



TREE SURVEY REPORT

PRE-DEVELOPMENT

Robert C Yates

January 2024

SITE : Gate Lodge, College Road, Abbots Langley

CLIENT : Mr & Mrs Giddings

RGS – ARBORICULTURAL CONSULTANTS

Main Office : 52, MILLWAY, NORTHAMPTON NN5 6ES

Tel. 01604 581044 email: info@rgs-treeservices.co.uk

A pre-development advisory document, broadly in accord with British Standard 5837 : 2012 'Trees in relation to Design, demolition & construction - Recommendations', designed to inform the conceptual design by highlighting the above and below ground arboricultural constraints in the context of a proposed development.

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1.0 Terms of Reference

- 1.1 We are instructed by Ben Morris (Architect), on behalf of Mr & Mrs Giddings (applicants), to undertake a pre-development tree survey and impact assessment on land at the property known as Gate Lodge, College Road, Abbots Langley, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees, both on or immediately adjacent the application site, have been inspected from ground level only. Should further, more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 1.3 The site survey and tree assessment were undertaken by Robert Yates (Principal at RGS); Robert Yates holds the formal qualification Tech.Cert.(Arbor.A), the LANTRA Certificate in Professional Tree Inspection and is a member of the Consulting Arborist Society, the Arboricultural Association and the Royal Forestry Society.
- 1.4 This report, its appendices and any subsequent revisions or additional information, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2.0 Survey Methodology

- 2.1 The trees have been assessed using the current recommendations, as detailed in British Standard 5837 : 2012 'Trees in relation to Design, Demolition & Construction – Recommendations', in order to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter and in some cases, crown spread, which has then been used to produce the Tree Constraints/Protection Plan (attached as appendix 3). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 4).
- 2.2 All surveyed trees and hedgerows have been given a notional reference number i.e. T1 – T8, G1 & H1. All collected survey data and work recommendations for the trees is presented in the survey schedule which forms appendix 2 to this report. For the location of the trees see appendix 3.

3.0 Site Overview / Design Brief

- 3.1 The survey area comprises the formal gardens to the side and rear of Gate Lodge. We understand that trees T1 – T5 are the subject of a Tree Preservation Order.
- 3.2 The development proposal briefly comprises the erection of two-storey extension to the existing dwelling – See Appendix 3 (Proposed).

4.0 Summary of Findings & Conclusions

- 4.1 A total of **8no.** individual trees, **1no.** group of trees and **1no.** hedgerow have been surveyed. A breakdown of the numbers of trees in each retention category can be seen in the table below:

Table 1

Retention Category	Individual Trees (T)	Groups of Trees (G)	Hedgerows
A High Quality	2	0	0
B Moderate Quality	2	1	0
C Low Quality	4	0	1
U (Unsuitable for retention – Poor Quality)	0	0	0
Totals	8	1	1

- 4.2 All U Category (poor quality) trees should generally be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals, unless they offer particular conservation value to the site, in which case this will be highlighted in the survey schedule along with appropriate recommendations.
- 4.3 As regards the C category trees, it may not always be possible, or even desirable, to retain low quality trees within the context of a proposed development, unless in such a location that they do not represent a significant constraint on the design brief. Young trees, and those with a stem diameter of less than 150mm, will normally be placed in the C category, unless it is considered that they are of especially good form or are of a species that is particularly rare, in which case they may be upgraded. In certain cases, it may be appropriate to consider re-location of young C category trees within the site.
- 4.4 All A & B Category trees (high & moderate quality) will under normal circumstances be retained on development sites, and should ideally influence and inform the conceptual design, site layout, and in some cases the specific construction methods to be used – The root protection area and/or crown spread of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build or operate within these areas providing that appropriate measures and specifications have been formally agreed between the local planning authority, the consulting arboriculturist and the developer/client.

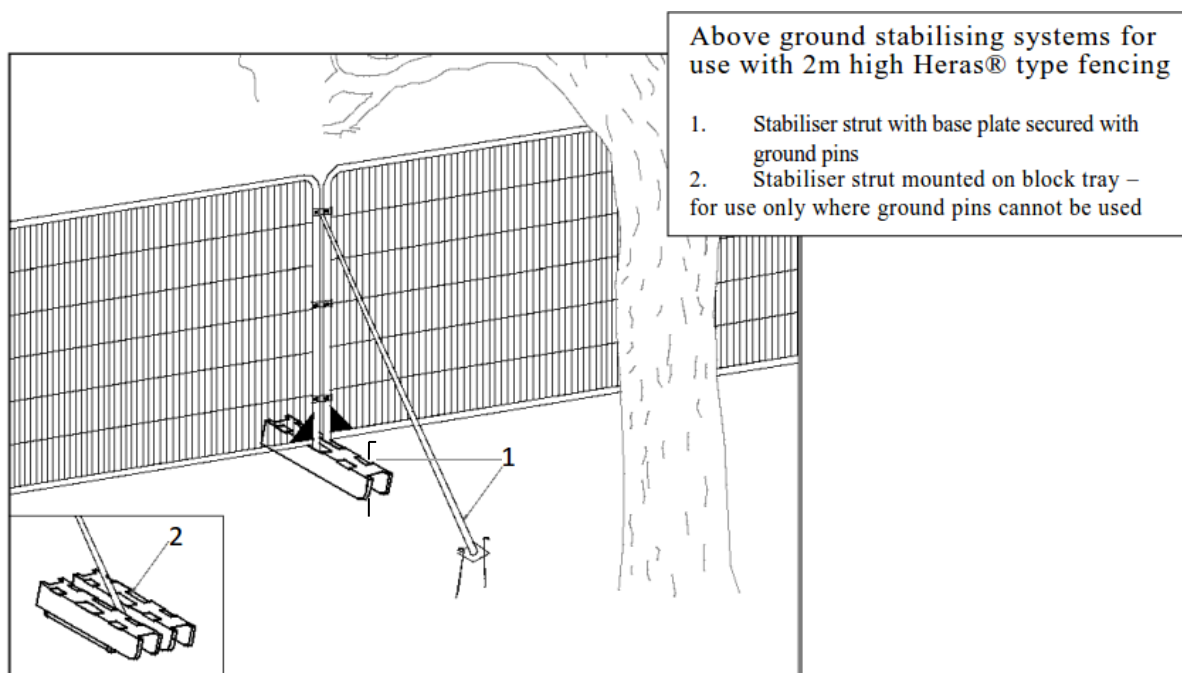
5.0 Arboricultural Impact Assessment

- 5.1 Based upon the proposed site layout, as included at Appendix 3, the following impacts and implications have been identified and their arboricultural significance assessed.
- 5.1.1 Although no trees will need to be removed, nor will any require facilitation pruning, it has been duly recommended that tree T1 is removed, primarily to mitigate any exacerbation of an outstanding subsidence issue.
- 5.1.2 The existing trees will not be adversely impacted upon by the construction works, subject to the provision of suitable temporary protection measures; see Section 6.0 for details. (This takes account of a very minor incursion by the extended footprint, into the root protection area of tree T2, which is deemed to be insignificant).

6.0 Recommendations / Tree Protection Strategy

- 6.1 All tree removal works, and remedial pruning, as specified at Appendix 2, must only be carried out by suitably qualified and experienced contractors, and should conform to guidelines set out in British Standard 3998 : 2010 'Tree work – Recommendations'. This should take place before any other enabling works on site.
- 6.2 Temporary tree protection barriers/fencing is to be installed prior to any enabling works commencing on the site, other than tree works, in the locations indicated on the Tree Protection Plan (proposed) at Appendix 3; the fencing is to be to the specification shown at Fig.1. The fenced areas shall form a construction exclusion zone for the duration of the development works, wherein no access by contractors shall be allowed for any purpose other than routine maintenance of the fencing; suitable weatherproof warning signs that state its purpose, are to be affixed to the fencing at 7 metre intervals e.g. TREE PROTECTION ZONE – THIS FENCING MUST NOT BE TAMPERED WITH OR ALTERED IN ANY WAY WITHOUT THE CONSENT OF THE LOCAL PLANNING AUTHORITY.
- 6.3 In addition to the protective barriers, temporary ground protection, comprising heavy-duty ground guards laid over a heavy gauge semi-permeable geotextile, are to be installed in the location shown on the Tree Protection Plan. This is also to remain in-situ until completion of all construction works.

Fig.1 Tree Protection barrier/fencing Specification



- 6.4 The appointed site manager is to be personally responsible for supervising the erection of the tree protection barriers, and the installation of the ground guards, and will ensure that both are maintained in good condition, in the specified locations, throughout the construction phase of the development.
- 6.5 There are to be no underground services installed within the combined root protection area; if an additional soak-away is required, this can be located within the large open area of lawn.

7.0 Statutory Obligations

- Works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from the Local Planning Authority [LPA]. Full planning consent will, however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the local authority.
- It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2017'.
Therefore, avoid carrying out significant tree works during the bird nesting season [mid-March to end of August] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any significant tree work, such as felling or heavy crown reduction. Further advice on how to proceed should bat occupation be suspected can be obtained from your local office of Natural England or any qualified ecologist.

APPENDIX 1 :

KEY TO SURVEY CRITERIA & HEADINGS:

Tree No.	Notional ID given to each tree or group of trees (unless tagged)
Species	Botanical name with common name in brackets
Age Class	Young, semi-mature, early mature, mature or over-mature
Height	Estimated in metres
Crown Spread	Crown spread (North / East / South / West) measured from centre of trunk, in metres
Crown clearance	Approximate height between lowest part of canopy and ground level (metres)
Stem dia.	Trunk diameter (mm) measured at 1.5m above ground level, or other height as specified
Vigour	Objective assessment of a tree's vigour e.g. shoot extension growth (normal, reduced or low)
Amenity	Subjective assessment of a tree's contribution to the amenity value of the immediate area: High to Low
Condition	Good, Fair or Poor, based on the general health and structural condition of the tree
Recommendations	Remedial works in order to facilitate retention, or recommendation to remove
Ret.Cat.	Based on B.S.5837 Retention categories: A = Those of High Quality & Value B = Those of Moderate Quality & Value (Sub-categories 1, 2, 3 for A & B categories in brackets) C = Those of Low Quality & Value U = Unsuitable for retention
RPA	Root Protection Area, measured in metres (radius) from centre of tree, or may be expressed in m ²

APPENDIX 2 : SURVEY SCHEDULE (page 1 of 2)

Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T1	<i>Cupressus x leylandii</i> (Leyland Cypress)	mature	12	4	5	5	4	2	430	normal	moderate	Good/fair	Very close to property (High Water Demand species)	Remove to prevent exacerbation of existing subsidence	C	(5.1)
T2	<i>Aesculus hippocastanum</i> (Horse Chestnut)	mature	25	8	9.5	7	5	2	850	normal	high	Good/fair	Co-dominant stems from 4.5m, Ivy clad stems (TPO)	Sever Ivy at base	A (2)	10.2
T3	<i>Aesculus hippocastanum</i> (Horse Chestnut)	mature	27	7	6	8	5	2	820	normal	high	Good/fair	Co-dominant stems from 1.5m (TPO)	No works required	A (2)	9.9
T4	<i>Aesculus hippocastanum</i> (Horse Chestnut)	mature	25	5	3	7	5	1.5	810	low	high	fair	Co-dominant stems from 1.7m, Thin upper crown/minor dieback, bacterial bleeding canker infection (TPO)	Reduce crown by 30% overall, for H&S reasons	B (2)	9.7
T5	<i>Aesculus hippocastanum</i> (Horse Chestnut)	mature	24	6.5	6	8.5	8.5	1.5	820	normal	high	fair	Past branch failure to East (TPO)	No works required	B (2)	9.9
T6	<i>Cupressus x leylandii</i> (Leyland Cypress)	Early mature	9	3	3	3	3	0	340	normal	Low	Good/fair	Co-dominant stems from 1.5m	No works required	C	4.0
T7	<i>Eucalyptus spp.</i> (Eucalyptus)	Semi-mature	8.5	0	1.5	6	1	0	150	normal	low	Fair/poor	Extreme lean to South, drawn & slender	Reduce height to 6m to prevent failure	C	1.8

Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T8	<i>Cupressus x leylandii</i> (Leyland Cypress)	Early mature	7	4	4	4	4	1	260	normal	low	Good/fair	No comments	No works required	C	3.1
G1	<i>Acer pseudoplatanus</i> (Sycamore), <i>Aesculus hippocastanum</i> (Horse Chestnut), <i>Ilex aquifolium</i> (Holly), <i>Acer platanoides</i> (Norway Maple)	Early mature	Avg. 17	-	-	-	-	2	Avg. 400	normal	moderate	fair	Linear group of off-site trees	No works required	B (2)	4.8
H1	<i>Cupressus x leylandii</i> (Leyland Cypress)	Semi-mature	Avg. 8	2	-	2	-	0	Avg. 130	normal	Mod/low	fair	Suppressed by Horse Chestnut trees	No works required	C	1.6

EXISTING

PROPOSED

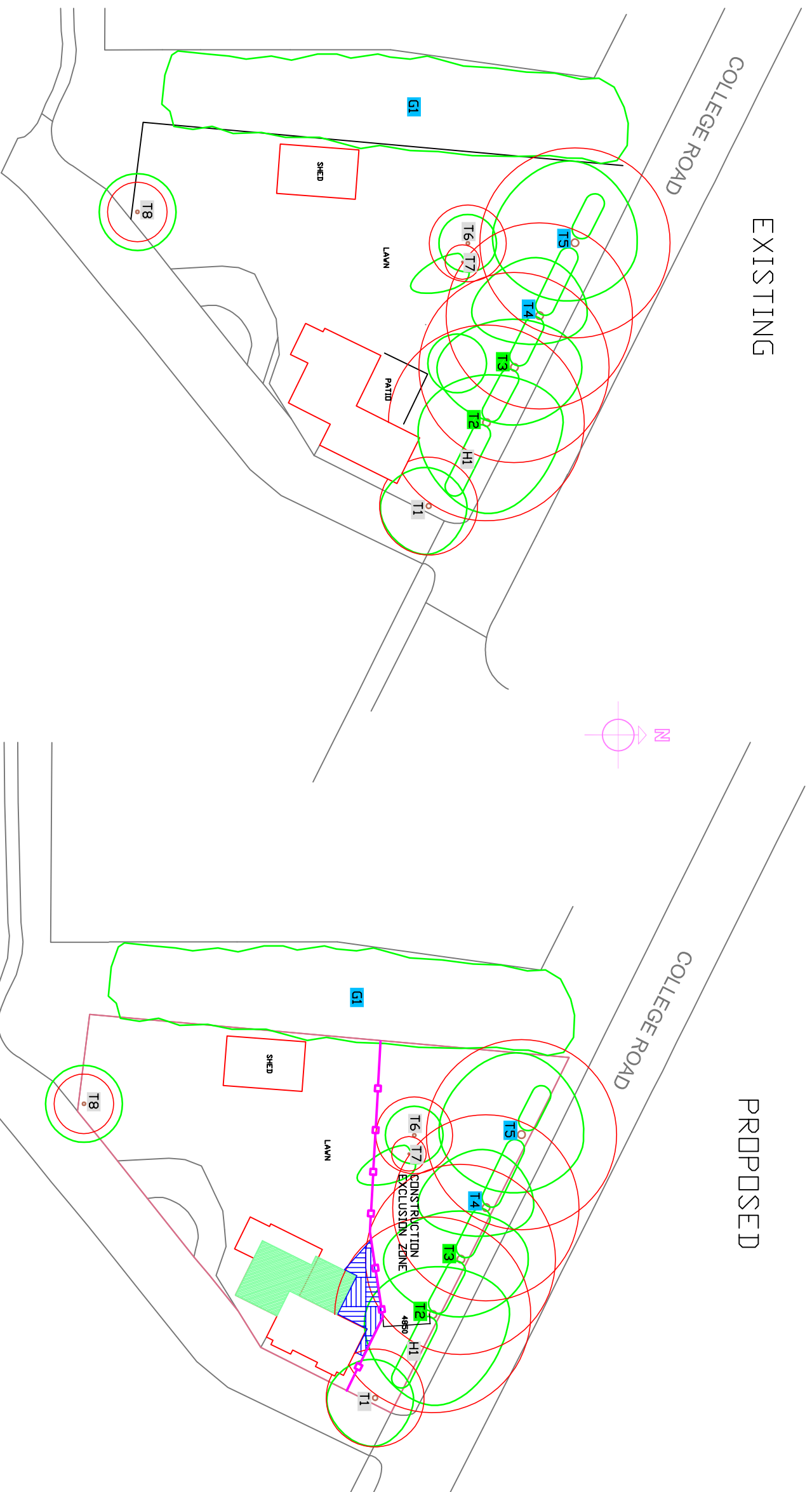
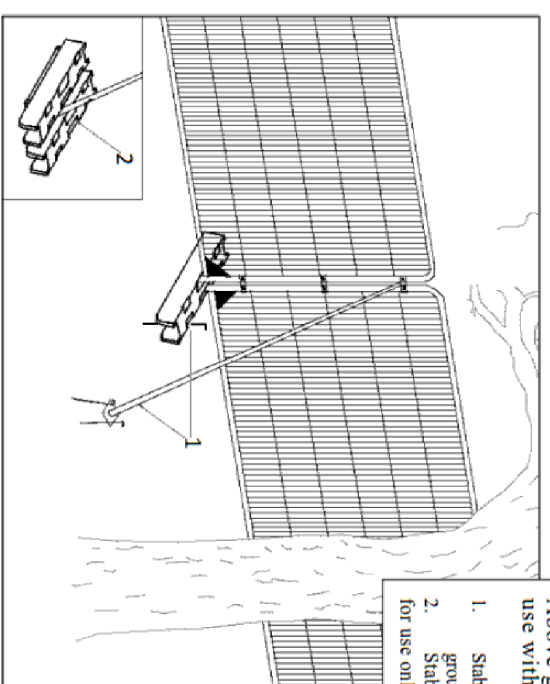
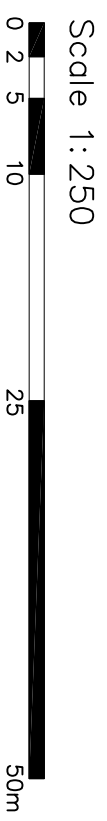
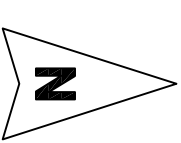


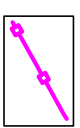
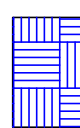
Fig.1 Tree Protection barrier/fencing Specification



- Above ground stabilising systems for use with 2m high Heras® type fencing for use only where ground pins cannot be used
1. Stabiliser strut with base plate secured with ground pins
 2. Stabiliser strut mounted on block tray – for use only where ground pins cannot be used



TREE CONSTRAINTS / PROTECTION PLAN
Always re-produce this drawing in colour

- U Category Trees – REMOVE
- A Category Trees – HIGH QUALITY
- B Category Trees – MODERATE QUALITY
- C Category Trees – LOW QUALITY
- Root Protection Areas
- Actual Crown Spread of Existing trees
-  Tree Protection Barrier – See specification at inset diagram
-  Temporary Ground Protection i.e. Heavy-Duty Ground Guards over semi-permeable geotextile



Arboricultural Consultants
52 MILLWAY, NORTHAMPTON NN56ES
Tel: 01604 581044
Email: info@rgs-treeservices.co.uk

Site: Gate Lodge, College Road, Abbots Langley

Client: Mr & Mrs Giddings

Description: TREE SURVEY – APPENDIX 3

Date	Jan 2024	Scale	1/250	© A3
Rev.				

Table 1 : Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan																									
Trees unsuitable for retention (see Note)																													
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			Dark Red																									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;"></th> <th style="width:33%; text-align: center;">1 Mainly arboricultural qualities</th> <th style="width:33%; text-align: center;">2 Mainly landscape qualities</th> <th style="width:33%; text-align: center;">3 Mainly cultural values, including conservation</th> <th style="width:33%;"></th> </tr> </thead> <tbody> <tr> <td colspan="5">Trees to be considered for retention</td> </tr> <tr> <td> Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years </td> <td>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)</td> <td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td> <td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</td> <td>Light green</td> </tr> <tr> <td> Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years </td> <td>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</td> <td>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</td> <td>Trees with material conservation or other cultural value</td> <td>Mid blue</td> </tr> <tr> <td> Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm </td> <td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td> <td>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</td> <td>Trees with no material conservation or other cultural value</td> <td>Grey</td> </tr> </tbody> </table>						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)	Light green	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	Mid blue	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm	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	Grey
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