



# Oaklands College & Land south of Sandpit Lane, St Albans

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Tree Survey and Arboricultural  
Impact Assessment

October 2025



## 1 ARBORICULTURAL STATEMENT

1.1 LandArb Solutions Ltd visited the site at Land off Sandpit Lane, St Albans, on the 28<sup>th</sup> January 2025 and again on the 8<sup>th</sup> February 2025. Land Arb Solutions then revisited the site to survey extra areas of trees in August 2025. Individuals present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A and Michael Paginton Dip Arb L4, Tech.Arbor A.

1.2 A tree survey schedule and survey plan are in appendix 1.

1.3 A tree retention and loss plan and impact schedules are in appendix 2.

1.4 A tree protection plan is in appendix 3.

1.5 The site proposals are in appendix 4.

1.6 The relevant trees were surveyed and a tree survey and protection plan produced.

### **Arboricultural Resource**

1.7 The site relates to the Oaklands College Campus and surrounding land.

1.8 As the tree survey shows, there are lots of trees, tree groups, hedges, and woodland areas scattered throughout the site as a whole. To the north, trees and vegetation are largely confined to the field boundaries, with the occasional open grown tree.

1.9 Further south, within and immediately adjacent the college campus, the density of trees increases, with high quantities of trees within the campus buildings and around the open spaces. Wooded areas are located to the eastern part of the site and enclose the campus from the surroundings.

1.10 During the survey, hundreds of site photos were taken, but for the purpose of this report, only a few photos showing the main areas are included to provide an overview of the arboricultural resource.

1.11 Site photos are set out on the following pages.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



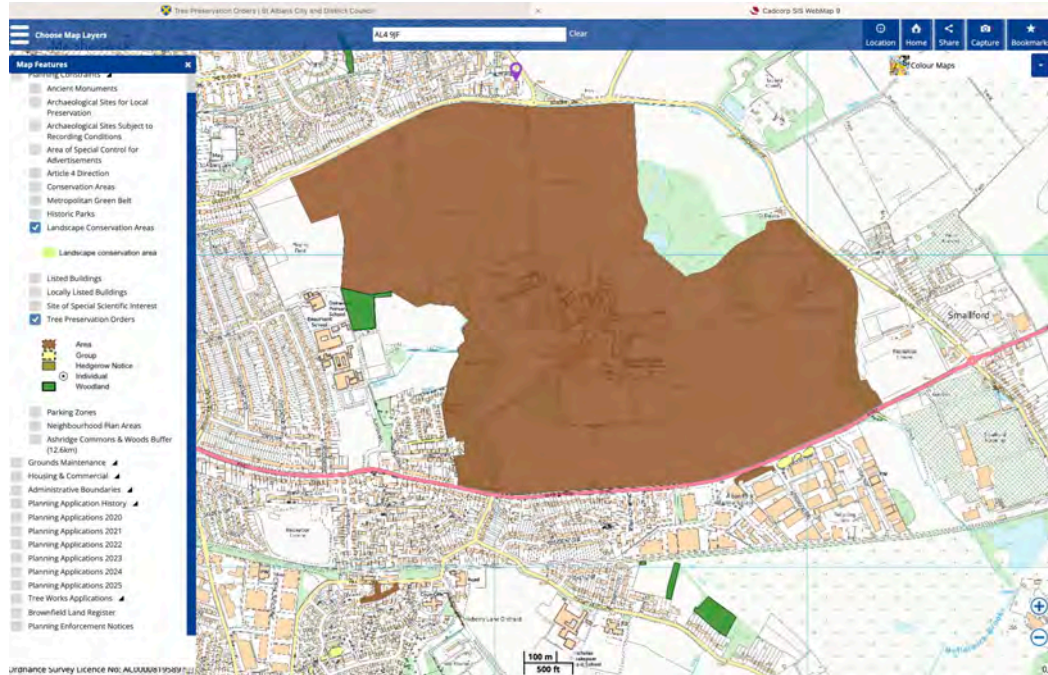
Photo 15



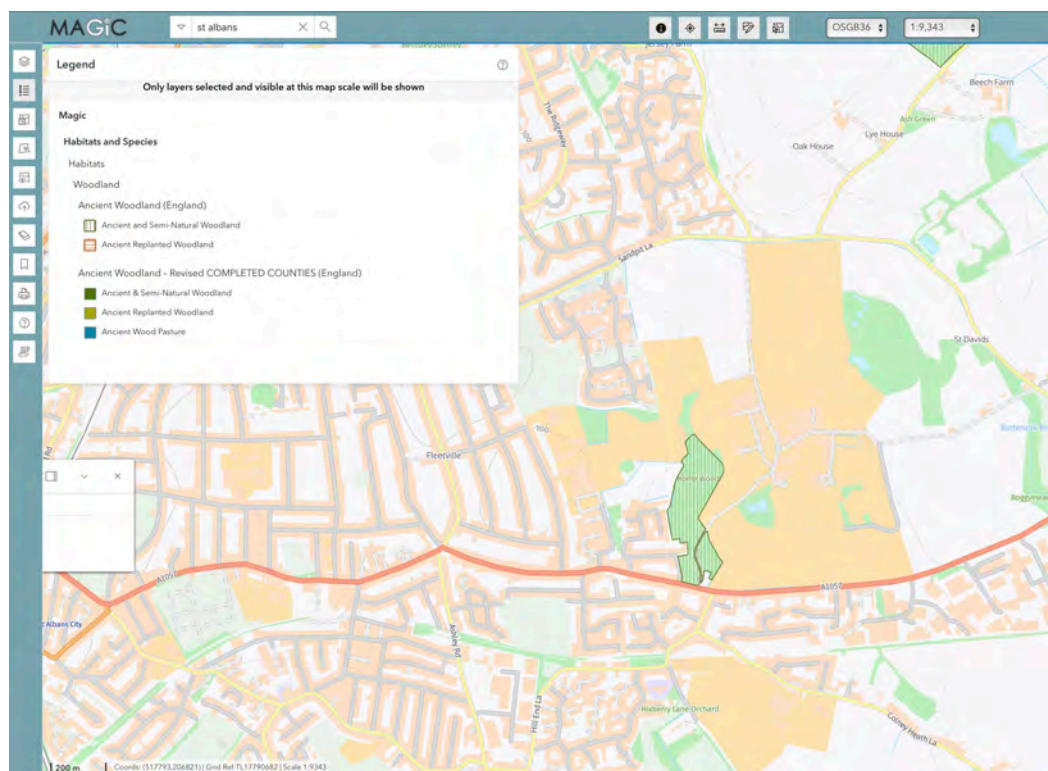
Photo 16

**Statutory Tree Protection**

1.12 The St Albans City and District Council online mapping (accessed 30.07.25) shows the site is not within a conservation area, but there is a site wide TPO that covers the entire site ref: TPO1474 (A1) Confirmed: 12/12/2008 Type: Area.



1.13 The MAGIC website (accessed 30.07.25) shows that Home Wood to the east of the site is designated as Ancient Woodland.



**Proposals (Appendix 4)**

1.14 A hybrid application is being prepared that includes both outline and detailed areas of development as set out on the parameter's plans.

1.15 A description of the development has been provided by the planners'

*'Hybrid planning application for the demolition of existing structures; renovation and construction of new education facilities (Class F1) at Oaklands College; construction of up to 472 dwellings (Use Class C3; construction of up to 80 extra care units; construction of a new local centre; provision of land for a new primary school (including early years provision); other open space provision and landscaping improvements (including improvements to internal roads, parking, footpaths, cycleways, drainage, utilities and service infrastructure); and new access arrangements and road improvements along Sandpit Lane, Hatfield Road and Oaklands Lane'.*

*Up to 150 new homes, the new local centre and the renovation and new buildings works within the Oaklands Collage campus and external sports pitches and track are submitted in full detail. Up to 322 new homes, up to 80 extra care units and the existing and new access improvements are submitted in outline with all matters reserved, except for access'*

**Tree Works and Removals (Appendix 2)**

1.16 An impact schedule has been provided in appendix 2 that sets out line by line each survey item and if it is to be retained, partially retained or removed. The impact schedule relates to all areas of the proposals, including the various areas of the hybrid application submission including outline and detailed areas. It is understood therefore that at the reserved matters stage for the various outline areas, that proposed retention and removal of existing trees/vegetation can be identified as part of a detailed arboricultural impact assessment for each RM application. At this stage, retention and removals are shown based upon the land use parameters plans, the

various access proposals plans, and having regard to the site wide layout proposals provided at the time of writing.

- 1.17 The proposals have factored in various considerations regarding access, ecology, drainage and services as well as the built form elements of the proposals. As such, each discipline has standards and requirements that must be adhered to. In that regard, there are areas where conflicts between trees, drainage and highway arise, which have been the subject to ongoing design team discussions to arrive at solutions that try to accommodate tree retention, and minimise tree removal where practicable to do so. That said, there are instances where highways and drainage requirements necessitate tree loss to meet the relevant standards and requirements.

**Tree Loss in respect of new housing (land use parameters)**

- 1.18 Tree loss in respect to the proposed new housing in the northern part of the site relates to low quality category C items, with several small sections of moderate quality hedge being removed to facilitate new access to the housing areas. The land use parameters plans covering both outline and detailed areas show green corridors and buffer areas of open space adjacent to retained survey items in the north-east, western boundary, central hedge line and southern woodland and tree line areas. This sets the parameter for land use and pen space and demonstrates the anticipated retention of key boundary features.
- 1.19 The proposed tree removals can be mitigated for as part of the site wide landscape proposals and are not considered a constraint to development.

**Tree loss in respect of college campus alterations**

- 1.20 The existing college campus has been undergoing alterations and proposes additional alterations and associated landscaping. The tree loss proposed relates to mostly low-quality category C items with occasional removal of moderate quality category B items. The proposed tree removals can be mitigated for as part of the site wide landscape proposals and are not considered a constraint to development.

**Tree loss in respect of drainage and highways**

- 1.21 Drainage – The new suds basins in the north-eastern corner will require areas of vegetation on the northern boundary to be removed. All are low quality scrubby areas of vegetation. The trees removed can be mitigated for as part of the site wide landscaping scheme.
- 1.22 Northern access North Drive – The northern section of North Drive is proposed to be upgraded to provide a 6m wide route, with 3m of hardstanding and 3m of soft verge to accommodate equestrian use, in accordance with HCC's PMPDG requirements for a bridleway.
- 1.23 Sandpit Lane – A new 3m wide shared cycle/footway will be provided on the southern side of Sandpit Lane, connecting with the existing infrastructure to the west within the neighbouring consented development. The shared cycle/footway will be provided adjacent to Sandpit Lane's carriageway to the west of the secondary access, with an alternative route offset to the south within the proposed development site to retain the existing vegetation along the carriageway, as provided for the neighbouring Oaklands Grange site.
- 1.24 A new toucan crossing across Sandpit Lane in the north-western corner of the development to connect with existing infrastructure on the northern side.
- 1.25 The access proposals include a requirement for visibility splays to ensure safe visibility for the new junction. As such, tree and vegetation removal is required to facilitate this. The junction can only be positioned in a certain location to meet the required highway standards, and the visibility requirements are also a set standard. In this regard, tree removal must be done on account of highways requirements. The end retained stem in G20 will require crown clearance to achieve the required 5.1m ground clearance above the carriageway.
- 1.26 East Drive – A new section of East Drive is proposed on the southern side of the existing route to provide a segregated shared cycle/footway from the existing

carriageway to upgrade and improve the existing bridleway for pedestrian and cycle use.

- 1.27 A new 2m wide footway on western side of Oaklands Lane south of East Drive for 30m to connect to a new dropped kerb pedestrian crossing equipped with dropped kerbs and tactile paving across Oaklands Lane to connect with existing infrastructure on the eastern side.
- 1.28 Several trees to the eastern end of G48-B1 require removal to facilitate the new access and the new highway path being installed. Due to anticipated level changes and requirements for the new path to be at grade with the adjacent road, trees and vegetation need to be removed. The trees removed can be mitigated for as part of the site wide landscaping scheme.
- 1.29 South Drive and Oaklands Lane – The proposals involve the provision of new 3m wide cycle route along western side of South Drive to upgrade and improve the existing bridleway for cyclist use. A new dropped kerb crossing is proposed on South Drive for cyclists to continue on the eastern side on Hatfield Road, with the southern section of footway on South Drive widened to 3m wide.
- 1.30 No trees require removal or tree works.
- 1.31 Bus Stop Hatfield Road – The proposals involve improvements to the existing bus stops on Hatfield Road, which serve Oaklands College. The proposals involve shifting the westbound bus stop to the east of Colney Heath Lane, the removal of the eastbound bus layby and subsequent widening of the existing footway to provide enhanced waiting facilities and areas for bus users. In addition, both stops will be provided with shelter and real-time information to improve further improve the facilities. The widening will require a section of a group of boundary vegetation to be cut back to facilitate the widening operations.
- 1.32 No roots are to be ripped out using diggers or similar equipment. Vegetation is to be cut back using sharp cutting tools, and this should be done sensitively.

### **Tree Protection (Appendix 3)**

- 1.33 A tree protection plan has been prepared which sets out the methods for protection for retained survey items. Once the required tree removals are undertaken, Heras barriers must be installed on the alignments shown in advance of any site works commencing. The Heras barriers must remain in place until all site works are complete, apart from final landscaping.
- 1.34 The site wide proposals are quite complex, and a phasing of works is not known at the time of working.

### **Detailed and outline Housing Proposals (land use parameters)**

- 1.35 Heras barriers have been shown to protect retained survey items throughout construction, and will be installed prior to site works commencing and be retained in place until all site works are complete.

### **College Campus Alterations**

- 1.36 In respect of the campus alterations, it is not feasible nor practical to be able to protect every tree using Heras barriers, given there are lots of retaining walls, fencing, raised planters, existing buildings and surfacing which are being retained which would make installing Heras barriers unpractical. Heras barriers have been shown in key areas where it is practical to do so. In other areas, existing surfacing and retaining walls provide protection to retained trees. As a general rule, all contractors must be briefed as to the protection requirements of trees on site, to communicate the TPO status of all trees on site and what that means, and that sensitive working and due care must be taken around all trees which don't have Heras barriers. A requirement of this report is that contractors are briefed in advance, and a signed form must be provided to accord with this requirement, and that direct liaison with the project arboriculturist must be sought during the build if any concerns arise. Page 9 of the tree protection plan shows the landscape plan overlaid, which colour codes the

existing buildings and proposed buildings, which is helpful in terms of identifying the proposed built form changes and how they relate to retained trees.

### **Highways access and drainage**

- 1.37 Northern access North Drive – The northern section of North Drive is proposed to be upgraded to provide a 6m wide route, with 3m of hardstanding and 3m of soft verge to accommodate equestrian use, in accordance with HCC's PMPDG requirements for a bridleway. T21 and T22 are in close proximity to the new route. The existing gravel access and construction depth will be re used where practical to do so. The turf layer/vegetation layer either side will be scraped back and the new surfacing laid on top of the existing ground level, so as to avoid changing the levels in the RPA. The access cannot go anywhere else as it is the alignment of the bridleway which is fixed. In that respect, impacts to the RPA cannot be avoided, and can only be minimised through sensitive working and by maintaining the existing levels.
- 1.38 Sandpit Lane - The northern access proposals include a requirement for visibility splays to ensure safe visibility for the new junction. As such, tree and vegetation removal are required to facilitate this. The junction can only be positioned in a certain location to meet the required highway standards, and the visibility requirements are also a set standard. In this regard, tree removal must be done on account of highways requirements. The end retained stem in G20 will require crown clearance to achieve the required 5.1m ground clearance above the carriageway.
- 1.39 East Drive – There is a requirement for both eastbound and west bound traffic and as such a new access route has been created and positioned outside of any RPAs, to the south of G48-B1. The existing access that runs beneath the double line of trees is tarmac, and has informal passing places whereby cars pull in between tree stems on eroded and compacted mud and gravel. The proposals will involve re surfacing the existing surface, using the same construction depth, with no level changes. It is not practical to show Heras fencing around each and every stem. As part of the site wide tree protection and ongoing monitoring and supervision, the site contractors will need

to sign a form and have an induction confirming they understand the trees are protected and the need for sensitive working.

- 1.40 A new section of East Drive is proposed on the southern side of the existing route to provide a segregated shared cycle/footway from the existing carriageway to upgrade and improve the existing bridleway for pedestrian and cycle use. This is positioned outside of any RPAs and away from retained trees.
- 1.41 A new 2m wide footway on western side of Oaklands Lane south of East Drive for 30m to connect to a new dropped kerb pedestrian crossing equipped with dropped kerbs and tactile paving across Oaklands Lane to connect with existing infrastructure on the eastern side. Heras barriers will be installed to protect the retained areas of woodland and trees to the south.
- 1.42 South Drive and Oaklands Lane – It is understood a new highway path is to be installed, and will be located along the western side of the existing access within the grass verge. During the survey, it was noted that a ditch aligns the eastern edge of the woodland, of varying depth along the alignment, but roughly at least 1m deep and deeper. As such, the RPAs of the larger trees surveyed do likely extend beneath the path alignment, but due to the presence of the ditch, the roots won't be anywhere within the top 1m of the topsoil where the path will be being installed. As such, there are no anticipated impacts anticipated with installing the path. The turf layer will be carefully removed and the path installed. Contractors will still need to be briefed as to the sensitivities of the trees and their protection.
- 1.43 Bus Stop Hatfield Road – It is understood that the existing access adjacent the bus stop needs widening. The area already has scattered trees growing immediately adjacent paths and streetscape paraphernalia, all of which aren't in great condition. The widening requirements will be done sensitively to ensure no ripping out of any roots when undertaking the widening construction operations. As part of the site wide tree protection and ongoing monitoring and supervision, the site contractors will need

to sign a form and have an induction confirming they understand the trees are protected and the need for sensitive working.

- 1.44 Drainage – Heras barriers will be installed prior to any earthworks commencing and be retained in place until all drainage works are complete. There is a drainage headwall and drainage channel proposed in the outer edge of an RPA from a retained stem in G20. Heras barriers protect the wider RPA and stem. This area will require sensitive working and for contractors to be briefed in advance as to the requirement to protect trees. Any roots of any size found in this small area will be cut back cleanly using sharp cutting tools. No diggers are to be used to excavate or rip out any roots during drainage installation.

#### **Overbearing Effects**

- 1.45 None anticipated.

#### **Services**

- 1.46 No services information is available at the time of writing (apart from drainage for the housing area). It is anticipated that most new services will be required in respect of the proposed housing areas, where there is plenty of space internal to the site to install such services away from retained boundary items.
- 1.47 Drainage proposals have been provided for the new housing areas and are included on the retention and loss and protection plans.

## **2 TREE PROTECTION AND METHOD STATEMENT**

- 2.1 Tree protection measures are shown on the TPP in Appendix 3. Protection measures will rely on temporary fencing, and considerate working methods.

#### **Protection fencing**

- 2.2 To prevent accidental direct contact with retained trees it is recommended that temporary tree protection fencing is installed as shown on the TPP.

- 2.3 Fencing would need to be installed prior to works on site and remain in place for the duration.

**General rules for tree protection**

- 2.4 Areas within RPAs and covered by ground protection form a construction exclusion zone (CEZ). The following activities, are not permitted within a CEZ (or RPAs) unless detailed in this statement:

- No mixing of cement.
- No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
- No storage of materials, waste materials, spoil, machinery fuel, chemicals or other materials of any other description (unless on ground protection).
- No parking/use of tracked or wheeled machinery unless on ground protection/existing driveway).
- No lighting of fires or disposal of liquids.
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained trees.

- 2.5 All protection fencing must be installed prior to works and must remain in place for the duration of works on site.

- 2.6 All weather A2-sized notices reading, "CONSTRUCTION EXCLUSION ZONE – NO ACCESS" shall be attached to tree protection barriers.

- 2.7 All materials, equipment and contractor parking/compound must be located outside any retained tree RPA or confined to existing areas of hard surfacing. There is clearly space within the site to avoid retained trees.

**Considerate Working Methods**

- 2.8 The final method of tree protection will be carrying out works considerately and being tree aware. All contractors must be made aware that trees are subject to a preservation order. Contractors must be made aware of tree protection requirements at the site and ensure works are carried out in accordance with this statement.

## **Arboricultural Monitoring and Supervision**

### Key Contacts and responsibilities

- 2.9 Applicant - shall hold responsibility to ensure that all key contractors and all other persons working on site have a responsibility to be aware of trees and to abide by tree protection procedures set out within this Arboricultural Statement.
- 2.10 Site manager/lead contractor - shall hold responsibility to ensure that all key contractors and all other persons working on site have a responsibility to be aware of trees and to abide by tree protection procedures set out within this Arboricultural Method Statement.
- 2.11 Project Arboriculturist – David Paginton (LandArb Solutions) - shall be on hand to provide advice and support to the applicant/appointed representative in relation to tree protection. They shall undertake site monitoring and supervision as required to keep a record of compliance.

### Ongoing Monitoring of Protection `Compliance

- 2.12 The project arboriculturist will provide advice and support throughout the development process in relation to tree protection. However, the site manager will have day to day responsibility of ensuring compliance with tree protection.
- 2.13 The project arboriculturist is to visit site to check fencing has been installed correctly. Then photographs taken by the site manager showing protection remaining in place at are to be sent to the project arboriculturist on a monthly basis. This will ensure there is a photographic record of compliance with protection.
- 2.14 The project arboriculturist is to visit site in the event of a breach in tree protection and report to the Council Tree Officer.
- 2.15 If during works it becomes apparent that there will need to be a deviation from prescribed tree protection measures for alternative protection arrangements the

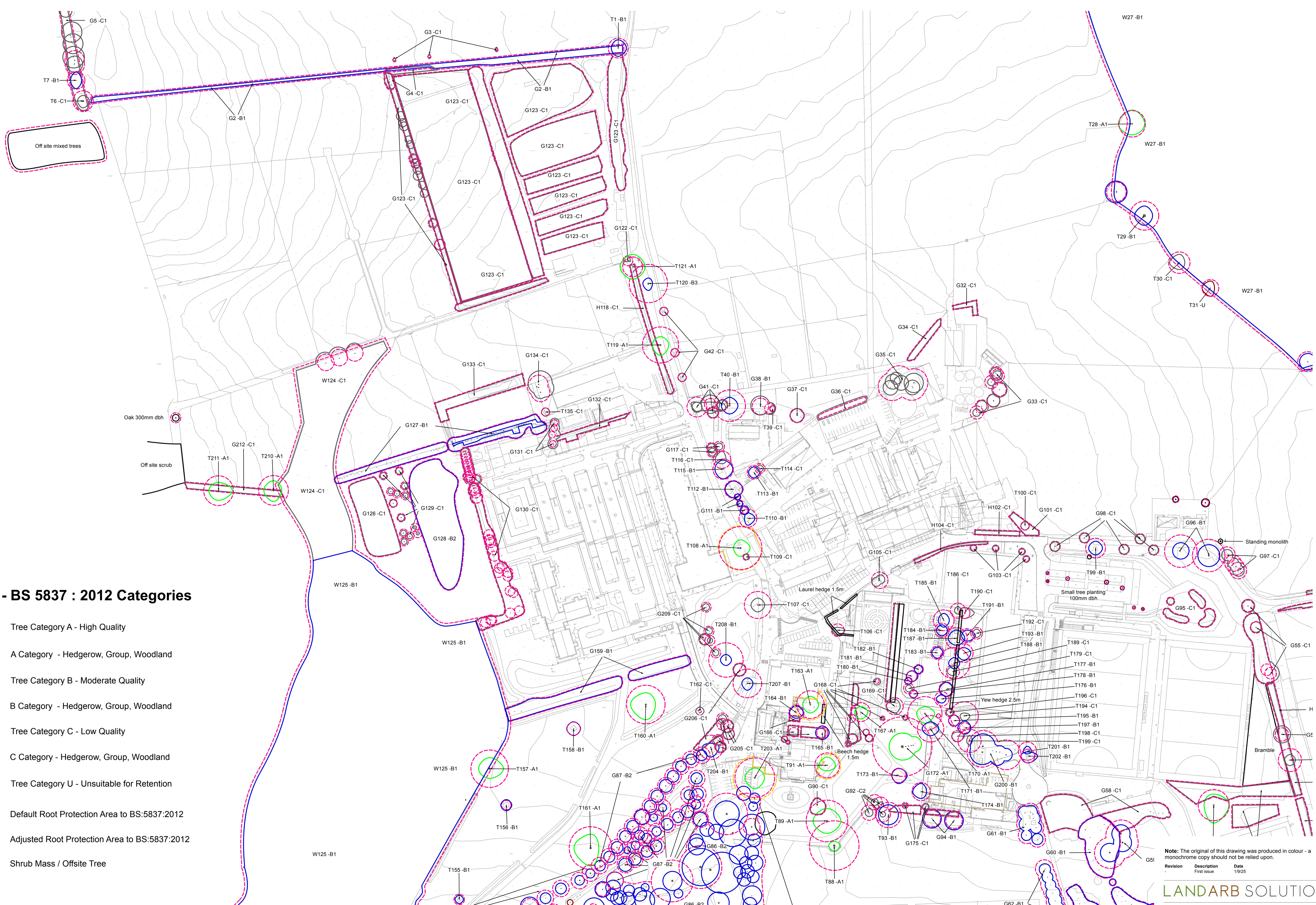


project arboriculturist is to notify the LPA Tree Officer to seek agreement prior to works progressing.













**APPENDIX 1: TREE SURVEY SCHEDULE AND SURVEY PLAN**





**KEY - BS 5837 : 2012 Categories**

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree

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

Revision	Description	Date
1	First Issue	1/9/25

**LANDARB SOLUTIONS**

Project:  
**Land off Sandpit Lane, St Albans**

Description:  
**Tree Survey and Constraints Plan - Sheet 2 of 5**











Status:  
**For Planning**

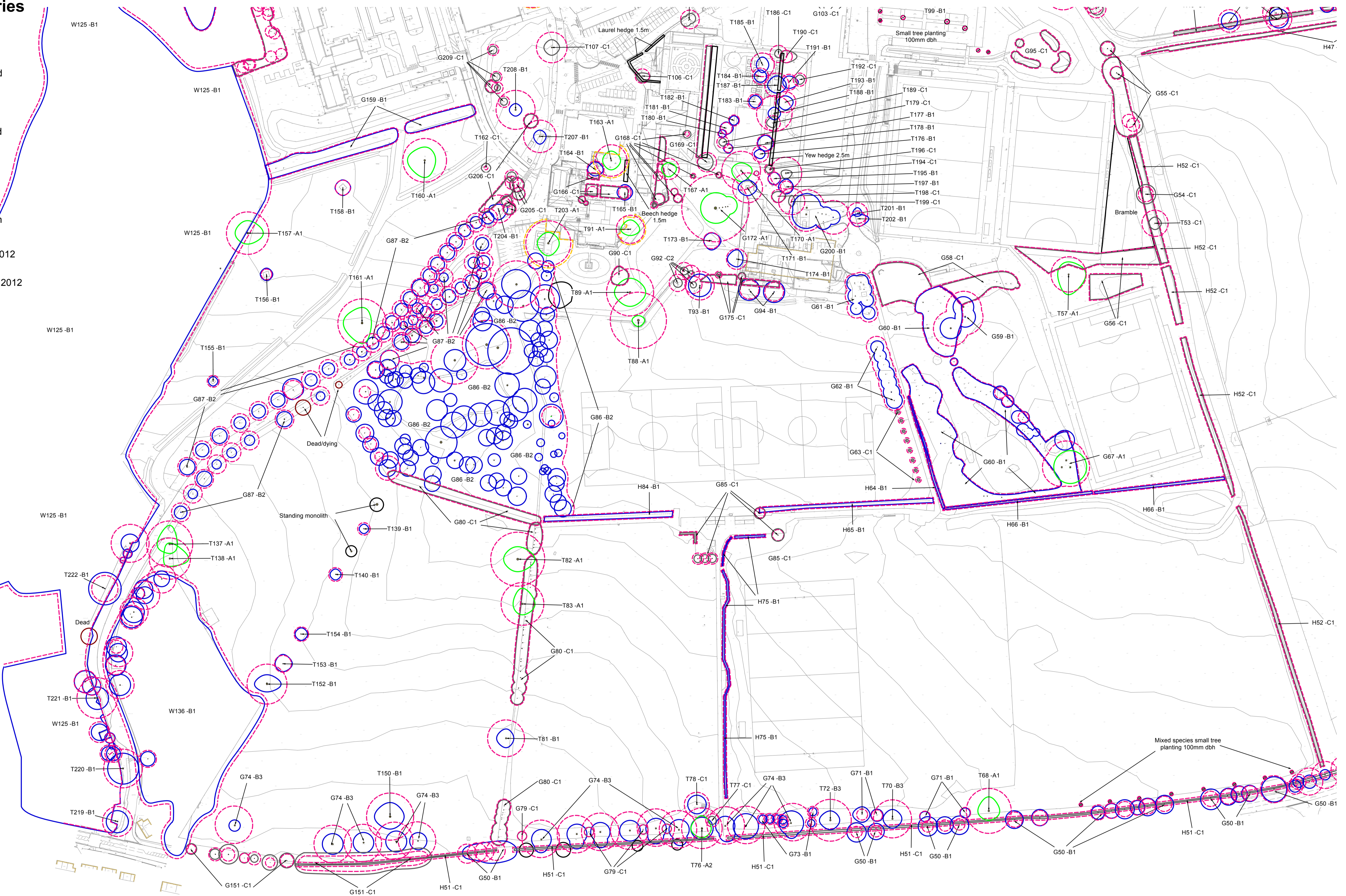
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**DP**      **MP**      **01/09/2025**

Job Number: **LAS 889**      Drawing Number: **01**      Revision: **-**



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**LANDARB SOLUTIONS**

Project:  
**Land off Sandpit Lane, St Albans**

Description:  
**Tree Survey and Constraints Plan - Sheet 3 of 5**

Status:  
**For Planning**

Scale:  
**1:1,250 @A1**

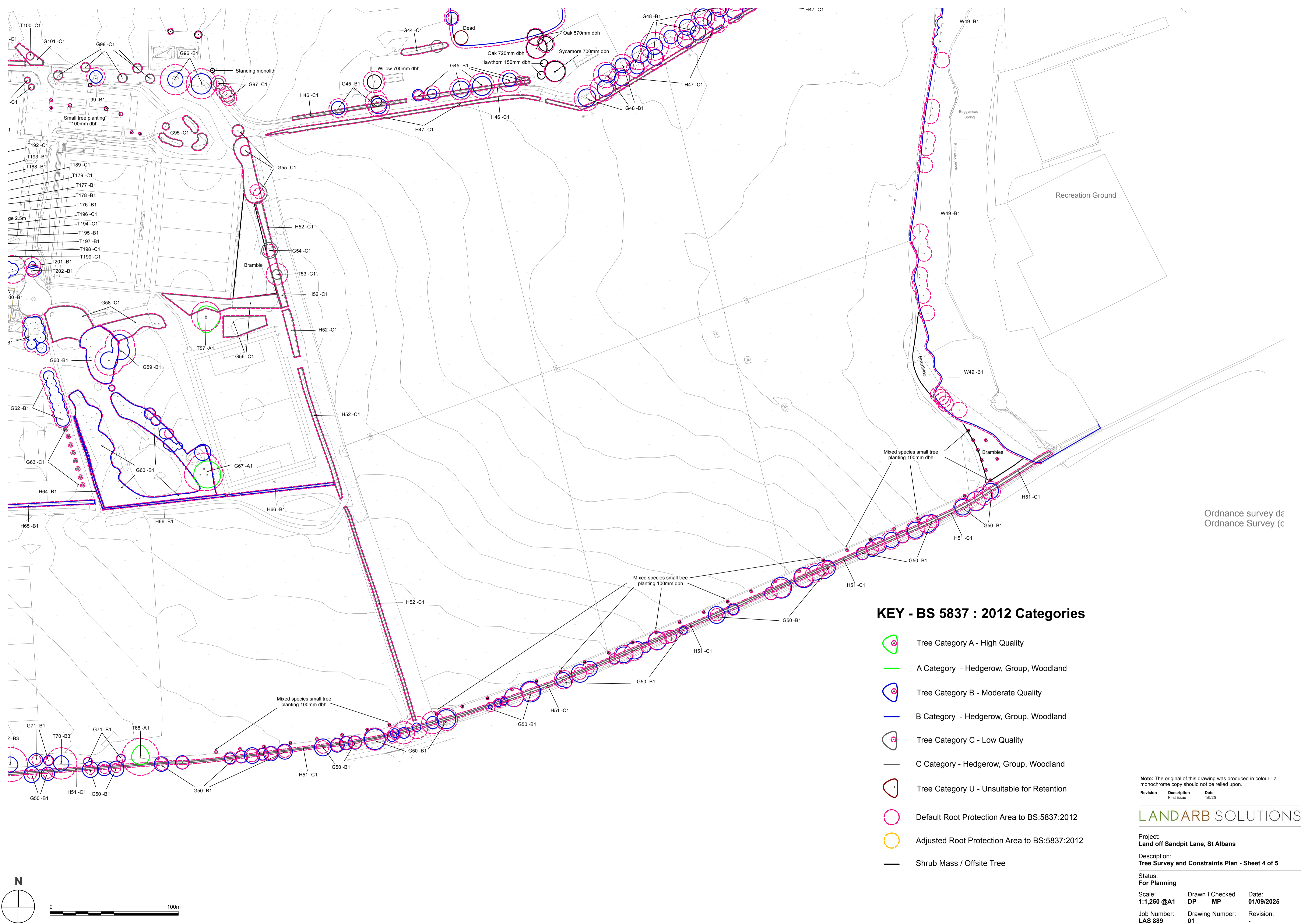
Job Number:  
**LAS 889**

Drawn I Checked  
**DP MP**

Date:  
**01/09/2025**

Revision:  
**-**





Ordnance survey data  
Ordnance Survey (c)

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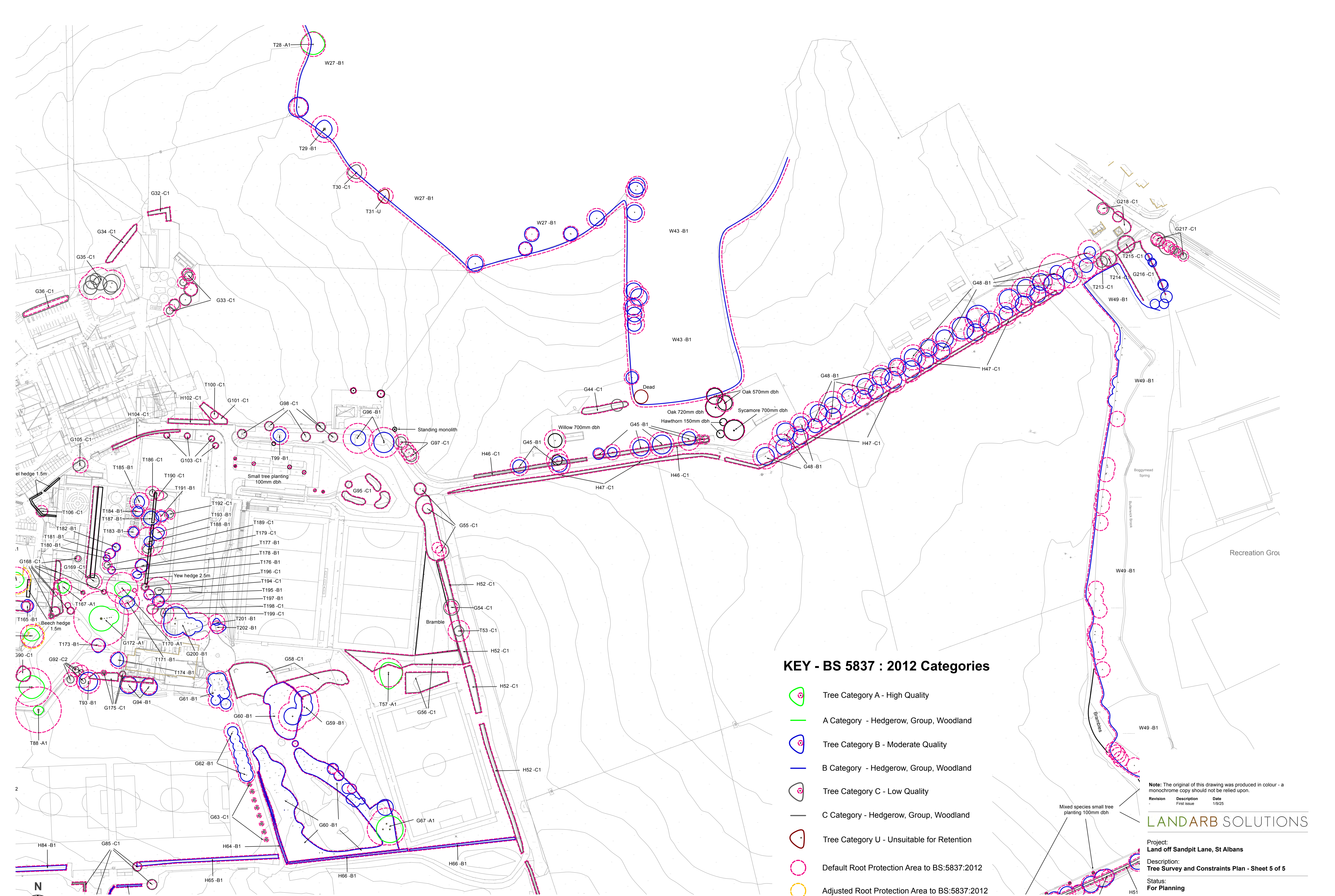
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**Tree Survey and Constraints Plan - Sheet 4 of 5**

Status:  
**For Planning**

Scale: <b>1:1,250 @A1</b>	Drawn I Checked <b>DP MP</b>	Date: <b>01/09/2025</b>
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