aspect arboriculture

Land North East of Harpenden between Lower Luton Road, Bower Heath Lane and Common Lane

Arboricultural Impact Assessment

March 2026

12075_AIA.001 Rev E

Project Details	
Client:	Crest Nicholson
Project:	Land North East of Harpenden between Lower Luton Road, Bower Heath Lane and Common Lane
Report Title:	Arboricultural Impact Assessment
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This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are, however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

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Contents

Text:

Executive Summary 1

1 Introduction 2

2 Statutory Designations 4

3 Policy Review 5

4 Arboricultural Impact 8

5 Conclusions 11

6 Recommendations 12

Tables:

Table 1. Tree Removals by BS5837:2012 Category.

Appendices:

Appendix A	Tree Constraints Plan	12075 TCP 01 Rev C
Appendix B	Tree Survey Schedule	12075 TS 01
Appendix C	Tree Protection Plan	12075 TPP 01 Rev D
Appendix D	Tree Survey Methodology	12075 TSM 01

Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by Crest Nicholson to prepare an Arboricultural Survey and Impact Assessment to support the outline planning application with all matters reserved except access at Land North East of Harpenden between Lower Luton Road, Bowers Heath Lane and Common Lane.

ii) **Proposals:** The proposals comprise an outline application for demolition of existing buildings and structures and construction of a mixed-use development comprising residential dwellings (including affordable housing), children's home, elderly extra care facility, local centre (flexible retail/ health/ community use), sports pitches and associated building, green infrastructure and landscaping works (to include public open space and community growing space); primary school with early years provision, vehicular and active travel infrastructure (including pedestrian and cycle access) and diversion of Bower Heath Lane; drainage works; and related infrastructure. All matters reserved save for access from Lower Luton Road.

iii) **Surveys:** The site was surveyed by Aspect in June 2024, following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) **Statutory Designations:** Background checks have confirmed that the site does not fall within a Conservation Area, but that three TPOs afford protection to trees bounding and within the site.

v) **Arboricultural Impact:** The arboricultural impact of developing the site has been subject to an extensive iterative design process, which has succeeded in significantly reducing the effect in arboricultural terms.

Removals comprise fourteen trees and five groups of trees, alongside sections of nine groups of trees and three hedges. The removals have been reduced as far as possible during the iterative process, demonstrably focussed on lower quality elements of the tree stock, and their loss can be compensated for with replacement planting.

A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. Conclusions drawn against St Albans City and District Council's development control policies conclude that the development proposal is acceptable from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by Crest Nicholson to prepare an Arboricultural Survey and Impact Assessment to support the outline planning application with all matters reserved except access at Land North East of Harpenden between Lower Luton Road, Bowers Heath Lane and Common Lane.

1.1.2 The proposals comprise an outline application for demolition of existing buildings and structures and construction of a mixed-use development comprising residential dwellings (including affordable housing), children's home, elderly extra care facility, local centre (flexible retail/ health/ community use), sports pitches and associated building, green infrastructure and landscaping works (to include public open space and community growing space); primary school with early years provision, vehicular and active travel infrastructure (including pedestrian and cycle access) and diversion of Bower Heath Lane; drainage works; and related infrastructure. All matters reserved save for access from Lower Luton Road.

1.2 Site Overview

1.2.1 The Application Site is located within the administrative area of St Alban's District Council ('SADC') and comprises 32.9370 hectares of land. The site is primarily agricultural / greenfield land. There is an active Equestrian Centre located in the western corner of the site, a number of the fields are used for horse grazing.

1.2.2 The application boundaries abut adjacent public highway to the northwest, west and east (Bower Heath Lane, Lower Luton Road and Common Lane respectively). Further agricultural land lies immediately offsite to the north, whilst to the south, much of the application boundaries are defined by adjacent residential development.

1.3 Existing Tree Stock

1.3.1 By virtue of the existing site usage, the tree cover is focussed on the field boundaries and can be described in terms of disparate cohorts.

1.3.2 The site's principal tree cover in arboricultural terms comprise two English Oak trees (T18 and T37). Both are high quality mature examples of their species and are capable of providing a significant long term contribution to the site's amenity. Similarly, a parcel of woodland (W1) is set offsite to the east of Common Lane. By virtue of their significance, all are afforded Category A within BS5837:2012 guidance, and their confident retention has been a key consideration during the iterative design process.

1.3.3 Of slightly lesser importance, category B tree cover occurs throughout the boundaries. Whilst English Oak still dominate, individual Field Maple, Hornbeam, Sycamore, Ash, Silver Birch and Wild Service also attract this rating. Similarly, more varied collections of trees warrant this categorisation by virtue of their collective contribution to the site's amenity as opposed to the individual significance of the trees therein.

1.3.4 The survey contains two trees that were either of particular reduced physiological or condition such that their retention (regardless of development) is not recommended. One English Oak tree (T25) is in a state of terminal decline, whilst T29 (Ash) is considered to be hazardous. Both are appropriately afforded category U only within guidance.

1.3.5 The remaining trees, groups and hedges are of low arboricultural quality and significance and typically represent unremarkable, less well established examples of their type, warranting category C only within best practice recommendations.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (St Albans City and District Council, cited June 2025). Accordingly, the amenity value of the trees within the site is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

2.2.1 Background checks have also confirmed that three Tree Preservation Orders afford protection to trees within influence of the site. The protected trees are primarily sited on the boundaries; only one English Oak is set internally within the site. The trees that are afforded protection comprise:

TPO no. 1766: (A2) Affords protection to trees along northern boundary.

TPO No. 1950: (T3 -T7, W1, G1) Affords protection to trees on the boundary of the application area and a single category A English Oak within the interior.

TPO No. 1951: (G1) Affords protection to four Silver Birch (G39) adjacent to Lower Luton Road.

(St Albans City and District Council, cited June 2025).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:

3.1.2 Paragraph 136 details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

3.1.3 Building upon paragraph 136, the Framework also considers that *'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'* (para 187b).

3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features; *'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'*.

3.1.5 To confirm, there are no veteran trees or parcels of Ancient Woodland within influence of the application area. Subsequently it is not anticipated that the tests of paragraph 193c will be applied in respect to this application.

3.1.6 In addition, paragraph 193d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can… enhance public access to nature where this is appropriate.'*

3.2 The District Local Plan Review 1994

3.2.1 In terms of development control at a local level, SACDC has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The current development control document is The District Local Plan (adopted November 1994); within which Saved Policy 74 (part 1) is the test within the Local Plan considered relevant to trees in the context of development (reproduced below).

3.2.1 POLICY 74 (Landscaping and Tree Preservation)

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

(i) Retention of existing landscaping

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;

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;

Trees shall not normally be severely topped or lopped, or endangered by construction works 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;

The Council will make tree preservation orders and/or attach appropriate landscaping conditions to planning permissions to safeguard existing trees and ensure that the new planting is established and protected;

In summary, the Council require proposals to demonstrate consideration for existing trees and landscape features of arboricultural significance, with a presumption that those considered to be significant and healthy will be retained and protected where possible. This document has been prepared in direct response to this need.

3.3 The Draft Local Plan 2041

3.3.1 It is known that SACDC are at an advanced stage (Regulation 19) of preparing a new local plan. Within the submitted version, several Policies are relevant in respect of trees. Whilst currently draft and hence of limited weight, for completeness, the relevant sections of the applicable development control and site specific Policies are reproduced below:

3.3.2 POLICY NEB1 (Woodlands, Trees and Landscape Features)

The Council will enhance tree cover in the District and protect existing woodlands, trees and landscape features through the following approach:

a) Development proposals for the Broad Locations must demonstrate the delivery of a minimum of at least 1 semi-mature tree for each dwelling, predominantly of native local species and where possible grown entirely within the UK;

b) Significant healthy trees and other important landscape features shall normally be retained. Development proposals that affect sites with significant existing woodland and trees must:

i. Be supported by a Landscape Survey - Landscape and tree surveys must conform to the requirements within BS5837 (2012) and subsequent revisions (landscape features on the site and adjoining land, tree species, canopy spread, trunk diameter and levels at the base of each tree should be recorded);

ii. Ensure that woodland and trees to be retained on the site are not endangered by construction works or underground services or proximity to development. Sufficient provision should be made for root protection. New development must not be sited where it is likely to lead to future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage.

c) Where appropriate or necessary, Tree Preservation Orders will be made and / or planning conditions attached to planning consents, to protect existing woodland and trees (specified in accordance with BS 5837 (2012), and subsequent revisions);

d) Ancient Woodland must be protected from removal or damage;

e) There will be a presumption against the removal or destruction of any hedgerow that is considered important (according to the Hedgerow Regulations 1997).

3.3.3 POLICY NEB10 (Landscape and Design)

The Council considers that the landscaping elements of development are essential to creating sustainable and attractive places.

a) Proposals must demonstrate:

ii. For major developments, how the existing landscape will be protected, enhanced and integrated into the development, detailed in a Landscape Strategy, along with new tree planting as part of any new green space provision;

vii. That where changes to landscape may be required, details be provided of existing landscaping, trees and shrubs trees to be removed; the planting of new trees, shrubs and grass; alongside details of and level changes, enclosure, screening and paving; significant healthy trees and other important landscape features shall normally be retained;

3.3.4 POLICY B2 (North East Harpenden)

10. Development proposals must take appropriate account of all trees protected by Tree Preservation Order and the small area of deciduous woodland Priority Habitat adjacent to the site.

4 Arboricultural Impact

4.1 Tree Removals

4.1.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 Tree removals are unavoidable to implement the proposed development parameters, however, through design these have demonstrably been focussed on lower quality elements of the tree stock. This approach is demonstrated at the access with Lower Luton Road, where the junction has been sited to facilitate the retention of the living Silver Birch trees (subject to TPO 1951), instead focussing the effect on lower quality hedging and a dead tree at the southern end of the collection.

4.1.3 The necessary tree removals are shown at Table 1 below and can be quantified as the removal of fourteen trees, five groups of trees, alongside sections of nine groups of trees and three hedges.

4.1.4 **Table 1:** Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	**T1** Wild Service **G38+** (c.17m section) **G39** Silver Birch (dead component only)	**T3, T12, T13** Whitebeam **T4** Hornbeam **T5-T7, T14** Hawthorn **T8, T11** Wild Service **T9** English Oak **T10** Field Maple **T49** Lime **G1+** (c.30m section) **G2+** (c.13m section) **G3+** (Scrub) **G4** Elder and Hawthorn **G6+** (c.4m section) **G7+** **G8+** (Scrub) **G9+** (c.70m section) **G11+** (c.15m section) **G21+** (c.16m and c.12m sections) **G28+** (Scrub) **G40** Elder and Hawthorn (c.12m section) **H3+** **H8+** (c.47m & c.13m sections) **H9+** (c.13m section)

+ Denotes collection formed of three or more species; refer to details within Appendix B

4.2 Vulnerable Trees

4.2.1 Thorough consideration has been given as to how the proposed development parameters will interact with the site's retained trees. Resultantly there are no development features proposed within the Root Protection Areas of retained trees.

4.3 Pruning Works[1]

4.3.1 Although not required to facilitate the development, it is recommended that dead wood and defective limbs are removed from retained trees where oversailing areas of high future use.

4.3.2 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood), and section 7.8 (for selective pruning) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers

4.4.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works.

4.4.2 In this instance, for the direct protection of retained trees, the barriers proposed comprise the default specification within BS5837:2012. Where hedgerow or scrub is to be protected, or the development proposals are some distance from the tree cover, a lighter specification barrier is appropriate.

4.4.3 This secondary specification barrier comprises heras panels on pinned feet, rigidity is to be ensured through the use of a driven 100x100mm timber post or scaffold pole every second panel.

4.4.4 The alignment of the barriers is denoted with a blue line indicating the default barrier and a light blue dashed line illustrating the secondary specification within the Tree Protection Plan at Appendix C.

4.5 Compensation Replanting

4.5.1 Although reduced through the iterative design process, the principle of tree removal to facilitate the proposed development generates a requirement for replacement planting, which has been recognised during design. Accordingly, the parameters have been designed to provide opportunities for incorporating new and replacement tree planting throughout the site. The application is accompanied by illustrative landscape proposals, which illustrate the proposed approach to realising meaningful landscape

[1] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

provision within the application area; although detailed planting proposals will be secured through Reserved Matters.

4.5.2 The strategy includes significant areas of open space, particularly towards the northern boundary. Within these areas, significant large canopy bearing species can be successfully introduced without concern regarding their ultimate size at maturity. The use of large canopy bearing species towards the highest point of the application area will significantly contribute to compensating for the scheme's initial effect.

4.5.3 Within the development parcel itself, publicly appreciable planting space is unavoidably more constrained, formed of occasional ornamental trees and structural planting within incidental areas of open space. In this situation, the proposed planting is anticipated to comprise domestic scale trees and structural planting, appropriate for the setting, which can serve to soften the development whilst providing seasonal interest.

5 Conclusions

5.1.1 To facilitate accordance with St Albans City and District Council's Saved Policy 74 (part 1) and emerging Policy NEB 1 (part b, i), the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.

5.1.2 The arboricultural effect of the delivering the proposed development parameters comprises the removal fourteen trees, five groups of trees, alongside sections of nine groups of trees and three hedges. The removals have been reduced and focussed on low quality trees as far as possible during the iterative process, and their loss can be compensated for with replacement planting.

5.1.3 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised protection methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees. A detailed tree protection strategy is expected to be secured by an appropriately worded condition.

5.1.4 The proposed development is considered acceptable from the arboricultural perspective, subject to the adoption of safeguards for protecting trees during the works. It is our subsequent judgement that the proposals have been developed in accordance with St Albans City and District Council's adopted and emerging Policies, and the NPPF.

6 Recommendations

6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, ongoing arboricultural input will be imperative during the detailed design process. An Arboricultural Method Statement should be produced following detailed design, which expands on Appendix C. This work could be secured by Condition.

6.1.2 The Arboricultural Method Statement should address matters including: specification for tree protection barriers, revisions to barrier locations; a schedule of tree works; any works within RPAs; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout. Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the AMS, with detail given of proposed levels and service routes.

Prepared By:

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APPENDICES

APPENDIX A

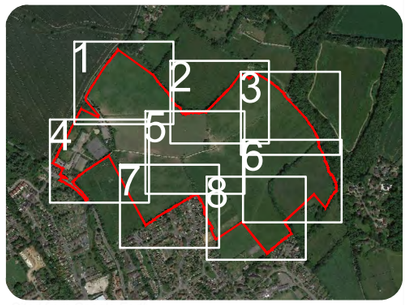
TREE CONSTRAINTS PLAN (12075 TCP 01 Rev C)

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- TPO Tree Preservation Order

Note: Trees 18, 19, 29-32, 42, 46, 47, 50, parts of Groups G1-G40, Hedgerows H5-H9 and Woodland W1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 2, 16-18, 33, 35, 36, 41-43 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



REVISIONS

REV	DATE	NOTE	Drawn	Chk'd
C	MAR '26	G37 amedned	GW	JB
B	FEB '26	New application boundary	GW	JB
A	FEB '25	Subsequent TPO Information Added	JB	n/a

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TITLE

Land North of Harpenden
Tree Constraints Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
Not to scale	JUN 2024	GW

DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (Overview)	C

Based on: 65958BWLS-01-05.dwg

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KEY:

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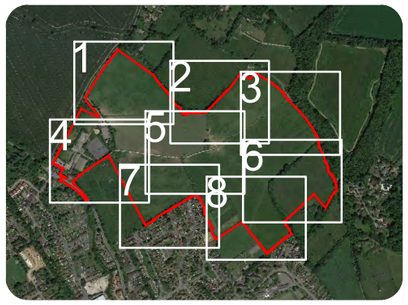

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C	MAR '26	G37 amedned	GW	JB
B	FEB '26	New application boundary	GW	JB
A	FEB '25	Subsequent TPO Information Added	JB	n/a

REVISIONS

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TITLE

Land North of Harpenden
Tree Constraints Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2024	GW

DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (1/8)	C

Based on: 65958BWLS-01-05.dwg

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KEY:

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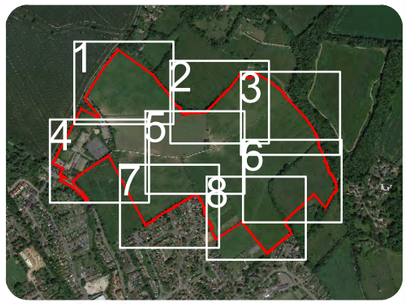

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C	MAR '26	G37 amedned	GW	JB
B	FEB '26	New application boundary	GW	JB
A	FEB '25	Subsequent TPO Information Added	JB	n/a

REVISIONS

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TITLE

Land North of Harpenden
Tree Constraints Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2024	GW

DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (2/8)	C

Based on: 65958BWLS-01-05.dwg

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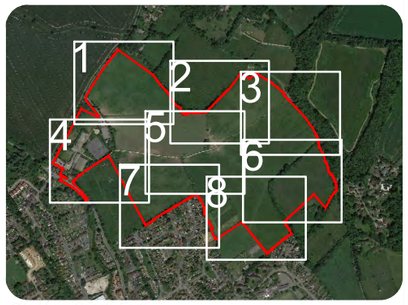

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CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2024	GW

DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (3/8)	C

Based on: 65958BWLS-01-05.dwg

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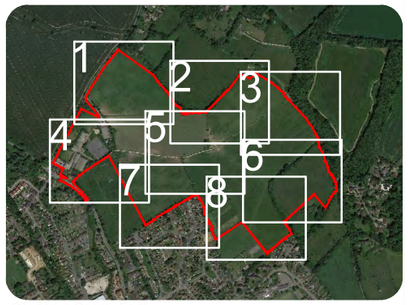

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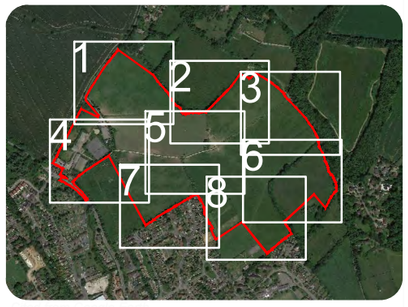
0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- TPO Tree Preservation Order

Note: Trees 18, 19, 29-32, 42, 46, 47, 50, parts of Groups G1-G40, Hedgerows H5-H9 and Woodland W1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 2, 16-18, 33, 35, 36, 41-43 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd
C	MAR '26	G37 amedned	GW	JB
B	FEB '26	New application boundary	GW	JB
A	FEB '25	Subsequent TPO Information Added	JB	n/a

REVISIONS

aspect arboriculture

TITLE

Land North of Harpenden
Tree Constraints Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2024	GW

DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (5/8)	C

Based on: 65958BWLS-01-05.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

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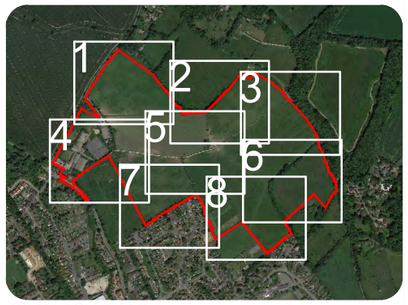

REV	DATE	NOTE	Drawn	Chk'd
C	MAR '26	G37 amedned	GW	JB
B	FEB '26	New application boundary	GW	JB
A	FEB '25	Subsequent TPO Information Added	JB	n/a

REVISIONS

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TITLE

Land North of Harpenden
Tree Constraints Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

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DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (6/8)	C

Based on: 65958BWLS-01-05.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

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- Tree Canopies
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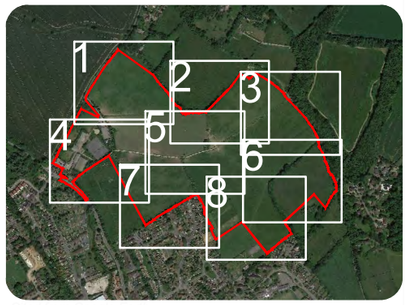

REV	DATE	NOTE	Drawn	Chk'd
C	MAR '26	G37 amedned	GW	JB
B	FEB '26	New application boundary	GW	JB
A	FEB '25	Subsequent TPO Information Added	JB	n/a

REVISIONS

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TITLE

Land North of Harpenden
Tree Constraints Plan

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Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2024	GW

DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (7/8)	C

Based on: 65958BWLS-01-05.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
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- Tree Canopies
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- Category 'A' RPA
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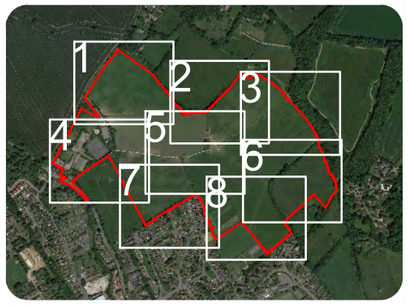

REV	DATE	NOTE	Drawn	Chk'd
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REVISIONS

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Land North of Harpenden
Tree Constraints Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
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DRAWING NUMBER	REVISION
12075 TCP 01 Rev C (8/8)	C

Based on: 65958BWLS-01-05.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12075 TS 01)

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BS 5837:2012 Tree Schedule: Land North East of Harpenden, AL5 5EG

12075 TS 01

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature, mature or over-mature

Sequential reference number cited on all aspect drawing.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Wild Service	350#	9					4	2#	2	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Dense crown Moderate example of species	B1	4.2
2	Silver Birch	430#	15					7	4#	4.5#	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Moderate example of species Prominent within internal views	B12	5.1
3	Whitebeam	270	7					2.5	2.5	1.5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	3.3
4	Hornbeam	105	7					2.5	0.5	0.5	Young	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	1.2
5	Hawthorn	250 300 180 100 #	7.5	4	3.5	3.5	3.5		1#	2.5	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Structure typical for species within current context Unremarkable example of species	C12	5.4
6	Hawthorn	240 160	7	3.5#	4	3.25	4		1.75	1.75	Early Mature	Average	Indifferent	Bifurcates at c.0.5m Area of decay within larger stem at c.0.5m Unremarkable example of species	C12	3.6
7	Hawthorn	200 220 120 160 120 220	8	5	5.25	4.5	4.5		1.5	1.5	Mature	Below Average	Indifferent	Dieback to upper crown Multi stemmed from c.1m Low arboricultural quality	C12	5.1
8	Wild Service	155	5.5					3.5	2	1.5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	1.8
9	English Oak	200	5.5	2	3.5	3.5	3.5		0.5	0.5	Semi Mature	Average	Indifferent	Unremarkable example of species	C12	2.4
10	Field Maple	260	6.5					5	2	1	Semi Mature	Average	Indifferent	Squat crown form Limited access due to understory Unremarkable example of species	C12	3
11	Wild Service	220	8					4	1.5	1.5	Semi Mature	Average	Indifferent	Unremarkable example of species	C12	2.7
12	Whitebeam	130	5.5					2 5	1	0.5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	1.5
13	Whitebeam	130	5					2.25	1	0.5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	1.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
14	Hawthorn	3*130 180 250 #	7					3.5	0.5	1.75	Mature	Average	Indifferent	Animal browsing damage to all aspects of base	C12	4.5
15	Apple	350 300 280 #	12					6	2#	2#	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Unremarkable example of species	C1	6.6
16	Field Maple	370 oi	8					4.5	1.75	3	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Unremarkable example of species	C1	4.5
17	English Oak	750#	13	8#	7.25	7.75	8.25		3#	2	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Minor dieback to tips Prominent boundary feature	B2	9
18	English Oak	1000#	21#					10#	3#	3#	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Surveyed from a distance Good example of species	A12	12
19	Silver Birch	200 70 #	12					3.5	2#	4.5 over site	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Unremarkable example of species	C12	2.4
20	English Oak	1100#	17					11.5	4#	2 over site	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within adjacent third-party land Average internal deadwood with large diameter in lower crown Moderate example of species	B12	13.2
21	English Oak	550#	14	7#	5.75	8.75	9.5		2.5#	2.5 over site	Early Mature	Average	Indifferent	Radial crown measurement due to restricted access Growing cohesively with T22 Individually of low significance, conferred moderate value as component of wider collective	B2	6.6
22	English Oak	800#	16	7#	11#	9.5	6.5		2.5	2	Mature	Average	Indifferent	Wounding to underside of lowest limb to south Growing cohesively with T21 Moderate example of species	B12	9.6
23	Cherry	350#	8	5	5	6	3.5		3.5#	2.5	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understory Previously suppressed on south western aspect of crown Unremarkable example of species	C12	4.2
24	Lime	270	8	4.25	3.25	3#	3.75		2.5	2.75	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion Unremarkable example of species	C12	3.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
25	English Oak	800 450# 400#	18	11#	10	10	11		2.75	2.75	Mature	Below Average	Poor	Stem inaccessible due to dense understory Extensive dieback throughout crown Multi stemmed from c.1.5m, unions tight Crown supports minimal live foliage In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A
26	English Oak	690	16	8#	7	11	5		2.75	2.75	Early Mature	Average	Indifferent	Part of internal field boundary collection Staining on southern aspect of trunk, suspected *Phytophthora sp.* Suppressed and cohesive with companions Crown and scaffold structure biased north and south Individually of low significance, conferred moderate value as component of wider collective	B2	8.4
27	English Oak	640 530 250	15	7#	6.25	9.75	10.25		2	2	Early Mature	Average	Indifferent	Part of internal field boundary collection Multi stemmed from c.1.5m Mutually suppressed and cohesive with companions Moderate example of species Moderate collective value	B12	10.5
28	English Oak	510	15	4#	8.5	9.75	3.75		3	2	Early Mature	Average	Indifferent	Part of internal field boundary collection Individually of low significance, conferred moderate value as component of wider collective	B2	6
29	Ash	320	15#	6#	3#	1	4#		8.5	6#	Semi Mature	Average	Hazardous	Appears to be offsite Located on northern edge of boundary collection Large cavity with extensive decay on southern aspect of base Multiple cavities within stem up to c.6m Hazardous structural condition, unsuitable for retention	U	N/A
30	Hawthorn	280#	6.5					3.75	2	2	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Unremarkable example of species	C12	3.3
31	Hornbeam	400 250 #	8					6.5	2.5#	2#	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Squat crown form Animal browsing damage at base Unremarkable example of species	C12	5.7
32	Holly	3*75 3*50 #	5.5					1.25	0.5	0.5	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Low arboricultural quality	C12	1.8
33	English Oak	580	12	5.75	5#	5.75	6		2	2	Early Mature	Average	Indifferent	Cavity within old wound on western aspect of base Base obscured by vegetation Prominent boundary feature	B2	6.9
34	English Oak	560	12	6.25	5#	7.25	7		3	2.5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Prominent boundary feature	B2	6.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
35	English Oak	410 650# 2*600#	17	9.75	7#	9	8.75		3.5	2.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Multi stemmed from c.1.5m, likely to have been historically managed as part of hedgerow Impact wound on eastern aspect at c.4.5m Prominent boundary feature Moderate example of species	B12	13.8
36	Hornbeam	3*250 160 #	11	8.5	6.75	6.75	6.5		2.5#	2.5	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Unremarkable example of species	C12	5.4
37	English Oak	1100	17#	12.25	11.75	12	11.25		4	2	Mature	Average	Indifferent	Well balanced radial crown and scaffold structure Prominent boundary feature Good example of species	A12	13.2
38	Ash	290 320 330	16#	3#	3#	10.5	11#		4#	4#	Early Mature	Average	Poor	Multi stemmed from c.0.25m Cavities within bole and base of easternmost stem Low arboricultural quality	C1	6.6
39	Ash	1000# at base	17#	8.5#	9#	10.75	10		1.5	2.5	Mature	Average	Indifferent	Stem inaccessible due to dense understory Low crown break Suspected cavity on southern aspect of base Prominent boundary feature Moderate example of species	B12	12
40	English Oak	850#	21#					8.5	3#	4#	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within adjacent third-party land Structure appears typical for species within current context Moderate example of species	B12	10.2
41	Ash	240 550 250 oi	19#	2#	8	6.75	6.75		9#	9#	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Unsympathetically pruned to clear from overhead utilities Low arboricultural quality	C1	7.8
42	English Oak	550#	15#	9.5	5#	6#	8#		4#	2	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Growing cohesively with T43 Unsympathetically pruned away from overhead utilities Unremarkable example of species	C1	6.6
43	English Oak	500#	15#	10	6.5	5	4#		4#	4#	Early Mature	Average	Poor	Stem inaccessible due to dense understory Growing cohesively with T42 Unsympathetically pruned away from overhead utilities Unremarkable example of species	C1	6
44	English Oak	840	15					9.5	4	2.5	Early Mature	Average	Indifferent	Radial crown measurement due to restricted access Prominent boundary feature	B2	10.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
45	English Oak	670	14	9	5.5	4#	8.5		2.5	2	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companions Individually of low significance, conferred moderate value as component of wider collective	B2	8.1
46	Hornbeam	500 650 #	15					7	2#	2	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Radial crown measurement due to restricted access Mutually suppressed and cohesive with companions Appears to have been historically managed as part of hedgerow Individually of low significance, conferred moderate value as component of wider collective	B2	9.9
47	Cherry Plum	450#	7					6.25	0.5	2	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within adjacent third-party land Stem inaccessible due to dense lower crown Structure appears typical for species within current context	C1	5.4
48	Lawson Cypress	220#	7					2	0.5	0.5	Semi Mature	Average	Indifferent	Stem inaccessible due to dense lower crown Unremarkable example of species	C12	2.7
49	Lime	350# at base	8					4.25	0.5	0.5	Semi Mature	Average	Indifferent	Stem inaccessible due to dense lower crown Unremarkable example of species	C12	4.2
50	Norway Spruce	300#	11#					3.5#	5#	5#	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Unremarkable example of species	C1	3.6
51	Field Maple	500#	11					7	3#	3#	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Radial crown measurement due to restricted access	B2	6
52	Sycamore	3*600#	19.5	11.25	8.25	10.5	8#		2.5#	2	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within adjacent third-party land Multi stemmed form Prominent within views from adjacent residential dwellings	B2	12.6
G1	Cherry Elder Elm Field Maple Hawthorn Hazel	130# av	9 max					3 av	0.5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Cohesive collection lining car park boundary Unremarkable collection	C12	1.5
G2	Ash Apple Elder Field Maple Goat Willow Hawthorn Hazel	150# av	8# av					4# av	0.5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Dense area of scrub Unremarkable collection	C12	1.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G3	Apple Field Maple Goat Willow Hawthorn Hazel Hornbeam Plum Whitebeam Cherry	260 220 250 180 max 130# av	9 av					6.5 max	0.5 av	0.5 av	Young to Early Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Cohesive collection of scrub with occasional established specimen	C12	5.4 max 1.5 av
G4	Elder Hawthorn	100 110 13 150 max	5.5 max					2 av	0.5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Unremarkable collection	C12	3
G5	Ash Elder Field Maple Hawthorn Hazel Sycamore	250# av	9 av					4 av	0.5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Dense collection of scrub with occasional larger specimen Unremarkable collection	C12	3
G6	Cherry Elder Field Maple Hazel	280# max	5 av					3 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Cohesive collection of lapsed hedgerow components with occasional self set specimen Unremarkable collection	C12	3.3
G7	Ash Apple Dogwood Elder Field Maple Goat Willow Hazel Hornbeam Plum	350# max 100# av	7 av					4 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Limited access due to dense understory Cohesive collection of lapsed hedgerow components and occasional established specimen Maintained on lower canopies by flail Unremarkable collection	C12	4.2 max 1.2 av
G8	Dogwood Elder Hawthorn Hazel Hornbeam	3*200 250 # max	5.5 max					3.75	0.5 av	0.5av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Parcels of scrub with occasional early mature Hawthorn Unremarkable collection	C12	5.1
G9	Apple Elder Field Maple Hawthorn Hazel	300 280 350 # max	6.5 av					4 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Dense boundary collection Contributes to screening of adjacent road Unremarkable collection	C12	6.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
G10	Dogwood Elder Field Maple Hawthorn	150# av	6 av					3# av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Dense scrub collection Unremarkable collection	C12	1.8
G11	Elder Field Maple Hawthorn Hazel Holly Hornbeam	2*100# av	8 av					3 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Limited access due to dense understory Cohesive collection lining internal field boundary Unremarkable collection	C12	1.8
G12	Apple Elder Hawthorn Hazel	2*250# av	9.5 max					5 max	1 av	2 av	Semi Mature to Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Occasionally intermittent collection of lapsed hedgerow components Unremarkable collection	C12	4.2
G13	Ash English Oak Field Maple	2*250# av	10 av					7.5 max	1 av	2 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Parcels of lapsed hedgerow components Unremarkable collection	C12	4.2
G14	Blackthorn Elder English Oak Hawthorn	200# av	10 av					5 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Components predominantly clad and obscured by Ivy Occasional standing dead within interior Cohesive collection lining site boundary Unremarkable collection	C12	2.4
G15	English Oak	650# max	17 max					10 max	2# av	2 over site	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Components predominantly clad and obscured by Ivy Individually of low significance, moderate value as collective only	B2	7.8
G16	Elm English Oak Field Maple Hawthorn Hazel Hornbeam	350# av	12 av					5.5 av	2# av	4# av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Occasionally intermittent collection of lapsed hedgerow components lining site boundary Occasional dead component within collection Individually of low significance, moderate value as collective only	B2	4.2
G17	English Oak Field Maple Hawthorn Holly Hornbeam Elder	400# av	9 av					5.5 av	1 av	1 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Cohesive collection of lapsed hedgerow components and established hedgerow trees lining site boundary Individually of low significance, moderate value as collective only	B2	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
G18	Elder Hawthorn Holly	3*100# av	5 av					3 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Parcels of established scrub Unremarkable collection	C12	2.1
G19	Elm Hawthorn	100# av	7 av					2.5 av	1 av	1 av	Semi Mature	Average to Below Average	Indifferent to Poor	Appears to be offsite Multiple dead Elm components within collection Unremarkable collection	C12	1.2
G20	Blackthorn Elder English Oak Field Maple Hawthorn Hazel Holly Hornbeam	180# av	10 av					4 av	0 5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Cohesive collection of lapsed hedgerow components and occasional larger specimen Provides screening of adjacent road	C12	2.1
G21	Blackthorn Cherry Elder Field Maple Hawthorn Ash	100 av	10 av					2 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Cohesive collection of lapsed hedgerow components lining internal field boundary Unremarkable collection	C12	1.2
G22	Blackthorn Cherry Elder Hawthorn Hazel Holly	200# av	8 av					2 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Occasional standing dead occurring throughout Offsite collection of lapsed hedgerow components	C12	2.4
G23	Ash Cherry Elder Hawthorn Hazel	500# av	16 av					5# av	1# av	1# av	Semi Mature to Early Mature	Average	Indifferent	Offsite collection of established specimens with scrub understory Occasionally intermittent Unremarkable collection	C12	6
G24	Ash Blackthorn Cherry Field Maple Hawthorn Hornbeam	150 av	11 av					5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Limited access due to dense understory Cohesive collection of established specimens with scrub understory Occasional laid hedgerow components on footpath edge Unremarkable collection	C12	1.8
G25	Ash Field Maple Hawthorn Hazel Holly Hornbeam	100# av	6 av					2 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Unremarkable collection	C12	1.2

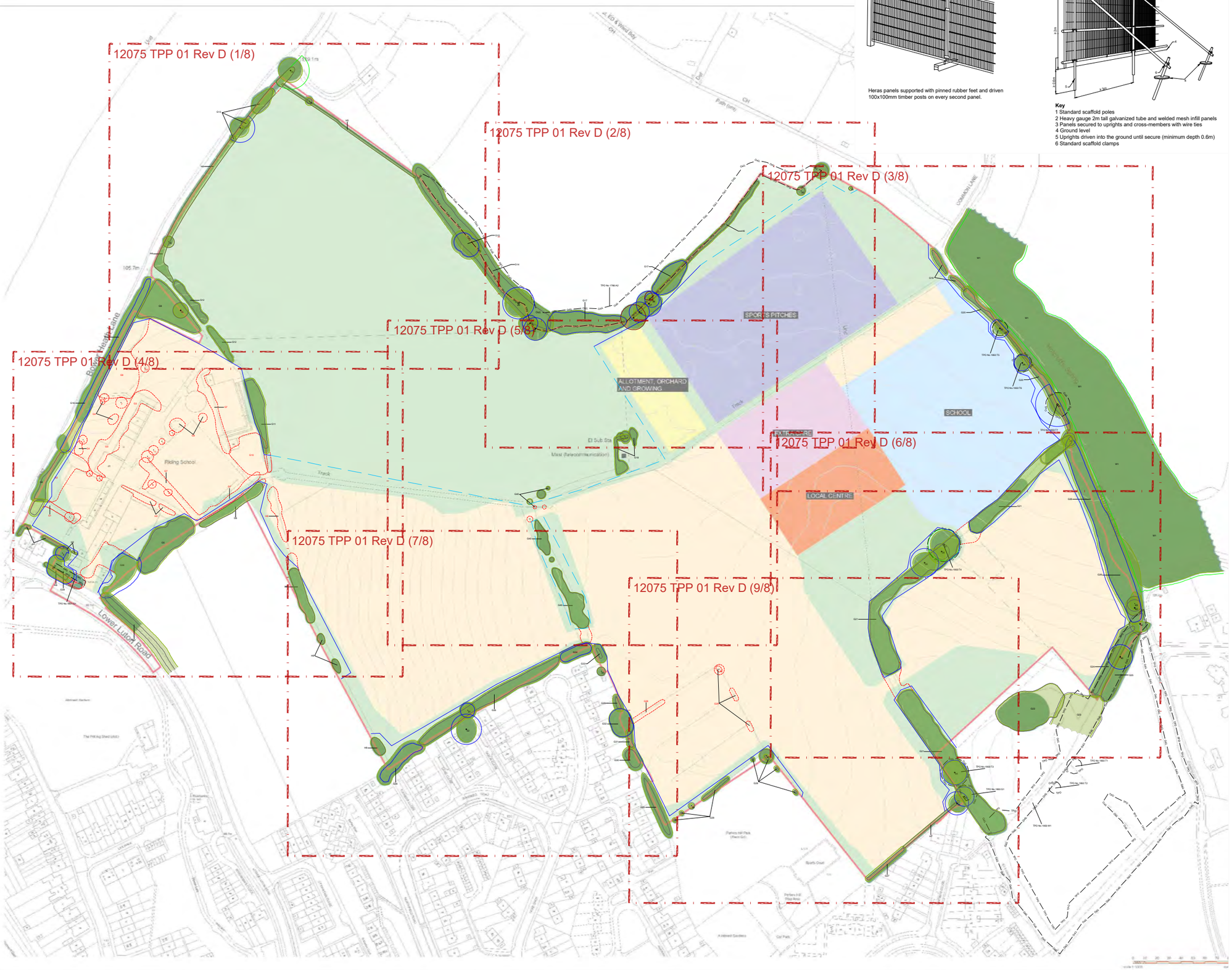
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
G26	Ash English Oak Field Maple Hawthorn Holly Hornbeam Sycamore	770 max	14 av					11 max	1 av	1 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Structures appear typical for species within current context Occasionally intermittent collection lining site boundary Provides screening of adjacent road Moderate collection	B2	9.3
G27	Blackthorn Elder Hazel Western Red Cedar	100# av	7.5 max					2.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Limited access due to dense understory Cohesive collection lining site boundary Unremarkable collection	C12	1.2
G28	Blackthorn Elder Osier Holly Ash Hazel Horse Chestnut	75# av	4 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Parcels of intermittent scrub lining internal boundaries Unremarkable collection	C12	0.9
G29	Elder Hawthorn Leyland Cypress	3*100# av	7 av					4.5 av	0.5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Occasional standing dead occurring throughout Intermittent collection of lapsed hedgerow components lining site boundary Unremarkable collection	C12	2.1
G30	Leyland Cypress	350# av	11 av					6.5 av	1 av	2 av	Semi Mature to Early Mature	Below Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structures appear typical for species within current context Unremarkable collection	C12	4.2
G31	Cherry Leyland Cypress Portuguese Laurel	120# av	6 av					3 av	0.5 av	1 av	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Unremarkable collection	C12	1.5
G32	English Oak	750# av	16 av					9.5 av	3# av	5 over site	Early Mature	Average to Below Average	Indifferent to Indifferent	Inaccessible, O133, unable to thoroughly inspect Surveyed from a distance Majority of components exhibit signs of past management from previous pruning works Moderate collection	B2	9
G33	Blackthorn Cherry Plum	100# av	7.5 av					5 max	1 av	1 av	Semi Mature	Average	Indifferent	Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Cohesive collection of lapsed hedgerow components lining site boundary Unremarkable collection	C12	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G34	Field Maple	350# av	11 av					5.5 av	3# av	2.5 av	Early Mature	Average to Below Average	Indifferent	Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Partially clad and obscured by Bramble Collection of 3no Field Maple lining site boundary Individually of low significance, moderate value as collective only	B2	4.2
G35	Blackthorn Hawthorn Hazel Holly Sycamore	150# av	12 max					5 av	0.5 av	0.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Partially clad and obscured by Bramble Cohesive boundary collection Unremarkable collection	C12	1.8
G36	Field Maple Holly	300# av	12 av					6 av	1 av	2 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Cohesive collection ling site boundary Contributes to screening of adjacent dwellings Individually of low significance, moderate value as collective only	B2	3.6
G37	Field Maple Hawthorn Hazel	150# av	10 av					5 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Indifferent	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Offsite boundary collection Structures appear typical for species within current context Unremarkable collection	C12	1.8
G38	Cherry Hawthorn Hazel Norway Maple Silver Birch	450# max	13# max					2# av	1# av	1# av	Semi Mature	Average	Indifferent	Inaccessible at time of survey Ornamental collection within grounds of Greenacres Cottage Moderate collection	B2	5.4
G39	Silver Birch	580# max	15 av					6 av	2 av	2.5 av	Early Mature	Average to Below Average	Indifferent to Hazardous	Inaccessible at time of survey Occasional dead component within collection Previous unsympathetic pruning to individual components within group Moderate collection	B2	6.9
G40	Elder Hawthorn	2*130# av	5 av					2.5 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Limited access due to dense understory Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Intermittent collection of lapsed hedgerow components Unremarkable collection	C12	2.1
H1	Elder Leyland Cypress Privet Yew	100# av	6 av					2 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Maintained on northern aspect Unremarkable collection	C12	1.2

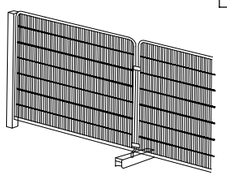
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
H2	Leyland Cypress	80 av	3 av					0.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained ornamental hedge lining equestrian yard Unremarkable collection	C12	0.9
H3	Elder Field Maple Hawthorn	75 av	4.5 av					2 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained internal boundary hedgerow Unremarkable collection	C12	0.9
H4	Blackthorn Elder Hawthorn Holly Holm Oak Spindle	75 av	3.5 av					1 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Previously maintained field boundary hedgerow Unremarkable collection	C12	0.9
H5	Ash Blackthorn Field Maple Hawthorn Sycamore	75 av	1.5 to 7					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Partially maintained field boundary hedgerow, maintained on lower canopies by flail Maintained in height towards eastern extent Becomes intermittent towards eastern extent Unremarkable collection	C12	0.9
H6	Blackthorn Elder Hawthorn Hazel Holly	100# av	5.5 av					2 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Unmaintained lapsed hedgerow lining site boundary Unremarkable collection	C12	1.2
H7	Blackthorn Elder Hawthorn Hazel Hornbeam	75 av	3 av					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Partially maintained boundary hedgerow Occasional overgrown component Unremarkable collection	C12	0.9
H8	Blackthorn Elder Hawthorn Holly	3*100 av	6 av					2.5 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Parcels of lapsed hedgerow components lining internal boundary Unremarkable collection	C12	2.1
H9	Cherry Laurel Elder Leyland Cypress	3*75 av	5 av					2 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Boundary hedgerow Unremarkable collection	C12	1.5
W1	Ash Blackthorn Cherry Elder Elm English Oak Field Maple Hawthorn Hazel Holly Hornbeam	500# av	16# av					4# av	3# av	4 av	Semi Mature to Mature	Average to Below Average	Indifferent to Poor	Offsite within adjacent third-party land Occasional failed component within collection Cohesive woodland collection Higher value attributed as a collective only	A2	6

APPENDIX C

TREE PROTECTION PLAN (12075 TPP 01 Rev D)

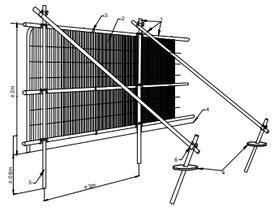


Secondary Reduced Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

Default Barrier Specification, cited BS 5837:2012



Key
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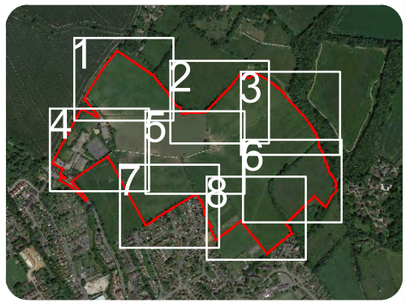
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

KEY:

- Site Boundary
- 15 — Tree Numbers
- Tree Canopies
- [8] — Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- TPO — Tree Preservation Order
- 8 — Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)

Note: Trees 18, 19, 29-32, 42, 46, 47, 50, parts of Groups G1-G40, Hedgerows H5-H9 and Woodland W1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 2, 16-18, 33, 35, 36, 41-43 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd
D	MAR '26	G37 updated	GW	JB
C	FEB '26	Updated to revised layout	JB	n/a
B	OCT '25	Updated to revised layout	JB	n/a
A	OCT '25	Updated to revised layout	JB	n/a

REVISIONS

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TITLE

Land North of Harpenden Tree Protection Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
Not to scale	MAR 2026	GW

DRAWING NUMBER	REVISION
12075 TPP 01 Rev D (Overview)	

Based on: C6017 PP02 Rev A

Secondary Reduced Barrier Specification

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1:1000 @ A3

0m 10m 20m 40m

KEY:

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- [8] Category 'U' Trees
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- Category 'C' RPA
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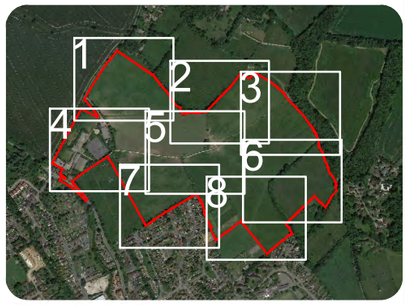

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REVISIONS

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SCALE	DATE	DRAWN
1:1000 @ A3	MAR 2026	GW

DRAWING NUMBER	REVISION
12075 TPP 01 Rev D (1/8)	D

Based on: C6017 PP02 Rev A

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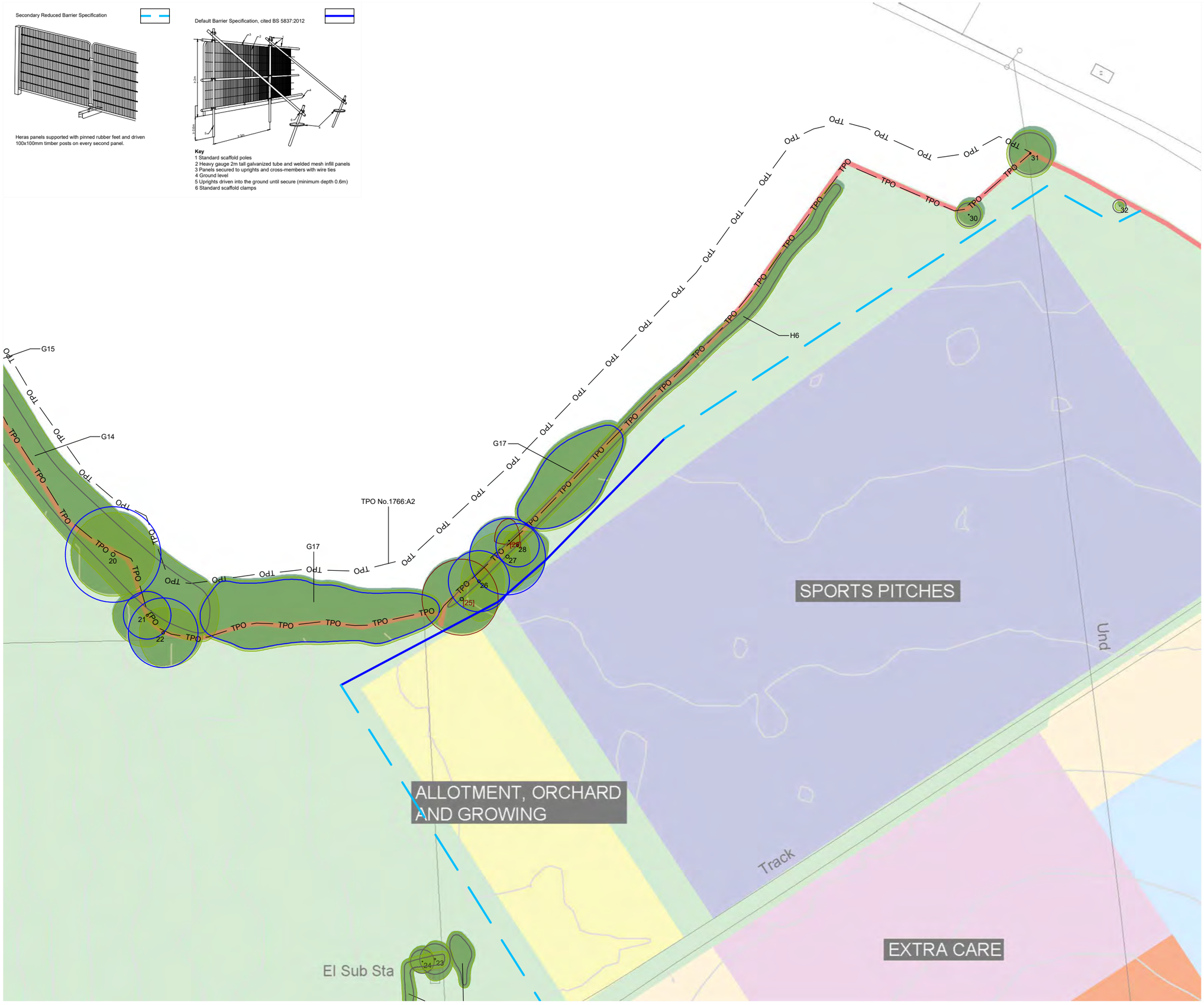

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0m 10m 20m 40m

KEY:

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- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
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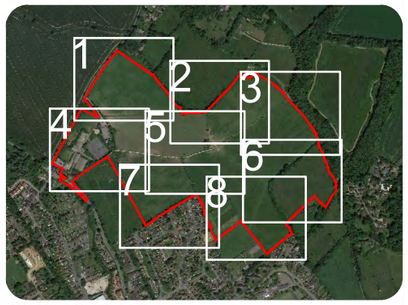

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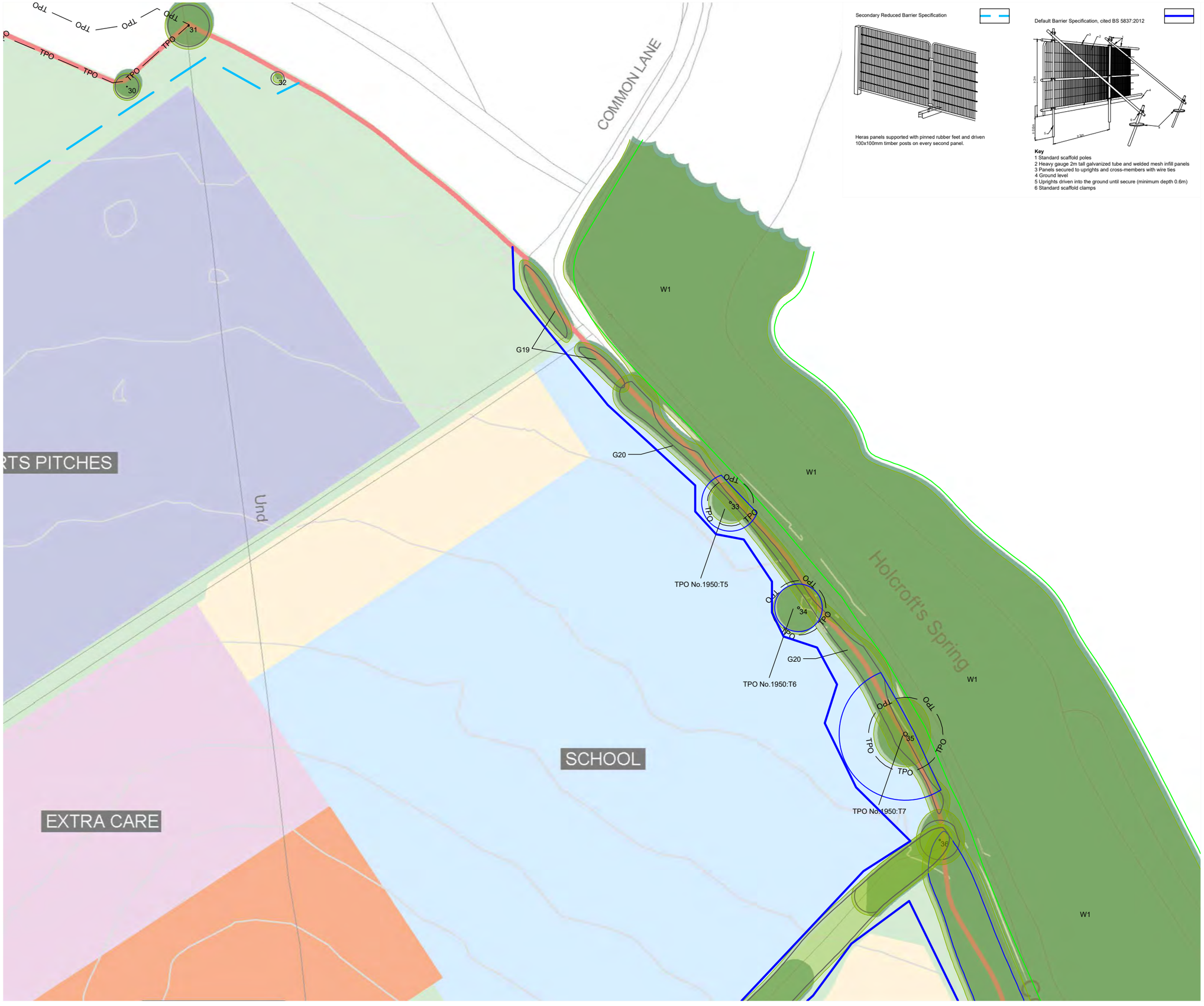
Based on: C6017 PP02 Rev A



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0m 10m 20m 40m

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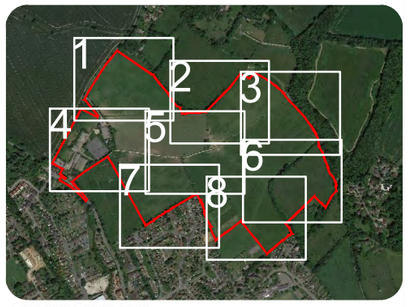

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1:1000 @ A3	MAR 2026	GW

DRAWING NUMBER	REVISION
12075 TPP 01 Rev D (3/8)	D

Based on: C6017 PP02 Rev A

1:1000 @ A3

0m 10m 20m 40m

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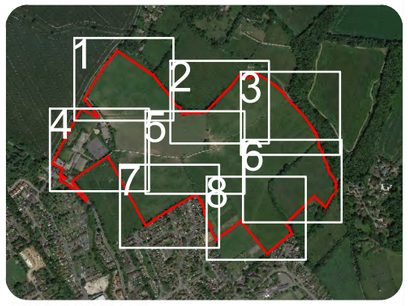

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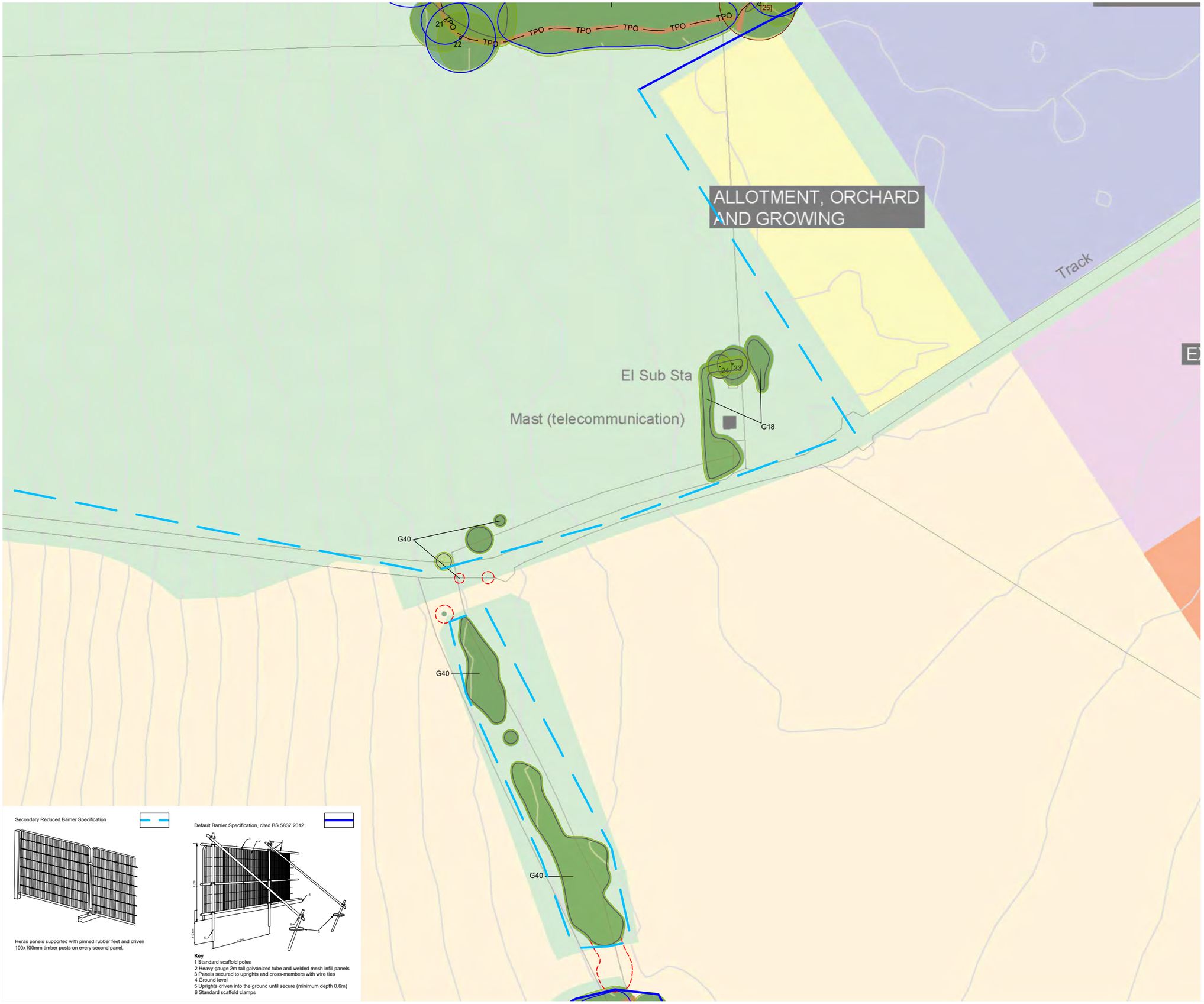
SCALE	DATE	DRAWN
1:1000 @ A3	MAR 2026	GW

DRAWING NUMBER	REVISION
12075 TPP 01 Rev D (4/8)	D

Based on: C6017 PP02 Rev A



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1:1000 @ A3

0m 10m 20m 40m

KEY:

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- Tree Numbers (15)
- Tree Canopies
- Category 'U' Trees ([8])
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Preservation Order (TPO)
- Trees to be Removed (8)
- Tree Protection Barrier
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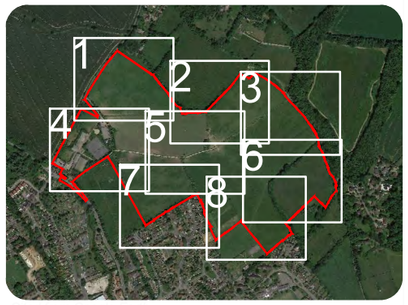

REV	DATE	NOTE	Drawn	Chk'd
D	MAR '26	G37 updated	GW	JB
C	FEB '26	Updated to revised layout	JB	n/a
B	OCT '25	Updated to revised layout	JB	n/a
A	OCT '25	Updated to revised layout	JB	n/a

REVISIONS

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TITLE

Land North of Harpenden Tree Protection Plan

CLIENT

Crest Nicholson Partnerships and Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	MAR 2026	GW

DRAWING NUMBER	REVISION
12075 TPP 01 Rev D (5/8)	D

Based on: C6017 PP02 Rev A

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- TPO Tree Preservation Order
- 8 Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)

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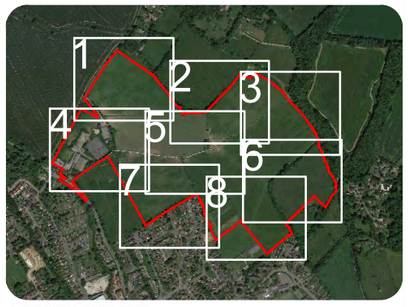

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Based on: C6017 PP02 Rev A

1:1000 @ A3

0m 10m 20m 40m

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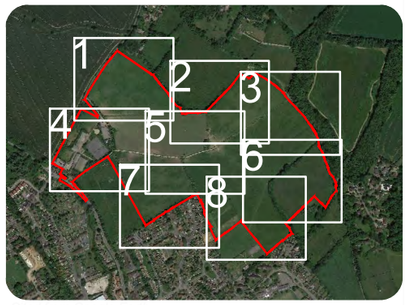

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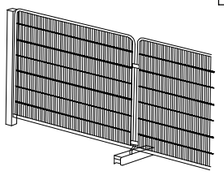
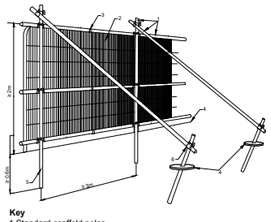
Based on: C6017 PP02 Rev A

Secondary Reduced Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

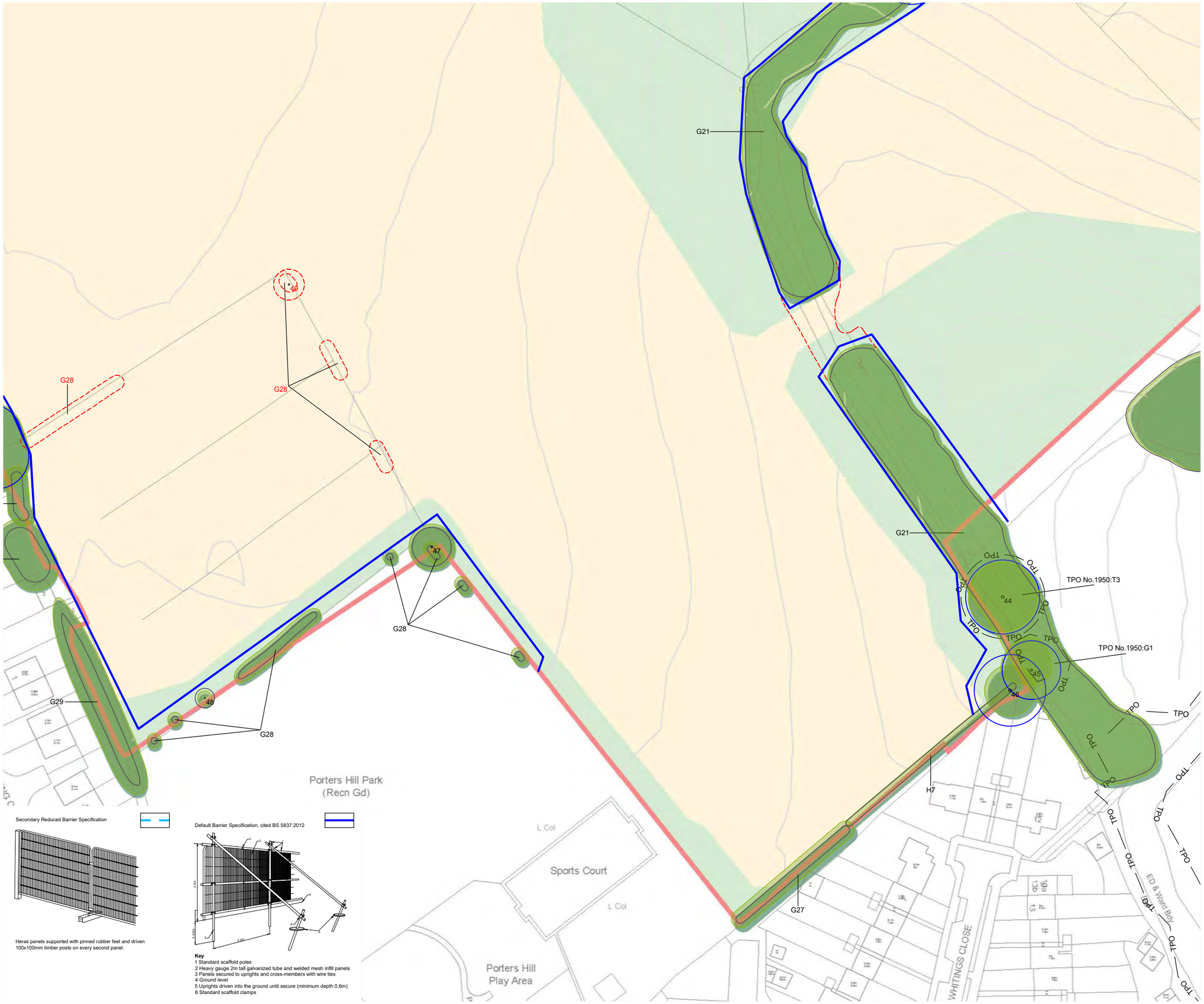
Default Barrier Specification, cited BS 5837:2012



Key

1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

G40
G40
H8
H8
H8
G34
G33
50
G35
51
52
G29
G28
G32
G31
G30
G36
G29
SAXON CLOSE
DANE CLOSE
TURNERS CLOSE
SOMERIES ROAD
VIKING CLOSE



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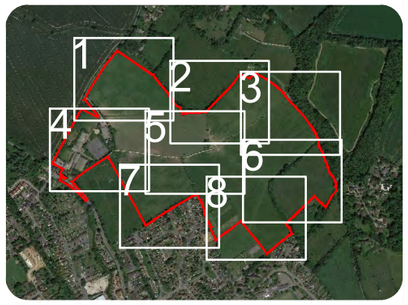

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Based on: C6017 PP02 Rev A

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment, undertaken during June 2024. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young - A tree that has been recently planted or established and is still in the early stages of growth.
- Semi-mature - A tree that has passed the early establishment phase but has not yet reached its full size.
- Early Mature - A tree that has reached a stage where it is structurally developed and possesses a near full size crown.
- Mature - A fully developed tree that has reached or is near its maximum size and is functioning at full capacity.
- Notable - a significant tree because of its age or size but does not yet possess sufficient features to be considered veteran.
- Veteran - old and large for the species and possess aged features associated with senescence.
- Ancient - a tree of significant age and size by comparison to others of the same species. All ancient trees are veteran trees, although very few trees of any species reach ancient life-stage.

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
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	• 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though 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	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

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