

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
-	First Issue	1/9/25

LANDARB SOLUTIONS

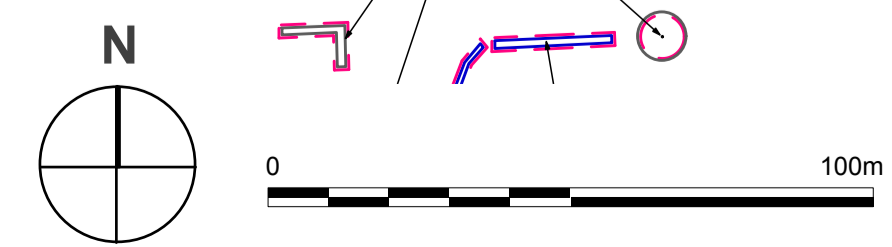
Project: Land off Sandpit Lane, St Albans

Description: Tree Retention and Loss Plan - Sheet 5 of 8







Status: For Planning

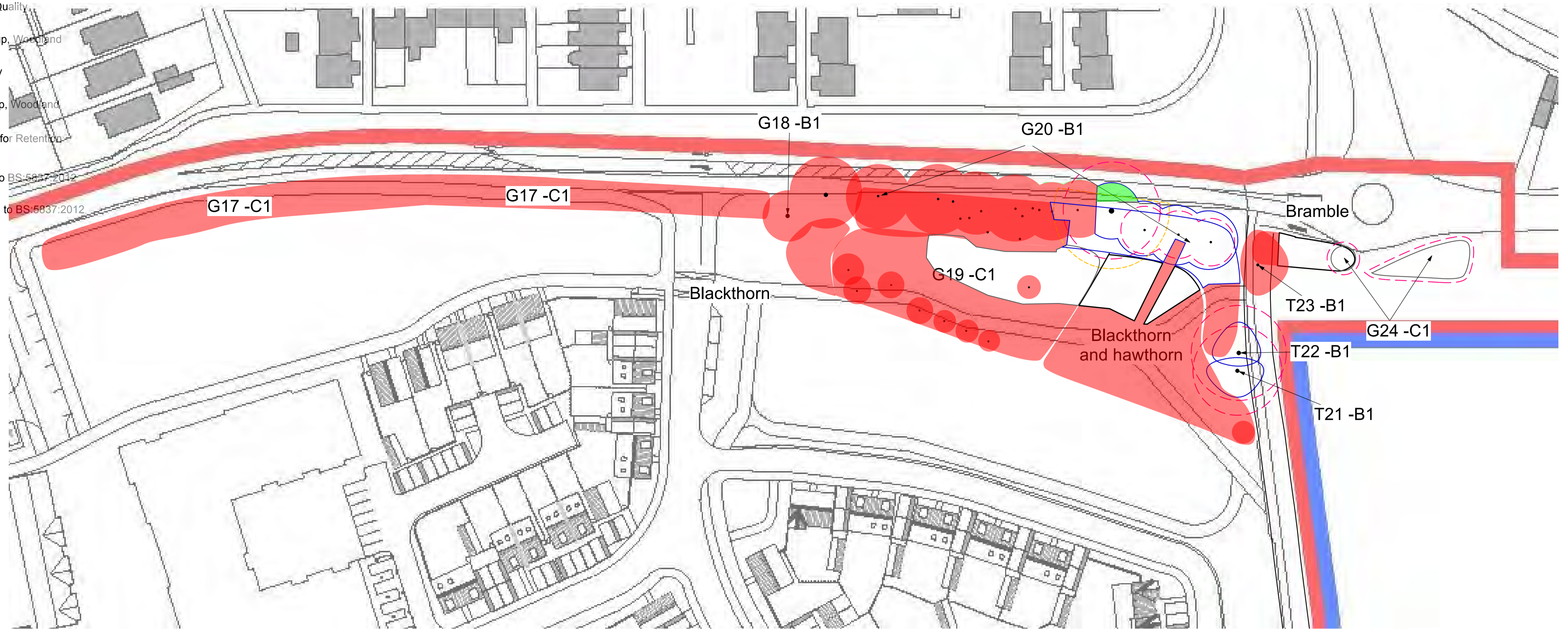
Scale: 1:1,250 @A1
 Drawn I Checked Date:
 DP MP 01/09/2025

Job Number: LAS 889
 Drawing Number: 02
 Revision: -



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-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed
-  Crown lift to 5.1m above highway



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

Revision	Description	Date
-	First Issue	1/9/25

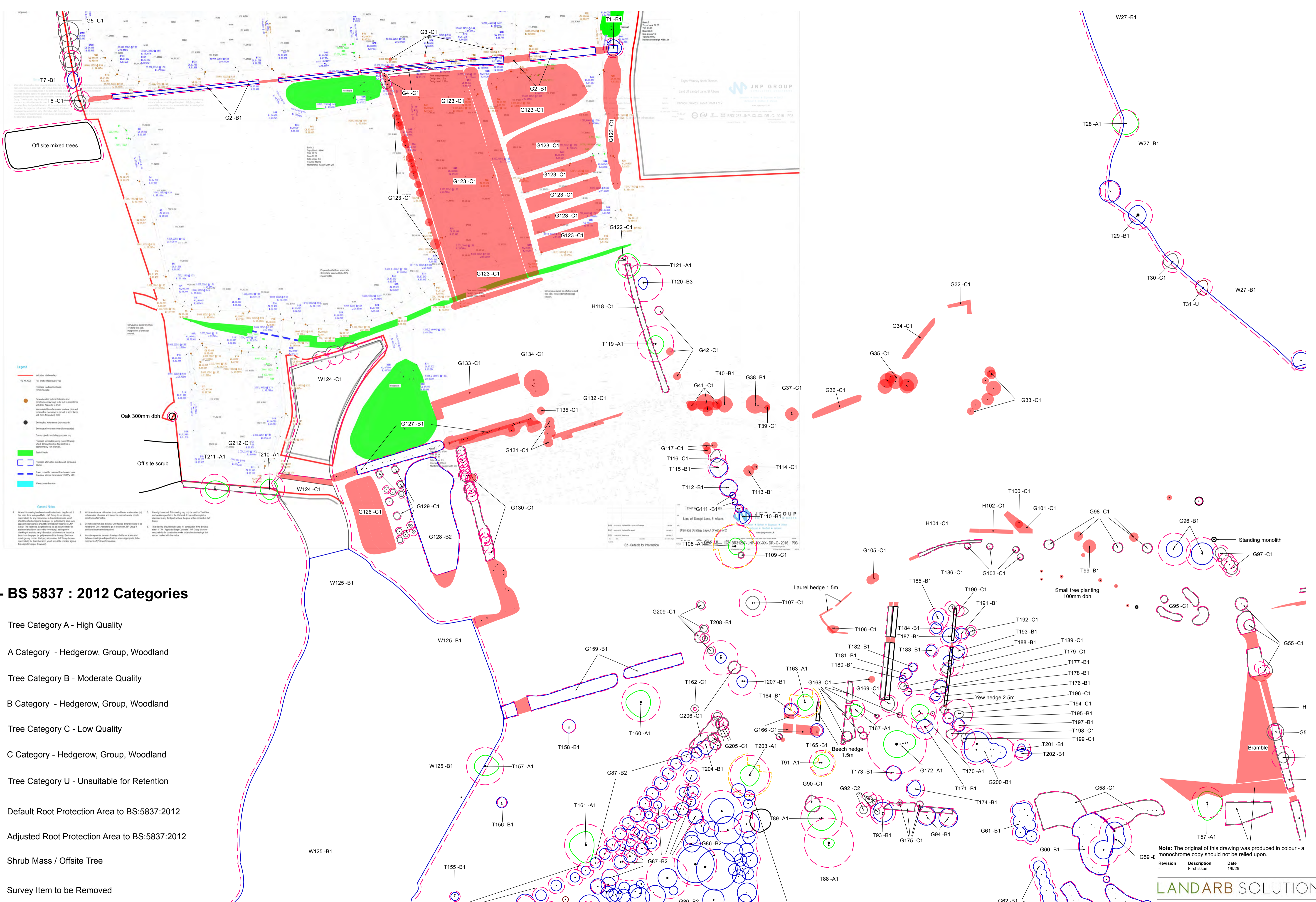
LANDARB SOLUTIONS

Project:
Land off Sandpit Lane, St Albans

Description:
Tree Retention and Loss Plan - Sheet 6 of 8 Access

Status:
For Planning

Scale:	Drawn I	Checked	Date:
1:500 @A1	DP	MP	01/09/2025
Job Number:	Drawing Number:	Revision:	
LAS 889	02	-	



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- Default Root Protection Area to BS:5837:2012
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- Shrub Mass / Offsite Tree
- Survey Item to be Removed



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Revision	Description	Date
1	First Issue	1/9/25

LANDARB SOLUTIONS

Project:
Land off Sandpit Lane, St Albans

Description:
Tree Retention and Loss Plan - Sheet 8 of 8 Drainage

Status:
For Planning

Scale:
1:1,250 @A1

Job Number:
LAS 889

Drawn I Checked
DP MP

Date:
01/09/2025

Drawing Number:
02

Revision:
-

Green/Retained.	N/A
Orange/partial removal.	Total = 17. 5 x category B partially removed. 13 x category C partially removed.
Red/total removal.	Total = 34. 5 x category B removed. 28 x category C removed. 1 category U removed.

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)							Life stage	ULE	Physiological Condition	Structural Condition	Notes
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est. Direction	Ht. Can. (m)					
T1	Pine	12.0	1	600	7.2	163	B1	6.0	6.0	6.0	5.0	N/A		1.5	M	20+	Fair	Fair	Retained.
G2	Field maple, alder, beech, blackthorn.	10.0	1	200	2.4	18	B1	As shown				N/A		0.5	SM	20+	Fair	Fair	Partial removal for multiple access points.
G3	Oak	7.0	1	100	1.2	5	C1	2.0	1.0	0.5	1.0	N/A		0.5	SM	10+	Fair	Fair	Total removal.
G4	Cypress	10.0	1	200	2.4	18	C1	As shown				N/A		0.5	M	10+	Fair	Fair	Retained.
G5	Blackthorn, Hazel, field maple, elder, hawthorn.	3.0	1	350	4.2	55	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Partial removal for access.
T6	Field maple	13.0	3	616	7.4	172	C1	4.0	4.5	5.0	4.0	N/A		1.0	M	10+	Fair	Fair	Retained.
T7	Oak	15.0	1	534	6.4	129	B1	6.0	4.0	6.0	4.0	N/A		4.0	M	20+	Fair	Fair	Retained.
T8	Oak	12.0	1	620	7.4	174	B1	7.0	9.0	8.0	7.0	N/A		1.5	M	20+	Fair	Fair	Retained.
G9	Ash	15.0	4	640	7.7	185	C1	As shown				N/A		5.0	M	10+	Fair	Poor	Retained.
G10	Ash	13.0	1	450	5.4	92	C1	4.0	4.0	4.0	4.0	N/A		2.0	M	10+	Fair	Poor	Retained.
T11	Oak	18.0	1	600	7.2	163	B1	7.0	7.0	7.0	6.0	N/A		2.5	M	20+	Fair	Fair	Retained.
G12	Ash	17.0	5+	900	10.8	366	B1	As shown				N/A		2.5	M	20+	Poor	Poor	Retained.
T13	Oak	17.0	1	800	9.6	290	C1	8.0	10.0	6.0	7.0	N/A		4.0	M	10+	Poor	Poor	Retained.
G14	Blackthorn, elder	5.0	1	100	1.2	5	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Total removal/visibility and access.
T15	Ash	12.0	1	350	4.2	55	B1	4.0	4.0	4.0	4.0	N/A		2.0	EM	20+	Fair	Fair	Total removal/visibility and access.
G16	Sycamore, oak,	13.0	1	400	4.8	72	C1	As shown				N/A		3.0	M	10+	Fair	Poor	Total removal/visibility and access.
G17	Blackthorn, elder, hawthorn, bramble, goat willow, sycamore, oak.	6.0	1	200	2.4	18	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Total removal/visibility and access.
G18	Oak	18.5	1	876	10.5	347	B1	As shown				N/A		2.0	M	20+	Fair	Fair	Total removal/visibility and access.
G19	Ash	11.0	1	350	4.2	55	C1	As shown				N/A		0.5	EM	10+	Fair	Fair	Partial removal for Suds and access
G20	Ash, goat willow, elm	13.0	1	450	5.4	92	B1	As shown				N/A		1.5	M	20+	Fair	Fair	Partial removal for access/visibility.
T21	Poplar	20.0	1	840	10.1	319	B1	3.0	6.0	6.0	7.0	N/A		5.0	M	20+	Fair	Fair	Retained.

T22	Poplar	20.5	1	900	10.8	366	B1	7.0	5.0	3.0	6.0	N/A	5.0	M	20+	Fair	Poor	Retained.
T23	Ash	13.0	1	560	6.7	142	B1	8.0	7.0	7.0	4.0	N/A	1.0	M	20+	Fair	Fair	Retained.
G24	Blackthorn	3.0	1	100	1.2	5	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Retained.
T25	Oak	15.0	1	780	9.4	275	A1	8.5	7.0	7.0	7.0	N/A	1.5	M	40+	Fair	Fair	Retained.
H26	Hawthorn, blackthorn,	3.0	1	100	1.2	5	B1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
W27	Blackthorn, field maple, hawthorn, holly, oak, elder, birch, willow, hazel.	15.0	1	450	5.4	92	B1	As shown				N/A	1.0	M	20+	Fair	Fair	Retained.
T28	Oak	17.0	1	800	9.6	290	A1	10.0	9.0	8.0	10.0	N/A	3.0	M	40+	Fair	Fair	Retained.
T29	Oak	15.0	4	877	10.5	348	B1	7.0	6.0	7.0	7.0	N/A	3.0	M	20+	Fair	Fair	Retained.
T30	Oak	15.0	1	650	7.8	191	C1	6.0	4.0	5.0	7.0	N/A	4.0	M	10+	Fair	Fair	Retained.
T31	Oak	15.0	1	509	6.1	117	U	5.0	3.0	6.0	6.0	N/A	6.0	M	<10	Poor	Poor	Total removal.
G32	Birch, hawthorn	5.0	1	100	1.2	5	C1	As shown				N/A	1.0	EM	10+	Fair	Fair	Total removal.
G33	Willow, elder, field maple	12.0	1	400	4.8	72	C1	As shown				N/A	1.0	M	10+	Poor	Poor	Total removal.
G34	Goat willow, oak, blackthorn, hawthorn	5.0	1	100	1.2	5	C1	As shown				N/A	0.5	SM	10+	Fair	Fair	Total removal.
G35	Willow	17.0	-	849	10.2	326	C1	As shown				N/A	4.0	M	10+	Fair	Fair	Total removal.
G36	Oak, elm, elder,	4.0	1	120	1.4	7	C1	As shown				N/A	0.5	EM	10+	Fair	Fair	Total removal.
G37	Ash	11.0	2	430	5.2	84	C1	5.0	5.0	5.0	5.0	N/A	1.5	EM	10+	Fair	Fair	Total removal.
G38	Lime, maple, ash	13.0	1	500	6.0	113	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Total removal.
T39	Cedar	9.0	1	180	2.2	15	C1	2.0	2.0	2.0	2.0	N/A	1.0	SM	10+	Fair	Fair	Total removal.
T40	Poplar	20.0	1	960	11.5	417	B1	6.0	6.0	6.0	6.0	N/A	2.0	M	20+	Fair	Fair	Total removal.
G41	Cypress, hombeam, birch, elder, elm	14.0	1	350	4.2	55	C1	As shown				N/A	1.0	M	10+	Fair	Fair	Total removal.
G42	Oak	6.5	1	260	3.1	31	C1	3.0	3.0	3.0	3.0	N/A	2.0	EM	10+	Fair	Fair	Partial removal for access.
W43	Oak, hawthorn, hazel, field maple	20.0	1	500	6.0	113	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Retained.
G44	Oak, hawthorn	7.0	1	250	3.0	28	C1	As shown				N/A	1.0	M	10+	Fair	Fair	Total removal.
G45	Oak	17.0	1	700	8.4	222	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Retained.
H46	Sycamore, blackthorn, hawthorn	2.5	1	100	1.2	5	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Partial removal for access.
H47	Beech, hawthorn, blackthorn	3.0	1	100	1.2	5	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Partial removal for access.

G48	Horse chestnut,	18.0	1	700	8.4	222	B1	As shown				N/A	3.0	M	20+	Fair	Fair	Retained.
W49	Oak, hazel, ash, sycamore, holly, pine, larch, hawthorn, blackthorn, willow.	20.0	1	500	6.0	113	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Retained.
G50	Oak, ash, hornbeam,	17.0	1	600	7.2	163	B1	As shown				N/A	3.0	M	20+	Fair	Fair	Retained.
H51	Beech, blackthorn, gorse	2.0	1	70	0.8	2	C1	As shown				N/A	0.0	SM	10+	Fair	Fair	Retained.
H52	Hawthorn, blackthorn, elder	3.0	1	100	1.2	5	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Partial removal for access.
T53	Cypress	13.0	1	700	8.4	222	C1	4.0	4.0	4.0	4.0	N/A	2.5	M	10+	Fair	Fair	Retained.
G54	Ash	11.0	1	400	4.8	72	C1	As shown				N/A	2.5	EM	10+	Fair	Fair	Retained.
G55	Oak, ash, goat willow, bramble	10.0	1	350	4.2	55	C1	As shown				N/A	1.5	EM	10+	Fair	Fair	Partial removal for access.
G56	Willow, oak, alder	9.0	1	200	2.4	18	C1	As shown				N/A	1.0	EM	10+	Fair	Fair	Partial removal for access.
T57	Oak	17.0	1	940	11.3	400	A1	8.0	11.0	13.0	7.0	N/A	1.5	M	40+	Good	Good	Retained.
G58	Cherry, field maple, oak, hazel, hawthorn	8.0	1	150	1.8	10	C1	As shown				N/A	1.0	EM	10+	Fair	Fair	Retained.
G59	Oak	17.0	1	940	11.3	400	B1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
G60	Norway maple, hazel, field maple, birch, oak,	15.0	1	350	4.2	55	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Retained.
G61	Sycamore, beech, Norway maple, hornbeam	15.0	1	500	6.0	113	B1	As shown				N/A	1.5	M	20+	Fair	Fair	Retained.
G62	Lime	13.0	1	540	6.5	132	B1	As shown				N/A	1.5	M	20+	Fair	Fair	Retained.
G63	Lime	5.5	1	150	1.8	10	C1	As shown				N/A	1.5	Y	40+	Fair	Fair	Retained.
H64	Field maple	3.0	1	50	0.6	1	B1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
H65	Field maple	3.0	1	50	0.6	1	B1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
H66	Hawthorn, field maple	5.0	1	70	0.8	2	B1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
G67	Oak	18.0	1	1030	12.4	480	A1	As shown				N/A	2.0	M	40+	Fair	Fair	Retained.
T68	Oak	20.0	1	1200	14.4	652	A1	9.0	7.0	6.0	7.0	N/A	3.0	M	40+	Fair	Fair	Retained.
G69	Norway maple	9.0	1	160	1.9	12	B1	4.0	4.0	4.0	4.0	N/A	2.0	EM	20+	Fair	Fair	Retained.
T70	Lime	18.0	1	1020	12.2	471	B3	6.0	6.0	6.0	6.0	N/A	3.5	M	40+	Fair	Fair	Retained.
G71	Oak, ash	9.0	1	290	3.5	38	B1	5.0	5.0	5.0	6.0	N/A	3.5	M	20+	Fair	Fair	Retained.
T72	Lime	18.0	1	1120	13.4	568	B3	6.0	6.0	6.0	7.0	N/A	3.0	M	20+	Fair	Fair	Retained.
G73	Oak	7.0	1	200	2.4	18	B1	3.0	3.0	3.0	3.0	N/A	1.5	EM	20+	Fair	Fair	Retained.

G74	Lime	17.0	1	1040	12.5	489	B3	As shown				N/A	3.0	M	20+	Fair	Fair	Retained.
H75	Beech, hornbeam	3.0	1	70	0.8	2	B1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
T76	Oak	20.0	1	1080	13.0	528	A2	8.0	6.0	6.0	7.0	N/A	3.5	M	40+	Good	Good	Retained.
T77	Cypress	8.0	1	350	4.2	55	C1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
T78	Willow	9.0	1	665	8.0	200	C1	As shown				N/A	1.5	M	20+	Fair	Fair	Retained.
G79	Apple, pear	6.0	1	250	3.0	28	C1	3.0	3.0	3.0	3.0	N/A	1.5	M	10+	Fair	Fair	Retained.
G80	Cypress	11.0	1	350	4.2	55	C1	As shown				N/A	1.5	M	20+	Fair	Fair	Retained.
T81	Oak	18.5	1	980	11.8	435	B1	6.0	5.0	6.0	6.0	N/A	2.0	M	20+	Fair	Fair	Retained.
T82	Oak	20.0	1	1440	17.3	938	A1	8.0	11.0	8.0	9.0	N/A	2.0	M	40+	Fair	Fair	Retained.
T83	Oak	20.0	1	1140	13.7	588	A1	10.0	8.0	7.0	6.0	N/A	2.5	M	40+	Fair	Fair	Retained.
H84	Field maple hedge	3.0	1	100	1.2	5	B1	As shown				N/A	0.0	M	20+	Fair	Fair	Retained.
G85	Beech, field maple, elder, willow, walnut	10.0	1	300	3.6	41	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Retained.
G86	London plane, birch, purple plum, lime, oak, cypress, willow, horse chestnut, hawthorn, ash, pine, swamp cypress, sequoia, holm oak, laurel	20.0	1	1200	14.4	652	B2	As shown				N/A	1.5	M	40+	Fair	Fair	Retained.
G87	Lime	15.0	1	500	6.0	113	B2	As shown				N/A	0.0	M	40+	Good	Good	Retained.
T88	Sequoia	29.0	1	1500	18.0	1018	A1	3.0	4.0	4.0	4.0	N/A	2.0	M	40+	Good	Good	Retained.
T89	Beech	21.0	1	1260	15.1	718	A1	9.0	10.0	9.0	10.0	N/A	0.0	M	40+	Good	Good	Retained.
G90	Beech, oak, laurel	6.0	1	140	1.7	9	C1	As shown				N/A	1.0	EM	20+	Fair	Fair	Retained.
T91	Eucalyptus	25.0	1	750	9.0	255	A1	6.0	6.0	4.0	6.0	N/A	2.0	M	40+	Good	Good	Retained.
G92	Cypress, cherry, Norway maple, sequoia	15.0	1	460	5.5	96	C2	As shown				N/A	2.0	EM	10+	Fair	Fair	Retained.
T93	Norway maple	15.0	1	770	9.2	268	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Retained.
G94	Norway maple, sycamore	12.0	1	500	6.0	113	B1	As shown				N/A	3.0	M	20+	Fair	Fair	Retained.
G95	Goat willow	6.0	1	226	2.7	23	C1	As shown				N/A	0.5	M	20+	Fair	Fair	Retained.
G96	Horse chestnut	15.0	1	980	11.8	435	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Retained.
G97	Horse chestnut	13.0	1	500	6.0	113	C1	As shown				N/A	1.5	M	10+	Fair	Poor	Retained.
G98	Chestnut red	9.0	1	320	3.8	46	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Partial removal for access.

T99	Horse chestnut	15.0	1	600	7.2	163	B1	5.0	5.0	5.0	5.0	N/A	3.0	M	20+	Fair	Fair	Total removal.
T100	Birch	9.0	1	255	3.1	29	C1	3.0	3.0	3.0	3.0	N/A	2.0	M	10+	Fair	Fair	Total removal.
G101	Blackthorn, dogwood, elder	4.0	1	50	0.6	1	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Total removal.
H102	Cypress hedge	3.5	1	70	0.8	2	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Total removal.
G103	Alder, field maple	5.5	1	160	1.9	12	C1	2.5	2.5	2.5	2.5	N/A	1.5	Y	20+	Fair	Fair	Retained.
H104	Hornbeam hedge	2.5	1	50	0.6	1	C1	As shown				N/A	0.0	EM	10+	Fair	Fair	Partial removal for access.
G105	Lime	6.0	1	500	6.0	113	C1	As shown				N/A	2.0	M	10+	Fair	Fair	Total removal.
T106	Apple	7.0	2	385	4.6	67	C1	2.0	5.0	4.0	4.0	N/A	1.5	M	10+	Fair	Fair	Total removal.
T107	Cypress	11.0	1	820	9.8	304	C1	5.0	5.0	5.0	5.0	N/A	2.0	M	10+	Fair	Fair	Retained.
T108	Oak	20.0	1	1300	15.6	765	A1	6.0	7.0	6.0	5.0	N/A	5.0	M	40+	Fair	Fair	Retained.
T109	Purple plum	6.0	1	200	2.4	18	C1	2.0	2.0	2.0	2.0	N/A	2.0	M	10+	Fair	Fair	Retained.
T110	Red oak	13.0	1	540	6.5	132	B1	4.0	5.0	5.0	2.5	N/A	2.0	M	20+	Fair	Fair	Retained.
G111	Norway maple, hawthorn, white beam	8.0	1	200	2.4	18	B1	As shown				N/A	2.0	M	10+	Fair	Fair	Retained.
T112	Maple	13.0	1	530	6.4	127	B1	6.0	7.0	6.0	6.0	N/A	2.5	M	20+	Fair	Fair	Retained.
T113	Birch	12.0	1	410	4.9	76	B1	4.0	4.0	4.0	4.0	N/A	2.5	M	20+	Fair	Fair	Total removal.
T114	Cypress	10.0	1	300	3.6	41	C1	2.5	2.5	2.5	2.5	N/A	1.5	M	10+	Fair	Fair	Total removal.
T115	Oak	15.0	1	620	7.4	174	B1	6.5	7.0	7.0	6.0	N/A	4.0	M	20+	Fair	Fair	Retained.
T116	Sycamore	13.0	1	530	6.4	127	C1	6.0	3.0	3.0	5.0	N/A	2.0	M	10+	Fair	Fair	Retained.
G117	Privet, cypress, sycamore	7.0	1	320	3.8	46	C1	As shown				N/A	3.0	M	10+	Fair	Fair	Total removal.
H118	Elder, laurel, holly, oak, ash, rose	3.0	1	50	0.6	1	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Retained.
T119	Oak	18.0	1	1090	13.1	538	A1	6.0	6.0	7.5	6.0	N/A	3.0	M	40+	Fair	Fair	Retained.
T120	Oak	11.0	1	1160	13.9	609	B3	4.0	3.0	5.0	4.0	N/A	2.0	M	20+	Fair	Fair	Retained.
T121	Oak	14.0	1	600	7.2	163	A1	9.0	9.0	9.0	9.0	N/A	2.5	M	40+	Fair	Fair	Retained.
G122	Beech	7.0	1	300	3.6	41	C1	3.5	2.0	0.5	3.0	N/A	0.5	M	<10	Poor	Poor	Retained.
G123	Alder, willow, elder, buddleia, ash, hazel, laurel, shrub species	6.0	1	150	1.8	10	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Total removal.
W124	Cherry, beech, pine, ash, oak, sycamore	18.0	1	600	7.2	163	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Partial removal for access.

W125	Ash, oak, hawthorn, elm, elder, blackthorn,	18.0	1	600	7.2	163	B1	As shown				N/A	1.0	M	20+	Fair	Fair	Retained.
G126	Birch, goat willow, bramble	8.5	1	120	1.4	7	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Total removal.
G127	Alder	14.5	1	300	3.6	41	B1	As shown				N/A	1.5	M	20+	Fair	Fair	Partial removal for access.
G128	Orchard trees, apple	6.0	1	250	3.0	28	B2	As shown				N/A	1.5	M	20+	Fair	Fair	Partial removal for access.
G129	Area with bees, birch, oak, hazel	11.0	1	250	3.0	28	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Retained.
G130	Ash, birch, beech, willow, hazel	11.0	1	200	2.4	18	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Partial removal for access and building.
G131	Alder, sycamore, willow	9.0	1	200	2.4	18	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Total removal.
G132	Beech	7.0	1	220	2.6	22	C1	As shown				N/A	1.0	M	10+	Fair	Fair	Total removal.
G133	Ash, bramble	6.0	1	120	1.4	7	C1	As shown				N/A	1.5	SM	10+	Fair	Fair	Total removal.
G134	Willow	14.5	1	566	6.8	145	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Total removal.
T135	Ash	10.0	1	250	3.0	28	C1	3.0	3.0	3.0	3.0	N/A	1.5	SM	10+	Fair	Fair	Total removal.
W136	Oak, laurel, holly, hazel, sycamore, Chery	20.0	1	600	7.2	163	B1	As shown				N/A	1.5	M	20+	Fair	Fair	Retained.
T137	Oak	20.0	1	1230	14.8	685	A1	12.0	5.0	6.0	8.0	N/A	3.0	M	40+	Fair	Fair	Retained.
T138	Oak	20.0	1	1100	13.2	547	A1	10.0	12.0	5.0	4.0	N/A	3.0	M	40+	Fair	Fair	Retained.
T139	Oak	9.0	1	330	4.0	49	B1	3.0	3.0	3.0	3.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T140	Oak	7.0	1	370	4.4	62	B1	3.5	3.5	3.5	3.5	N/A	2.0	M	20+	Fair	Fair	Retained.
T150	Oak	20.0	1	1260	15.1	718	B1	9.0	9.0	8.0	10.0	N/A	2.0	M	20+	Fair	Fair	Retained.
G151	Ash, oak, sycamore	17.0	1	300	3.6	41	C1	As shown				N/A	1.5	M	20+	Fair	Poor	Retained.
T152	Oak	17.0	1	1070	12.8	518	B1	6.0	9.0	5.0	8.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T153	Oak	11.0	1	450	5.4	92	B1	6.0	6.0	5.0	5.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T154	Oak	9.0	1	380	4.6	65	B1	4.0	4.0	4.0	4.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T155	Oak	8.0	1	320	3.8	46	B1	3.0	3.0	3.0	3.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T156	Oak	8.0	1	280	3.4	35	B1	4.0	4.0	4.0	4.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T157	Oak	20.0	1	1130	13.6	578	A1	8.0	10.0	7.0	8.0	N/A	2.5	M	40+	Fair	Fair	Retained.
T158	Oak	9.0	1	400	4.8	72	B1	5.0	5.0	5.0	5.0	N/A	1.5	EM	40+	Fair	Fair	Retained.
G159	Oak, hawthorn, ash, field maple	13.0	1	300	3.6	41	B1	As shown				N/A	1.5	M	20+	Fair	Fair	Partial removal for access and building.

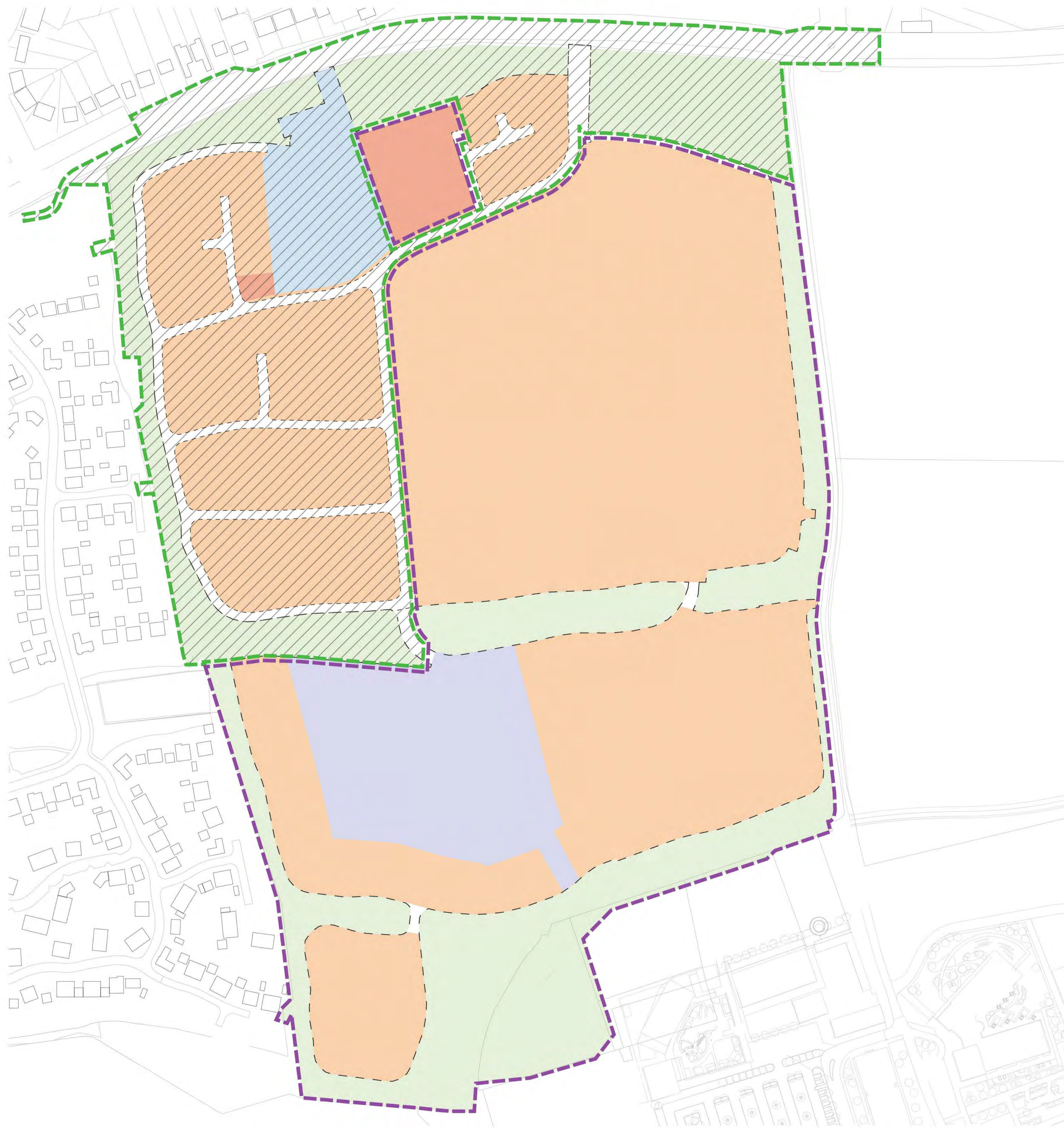
T160	Oak	20.0	1	1170	14.0	619	A1	8.5	7.0	11.0	11.0	N/A	1.0	M	40+	Fair	Fair	Retained.
T161	Oak	20.0	1	1290	15.5	753	A1	10.0	6.0	13.0	12.0	N/A	3.5	M	40+	Fair	Fair	Retained.
T162	Oak	5.0	1	100	1.2	5	C1	3.0	3.0	3.0	3.0	N/A	1.5	SM	40+	Fair	Fair	Retained.
T163	Swamp cypress	20.0	1	840	10.1	319	A1	6.0	6.0	6.0	5.5	N/A	3.0	M	40+	Good	Good	Retained.
T164	Cherry	7.0	1	460	5.5	96	B1	5.0	5.0	4.0	5.0	N/A	2.0	M	20+	Good	Good	Retained.
T165	Birch, Himalayan	11.0	1	335	4.0	51	B1	5.0	5.0	5.0	5.0	N/A	3.0	M	20+	Good	Good	Retained.
G166	Yew, acre griseum, cypress, maple.	7.0	1	280	3.4	35	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Partial removal for access and building.
T167	Ginkgo	17.0	1	570	6.8	147	A1	4.0	5.0	5.0	4.5	N/A	2.5	M	40+	Good	Good	Retained.
G168	Yew, birch, cypress, holy oak, pine, holly, beech, alder, magnolia, fremontodendron, date palm, medlar.	7.0	1	250	3.0	28	C1	As shown				N/A	1.0	M	10+	Fair	Fair	Retained.
G169	Acer sp.	11.5	1	520	6.2	122	C1	5.0	4.0	5.0	6.0	N/A	2.0	M	10+	Fair	Fair	Retained.
T170	Lime	20.0	1	1030	12.4	480	A1	5.0	7.0	7.0	6.0	N/A	2.5	M	40+	Good	Good	Retained.
T171	Holme oak	13.0	1	800	9.6	290	B1	5.0	6.0	5.0	6.0	N/A	0.5	M	20+	Fair	Fair	Retained.
G172	Giant sequoia	25.0	1	1800	21.6	1466	A1	As shown				N/A	0.0	M	40+	Fair	Fair	Retained.
T173	Birch	11.0	1	430	5.2	84	B1	5.0	6.0	6.0	5.0	N/A	2.0	M	20+	Good	Good	Retained.
T174	Beech	13.0	1	550	6.6	137	B1	6.0	4.0	5.0	6.0	N/A	2.0	M	20+	Good	Good	Retained.
G175	Apple, cypress, pine, yew.	7.0	1	180	2.2	15	C1	As shown				N/A	0.0	M	10+	Fair	Fair	Retained.
T176	Cedar	13.0	1	430	5.2	84	B1	3.0	3.0	3.0	4.0	N/A	2.0	M	20+	Fair	Fair	Retained.
T177	Oak	11.0	1	450	5.4	92	B1	5.0	5.0	5.0	5.0	N/A	1.0	M	20+	Fair	Fair	Retained.
T178	Birch, Himalayan	7.0	1	220	2.6	22	B1	3.0	3.0	3.0	3.0	N/A	1.5	EM	20+	Good	Good	Retained.
T179	Pine	4.0	1	316	3.8	45	C1	2.5	2.5	2.5	2.5	N/A	1.5	EM	10+	Fair	Fair	Retained.
T180	Swedish whitebeam	5.0	1	230	2.8	24	B1	2.5	2.5	2.5	2.5	N/A	1.5	EM	20+	Fair	Fair	Retained.
T181	Purple plum	5.0	1	306	3.7	42	B1	4.0	4.5	4.0	4.0	N/A	1.5	EM	20+	Fair	Fair	Retained.
T182	Norway maple	5.0	1	290	3.5	38	B1	3.0	3.0	3.0	3.0	N/A	1.5	EM	20+	Fair	Fair	Retained.
T183	Birch	11.0	1	400	4.8	72	B1	4.0	4.0	4.0	4.0	N/A	2.0	M	20+	Good	Good	Retained.
T184	Acer sp.	9.0	1	430	5.2	84	B1	4.0	4.0	4.0	4.0	N/A	2.0	M	20+	Good	Good	Retained.
T185	Eucalyptus	16.0	1	630	7.6	180	B1	5.0	4.0	5.0	4.0	N/A	2.5	M	20+	Good	Good	Retained.

T186	Fir	16.0	1	460	5.5	96	C1	3.0	2.5	2.5	2.5	N/A	3.0	M	10+	Fair	Fair	Retained.
T187	Cedar	17.0	1	650	7.8	191	B1	6.0	6.0	5.0	6.0	N/A	2.0	M	20+	Fair	Fair	Retained.
T188	Coast redwood	19.0	1	950	11.4	408	B1	4.0	4.0	4.0	4.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T189	Pine	10.0	1	400	4.8	72	C1	4.0	2.0	3.0	4.0	N/A	1.5	M	10+	Fair	Fair	Retained.
T190	Willow	9.0	1	332	4.0	50	C1	4.0	7.0	4.0	3.0	N/A	0.5	M	10+	Poor	Fair	Retained.
T191	European beech	7.0	1	424	5.1	81	B1	4.0	6.0	4.0	4.0	N/A	1.5	M	20+	Fair	Fair	Retained.
T192	Pine	5.0	1	346	4.2	54	C1	3.0	3.0	3.0	3.0	N/A	0.0	M	10+	Fair	Fair	Retained.
T193	Sycamore	13.0	1	560	6.7	142	B1	4.0	5.0	5.0	5.0	N/A	3.0	M	20+	Good	Good	Retained.
T194	Oak	15.0	1	850	10.2	327	C1	2.0	4.0	4.0	3.0	N/A	5.0	M	10+	Fair	Fair	Retained.
T195	Oak	9.0	1	340	4.1	52	B1	4.0	4.0	4.0	4.0	N/A	1.0	EM	20+	Good	Good	Retained.
T196	Purple plum	7.0	1	270	3.2	33	C1	2.5	2.5	2.5	2.5	N/A	1.0	M	10+	Fair	Good	Retained.
T197	Birch	11.0	1	320	3.8	46	B1	5.0	4.5	4.5	5.0	N/A	2.0	M	20+	Good	Good	Retained.
T198	Apple	5.0	1	350	4.2	55	C1	3.0	5.0	4.0	4.0	N/A	1.5	M	10+	Fair	Fair	Retained.
T199	Liriodendron	9.0	1	700	8.4	222	C1	4.0	2.0	3.0	2.0	N/A	1.0	M	10+	Fair	Poor	Retained.
G200	Beech, sycamore	18.0	1	900	10.8	366	B1	As shown				N/A	2.0	M	20+	Fair	Fair	Retained.
T201	Swamp cypress	17.0	1	550	6.6	137	B1	3.5	3.0	2.0	3.0	N/A	2.0	M	20+	Fair	Fair	Retained.
T202	Sycamore	9.0	1	420	5.0	80	B1	3.0	7.0	5.0	5.0	N/A	2.0	M	20+	Fair	Fair	Retained.
T203	Eucalyptus	25.0	1	1200	14.4	652	A1	7.0	7.0	8.0	7.0	N/A	4.0	M	40+	Good	Good	Retained.
T204	Holme oak	17.0	1	740	8.9	248	B1	3.0	6.0	7.0	6.0	N/A	2.0	M	20+	Fair	Fair	Retained.
G205	Cypress, sycamore	11.0	1	350	4.2	55	C1	As shown				N/A	1.5	M	10+	Fair	Fair	Retained.
G206	Holly, laurel, yew	5.0	1	100	1.2	5	C1	As shown				N/A	0.5	M	10+	Fair	Fair	Retained.
T207	Lime	11.0	1	870	10.4	342	B1	4.0	4.0	5.0	4.0	N/A	1.0	M	20+	Fair	Fair	Retained.
T208	Lime	15.0	1	1040	12.5	489	B1	4.0	4.0	4.0	4.0	N/A	1.0	M	20+	Fair	Fair	Retained.
G209	Sycamore, ash, laburnum	8.0	1	300	3.6	41	C1	As shown				N/A	1.0	M	10+	Fair	Fair	Retained.
T210	Oak	18.0	1	900	10.8	366	A1	7.0	6.0	8.0	7.0	N/A	2.0	M	40+	Good	Good	Retained.
T211	Oak	18.0	1	900	10.8	366	A1	6.0	10.0	7.0	7.0	N/A	2.5	M	40+	Good	Good	Retained.









G212	Sycamore, oak, alder, bramble	5.0	1	150	1.8	10	C1	As shown	N/A	0.0	M	10+	Fair	Fair	Retained.
T213	Oak	15	1	550	6.6	137	C1	As shown	N/A	10	M	10+	Poor	Poor	Retained.
T214	Sycamore	15	1	560	6.7	142	C1	As shown	N/A	4	M	10+	Fair	Fair	Retained.
T215	Oak	15	1	520	6.2	122	C1	As shown	N/A	5	M	10+	Fair	Fair	Retained.
G216	Laurel, hawthorn, mixed species.	12	1	250	3.0	28	C1	As shown	N/A	0.5	M	10+	Fair	Fair	Retained.
G217	Ash, field maple	13	1	350	4.2	55	C1	As shown	N/A	0.5	M	10+	Fair	Fair	Retained.
G218	Oak, sycamore, ash.	13	1	300	3.6	41	C1	As shown	N/A	0.5	M	10+	Fair	Fair	Retained.
T219	Horse chestnut	17	1	800	9.6	290	B1	As shown	N/A	2	M	20+	Fair	Fair	Retained.
T220	Oak	17	1	1030	12.4	480	B1	As shown	N/A	3	M	20+	Fair	Fair	Retained.
T221	Oak	16	1	1080	13.0	528	B1	As shown	N/A	3	M	20+	Fair	Fair	Retained.
T222	Oak	17	1	700	8.4	222	B1	As shown	N/A	4	M	20+	Fair	Fair	Retained.

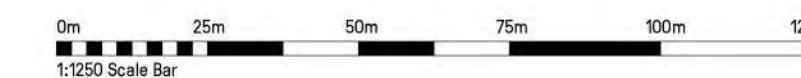


APPENDIX 3: SITE LAYOUT



Key:

-  B4 Outline Site
-  B4 Detailed Site
-  Total Developable Area
-  Residential Developable Area Comprising C3 Residential and Associated Infrastructure
-  C2 Residential Institutions and Associated Infrastructure
-  Local Centre Developable Area Comprising C3 Residential, Class E Commercial, Class F2 Community Uses and Associated Infrastructure
-  Developable 2FE Primary School Area Comprising F1 Learning and Non-Residential Institutions and Associated Infrastructure
-  Public Open Space Including Pedestrian/Cycle Links, Formal and Informal Landscaping, Drainage Infrastructure



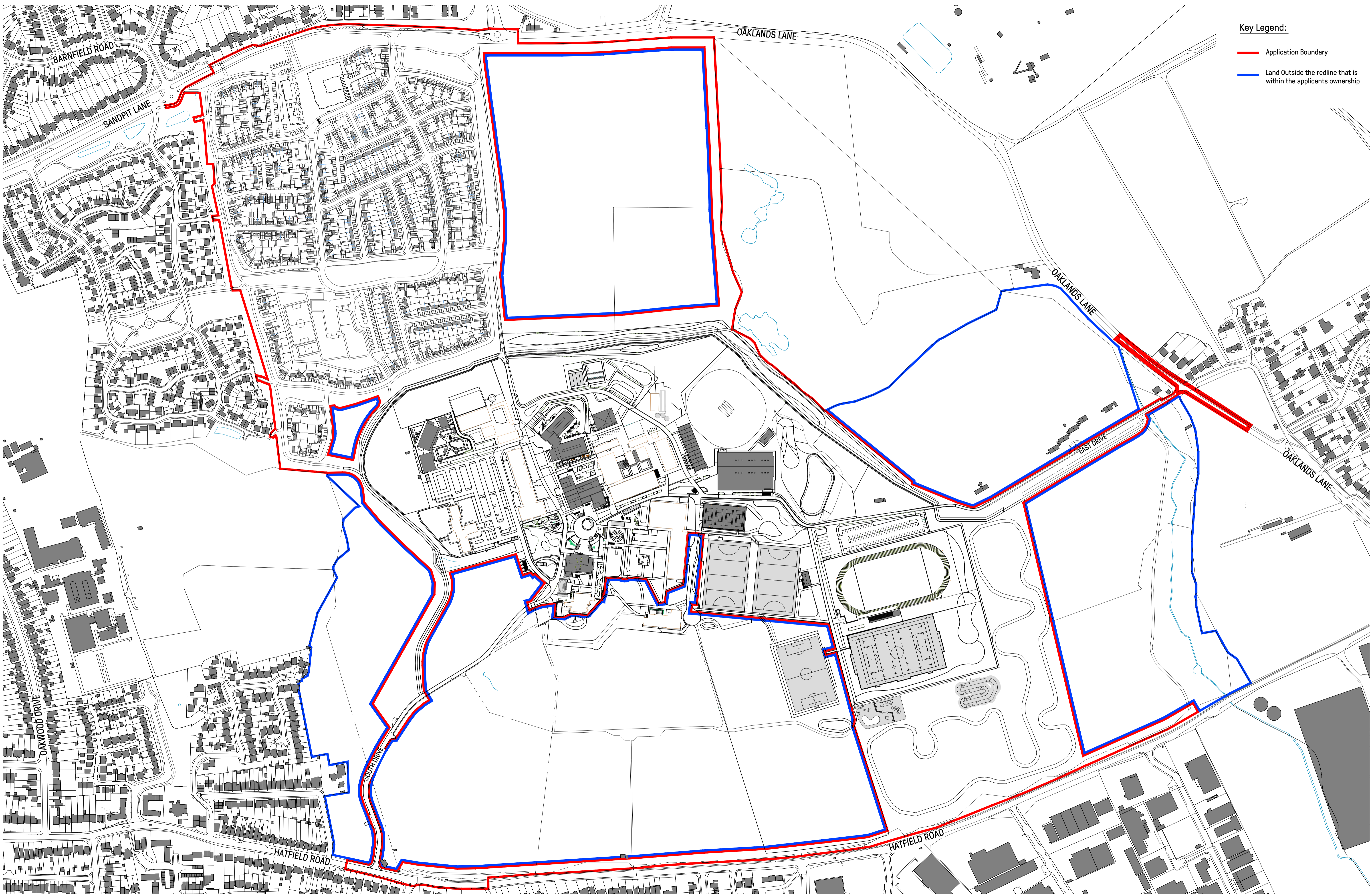
rev	date	description	drawn	scale	date created
B	13.08.25	Latest detail plan and minor updates	JN	MT	
A	29.07.25	Minor updates to Stantec comment	JN	MT	

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project	job number	drawn	scale	date created
Oaklands Blossom, St. Albans	72223	JN	1 : 1250	07/08/25
drawing file	drawing number	revision		
Parameter Plan - Land Use	D600	B		



Key Legend:

- Application Boundary
- Land Outside the redline that is within the applicants ownership

<p>Notes</p> <ul style="list-style-type: none"> - Copyright in this drawing remains the property of BM3 Architecture Limited. - Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies. 	<p>Revision</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">A -</td> <td style="width: 15%;">Application Boundary updated. Minor updates to residential site.</td> </tr> <tr> <td>B -</td> <td>Minor updates to residential site.</td> </tr> </table>	A -	Application Boundary updated. Minor updates to residential site.	B -	Minor updates to residential site.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Date</td> <td style="width: 15%;">By</td> <td style="width: 15%;">Chkd</td> <td style="width: 45%;">CDM Notes</td> </tr> <tr> <td>21.08.25</td> <td>MBT</td> <td>JB</td> <td></td> </tr> <tr> <td>04.09.25</td> <td>MBT</td> <td>JB</td> <td></td> </tr> </table>	Date	By	Chkd	CDM Notes	21.08.25	MBT	JB		04.09.25	MBT	JB		<p>Scale</p>	<p>Project</p> <p>OAKLANDS COLLEGE & OAKLANDS BLOSSOM ST. ALBANS</p>	<p>Drawing</p> <p>ILLUSTRATIVE MASTERPLAN</p>	<p>Client</p> <p>Taylor Wimpey</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Scale</td> <td style="width: 15%;">Dated</td> <td style="width: 15%;">Job No.</td> <td style="width: 15%;">Drawing No.</td> <td style="width: 15%;">Drawn by</td> <td style="width: 15%;">Checked</td> <td style="width: 15%;">CIS/8 Element</td> <td style="width: 15%;">Revision</td> </tr> <tr> <td>1:2500@A1</td> <td>09-25</td> <td>72223</td> <td>D-150</td> <td>MBT</td> <td>JB</td> <td>PLANNING</td> <td>B</td> </tr> </table>	Scale	Dated	Job No.	Drawing No.	Drawn by	Checked	CIS/8 Element	Revision	1:2500@A1	09-25	72223	D-150	MBT	JB	PLANNING	B
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