

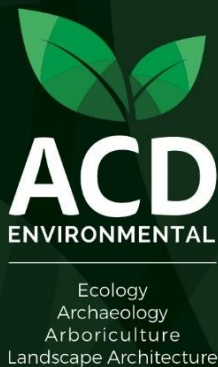
# THE SPINNEY HIGH ROAD ESSENDON

## TREE REPORT

(Tree Survey and  
Constraint Advice)

for

ESSENDON  
PROPERTY  
VENTURES  
LTD



<b>Written By:</b>	T Grayshaw
<b>Checked By:</b>	MW
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## 1. Executive Summary

- 1.1. This report provides survey information about the trees on the site at The Spinney, High Road, Essendon, Herts, AL9 6HP, in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. This is to identify the quality and value of existing trees on site, allowing decisions to be made as to the retention or removal of trees in the case of any development.
- 1.2. This report has been revised in February 2018 to provide reference details of Tree Preservation Order TPO 717 (2017), which has been made to replace TPO03 W4.
- 1.3. The subject trees have been categorised as follows:

<b>BS Category</b>	<b>Number of individual trees</b>	<b>Tree Groups</b>
U	4	-
A	3	-
B	36	1
C	20	5

- 1.4. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C and U category will not usually be retained where they would impose a significant constraint to development. U category trees are often in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.
- 1.5. There is scope for development of the site whilst retaining the important trees on the boundaries, and by removing lower quality trees from the interior of the site.
- 1.6. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

## 2. Introduction

- 2.1. ACD were instructed in September 2015, to survey and categorize the trees at The Spinney, High Road, Essendon, Herts, AL9 6HP, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 2.2. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:
  - Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
  - C category trees will not usually be retained where they would impose a significant constraint to development, but should be retained where there is no reason for their removal.
  - U category trees are in such a condition that they are unlikely to contribute beyond 10 years, and may be removed as good arboricultural practice.
- 2.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary then it will be made clear within this report.
- 2.4. Trees on the site were previously subject to Tree Preservation Order by Welwyn Hatfield Borough Council reference TPO03 W4. A new TPO has been made to replace this, reference TPO 717 (2017). For details of the area included see Appendix 3 below.
- 2.5. The Tree Reference Plan was based on the supplied topographical ground survey by Skyline Surveys drawing number 1696-1 dated March 2015.
- 2.6. The controlling authority is Welwyn Hatfield Borough Council who can be contacted at: The Campus, Welwyn Garden City, Hertfordshire, AL8 6AE.
- 2.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Arboriculture, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425 714/07796 832 490, quoting the site address and report reference number.

### 3. Scope and Method of Survey

- 3.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.
- 3.2. No discussions took place between the surveyor and any other party.
- 3.3. The reference numbers of surveyed trees and groups of trees are shown on the Tree Reference Plan, which is based on the supplied survey drawing and appended to this report. The prefix G has been used to indicate a group of trees, and H for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.4. The tree survey was carried out from ground level only.
- 3.5. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.7. Tree heights were measured with a clinometer, or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 3.8. Trunk diameters were measured or, where inaccessible, estimated, or data used from the topographical survey for trees within groups. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.
- 3.9. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.10. Where group assessment has been made of trees, species, stem diameter and canopy extent information been utilised from the topographical survey.
- 3.11. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at <http://www.landis.org.uk/soilscapes> the soil on site is expected to be: Slowly permeable seasonally wet acid loamy and clayey soils.

## 4. Discussion

- 4.1. For individual details of the subject trees see the survey at appendix 2
- 4.2. The site is a single residential address covering approximately 2 acres. There is a single detached house with access via a gravel driveway.
- 4.3. A total of sixty three individual trees with stem diameters of 75mm and above at 1.5m were surveyed and recorded. In addition five groups were surveyed and recorded.
- 4.4. Three of the trees included in the survey are A category. These are all trees with high individual quality and landscape value.
- 4.5. Thirty six individual trees on the site are B category. The B category trees on the site are those trees with moderate individual quality, or trees present in numbers, growing as groups with landscape value, such that they attract a higher collective rating than they might as individuals. B category trees are those that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage).
- 4.6. There are twenty individual trees and five groups of trees on the site which are C category. These are C category either due to their low inherent value due to low overall physiological vigour, or structural faults, or their diameter is less than 150mm at 1.5m above ground level.
- 4.7. The G2 group of trees (mainly Hawthorn and Holly) located on the western boundary are relatively low quality on an individual basis, but have collective landscape value as boundary screening between the site and the road. It is recommended the group is retained as part of any development. In anticipation that there may be the requirement to provide further access into the site, however, none of the trees are of a quality that should represent a constraint in terms of being removed to allow this.
- 4.8. The G3 group of trees are mainly Hawthorn of even age and dimensions. The trees have relatively low vigor and volume of foliage for their age and species. The trees are not significant in the wider landscape and should therefore not be considered any constraint to development should their removal be required.
- 4.9. Where there are C category trees near the boundaries of the site, it is recommended that these are retained where they have landscape value as screening.
- 4.10. There are four U category trees on the site which could be removed as good arboricultural practice irrespective of any development.



**Trees 1-9**



**View of High Road looking south with G2 trees to left**



**Example of G3 trees**

## 5. Conclusions and Recommendations

- 5.1. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C category will not usually be retained where they would impose a significant constraint to development. U category trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.
- 5.2. There is scope for development of the site whilst retaining the important trees on the boundaries, and by removing lower quality trees from the interior of the site.
- 5.3. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 5.4. It is anticipated that there is to be comprehensive redevelopment of the site, which may require the removal of B category trees. Removal of B category trees may be considered acceptable, subject to mitigation planting as part of landscape proposals. It is advised that this is subject to discussion with the Local Planning Authority as to the acceptability of this approach.
- 5.5. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.
- 5.6. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 5.7. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 5.8. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme, and demonstrate to the Planning Authority the viability of the layout.
- 5.9. Surgery may be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery can be provided once a final site layout is agreed and it is determined which trees are to be retained. All



surgery should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice.

- 5.10. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.
- 5.11. Trees on the site are protected by a tree preservation order (TPO). Consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the Local Planning Authority should be given at least five days notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which are felled.
- 5.12. Attention is drawn to the provisions of the Occupiers Liability Act (1957 and 1984). A land owner has a duty of care to ensure that reasonable steps are taken to ensure the safety of others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Reasonably frequent inspections of trees with potential to cause harm, by a competent person, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.
- 5.13. Notice must also be taken that it is an offence under the Wildlife and Countryside Act and Countryside and Rights of Way Act to disturb a nesting bird or roosting/breeding bat. Further advice, particularly if bats are discovered during tree work, may be obtained from ACD's Ecologist, if required.

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Associate Director  
28 September 2015  
Revised February 2018

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## Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - <b>Cascade chart for tree quality assessment</b>			
Category and definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention</b> (see Note)			
<b>Category U</b> 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  <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>			
<b>Category A</b> <b>Trees of high quality</b> 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)
<b>Category B</b> <b>Trees of moderate quality</b> 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
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 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

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**CLIENT:** Essendon Property Ventures Ltd  
**DATE:** 16.09.2015

**SURVEYOR:** T Grayshaw

**TAGGED?** No

## Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N   E   S   W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Common Lime (Tilia X europaea)	22 (2)	640 (1)	5	5	5	5	M	40+	Linear group planting.	B2
T2	Common Lime (Tilia X europaea)	22 (2)	540 (1)	5	5	5	5	M	40+		B2
T3	Common Lime (Tilia X europaea)	22 (2)	530 (1)	5	5	5	5	M	40+	Part of linear group planting.	B2
T4	Common Lime (Tilia X europaea)	22 (2)	500 (1)	5	5	5	5	M	40+	Part of linear group planting.	B2
T5	Common Lime (Tilia X europaea)	22 (2)	430 (1)	5	5	5	5	M	40+	Part of linear group planting.	B2
T6	Common Lime (Tilia X europaea)	22 (2)	460 (1)	5	5	5	5	M	40+	Part of linear group planting.	B2
T7	Common Lime (Tilia X europaea)	22 (2)	560 (1)	6	5.5	5.5	5.5	M	20+	Part of linear group planting. Slightly sparse crown for age and species.	B2
T8	Common Lime (Tilia X europaea)	22 (2)	640 (1)	5	5	5	5	M	20+	Part of linear group planting. Slightly sparse crown for age and species.	B2
T9	Beech (Fagus sylvatica)	15 (2)	350 (1)	5	5.5	4.5	4	SM	40+	Fair tree in terms of future potential.	B1
T10	Common Oak (Quercus robur)	16 (2)	720 (1)	3	2.5	2.5	2.5	M	<10	Dieback throughout upper crown. Minimal crown volume and foliage. Very limited life expectancy.	U
T11	Hawthorn (Crataegus monogyna)	10 (2)	290,200 (2)	3	3	3	3	M	10+	Sparse crown for age and species. Limited life expectancy.	C1
T12	Common Oak (Quercus robur)	18 (2)	800 (1)	6	6	8	6	M	40+		B1
T13	Common Oak (Quercus robur)	18 (2)	750 (1)	7	6.5	6.5	6.5	M	40+	Stem diameter estimated due to Holly hedge.	B2
T14	Common Oak (Quercus robur)	11 (2)	1480 (1)	3	3	4.5	4	V	40+	Veteran tree. Large bole. Retrenched crown. Ancient look. Attached broken limbs and dead wood. Cavity in stem base.	A3
T15	Common Oak (Quercus robur)	17 (4)	390 (1)	5	4.5	2	5	EM	40+	Part of linear group of 4 Oak trees. Uneven crown shape due to competition with adjacent tree.	B2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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No.	Name	Ht (crown)	Dia (stems)	Canopy spread N   E   S   W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T16	Common Oak (Quercus robur)	19 (4)	500 (1)	4	8	8	6	EM	40+	Part of linear group of 4 Oak trees.	B2
T17	Common Oak (Quercus robur)	18 (4)	450 (1)	4	8	5.5	6	EM	40+	Part of linear group of 4 Oak trees. Uneven crown shape due to competition with adjacent trees.	B2
T18	Common Oak (Quercus robur)	18 (4)	490 (1)	3	5	5	5	EM	40+	Part of linear group of 4 Oak trees. Uneven crown shape due to competition with adjacent trees.	B2
T19	Horse Chestnut (Aesculus hippocastanum)	13 (0)	600 (1)	7	6.5	6.5	6.5	M	10+	Stem diameter estimated due to off site. Large failed limb at 2m. Cavity at base of broken limb with decay evident. Unsustainable in the long term.	C2
T20	Holm Oak (Quercus ilex)	12 (2)	410 (1)	5	4.5	4.5	4.5	EM	20+	Leaning main stem otherwise fair tree.	B2
T21	Hornbeam (Carpinus betulus)	21 (3)	550 (1)	7	6.5	6.5	6.5	M	20+	Fair tree.	B2
T22	Common Oak (Quercus robur)	20 (2)	750 (1)	8	7.5	7.5	7.5	M	40+	High individual quality and landscape value. Off site tree dimensions estimated.	A2
T23	Common Oak (Quercus robur)	20 (2)	750 (1)	8	7.5	7.5	7.5	M	40+	High individual quality and landscape value. Off site tree dimensions estimated.	A2
T24	Horse Chestnut (Aesculus hippocastanum)	16 (0)	1000 (1)	8	8	8	8	V	20+	Displays veteran tree features. Dimensions estimated as off site. Not indicated on topographical survey, position measured in relation to fence and garage.	B3
T25	Common Oak (Quercus robur)	20 (4)	700 (1)	8	8	8	8	M	40+	Off site trees dimensions estimated. Landscape value as part of boundary screening.	B2
T26	Beech (Fagus sylvatica)	18 (2)	250 (1)	4	4	4	4	SM	20+		B2
T27	Sycamore (Acer pseudoplatanus)	18 (2)	450 (1)	5	5	5	5	EM	20+		B2
T28	Sycamore (Acer pseudoplatanus)	18 (2)	450,350 (2)	6	6	6	6	M	20+		B2
T29	Beech (Fagus sylvatica)	16 (2)	400 (1)	5	0	5	7.5	EM	10+	Very one sided crown shape. Leaning main stem. Twisted partially fused stems. Unsustainable structurally in the long term. Recommend removal.	C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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No.	Name	Ht (crown)	Dia (stems)	Canopy spread N   E   S   W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T30	Beech (Fagus sylvatica)	18 (2)	300 (1)	4	4	4	4	EM	40+		B2
T31	Beech (Fagus sylvatica)	18 (2)	300 (1)	4	4	4	4	EM	40+		B2
T32	Beech (Fagus sylvatica)	18 (2)	350 (1)	5	5	5	5	EM	40+		B2
T33	Beech (Fagus sylvatica)	18 (2)	300 (1)	4	4	4	4	SM	40+		B2
T34	Beech (Fagus sylvatica)	18 (2)	300 (1)	4	4	4	4	SM	40+		B2
T35	Beech (Fagus sylvatica)	18 (2)	300 (1)	4	4	4	4	SM	40+		B2
T36	Sycamore (Acer pseudoplatanus)	18 (2)	300 (1)	4	4	4	4	SM	40+		B2
T37	Sycamore (Acer pseudoplatanus)	18 (2)	400 (1)	5	5	5	5	M	40+		B2
T38	Holly (Ilex aquifolium)	5 (0)	150 (1)	2	2	2	2	Y	20+		C2
T39	Wild Cherry (Prunus avium)	12 (2)	300 (1)	4	0	4	6	EM	10+	Uneven crown shape due to competition with adjacent trees.	C2
T40	Sycamore (Acer pseudoplatanus)	16 (2)	300,300 (2)	4	4	4	4	EM	20+		B2
T41	Sycamore (Acer pseudoplatanus)	16 (2)	300 (1)	4	4	4	4	EM	20+		B2
T42	Sycamore (Acer pseudoplatanus)	16 (2)	350 (1)	4	4	4	4	EM	20+		B2
T43	Apple (Malus)	3 (1.5)	200 (1)	2	2	2	2	SM	<10	Fruit tree. Poor vigor.	U
T44	Apple (Malus)	4 (1.5)	200 (1)	3	3	3	3	SM	10+		C2
T45	Apple (Malus)	4 (1.5)	200 (1)	3	3	3	3	SM	10+		C2
T46	Bird Cherry (Prunus padus)	4 (1.5)	150 (1)	2	2	2	2	Y	20+		C2
T47	Holly (Ilex aquifolium)	8 (1)	200,200,200,200 (4)	3	3	3	3	EM	10+	Sparse crown for age and species.	C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N   E   S   W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T48	Lawson Cypress (Chamaecyparis lawsoniana)	10 (0.5)	200 (1)	2	2	2	2	SM	20+	Low individual quality but landscape value as part of boundary screening.	C2
T49	Lawson Cypress (Chamaecyparis lawsoniana)	10 (0.5)	200 (1)	2	2	2	2	SM	20+	Low individual quality but landscape value as part of boundary screening.	C2
T50	Sycamore (Acer pseudoplatanus)	15 (2)	350 (1)	4	4	4	4	EM	20+	All dimensions estimated as tree inaccessible. Landscape value as part of boundary screening.	B2
T51	Sycamore (Acer pseudoplatanus)	15 (2)	400 (1)	5	5	5	5	EM	20+	All dimensions estimated as tree inaccessible. Landscape value as part of boundary screening.	B2
T52	Ash (Fraxinus excelsior)	12 (2)	400 (1)	4	8	4	0	M	20+	One sided crown shape due to competition with adjacent trees.	C2
T53	Lawson Cypress (Chamaecyparis lawsoniana)	5 (0.5)	150 (1)	2	1.5	1.5	1.5	SM	10+	Low individual quality ornamental tree.	C1
T54	Silver Birch (Betula pendula)	12 (4)	400 (1)	4	4	4	4	M	<10	Dieback throughout upper crown. Low crown volume for age and species. Limited life expectancy.	U
T55	Silver Birch (Betula pendula)	12 (4)	400 (1)	4	4	4	4	M	10+	Ivy throughout crown. Low crown volume for age and species. Limited life expectancy.	C2
T56	Lawson Cypress (Chamaecyparis lawsoniana)	12 (2)	150,150,150 (3)	2	2	2	2	EM	20+	Triple stem from ground level.	C2
T57	Beech (Fagus sylvatica)	12 (2)	250 (1)	3	3	3	3	SM	40+	Relatively young tree.	C2
T58	Beech (Fagus sylvatica)	14 (2)	350 (1)	5	5	5	5	EM	40+		B2
T59	Beech (Fagus sylvatica)	13 (2)	240 (1)	4	4	4	4	SM	40+	Relatively young tree.	C2
T60	White Mulberry (Morus alba)	4 (1)	200 (1)	3	3	3	3	SM	10+	Stem diameter estimated. Main stem leans at 45 degrees.	C1
T61	Yew (Taxus baccata)	6 (1)	200 (1)	3	3	3	3	SM	40+		C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

**SITE:** The Spinney, High Road, Essendon, Herts, AL9 6HP  
**CLIENT:** Essendon Property Ventures Ltd  
**DATE:** 16.09.2015

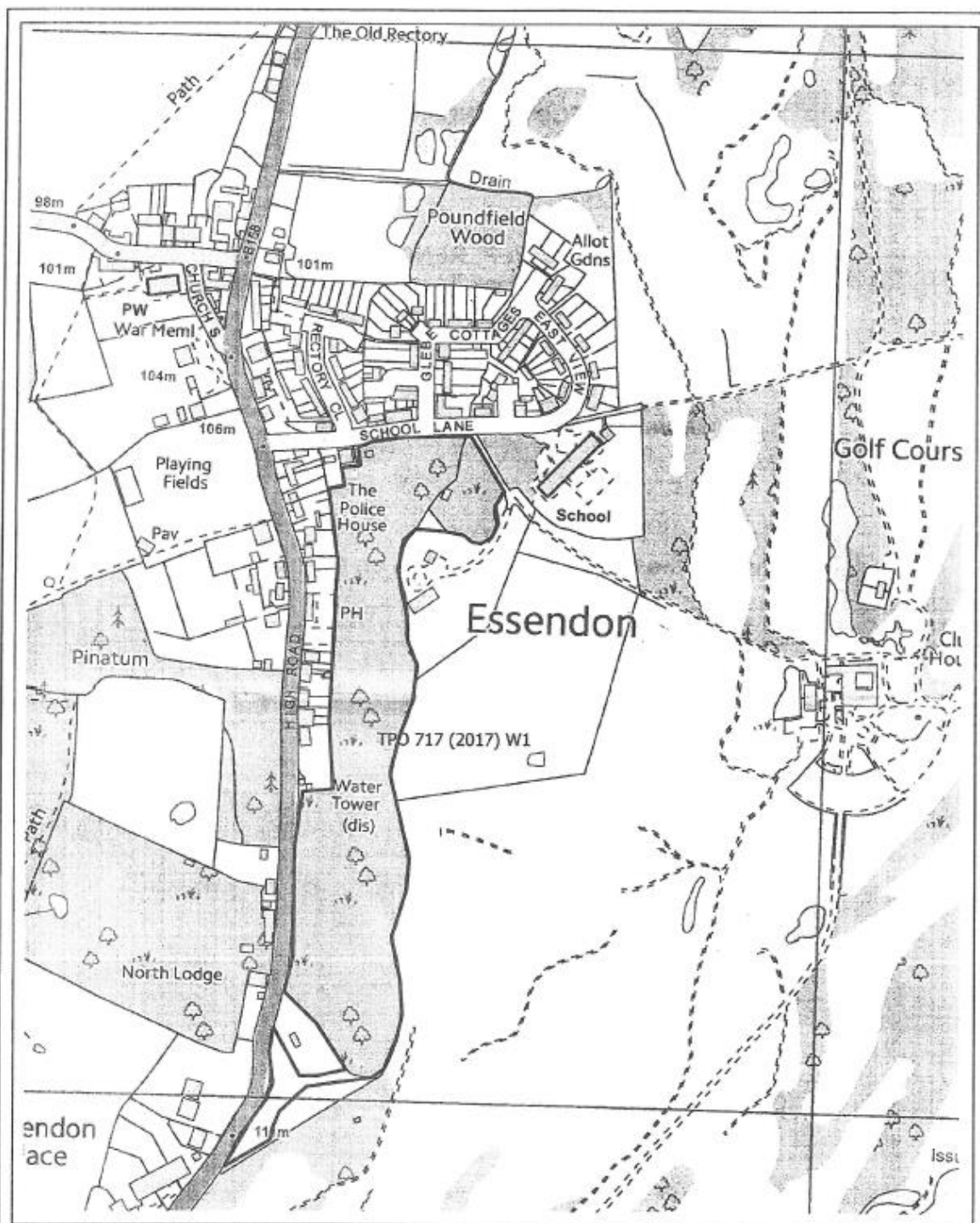
**SURVEYOR:** T Grayshaw


**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N   E   S   W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T62	Silver Birch (Betula pendula)	12 (1)	300 (1)	3	3	3	3	EM	20+		C2
T63	Hawthorn (Crataegus monogyna)	10 ( )	450 (MS)	4	4	4	4	M	<10	Ivy infested. Low crown volume and vigor. Ivy is out competing foliage therefore limited life expectancy.	U
G1	Apple (Malus)	3 (1.5)	150 (1)	2	2	2	2	SM	10+	Fruit tree group. Value in current context but not a development constraint.	C1
G2	Hawthorn, Holly (Crataegus monogyna, Ilex aquifolium)	10 (0)	200 (1)	3	3	3	3	EM	40+	Maximum estimated dimensions given for group. Low individual quality trees but collective value as boundary screening. Canopy extents and bole diameters taken from topographical survey.	C2
G3	Hawthorn (Crataegus monogyna)	9 (4)	250 (MS)	3	3	3	3	M	20+	Average estimated dimensions given for group. Canopy extents as indicated on topographical survey. Group of Hawthorn with low individual quality and limited landscape value on the interior of site. Sparse crowns for age and species.	C1
G4	Hawthorn (Crataegus monogyna)	8 (0)	150 (MS)	2	2	2	2	SM	20+	Group planting of Hawthorn on boundary. Low individual quality but landscape value as boundary screening.	C2
G5	Holly (Ilex aquifolium)	8 ( )	200 (MS)	3	3	3	3	SM	10+	Multi-stem clumps of Holly. Low individual quality	C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Preservation Order Excerpt



 <p><b>WELWYN HATFIELD</b></p> <p><small>Council Offices, The Campus Welwyn Garden City, Herts, AL9 6AE</small></p>	Title: the east of High Road Essendon		Scale: 1:7500
			Date: 08-12-2017
	Project: TPO 717 (2017)	Drawing Number:	Drawn:
	© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2016		



**Appendix 4: Tree Reference Plan**  
(PRI19764-01A)



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Website: [www.acdenvironmental.co.uk](http://www.acdenvironmental.co.uk)

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LANDSCAPE & VISUAL IMPACT ASSESSMENT \* LANDSCAPE AUDIT \* PROJECT MANAGEMENT  
EXPERT WITNESS\* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT**