity that may arise.

All retained trees within, or directly adjacent to, the site will be protected through a combination of tree protective measures. This will predominantly consist of tree protective fencing, but permanent ground protection will also be required. These measures will ensure that retained trees remain free from significant harm throughout the development phases.

No ancient or veteran trees are present on or adjacent to the site so there is no conflict with national planning policy or guidance. Furthermore, those trees of important landscape, historic, cultural, green infrastructure and ecological benefit will be retained and protected in accordance with BS5837:2012 recommendations. Therefore, the scheme also complies with local planning policy.

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Attachments

Description	Reference	Version
Tree Schedule	21-0686	2
Tree Constraints Plan	21-0697	1
Arboricultural Impact Plan	21-1978	1
Tree Protection Plan	21-1979	1

PURPOSE OF DOCUMENT

This report has been commissioned to provide an assessment of the trees at land off Watling Street in Park Street, St Albans in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of:

- **A Tree Survey** that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals. This includes a Tree Constraints Plan that shows the location of the trees on the site irrespective of any development considerations.
- **An Arboricultural Impact Assessment** to consider the impact that the development proposal may have on the trees. It provides details of how any adverse impact will be mitigated (including indicative protection measures) and includes an **Arboricultural Impact Plan**. This shows the location of the trees in relation to the proposed development and the above and below ground constraints posed by the trees. It will also show an illustration of the recommended tree protection measures on a **Draft Tree Protection Plan**.

The purpose of this report is to demonstrate how the tree constraints have been considered in the design and layout of the site. It also provides the local authority (St Albans City and District Council) with the necessary information to assess the tree issues associated with the planning application.

The aim is to present the information in a manner that can easily be understood by people without specific knowledge of tree related matters.

1. INTRODUCTION

Instruction

- 1.2 Written instruction was received from M Scott Properties on 15th July 2021 to undertake a tree survey and to prepare an Arboricultural Impact Assessment to supplement an outline planning application for a proposed residential development at a site off Watling Street, Park Street, St Albans.

Site Description

- 1.3 The site is an agricultural field situated directly off Watling Street in Park Street, St Albans (Ordnance Survey Grid Reference TL 1457 0454).
- 1.4 The site is influenced by several linear boundary groups of trees, particularly along the north-western, eastern and southern boundaries. These groups are largely dominated by deciduous species such as common ash, sycamore, pedunculate oak and crack willow.
- 1.5 A linear group of scots pine trees were also recorded along the western boundary. These trees were relatively well established at the time of the survey and offer a relatively high degree of visual amenity to the site itself.

Caveats and Limitations

- 1.6 While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.
- 1.7 While the author warrants that the survey has been undertaken in accordance with industry best practice recommendations and guidance, no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.
- 1.8 The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.
- 1.9 The survey has been undertaken with the benefit of a topographical survey plan prepared by BBS Surveys in October 2020. The location of all trees, hedges and groups detailed in this report have relied upon the detail provided in this survey and no warranty is given by Nicholsons Lockhart Garratt as to the accuracy of this data.
- 1.10 This survey has been limited to identifying arboricultural features within the site. It therefore does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.
- 1.11 It should be noted that the illustrative layout provided by the client has only been provided in PDF format. As such, its incorporation into the Arboricultural Impact Plan (AIP) and Draft Tree Protection Plan (DTPP) should not be considered an accurate reflection of the relative positions of proposed dwellings to retained trees on site.

- 1.12 It is recommended that the AIP and DTPP drawings appended to this report are updated as and when a finalised proposed layout can be made available in .dwg format. These are to be made available at the Reserved Matters stage of the planning process.

2. TREE SURVEY AND CONSTRAINTS

Scope

- 2.1 The survey has been carried out in accordance with the recommendations laid down by BS5837:2012 *Trees in relation to design, demolition and construction - Recommendations*.
- 2.2 The information collected during the survey has been used to assist in the preparation of a report to accompany a planning application. This report includes:
- A schedule (SCH) of the relevant trees to include basis data and condition assessment;
 - A Tree Constraints Plan (TCP) that provides illustrative information on the constraints posed by trees to any development proposal;
 - An appraisal of the impact that the proposed development may have on the trees and the resulting impact this may have on the local amenity.
- 2.3 The purpose of the tree survey has been to provide guidance to the developer on the existing tree stock and to inform the site design and layout. The results of the survey allow the opportunity to balance the retention of significant trees against the opportunity to enhance the existing tree stock through proactive management.

Tree Survey

- 2.4 A tree survey was undertaken on 29th July 2021 by Ben Jones (Arboricultural Consultant).
- 2.5 A copy of the recorded data can be seen in the tree schedule attached to this report.
- 2.6 The tree survey considered all trees that have the potential to be impacted by any development proposals. This included trees that are outside the application boundary, but within influencing distance.
- 2.7 The tree survey has been undertaken without influence of the proposed site layout and prior to any works being undertaken on the site.

Tree Constraints

- 2.8 The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, shown in the corresponding BS5837 retention category colour.
- 2.9 The below ground constraints posed by the Root Protection Area (RPA) have been plotted as a magenta line with the text RPA inscribed.
- 2.10 A summary of the assessment of the quality of trees, groups of trees, hedges and woodlands that have been identified on the site is summarised in **Table 1**.

Table 1: An overview of the quality of trees on the site

	Category A	Category B	Category C	Category U	Total
Trees	3	20	24	4	51
Hedges	0	0	0	0	0
Woodlands	0	0	0	0	0
Groups	0	8	11	0	19
Total	3	28	35	4	70

2.11 Full details of the assessment criteria for the tree survey can be found in **Appendix 1**.

Soils

2.12 An online search has been undertaken with the Geology of Britain¹ viewer to provide a summary of the geological materials that underlie the site. This show:

- **Bedrock:** Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk.
- **Superficial deposits:** None recorded.

Statutory Considerations

2.13 A search has been undertaken on the Local Planning Authority (LPA) website (<https://www.stalbans.gov.uk/tree-preservation-orders>) to determine the presence or otherwise of Tree Preservation Orders or Conservation Areas.

2.14 Using online mapping provided by the LPA, it is understood that no Tree Preservation Orders or Conservation Areas apply to trees recorded during the arboricultural survey. **Figure 1** below illustrates the findings of the desk study.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>

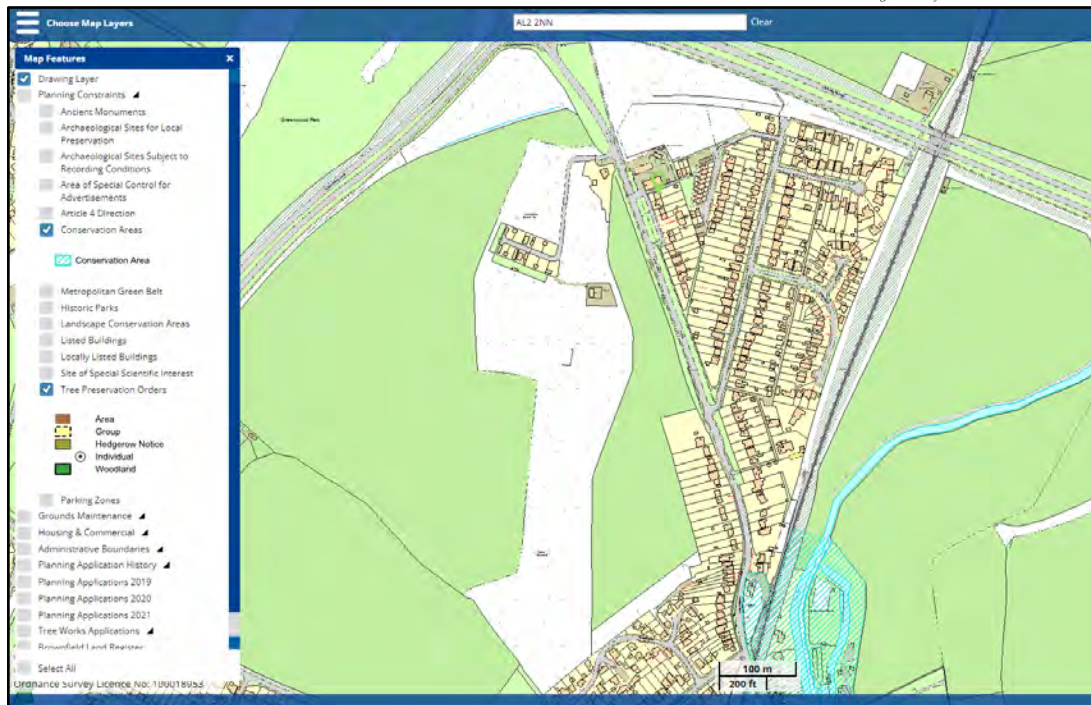


Figure 1: Online mapping provided by St Albans City & District Council

- 2.15 No direct communication has been made with the LPA to confirm the details above. Prior to any works commencing on site, confirmation should be sought from the LPA as to the protected status of trees on site.

National Planning Policy Framework 2021

- 2.16 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.
- 2.17 At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.
- 2.18 Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.
- 2.19 It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.” (Paragraph 175, c)

- 2.20 Where the LPA does not have a development plan or the development plan is out of date, the LPA should grant planning consent insofar as the development proposals do not breach the NPPF.

Local Planning Policy

2.21 The land off Watling Street, St Albans is located within the boundary of the St Albans District Council planning authority. The LPA has a statutory obligation to ensure that provision is made for the protection of trees through section 197 of the Town and Country Planning Act (1990). The LPA has prepared a specific development plan which includes trees and the natural environment. This plan is City and District of St Albans District Local Plan Review 1994 (Adopted 30 November 1994)².

City and District of St Albans District Local Plan Review 1994 (Adopted 30 November 1994) Saved and Deleted Policies Version (July 2020) St Albans City and District Council Local Plan 30 November 1994

2.22 The relevant policies to this development proposal are:

- P74 Landscaping and Tree Preservation;
- P75 Green Space within Settlements; and
- P106 Nature Conservation.

2.23 The full details of these policies are outlined in **Appendix 2**.

² <https://www.stalbans.gov.uk/current-local-plan>

3. ARBORICULTURAL IMPACT ASSESSMENT

Design Principles

- 3.1 The development proposal submitted as part of this application has been directly and indirectly influenced by the existing tree cover on site.
- 3.2 The default position has been that no buildings will be sited within the tree canopy or root protection area of any retained tree.

Development Proposal

- 3.3 The proposed development includes the construction of up to 95 no. residential properties (distributed across private, affordable rent and affordable ownership categories), as well as the creation of a new access drives off Watling Street and several Public Open Spaces (POS). Associated hard and soft landscaping works are also proposed.
- 3.4 This report has relied upon the following drawings and documents that have been prepared as part of this planning application (Table 2):

Table 2: Documentation Provided

Provider	Reference	Title	Date Provided
BB Surveys Ltd	BBS-BB-EGL-SU-00	2219-2436	Nov 2020
Thrive Architects	SCOT210806_IL-01 Rev P3	Illustrative Layout - 01	Dec 2021

Arboricultural Impacts

- 3.5 The Arboricultural Impacts from this development proposal are graphically presented in the Arboricultural Impact Plan (AIP) that is attached to this report.
- 3.6 The AIP helps to identify:
- Trees that have the potential to be impacted by the design proposal;
 - Trees that are to be removed; and
 - Trees that require facilitation pruning.

Tree Removals

- 3.7 The proposed development will require the removal of an individual tree (T069) and the partial removal of two groups of trees (G064 & G068).

Tree pruning or other remedial works

- 3.8 The completion of access facilitation pruning works will be required upon a number of retained trees and groups across the site.
- 3.9 Trees requiring pruning works are detailed in Table 3 below:

Table 3: Trees/Groups requiring Pruning Works

Tree/Group No.	Species	Category	Pruning Works Required
T056	Sycamore	B	Lift western crown to adequate height (i.e. 3.5 m above ground level) to provide clearance for proposed works.
G060	Mixed Species	B	Lift northern crowns to adequate height (i.e. 3.5 m above ground level) to provide clearance for creation of proposed cycle path.
T063	Common Ash	C	Lift northern crown to adequate height (i.e. 3.5 m above ground level) to provide clearance for creation of proposed cycle path.
G064	Mixed Species	B	Lift overhanging crowns to adequate height (i.e. 3.5 m above ground level) to provide clearance for proposed hard landscaping works.
G068	Mixed Species	C	

The full extent of pruning works required on site should be determined in a pre-commencement meeting between the Project Arboriculturist, Site Manager and other interested parties.

Trees to be retained

- 3.10 With the exception of one individual tree and parts of two groups of trees, the vast majority of trees and groups recorded during the survey are to be retained and incorporated into the proposed development.

Arboricultural Impact Assessment

- 3.11 The individual tree identified for removal (T069) and one of the groups identified for partial removal (G068) were assessed as being of low, Category C, arboricultural quality. As such, the loss of these trees is not considered to represent a significant impact to visual amenity of the local area.
- 3.12 The remaining group identified for partial removal (G064) was noted to be comprised of specimens of moderate value, Category B, arboricultural value. The loss of these trees may represent some impacts to visual amenity. However it should be stressed that these will be of a relatively localised nature.
- 3.13 Additionally, as per the Illustrative Layout (Drawing Ref. SCOT210806_IL-01 Rev P3), there is significant provision for new tree planting which is expected to compensate for all proposed tree removal and to significantly increase the overall tree stock of the site.
- 3.14 The access facilitation pruning works identified to facilitate proposed works are considered to be of a relatively minor nature and unlikely to impact negatively upon the long-term health of retained trees. These works should be carried out by suitably experienced, Arboricultural Association-accredited tree surgeons.

The Impact of Buildings

- 3.15 There are no areas within the site where the construction of foundations for new buildings is expected to require works within the Root Protection Areas (RPAs) of retained trees. As such, no impacts to tree health from this aspect of the proposed development are anticipated.

Impact of Surfaces (permanent and temporary)

Permanent

- 3.16 New permanent hard surfacing is proposed within the RPAs of retained trees adjacent to Watling Street and the eastern site boundary to create a new access road and a number of proposed cycle and footways off Watling Street.
- 3.17 To minimise potential impacts to the roots of retained trees from these works, the installation of permanent ground protection, in the form of new hard surfacing, will be required within the RPAs of retained trees.
- 3.18 In this respect, a 'no-dig' ground protection system, with a porous wearing layer, will be required. Further details of this method of protection are provided in subsequent sections of this report.
- 3.19 Providing that the protection measures detailed in this report are adhered to, the overall impact to trees from the provision of new hard surfacing in close proximity to trees is considered minor.

Impact of Underground Services

- 3.20 There are no aspects of the proposed development for which the excavation works are expected to be required within the RPAs of retained trees for the installation of new underground services. As such, no impacts to retained trees from this aspect of development are anticipated.
- 1.2 Should the requirement for excavations within the RPAs of retained trees be identified at a later date, these works should only proceed following consultation with the Project Arboriculturist and/or Local Planning Authority.

Principles of Protection of Retained Trees

- 3.21 The successful retention of those trees that will remain on the site will be dependent upon the quality and maintenance of any protection system that is put in place.
- 3.22 Indicative tree protection measures have been considered within this report and are graphically presented in the Draft Tree Protection Plan (TPP).
- 3.23 In order to protect one group of trees (G064) permanent ground protection measures, in the form of 'No-Dig' solution, will be implemented in accordance with industry best practice and in particular with reference to paragraph 7.4 of BS5837 and AA Guidance Note 12³ which provides guidance as to the installation of hard surfaces within the RPA. The area directly beneath the finished hard surface and on top of the RPA will be protected by the installation of a three-dimensional cellular confinement system. The area for permanent ground protection can be identified by the dark green hatching on the attached TPP.
- 3.24 The following principles for the protection of retained trees will be adopted by the developer during the construction of the new properties:

³ <https://trees.org.uk/Book-Shop/Products/Guidance-Note-12-The-Use-of-Cellular-Confinement-en>

- All retained trees will be protected by fencing that will form a construction exclusion zone (CEZ). The fencing has been indicated on the TPP by a dashed black line.
 - There will be no storage of materials, or access for construction workers or machinery within any CEZ.
 - There will be no level changes within a CEZ.
 - There will be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes.
 - Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage.
 - There will be no fires within a CEZ.
 - There will no use of herbicides within CEZ.
- 3.25 It is anticipated that an Arboricultural Method Statement will be required as a condition of any planning consent to provide detail of how the necessary tree protection can be implemented.
- 3.26 The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming tree protection recommendations made in this report are adhered to at all times by the contractors.

Other Considerations

Landscape and Visual Impacts

- 3.27 A detailed Landscape and Visual Impact Assessment of the site has been undertaken (Ref. 21-0781). The impact assessment considered in this report relates specifically to visual impact that tree loss may have on the amenity of the site.
- 3.28 It is proposed that the majority of mature and grouped trees along the site boundaries will be retained as part of the proposed development. As such, associated landscape impacts are expected to be relatively minimal.
- 3.29 A landscaping plan showing the location of replacement trees will be submitted as a separate report to this one.
- 3.30 The proposed landscape design strategy (Ref 20-4049) details a new hedgerow with tree planting along sections of the site's eastern boundary that are currently open, in order to tie in with existing trees that lie further south along this boundary.
- 3.31 Another new hedgerow with tree planting is proposed for sections of the site's southern boundary to help filter views and connect the site's eastern and western boundary vegetation.
- 3.32 The replacement trees are to be planted within the Public Open Spaces and along the boundaries of this development to mitigate the loss of the trees removed as part of this proposal. The replacements will be native or naturalised species that will provide a net gain in canopy cover, biodiversity benefit and visual amenity. The details in relation to the planting,

protection and maintenance of these trees will be addressed in the landscaping plan and will not be considered further in this report.

Planning Policy Impact

- 3.33 The proposed development has been designed so that, wherever possible, healthy trees are retained and incorporated into the new scheme.
- 3.34 There are no ancient woodlands or veteran trees within or near to the site. Therefore, there is no conflict with national planning policy guidance.
- 3.35 While it is acknowledged that tree loss will be required to facilitate this design proposal, none of the trees proposed for removal are considered to be of high biodiversity, landscape or green infrastructure value.
- 3.36 The completion of modest tree pruning works will be required to facilitate construction access for several aspects of the proposed development. However, this can be achieved within the realms of good arboricultural practice, and this again is in accordance with local planning policies.
- 3.37 Specific tree protection measures have been recommended to ensure that all trees within the site can be retained as a direct result of the proposal. As such, there are no arboricultural reasons to prevent this scheme going forward.

4. REFERENCES & BIBLIOGRAPHY

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5. APPENDICES

Appendix 1: Tree Survey Criteria (BS5837:2012)

5.1 The assessment of the trees has been carried out in accordance with the guidance provided in paragraph 4.4.2.6 of BS5837 which recommends that:

4.4.2.6 The measurement conventions should be as follows.

- a) height, crown spread and crown clearance should be recorded to the nearest half metre (crown spread should be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m;
- b) stem diameter should be recorded in millimetres, rounded to the nearest 10 mm (0.01 m);
- c) estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a "#").

Plate 1 - Source: BS5837 (2012) p.7

5.2 All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.

5.3 Trees that are located outside of the application boundary (red line) to a distance of 15m have been considered as part of this survey and have been annotated on the accompanying plan as such.

5.4 The trees are categorised in an order defined in **Table 1** of BS5837, a copy of which can be seen below in **Figure 1**, but which can be summarised as:

- **A Category** Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.
- **B Category** Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.
- **C Category** Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.
- **U Category** Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.

5.5 Additionally, BS5837 (2012) provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies. Details of those subcategories is provided in Table 1 of BS5837, and a copy of this table is reproduced below:

BRITISH STANDARD

BS 5837:2012

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
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	<ul style="list-style-type: none"> 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 other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) 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 <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>	See Table 2
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	1 Mainly arboricultural qualities 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)	3 Mainly cultural values, including conservation Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	2 Mainly landscape qualities 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	See Table 2
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 150 mm	1 Mainly arboricultural qualities Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable 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 designation	See Table 2
	2 Mainly landscape qualities Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Plate 2 - Cascade chart for the quality assessment (Source: BS5837(2012) p.9)

**Appendix 2: Planning Policies from City and District of St Albans District Local Plan Review 1994
(Adopted 30 November 1994)**

5.6 Policy P74 – Landscaping and Tree Preservation

**POLICY 74
LANDSCAPING AND TREE
PRESERVATION**

The Council will take account of the following landscaping factors when considering planning applications:

(i) Retention of existing landscaping

- a) significant healthy trees and other important landscape features, such as hedgerows, ponds and watercourses shall normally be retained unless it can be shown that retention is incompatible with overall design quality and/or economic use of the site;
- b) on sites with significant existing landscaping, planning applications shall be supported by a full tree survey indicating all landscape features, tree species, canopy spread, trunk diameter and levels at the base of each tree;
- c) trees shall not normally be severely topped or lopped, or endangered by construction work or underground services. In addition, buildings shall not be sited where they are likely to justify future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage;
- d) the Council will make tree preservation orders and/or attach appropriate landscaping conditions to planning permissions to safeguard existing trees and ensure that new planting is established and protected;

POLICY 74 (Cont.)

(ii) Provision of new landscaping

- a) where appropriate, adequate space and depth of soil for planting must be allowed within developments. In particular, screen planting including large trees will normally be required at the edge of settlements;
- b) detailed landscaping schemes will normally be required as part of full planning applications. Amongst other things they must indicate existing trees and shrubs to be retained; trees to be felled; the planting of new trees, shrubs and grass; and screening and paving. Preference should be given to the use of native trees and shrubs;
- c) wildlife corridors shall be established in accordance with Policy 75, wherever opportunities occur.

5.7 Policy P75 – Green Space within Settlements

**POLICY 75
GREEN SPACE
WITHIN SETTLEMENTS**

In determining planning applications for development of green space within towns and specified settlements as defined in Policy 2, the Council will consider whether:

- (i) the land should be retained in open use or suitable replacement land and facilities can be provided elsewhere, because there is or would be a deficiency of open space in the area. If replacement sports pitches are to be provided, they must be laid out and playable before the existing site is vacated;
- (ii) the proposed development would destroy the character of any remaining urban green space, or the environment of the surrounding area, or the strategic function of any open land with which the site is associated;
- (iii) wildlife conservation has been provided for in the design and landscaping of the proposed development;
- (iv) the integrity and value of green chains such as watercourses and disused railway lines are maintained and whether there are opportunities to strengthen such chains.

In addition, proposals must comply with the other policies in this Plan and in particular with Policies 74, 85, 95 and 106.

5.8 Policy P106 – Nature Conservation

POLICY 106: NATURE CONSERVATION

The Council will take account of ecological factors when considering planning applications and will refuse proposals which could adversely affect:

(i) Sites of Special Scientific Interest

REF.	PM ⁽¹⁾	LOCATION
SSSL1	3	Bricket Wood Common
SSSL2	3	Moor Mill Quarry

(ii) Nature Reserves

REF.	PM ⁽¹⁾	LOCATION
NR.1	2	Marshalls Heath, Wheathampstead
NR.2	L	Broad Colney Lakes, London Colney

(iii) other sites of wildlife, geological or geomorphological importance;

(iv) any site supporting species protected by the Wildlife and Countryside Act 1981;

(v) the natural regime of either surface or ground waters in river valleys and their wetlands.

If planning permission is granted for development which could affect a site of conservation interest, it will normally be subject to conditions aimed at protecting the special features of the site. The Council will also seek a Section 106 Agreement to ensure the appropriate management of the site.

Footnote
(1) PM = Proposals Map Sheet - see Preface (Figure 1).

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Client:	M Scott Properties Ltd, Ms T Sutton, Ms T Good, Mr W Hughes and Mr J Hughes			Reference:	21-0686
Site:	Land to the West of Watling Street, Park Street, St Albans		Surveyor(s):	Ben Jones MSc BSc (Hons) Dip Arb Tech ArborA	
				Date of survey:	29th July 2021
Key to Notations					
Age Class		Definition		Category Grading	ERC
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height	
C.C.	Height of crown clearance above ground level	EM	Semi Mature	An intermediate stage in the life cycle of a tree between youth and maturity	
L.B.	Lowest branch height in meters	M	Early Mature	Trees that have reached 2/3 of their expected mature height	
D.L.B.	Direction of Lowest Branch	OM	Mature	Close to full height and crown size	
E.R.C	Estimated Remaining Contribution (in years)	V	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly	
Physiological condition (PC)	Good - No significant health problems	Fair - Symptoms of health that can be remediated	Poor - Significant ill health		
Structural condition (SC)	Good - No significant abnormalities	Fair - Significant abnormalities that can be remediated	Poor - Significant abnormalities with no remedy		
					NOTES:
					If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T001	Ash, Common (Fraxinus excelsior)	8	460	1	N - 4.5 E - 4.5 S - 4.5 W - 4.5	0.5	2	N	SM	PC - Fair SC - Fair	Tree located off-site but canopy overhangs study area. Branch stubs observed. Minor deadwood. Wall within RPA. Limited inspection due to access. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Limited contribution.	No action required.	10+	C	1	92	5.40
T002	Sycamore (Acer pseudoplatanus)	13	680	1	N - 6 E - 6.5 S - 4 W - 5	0.5	4	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Minor deadwood. Branch stubs observed. Stem bifurcated 2.0 m above ground level. Form partly suppressed by neighbouring trees. Sharply included stem union, with elephant ear reaction growth noted.	Monitor future growth at union point. Remove a leader, if deemed appropriate, to eliminate future failure potential. Monitoring to be carried out at discretion of relevant parties (e.g. site manager, homeowner, Highways Authority).	10+	C	1	206	8.10
T003	Sycamore (Acer pseudoplatanus)	12	840	1	N - 4.5 E - 6 S - 4.5 W - 6	0.5	2	E	EM	PC - Fair SC - Fair	Form partly suppressed by neighbouring trees. Multi-stemmed at base of tree. Branch stubs observed. Minor deadwood. Hardstanding and fence within RPA.	No action required.	10+	C	1	327	10.20
T004	Sycamore (Acer pseudoplatanus)	12	960	1	N - 4 E - 5.5 S - 4.5 W - 5.5	2	3	E	EM	PC - Fair SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Hardstanding and fence within RPA. Form partly suppressed by neighbouring trees. Tree multi-stemmed at 3.0m above ground level.	No action required.	10+	C	1	408	11.40
T005	Sycamore (Acer pseudoplatanus)	12	527	6	N - 4.5 E - 4.5 S - 4.5 W - 4.5	0.5	1	E	EM	PC - Fair SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Hardstanding and fence within RPA. Form suppressed by neighbouring trees. Branch socket cavities observed. Stem wounds with exposed heartwood. Limited contribution.	No action required.	10+	C	1	125	6.30
G006	Group, mixed species (N/A)	8	160	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	0	1	E	EM	PC - Good SC - Fair	Conjoined canopy. Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Hardstanding and fence within RPA. Forms suppressed by neighbouring trees. Provides screening. Limited contribution.	No action required.	10+	C	1	10	1.80
T007	Sycamore (Acer pseudoplatanus)	12	426	4	N - 3 E - 4 S - 1 W - 4	1	1.5	E	SM	PC - Fair SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Tree multi-stemmed at base. Branch socket cavities observed. Tear-out wounds with heartwood exposed. Limited contribution.	No action required.	10+	C	1	82	5.10
T008	Sycamore (Acer pseudoplatanus)	8	540	4	N - 2 E - 5 S - 5 W - 5	0.5	1.5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Hardstanding and fence within RPA. Multi-stemmed at base. Stem tapers are partially buried. Branch stubs observed. Minor deadwood. Branch socket cavities observed.	Remove deadwood.	20+	B	1	137	6.60

Key to Notations												
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height	Category	A	High Quality & Value	20+	ERC	40+	Sub category	1 - Mainly Arbicultural
C.C.	Height of crown clearance above ground level	EM	Semi Mature	An intermediate stage in the life cycle of a tree between youth and maturity	Category	B	Moderate Quality & Value	10+			2 - Mainly Landscape	
L.B.	Lowest branch height in meters	M	Early Mature	Trees that have reached 2/3 of their expected mature height	Category	C	Low Quality & Value	<10			3 - Mainly Cultural	
D.L.B.	Direction of Lowest Branch	OM	Mature	Close to full height and crown size	Category	U	Unsuitable for retention					
E.R.C.	Estimated Remaining Contribution (in years)	V	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly								
Physiological condition (PC)	Good - No significant health problems		Fair - Symptoms of health that can be remediated				Poor - Significant ill health					
Structural condition (SC)	Good - No significant abnormalities		Fair - Significant abnormalities that can be remediated				Poor - Significant abnormalities with no remedy					
										NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection	

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
G009	Group, mixed species (N/A)	10	350	1	N - 4 E - 4 S - 4 W - 4	0.5	1	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Conjoined canopy. Dead and dying trees present. Self seeded trees present. Provides screening. Typical crown forms.	No action required.	20+	B	2	55	4.20
G010	Sycamore (Acer pseudoplatanus)	8	320	1	N - 3.5 E - 3.5 S - 3.5 W - 3.5	4	5	E	EM	PC - Fair SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Minor and major deadwood. Group is showing signs of decline.	No action required.	10+	C	1	48	3.90
G011	Group, mixed species (N/A)	5	200	1	N - 3 E - 3 S - 3 W - 3	0.5	1	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Conjoined canopy. Provides screening. Typical crown forms.	No action required.	10+	C	2	18	2.40
T012	Common Ash (Fraxinus excelsior)	10	380	1	N - 4.5 E - 4.5 S - 4.5 W - 4.5	4	5	E	SM	PC - Good SC - Fair	Dense ivy on main stem. Limited inspection due to ivy, vegetation and access. Branch stubs observed. Minor deadwood. Lateral branch dieback.	Stip ivy from stem at chest height to ground level.	10+	C	1	64	4.50
T013	Common Ash (Fraxinus excelsior)	8	360	1	N - 4 E - 4 S - 4 W - 4	4	5	E	SM	PC - Fair SC - Poor	Dense ivy on main stem. Limited inspection due to ivy and vegetation. Measurements estimated due to restricted inspection. Tree multi-stemmed at base. Evidence of previous leader failure. Girdling roots. Branch socket cavities. Limited contribution.	Stip ivy from stem at chest height to ground level.	<10	U	-	55	4.20
G014	Group, mixed species (N/A)	12	380	1	N - 4.5 E - 4.5 S - 4.5 W - 4.5	2	3	E	EM	PC - Good SC - Fair	Group located off-site but canopies overhang study area. Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Conjoined canopy. Wall and handstanding within RPA.	No action required.	20+	B	1	64	4.50
T015	Common Hawthorn (Crataegus monogyna)	5	360	3	N - 3 E - 3 S - 3 W - 3	1	2	E	SM	PC - Good SC - Fair	Dense ivy on main stem. Limited inspection due to ivy and vegetation. Measurements estimated due to restricted inspection. Minor deadwood. Branch stubs observed. Typical crown form.	Remove deadwood.	10+	C	1	55	4.20
G016	Hawthorn, Common (Crataegus monogyna)	5	230	1	N - 3 E - 3 S - 3 W - 3	0.5	1	E	M	PC - Good SC - Fair	Conjoined canopy. Group is sparse in areas. Provides screening. Typical crown forms.	No action required.	10+	C	2	23	2.70
G017	Group, mixed species (N/A)	10	420	1	N - 5 E - 5 S - 5 W - 5	5	6	S	EM	PC - Good SC - Fair	Group located off-site but canopies overhang study area. Dense ivy on main stems. Limited inspection due to ivy and access. Measurements estimated due to restricted inspection. Conjoined canopy.	No action required.	20+	B	2	82	5.10
T018	Common Ash (Fraxinus excelsior)	9	420	1	N - 6.5 E - 4.5 S - 3.5 W - 4.5	5	6	NE	SM	PC - Fair SC - Poor	Dense ivy on main stem. Limited inspection due to ivy and dense vegetation. Measurements estimated due to restricted inspection. Minor and major deadwood. Apical and lateral branch dieback. Tree showing signs of decline.	Remove tree	<10	U	-	82	5.10
T019	Scots Pine (Pinus sylvestris)	10	320	1	N - 2 E - 3.5 S - 3 W - 3.5	2.5	3	SE	EM	PC - Fair SC - Fair	Dense ivy on main stem. Limited inspection due to ivy and dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring tree. Limited contribution.	Stip ivy from stem at chest height to ground level.	10+	C	1	48	3.90

Key to Notations													
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height									
C.C.	Height of crown clearance above ground level	EM	Semi Mature	An intermediate stage in the life cycle of a tree between youth and maturity									
L.B.	Lowest branch height in meters	M	Early Mature	Trees that have reached 2/3 of their expected mature height									
D.L.B.	Direction of Lowest Branch	OM	Mature	Close to full height and crown size									
E.R.C	Estimated Remaining Contribution (in years)	V	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly									
Physiological condition (PC)	Good - No significant health problems		Fair - Symptoms of health that can be remediated						Poor - Significant ill health				
Structural condition (SC)	Good - No significant abnormalities		Fair - Significant abnormalities that can be remediated						Poor - Significant abnormalities with no remedy				
										Category Grading		ERC	Sub category
										Category		40+	1 - Mainly Arbicultural
										A	High Quality & Value	20+	2 - Mainly Landscape
										B	Moderate Quality & Value	10+	3 - Mainly Cultural
										C	Low Quality & Value	<10	
										U	Unsuitable for retention		
										NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection		

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T020	Austrian Pine (Pinus nigra austriaca)	8	500	1	N - 0 E - 0 S - 0 W - N/A	N/A	N/A	N/A	Dead	PC - Dead SC - Dead	Dead standing tree.	Remove tree	Dead	U	-	113	6.00
T021	Austrian Pine (Pinus nigra austriaca)	12	620	1	N - 4 E - 6 S - 4 W - 6	3	4	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs. Minor deadwood. Woodpecker holes. Typical crown form. Provides screening.	No action required.	20+	B	2	177	7.50
T022	Austrian Pine (Pinus nigra austriaca)	10	720	1	N - 4 E - 6 S - 2.5 W - 6	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	238	8.70
T023	Austrian Pine (Pinus nigra austriaca)	10	730	1	N - 4 E - 6 S - 4 W - 6	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	238	8.70
T025	Scots Pine (Pinus sylvestris)	10	620	1	N - 4 E - 6 S - 4 W - 6	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	177	7.50
T026	Scots Pine (Pinus sylvestris)	10	560	1	N - 3 E - 4 S - 4 W - 5	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	137	6.60
T027	Scots Pine (Pinus sylvestris)	12	850	1	N - 6 E - 6 S - 6 W - 6	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	327	10.20
G028	Group, mixed species (N/A)	4	150	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	0.5	1	E	SM	PC - Fair SC - Fair	Conjoined canopy. Group is sparse in areas. Limited contribution.	No action required.	10+	C	1	10	1.80
T029	Scots Pine (Pinus sylvestris)	12	970	1	N - 4 E - 7 S - 4 W - 7	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	10+	C	2	430	11.70
T030	Scots Pine (Pinus sylvestris)	12	920	1	N - 3 E - 7 S - 4 W - 7	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	387	11.10

Key to Notations															
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height											
C.C.	Height of crown clearance above ground level	EM	Semi Mature	An intermediate stage in the life cycle of a tree between youth and maturity											
L.B.	Lowest branch height in meters	M	Early Mature	Trees that have reached 2/3 of their expected mature height											
D.L.B.	Direction of Lowest Branch	OM	Mature	Close to full height and crown size											
E.R.C.	Estimated Remaining Contribution (in years)	V	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly											
Physiological condition (PC)	Good - No significant health problems		Fair - Symptoms of health that can be remediated					Poor - Significant ill health							
Structural condition (SC)	Good - No significant abnormalities		Fair - Significant abnormalities that can be remediated					Poor - Significant abnormalities with no remedy							
										Category Grading			ERC		Sub category
										Category			40+		1 - Mainly Arbicultural
										A	High Quality & Value	20+		2 - Mainly Landscape	
										B	Moderate Quality & Value	10+		3 - Mainly Cultural	
										C	Low Quality & Value	<10			
										U	Unsuitable for retention				
										NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection				

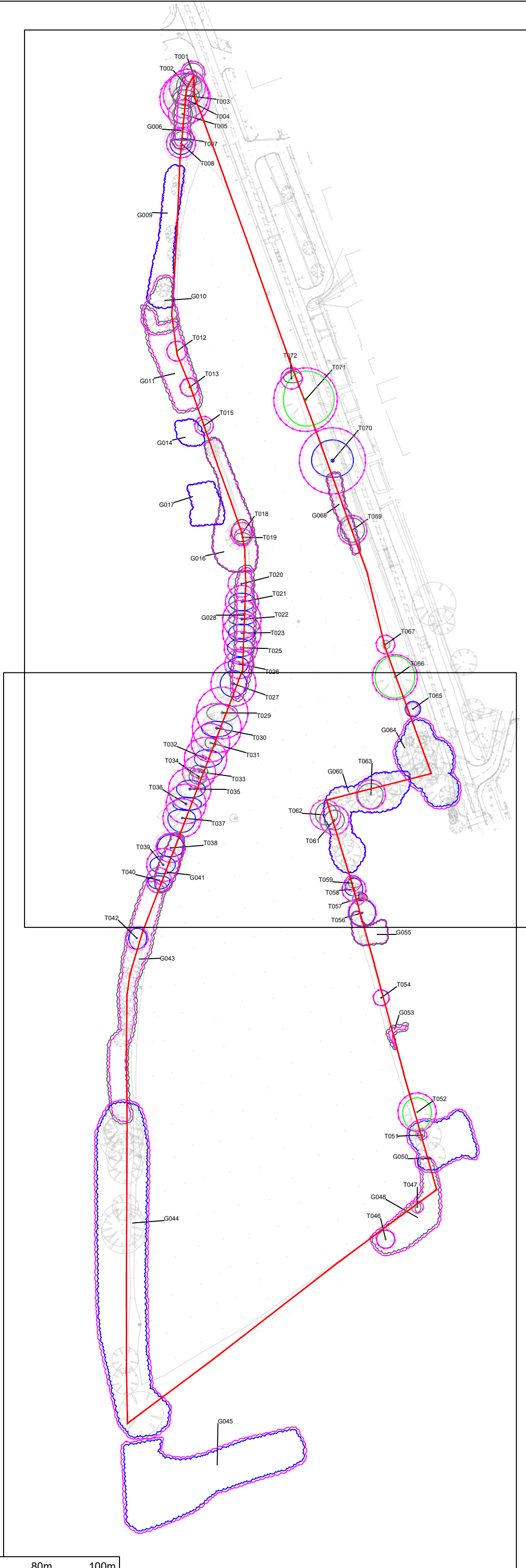
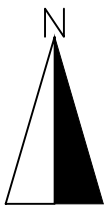
Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T031	Scots Pine (Pinus sylvestris)	10	720	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	8	9	E	EM	PC - Good SC - Fair	Dense ivy on main stem. Limited inspection due to ivy and dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Crown suppressed by ivy. Branch stubs observed. Minor deadwood. Typical crown form.	Stip ivy from stem at chest height to ground level.	10+	C	2	238	8.70
T032	Scots Pine (Pinus sylvestris)	12	810	1	N - 4 E - 7.5 S - 4 W - 5	4	5	E	EM	PC - Good SC - Fair	Dense, dead ivy covering on main stem. Limited inspection due to ivy and dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	Stip ivy from stem at chest height to ground level.	20+	B	2	290	9.60
T033	Scots Pine (Pinus sylvestris)	8	620	1	N - 3 E - 4 S - 2.5 W - 4	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Apical failure of main leader. Sparse upper crown. Limited contribution.	No action required.	10+	C	2	177	7.50
T034	Elm (Ulmus sp.)	5	256	2	N - 3.5 E - 3.5 S - 3.5 W - 4.5	1	2	E	EM	PC - Fair SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Form suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Limited contribution.	Remove deadwood.	10+	C	1	28	3.00
T035	Scots Pine (Pinus sylvestris)	12	810	1	N - 4 E - 7 S - 4 W - 6	4	5	E	EM	PC - Good SC - Fair	Dense, dead ivy covering on main stem. Limited inspection due to ivy and dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor and major deadwood. Typical crown form.	Stip ivy from stem at chest height to ground level.	20+	B	2	290	9.60
T036	Scots Pine (Pinus sylvestris)	12	750	1	N - 3 E - 7 S - 3 W - 6	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	254	9.00
T037	Scots Pine (Pinus sylvestris)	10	720	1	N - 4 E - 6 S - 6.5 W - 6.5	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor and major deadwood. Branch tear-out wounds on upper stem. Typical crown form.	No action required.	20+	B	2	238	8.70
T038	Scots Pine (Pinus sylvestris)	10	540	1	N - 6 E - 6 S - 4 W - 6	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor and major deadwood. Typical crown form.	No action required.	20+	B	2	137	6.60
T039	Scots Pine (Pinus sylvestris)	10	620	1	N - 4 E - 5.5 S - 4 W - 6	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	177	7.50

Key to Notations														
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height										
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L.B.	Lowest branch height in meters	M	Early Mature	Trees that have reached 2/3 of their expected mature height										
D.L.B.	Direction of Lowest Branch	DM	Mature	Close to full height and crown size										
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										Category Grading		ERC		Sub category
										A	High Quality & Value	20+	1 - Mainly Arbicultural	
										B	Moderate Quality & Value	10+	2 - Mainly Landscape	
										C	Low Quality & Value	<10	3 - Mainly Cultural	
										U	Unsuitable for retention			
										NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection			

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T040	Scots Pine (Pinus sylvestris)	10	470	1	N - 2 E - 5 S - 4 W - 5	4	5	E	EM	PC - Good SC - Fair	Limited inspection due to dense vegetation. Measurements estimated due to restricted inspection. Form partly suppressed by neighbouring trees. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	2	102	5.70
G041	Group, mixed species (N/A)	4	150	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	0	0.5	NE	SM	PC - Fair SC - Fair	Self-seeded trees. Group sparse in areas. Limited contribution.	No action required.	10+	C	1	10	1.80
T042	Scots Pine (Pinus sylvestris)	8	420	1	N - 4.5 E - 4.5 S - 5 W - 3.5	3	4	SE	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Branch stubs observed. Minor deadwood. Typical crown form.	No action required.	20+	B	1	82	5.10
G043	Group, mixed species (N/A)	5	150	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	0	0.5	N	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Group is sparse in areas. Conjoined canopy. Dead and dying trees present. Provides screening. Typical crown forms.	No action required.	10+	C	2	10	1.80
G044	Group, mixed species (N/A)	12	640	1	N - 6 E - 6 S - 6 W - 6	1	1.5	S	EM	PC - Good SC - Fair	Limited inspection due to ivy and dense vegetation. Measurements estimated due to restricted inspection. Conjoined canopy. Minor deadwood. Provides screening. Typical crown forms.	No action required.	20+	B	2	191	7.80
G045	Group, mixed species (N/A)	10	550	1	N - 6 E - 6 S - 6 W - 6	1.5	2	S	EM	PC - Good SC - Fair	Group located off-site but within influencing distance of study area. Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Conjoined canopy. Provides screening. Typical crown forms.	No action required.	20+	B	2	137	6.60
T046	Sycamore (Acer pseudoplatanus)	8	350	1	N - 4 E - 4 S - 4 W - 4	2.5	3	NE	SM	PC - Good SC - Fair	Dense ivy on main stem. Limited inspection due to ivy and dense vegetation. Measurements estimated due to restricted inspection. Branch stubs observed. Tear-out wounds in lower crown, heartwood exposed.	No action required.	10+	C	1	55	4.20
T047	Elder (Sambucus nigra)	8	220	1	N - 2 E - 1.5 S - 2.5 W - 1	2	3	N	SM	PC - Fair SC - Fair	Branch stubs. Minor deadwood. Form partly suppressed by neighbouring trees. Limited contribution.	No action required.	10+	C	1	23	2.70
G048	Group, mixed species (N/A)	5	200	1	N - 2 E - 2 S - 2 W - 2	0.5	1	N	EM	PC - Fair SC - Fair	Conjoined canopy. Dead and dying trees present. Provides screening. Limited contribution.	No action required.	10+	C	2	18	2.40
G050	Sycamore (Acer pseudoplatanus)	12	420	1	N - 4 E - 5 S - 4 W - 4	3	4	SE	EM	PC - Good SC - Fair	Group located off-site but canopies overhang study area. Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Branch stubs observed. Branch socket cavities observed. Minor deadwood. Conjoined canopy.	No action required.	20+	B	2	82	5.10
T051	Common Hawthorn (Crataegus monogyna)	6	171	6	N - 3 E - 1 S - 1 W - 3	1	2	W	EM	PC - Fair SC - Fair	Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Branch stubs observed. Typical crown form. Limited contribution.	No action required.	10+	C	1	14	2.10

Key to Notations									
Age Class		Definition		Category Grading		ERC		Sub category	
Stem Dia: Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height	Category		40+		1 - Mainly Arbicultural	
C.C.: Height of crown clearance above ground level	EM	Semi Mature	An intermediate stage in the life cycle of a tree between youth and maturity	A	High Quality & Value	20+		2 - Mainly Landscape	
L.B.: Lowest branch height in meters	M	Early Mature	Trees that have reached 2/3 of their expected mature height	B	Moderate Quality & Value	10+		3 - Mainly Cultural	
D.L.B.: Direction of Lowest Branch	OM	Mature	Close to full height and crown size	C	Low Quality & Value	<10			
E.R.C.: Estimated Remaining Contribution (in years)	V	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly	U	Unsuitable for retention				
Physiological condition (PC)	Good - No significant health problems		Fair - Symptoms of health that can be remediated	Poor - Significant ill health					
Structural condition (SC)	Good - No significant abnormalities		Fair - Significant abnormalities that can be remediated	Poor - Significant abnormalities with no remedy					
						NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection		

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T062	Crack Willow (Salix fragilis)	12	580	1	N - 5.5 E - 5.5 S - 4.5 W - 4.5	2	4	NW	EM	PC - Fair SC - Fair	Dense ivy on main stem. Limited inspection due to ivy and vegetation. Measurements estimated due to restricted inspection. Minor and major deadwood. Form partly suppressed by neighbouring trees. Epicormic growth on main stem. Pruning wounds observed. Hazard beam cracking on branch growing south-east. Limited contribution.	No action required.	10+	C	1	150	6.90
T063	Common Ash (Fraxinus excelsior)	14	550	1	N - 5 E - 5.5 S - 6.5 W - 6	2	4	N	EM	PC - Fair SC - Fair	Tree located off-site but canopy overhangs the study area. Limited inspection due to vegetation and access. Measurements estimated due to restricted inspection. Branch stubs observed. Minor deadwood. Cracked branches with heartwood exposed. Early indications of Ash Dieback.	No action required.	10+	C	1	137	6.60
G064	Group, mixed species (N/A)	12	520	1	N - 5.5 E - 5.5 S - 5.5 W - 5.5	1	2.5	W	EM	PC - Good SC - Fair	Conjoined canopy. Minor deadwood. Provides screening. Typical crown forms.	No action required.	20+	B	2	125	6.30
T065	Pedunculate Oak (Quercus robur)	5	240	1	N - 3.5 E - 3.5 S - 3.5 W - 3.5	1	2	W	SM	PC - Good SC - Good	Limited inspection due to vegetation. Typical crown form.	No action required.	20+	B	1	28	3.00
T066	Pedunculate Oak (Quercus robur)	10	840	1	N - 9.5 E - 9 S - 9.5 W - 9	0.5	2	E	M	PC - Good SC - Good	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Branch stubs observed. Branch socket cavities observed. Minor and major deadwood. Old pruning wounds noted. Typical crown form.	No action required.	40+	A	1	327	10.20
T067	Elder (Sambucus nigra)	5	349	4	N - 2 E - 2 S - 2 W - 1	1.5	2	N	EM	PC - Fair SC - Fair	Limited inspection due to vegetation. Typical crown form. Limited contribution.	No action required.	10+	C	1	55	4.20
G068	Group, mixed species (N/A)	6	200	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	1	2	W	EM	PC - Fair SC - Fair	Group is sparse in areas. Conjoined canopy. Forms partly suppressed by neighbouring trees. Dead and dying trees present. Provides screening. Typical crown forms.	No action required.	10+	C	2	18	2.40
T069	Field Maple (Acer campestre)	8	548	4	N - 5.5 E - 5.5 S - 5.5 W - 5.5	2	2.5	S	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Branch stubs observed. Minor deadwood. Apical and lateral branch dieback. Hollowness in lower stem, potential indicator of internal decay. Stems are girdling and fusing with one another, potential for future failure.	No action required.	10+	C	1	137	6.60
T070	Pedunculate Oak (Quercus robur)	12	1396	3	N - 9.5 E - 9.5 S - 7.5 W - 9.5	2.5	3	W	EM	PC - Good SC - Fair	Limited inspection due to vegetation. Measurements estimated due to restricted inspection. Branch stubs observed. Minor and major deadwood. Tree growing from old coppice stool. Lateral branch dieback. Tree showing minor signs of decline.	No action required.	20+	B	1	707	15.00



Legend:

- Site Boundary
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area
- Existing Layout

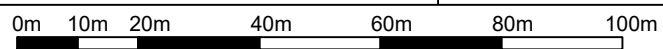


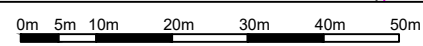
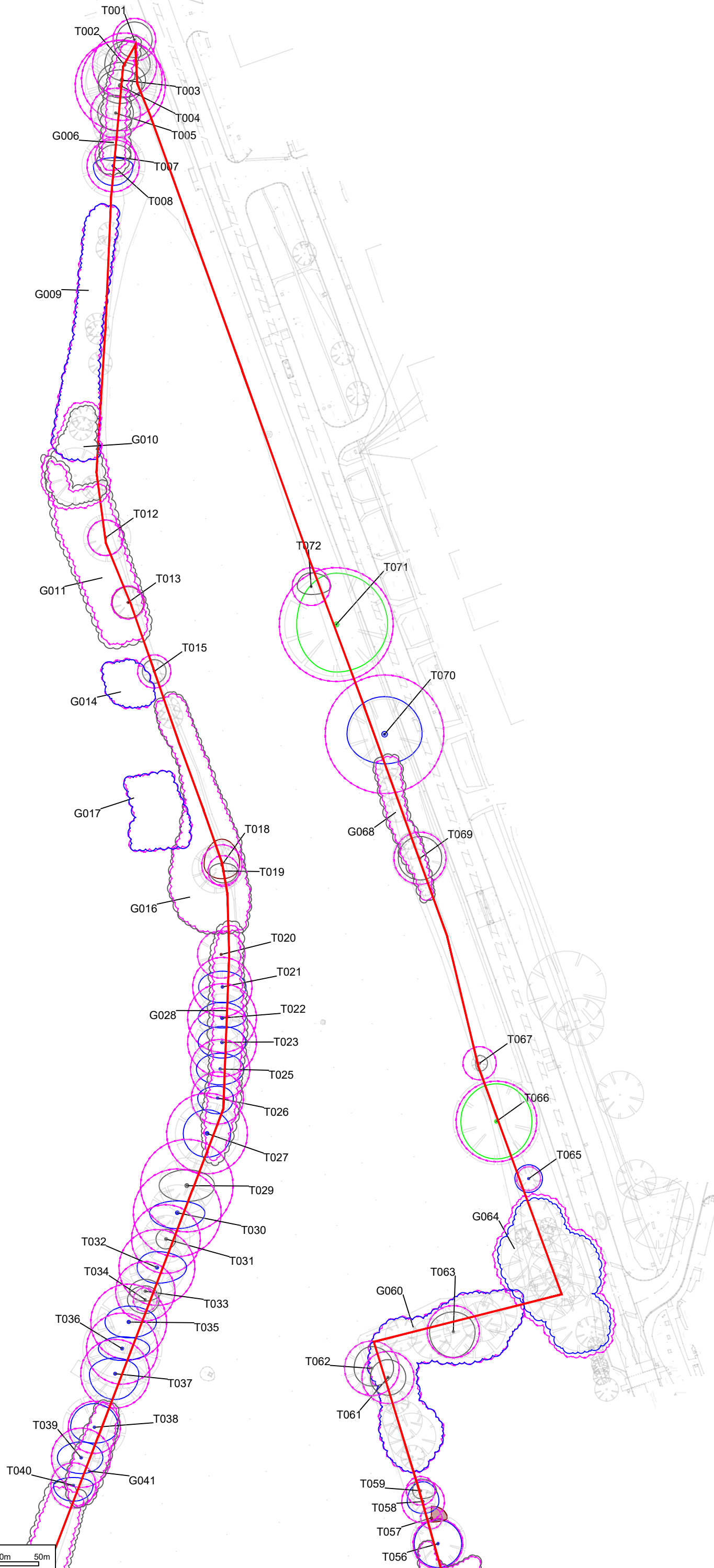
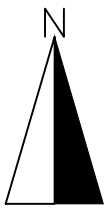
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LAYOUT: Site Overview	
PROJECT/SITE: Land at Watling Street, Park Street	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/01/21-0697	
REVISION: v1	
DATE: 19.08.2021	SCALE: 1:1750@A3
APPROVED BY: BJ	PRODUCED BY: AN

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





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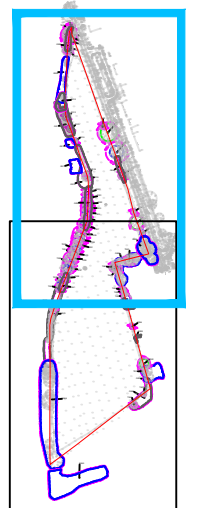
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Burford Road
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Oxfordshire OX7 5UY
01608 656167





Legend:

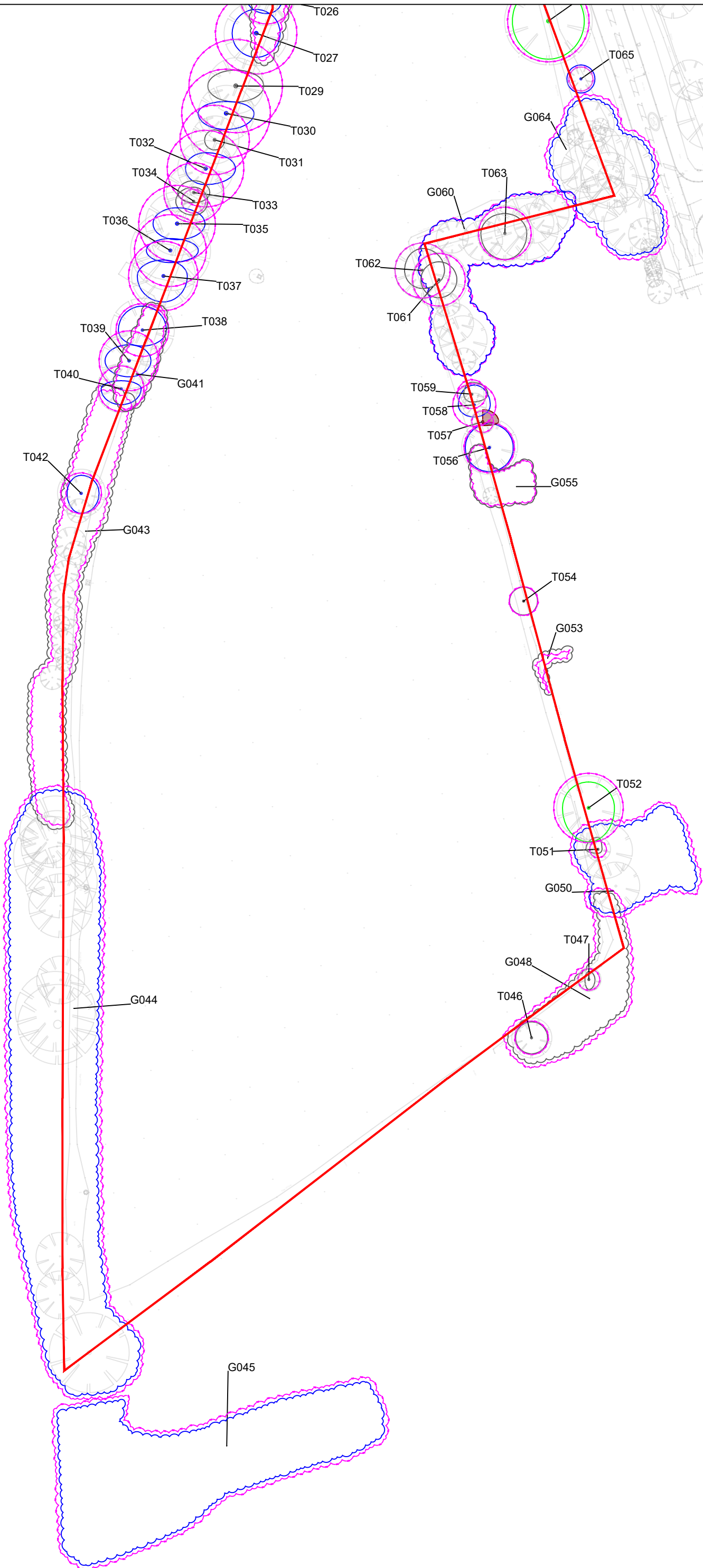
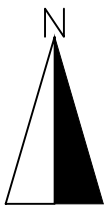
-  Site Boundary
-  Category A Trees (Stem and Canopy Spread)
-  Category B Trees (Stem and Canopy Spread)
-  Category C Trees (Stem and Canopy Spread)
-  Category U Trees (Stem and Canopy Spread)
-  Root Protection Area
-  Existing Layout










TITLE: Tree Constraints Plan	
LAYOUT: Inset 1	
PROJECT/SITE: Land at Watling Street, Park Street	
CLIENT: M Scott Properties Ltd and others	
MAP REF: 4064/01/21-0697	
REVISION: v1	
DATE: 06.08.2021	SCALE: 1:1000@A3
APPROVED BY: BJ	PRODUCED BY: AN

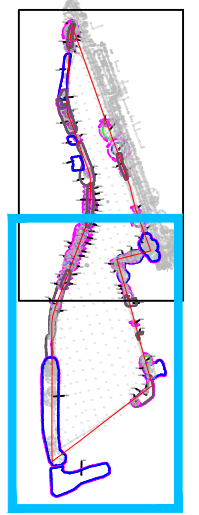
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Legend:

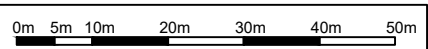
-  Site Boundary
-  Category A Trees (Stem and Canopy Spread)
-  Category B Trees (Stem and Canopy Spread)
-  Category C Trees (Stem and Canopy Spread)
-  Category U Trees (Stem and Canopy Spread)
-  Root Protection Area
-  Existing Layout

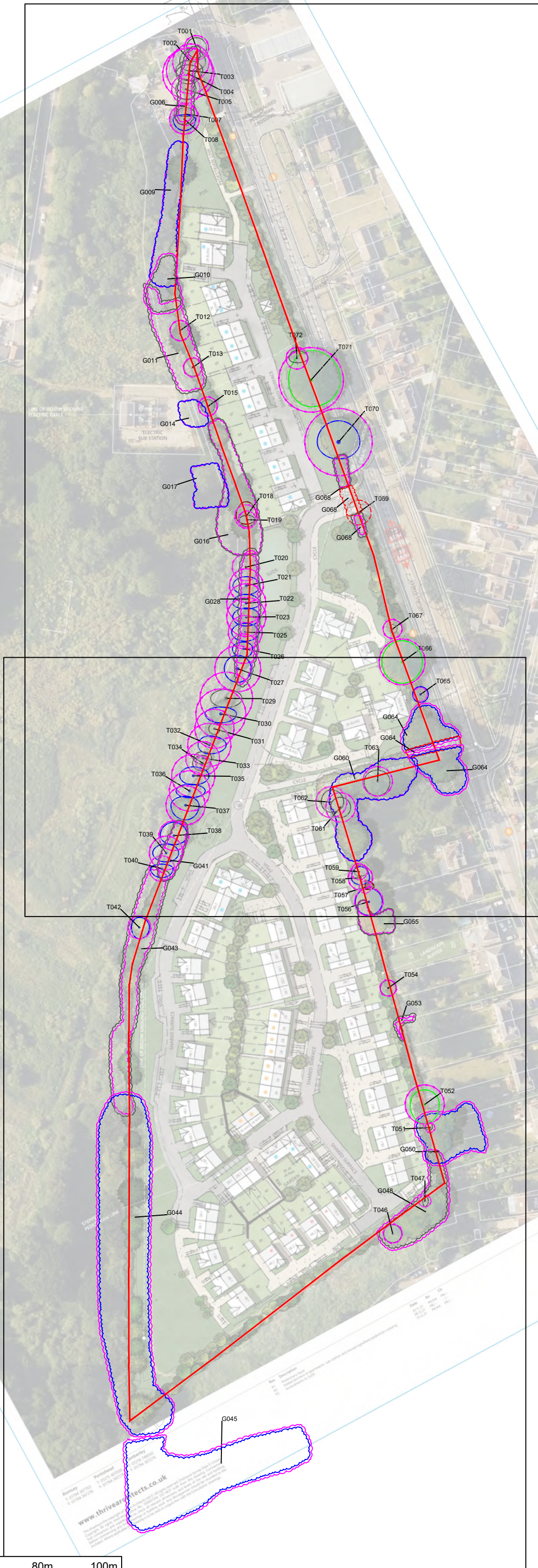
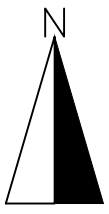


TITLE: Tree Constraints Plan	
LAYOUT: Inset 2	
PROJECT/SITE: Land at Watling Street, Park Street	
CLIENT: M Scott Properties Ltd and others	
MAP REF: 4064/01/21-0697	
REVISION: v1	
DATE: 06.08.2021	SCALE: 1:1000@A3
APPROVED BY: BJ	PRODUCED BY: AN










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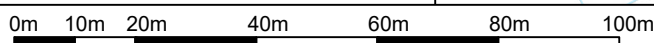
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Weldon, Corby
Northamptonshire NN17 5JG
01536 408840 Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167





Legend:

-  Site Boundary
-  Category A Trees (Stem and Canopy Spread)
-  Category B Trees (Stem and Canopy Spread)
-  Category C Trees (Stem and Canopy Spread)
-  Category U Trees (Stem and Canopy Spread)
-  Root Protection Area
-  Trees to be Removed
-  Existing Layout
-  Proposed Layout

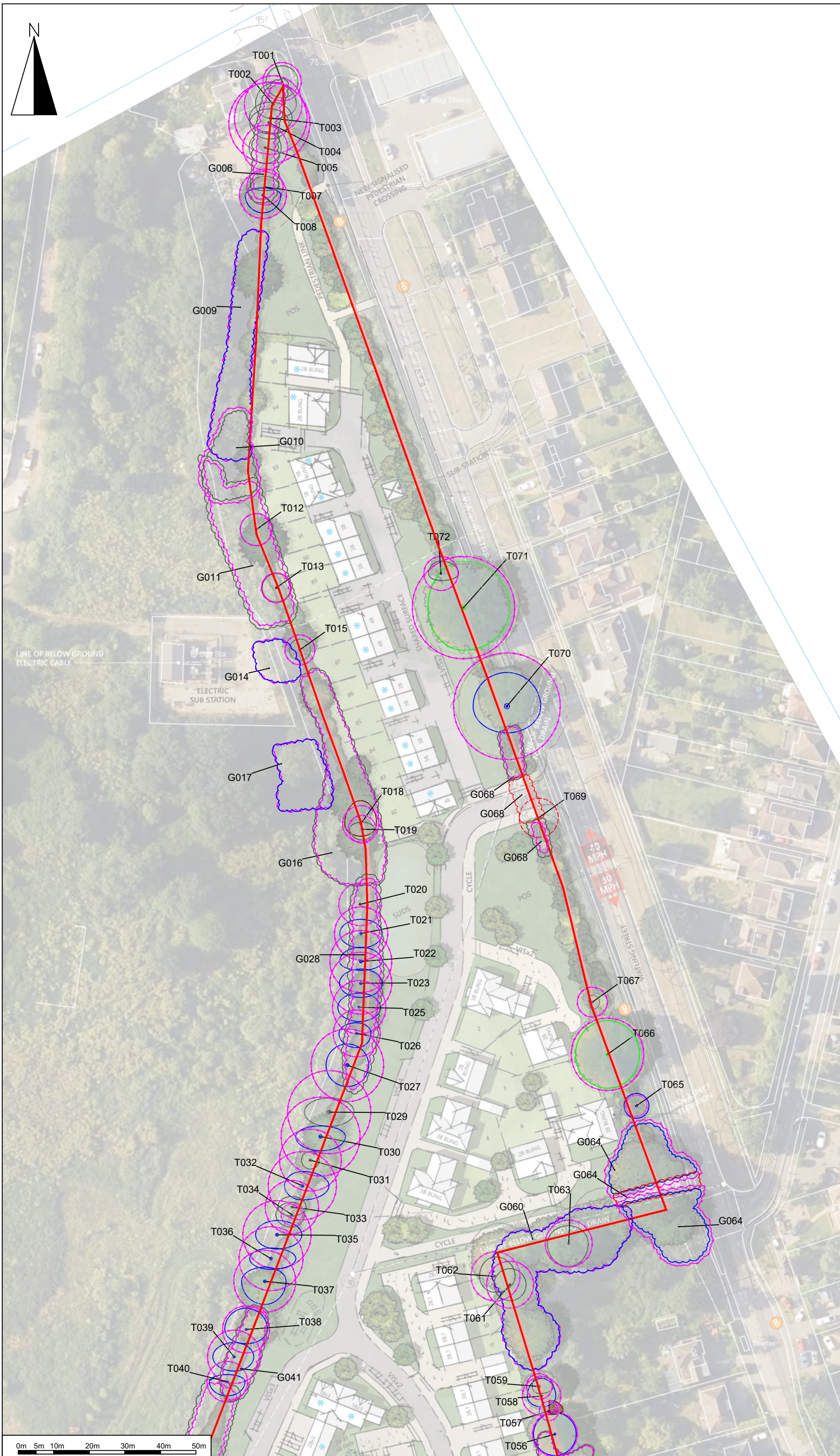


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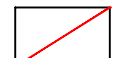








TITLE: Arboricultural Impact Plan	
LAYOUT: Site Overview	
PROJECT/SITE: Land to the West of Watling Street, Park Street, St Albans	
CLIENT: M Scott Properties Ltd and others'	
MAP REF: 4064/01/21-1978	
REVISION: v1	
DATE: 27.01.2022	SCALE: 1:1750@A3
APPROVED BY: BJ	PRODUCED BY: AN

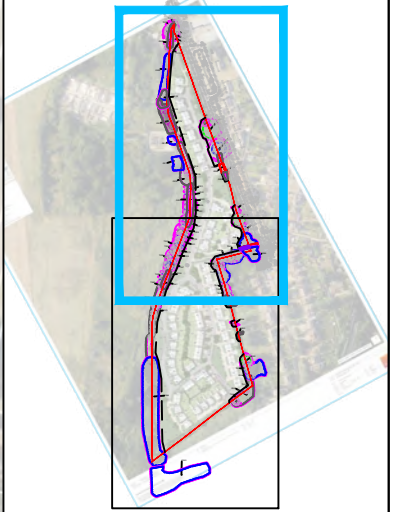
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Legend:

-  Site Boundary
-  Category A Trees (Stem and Canopy Spread)
-  Category B Trees (Stem and Canopy Spread)
-  Category C Trees (Stem and Canopy Spread)
-  Category U Trees (Stem and Canopy Spread)
-  Root Protection Area
-  Trees to be Removed
-  Existing Layout
-  Proposed Layout

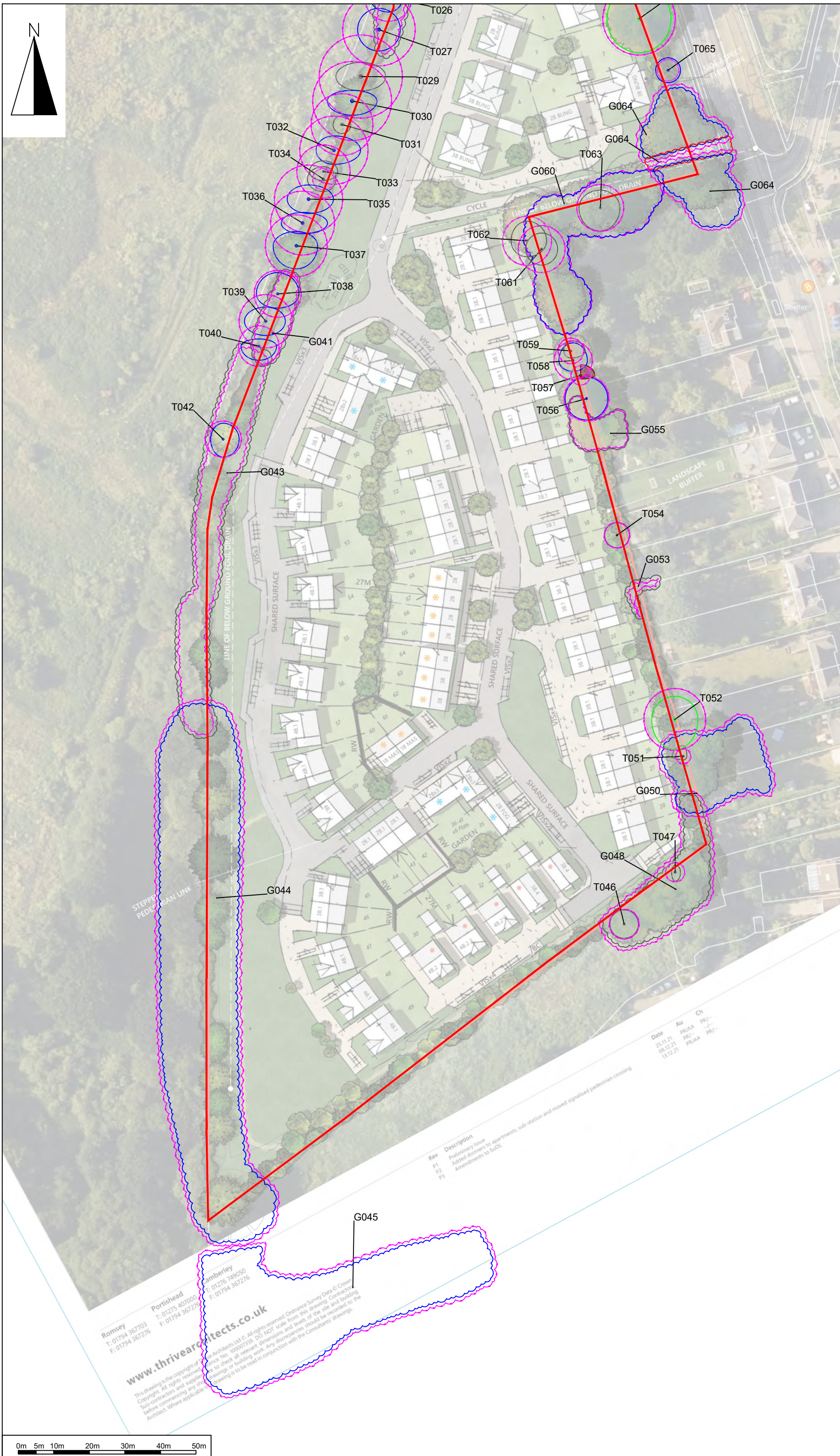
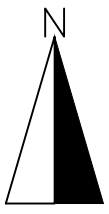


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TITLE:	Arboricultural Impact Plan	
LAYOUT:	Inset 1	
PROJECT/SITE:	Land to the West of Watling Street, Park Street, St Albans	
CLIENT:	M Scott Properties Ltd and others'	
MAP REF:	4064/01/21-1978	
REVISION:	v1	
DATE:	27.01.2022	SCALE: 1:1000@A3
APPROVED BY:	BJ	PRODUCED BY: AN

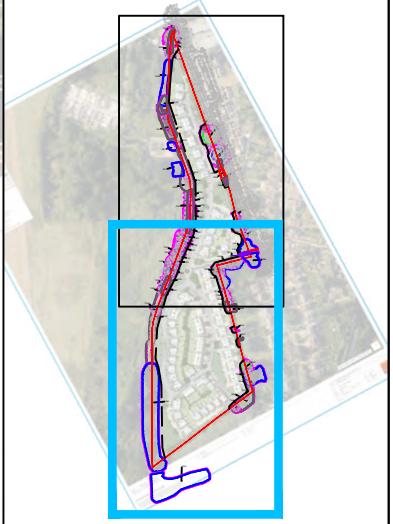
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Legend:

- Site Boundary
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area
- Trees to be Removed
- Existing Layout
- Proposed Layout



Rev	Description
P1	Preliminary Issue
P2	Added dormers to apartments, sub-station and moved signalled pedestrian crossing
P3	Amendments to SUDS

Date	Au	Ch
25.11.21	PR/AA	PR/AA
08.12.21	PR/AA	PR/AA
13.12.21	PR/AA	PR/AA

Romsey Portishead
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TITLE: **Arboricultural Impact Plan**

LAYOUT: **Inset 2**

PROJECT/SITE: **Land to the West of Watling Street, Park Street, St Albans**

CLIENT: **M Scott Properties Ltd and others'**

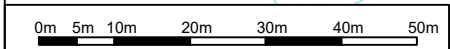
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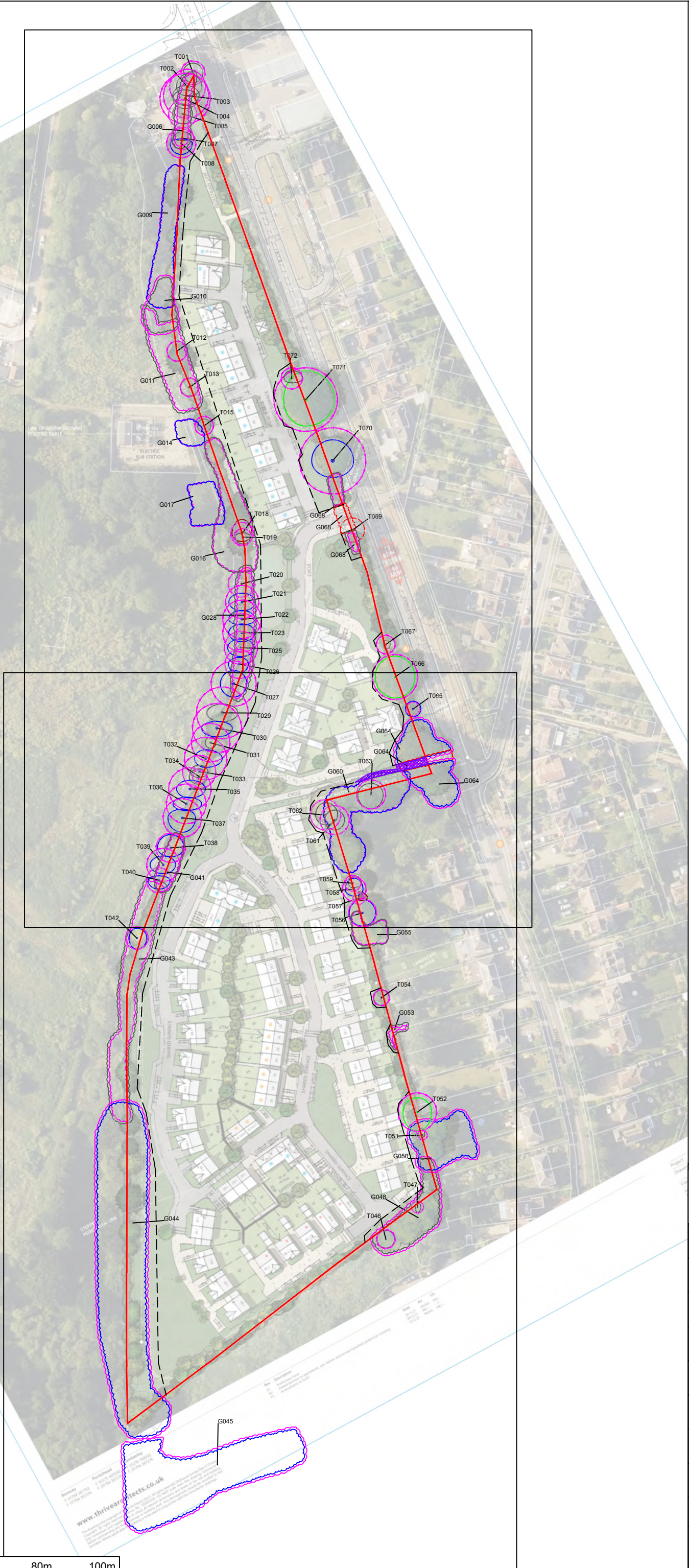
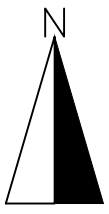
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DATE: **27.01.2022** SCALE: **1:1000@A3**

APPROVED BY: **BJ** PRODUCED BY: **AN**

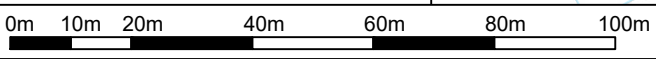
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 Weldon, Corby Chipping Norton
 Northamptonshire NN17 5JG Oxfordshire OX7 5UY
 01536 408840 01608 656167
 www.lockhart-garratt.co.uk





Legend:

	Site Boundary
	Category A Trees (Stem and Canopy Spread)
	Category B Trees (Stem and Canopy Spread)
	Category C Trees (Stem and Canopy Spread)
	Category U Trees (Stem and Canopy Spread)
	Root Protection Area
	Trees to be Removed
	Existing Layout
	Proposed Layout



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TITLE: **Arboricultural Impact Plan**

LAYOUT: **Site Overview**

PROJECT/SITE: **Land to the West of Watling Street, Park Street, St Albans**

CLIENT: **M Scott Properties Ltd and others'**

MAP REF: **4064/01/21-1978**

REVISION: **v1**

DATE: **27.01.2022** SCALE: **1:1750@A3**

APPROVED BY: **BJ** PRODUCED BY: **AN**












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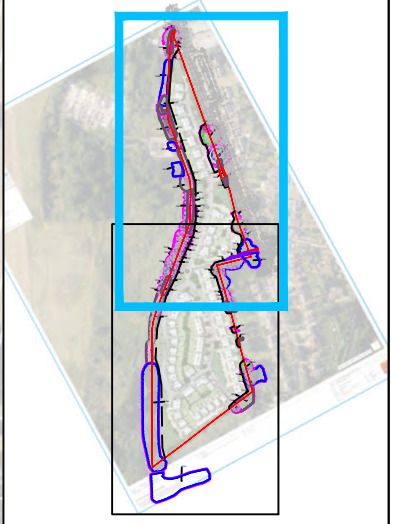
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- Legend:**
-  Site Boundary
 -  Category A Trees (Stem and Canopy Spread)
 -  Category B Trees (Stem and Canopy Spread)
 -  Category C Trees (Stem and Canopy Spread)
 -  Category U Trees (Stem and Canopy Spread)
 -  Root Protection Area
 -  Trees to be Removed
 -  Tree Protection Fence
 -  Permanent Ground Protection
 -  Existing Layout
 -  Proposed Layout



**NICHOLSONS
LOCKHART GARRATT**
Leading solutions for the natural environment

Draft Tree Protection Plan

TITLE: Draft Tree Protection Plan

LAYOUT: Inset 1

PROJECT/SITE: Land to the West of Watling Street, Park Street, St Albans

CLIENT: M Scott Properties Ltd and others'

MAP REF: 4064/01/21-1979

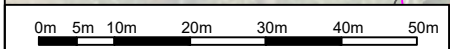
REVISION: v1

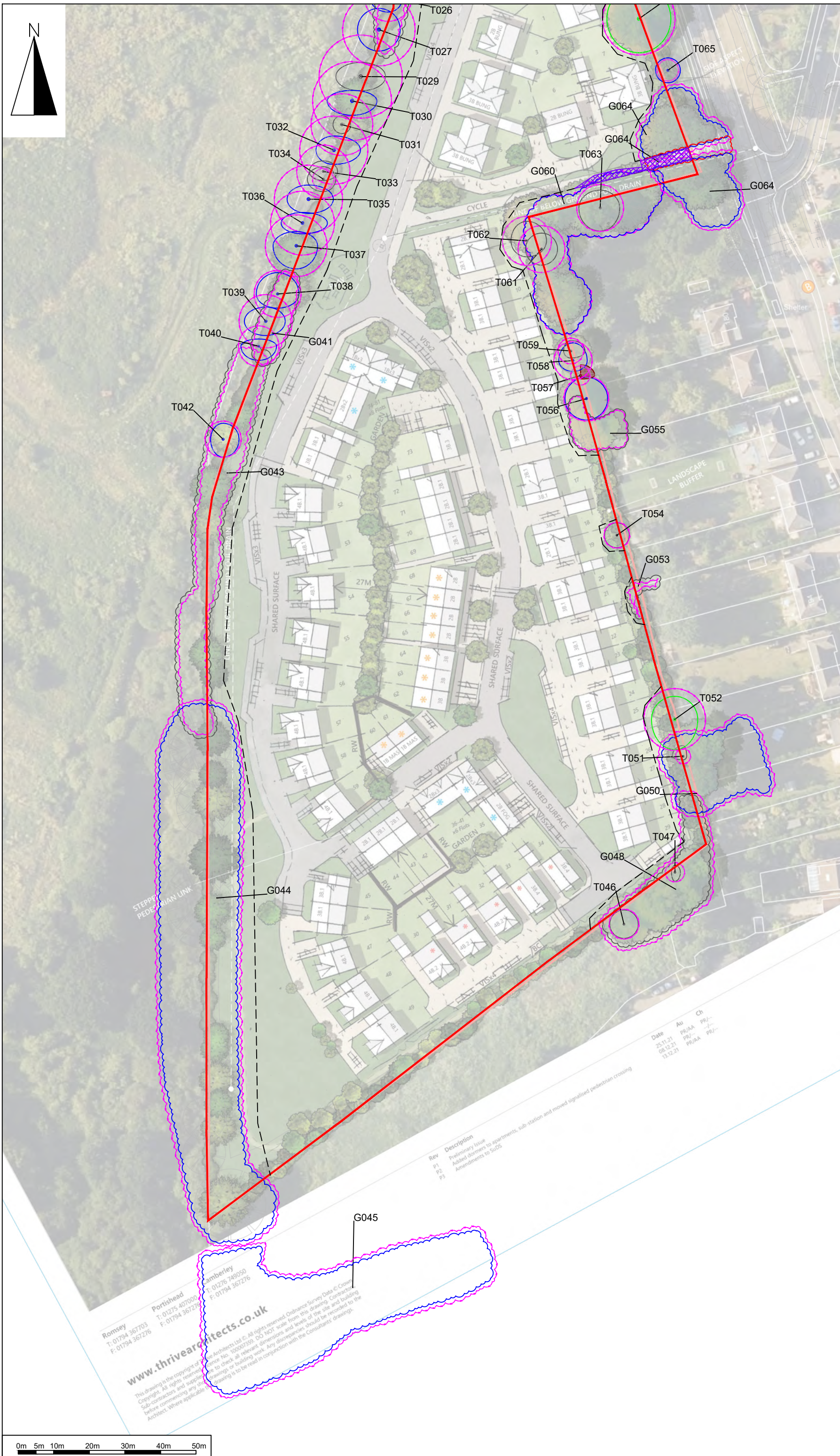
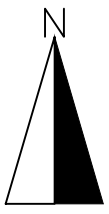
DATE: 27.01.2022 SCALE: 1:1000@A3

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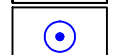




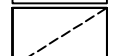


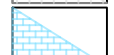
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Legend:

-  Site Boundary
-  Category A Trees (Stem and Canopy Spread)
-  Category B Trees (Stem and Canopy Spread)
-  Category C Trees (Stem and Canopy Spread)
-  Category U Trees (Stem and Canopy Spread)
-  Root Protection Area
-  Trees to be Removed
-  Tree Protection Fence
-  Permanent Ground Protection
-  Existing Layout
-  Proposed Layout



Rev	Description
P1	Preliminary Issue
P2	Added dormers to apartments, sub-station and moved signalled pedestrian crossing
P3	Amendments to SUDS

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NICHOLSONS LOCKHART GARRATT
Leading solutions for the natural environment

TITLE: **Arboricultural Impact Plan**

LAYOUT: **Inset 2**

PROJECT/SITE: **Land to the West of Watling Street, Park Street, St Albans**

CLIENT: **M Scott Properties Ltd and others'**

MAP REF: **4064/01/21-1978**

REVISION: **v1**

DATE: 27.01.2022	SCALE: 1:1000@A3
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