



TREE SURVEY REPORT

Arlington Business Parks GP Limited

Site: Plot 5100 Hatfield Business Park, AL10 9TA



East Lodge, Leylands Business Park
Colden Common, Winchester, SO21 1TH
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The Complete Arboricultural Consultancy

February 2019
CBA10065_Plot 5100 v1



The Professional Arboricultural Consultancy

TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees 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 			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 down-graded 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 value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality 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	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	BS5837:2012 TREE SURVEY REPORT	
	Site:	Plot 5100 Hatfield Business Park, Hatfield, Hertfordshire, AL10 9TA
	Date:	14 February 2019
	Consultant:	Dominic Poston <i>F.Arbor.A, MICFor, CEnv, Prof Dip (RFS), BSc (Hons), HND</i>
	Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8.
 - a) At this stage the Root Protection Area (RPA) information is for your guidance and ongoing discussion purposes only as it assumes that all but the 'U' grade trees will be retained, which may not be the case.
 - b) For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m² in accordance with Section 4.6.1 of BS5837:2012.

TREE PRESERVATION ORDER/CONSERVATION AREA:

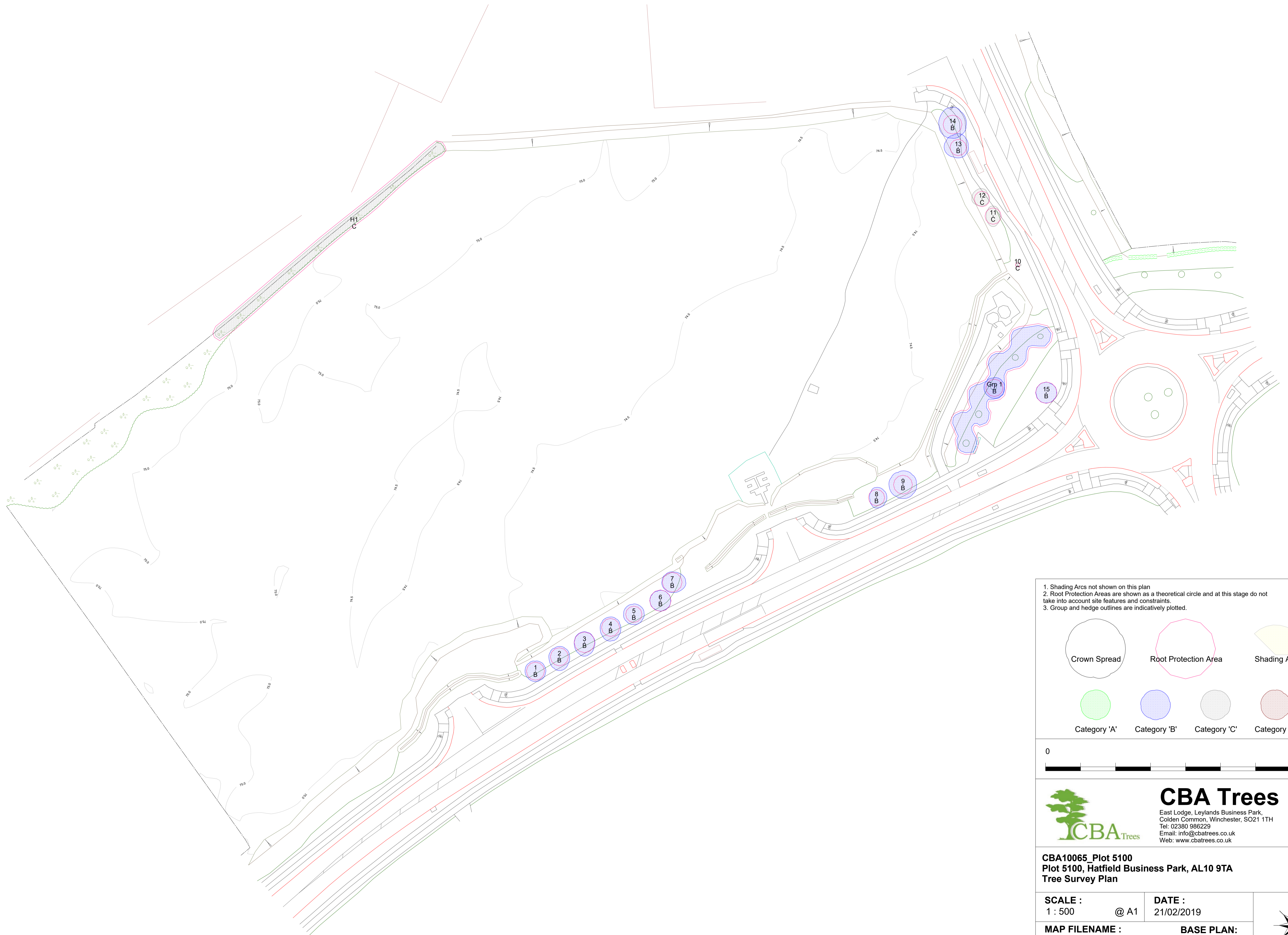
CBA Trees has not been instructed to investigate whether trees on or adjacent to the site are protected by a Tree Preservation Order or located within a Conservation Area.

Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m ²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physiological Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Oak <i>Quercus spp</i>	7	S	210	20	2.5	N 3 E 3 S 3 W 3	N 2 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2
2	Oak <i>Quercus spp</i>	7	S	210	20	2.5	N 3 E 3 S 4 W 3	N 2 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2
3	Oak <i>Quercus spp</i>	8	S	240	26	2.9	N 3 E 3 S 4 W 3	N 2 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2
4	Oak <i>Quercus spp</i>	7	S	210	20	2.5	N 3 E 3 S 4 W 3	N 2 E - S - W -	Young	Good	Structural Condition – Good	None required at time of survey	40+	B2
5	Oak <i>Quercus spp</i>	6	S	190	16	2.3	N 3 E 3 S 3 W 3	N 2 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2
6	Austrian Pine <i>Pinus nigra var. nigra</i>	7	S	250	28	3.0	N 3 E 3 S 3 W 3	N 1.5 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2
7	Austrian Pine <i>Pinus nigra var. nigra</i>	6	S	230	24	2.8	N 3 E 4 S 3 W 3	N 1 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2

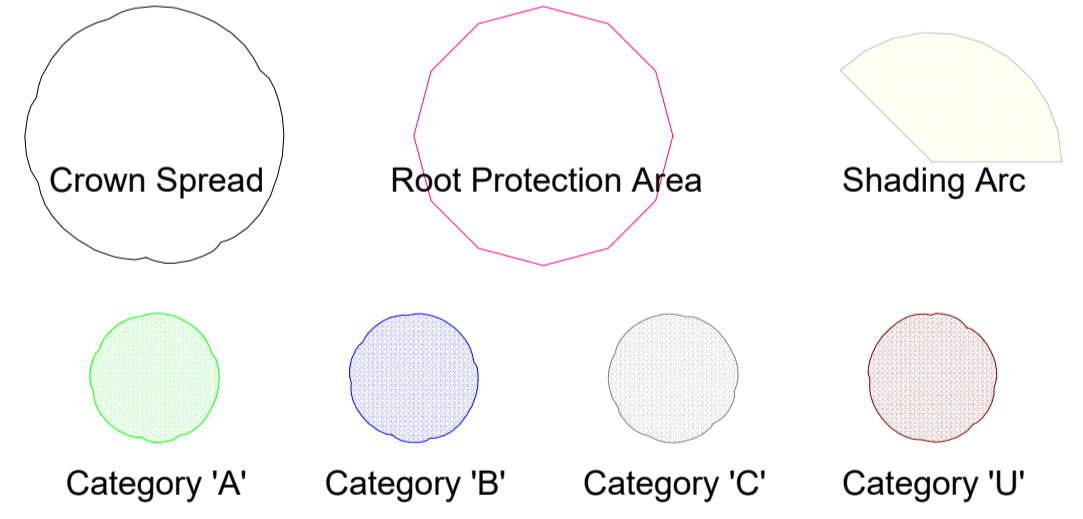
Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m ²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physiological Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
8	Oak <i>Quercus spp</i>	7	S	190	16	2.3	N 3 E 3 S 3 W 2	N 2 E - S - W -	Young	Good	Structural Condition – Good	None required at time of survey	40+	B2
9	Oak <i>Quercus spp</i>	8	S	220	22	2.6	N 4 E 4 S 4 W 4	N 2 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2
10	Sorbus spp	3	S	50	1	0.6	N 0.5 E 1 S 0.5 W 0.5	N 1.5 E - S - W -	Newly Planted	Good	Structural Condition - Good	None required at time of survey	10+	C1
11	Flowering Cherry <i>Prunus spp</i>	6	S	190	16	2.3	N 3 E 2 S 3 W 2	N 1.5 E - S - W -	Early Mature	Good	Structural Condition - Good	None required at time of survey	20+	C2
12	Flowering Cherry <i>Prunus spp</i>	6	S	180	15	2.2	N 3 E 2 S 2 W 3	N 2 E - S - W -	Early Mature	Good	Structural Condition - Good	None required at time of survey	20+	C2
13	Oak <i>Quercus spp</i>	8	S	190	16	2.3	N 4 E 3 S 3 W 4	N 1.5 E - S - W -	Young	Good	Structural Condition - Good	None required at time of survey	40+	B2
14	Oak <i>Quercus spp</i>	9	S	220	22	2.6	N 5 E 4 S 4 W 4	N 1.5 E - S - W -	Semi-mature	Good	Structural Condition - Good	None required at time of survey	40+	B2

Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m ²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physiological Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
15	Austrian Pine <i>Pinus nigra var. nigra</i>	7	S	250	28	3.0	N 3 E 3 S 3 W 3	N 1.5 E - S - W -	Young	Good	Structural Condition - Good Estimated data	None required at time of survey	40+	B2
Grp 1	Common Lime	8	S	200	18	2.4	N 3 E 3 S 3 W 3	N 1.5 E - S - W -	Young	Good	Structural Condition - Good Growing as group Measurements given are maximums	None required at time of survey	40+	B2
H1	Field Maple Thorn	7	S	100	5	1.2	N - E - S - W -	N 0 E - S - W -	Young	Fair	Structural Condition - Fair Out grown boundary hedge including Thorn and Field Maple	Bring back into hedgerow management	20+	C2



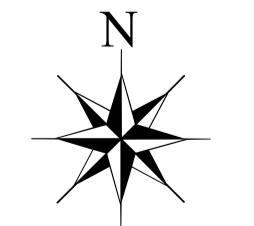


1. Shading Arcs not shown on this plan
2. Root Protection Areas are shown as a theoretical circle and at this stage do not take into account site features and constraints.
3. Group and hedge outlines are indicatively plotted.



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CBA10065_Plot 5100
Plot 5100, Hatfield Business Park, AL10 9TA
Tree Survey Plan

SCALE : 1 : 500 @ A1	DATE : 21/02/2019	
MAP FILENAME : CBA10065_Plot 5100.01A TSP	BASE PLAN: 155596_T	

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The Professional Arboricultural Consultancy

Company Profile, Qualifications and Experience



CBA Trees, one of the leading professional arboricultural consultancy practices in the UK, is based in Southampton. There are currently two consultants working from our Hampshire office, with further consultants based in Essex and Berkshire, all of whom possess varying expertise and qualifications.



Stefan Rose BSc(Hons), TechCert (Arbor A), joined CBA Trees in 1998 as a junior surveyor and has consistently studied to become a respected Senior Consultant. He has vast experience in working as a locum for local authorities, assessing new and extant Tree Preservation Orders, as well as working on some of the largest development sites nationwide.



James Fuller FdSc.Arb, BTEC Nat.Dip Arb, M.Arbor.A, joined CBA in 2007 as a gap year junior surveyor/arborist having attained the Foundation Degree in Arboriculture and as part of his professional development James has more recently attained the Professional Tree Inspector's Certificate. Over the years James has gained experience in every field of our work, undertaking all elements of consultancy work including large tree surveys and BS5837:2012 planning applications. As a retained Senior Consultant James undertakes site assessments, site monitoring, provision of advice to prominent development companies and preparation of Implication Assessments and Method Statements.



Dominic Poston F.Arbor.A. MICFor, CEnv, Prof Dip (RFS), BSc (Hons), HND has recently joined CBA Trees as a Senior Consultant and brings with him a wealth of knowledge and experience. Having attained a Bachelor of Science Degree in Horticulture, a Higher National Diploma in Landscape Management and the Royal Forestry Society's Professional Diploma in Arboriculture, Dominic is a fellow of the Arboricultural Association and a Chartered Arboriculturist and Chartered Environmentalist. Through local authority experience he has been involved as a supervising officer and advisor to planning teams on many developments near trees. Through private sector experience he has provided arboricultural advice, ranging from feasibility through to implementation on many development projects near trees. He has extensive experience in the management of large tree stocks, implementing the recommendations within BS5837 and acting as an expert witness. He has considerable experience working closely with clients and as part of a multi-disciplinary team.



Mark Harrison M.Arbor.A. NDArb, has recently joined CBA Trees as a Senior Consultant and brings with him sound knowledge and experience gained from his career in arboriculture over the past 30 years. Mark gained a National Diploma in Arboriculture from Merrist Wood Agricultural College in 1986 and has been employed by various Borough and District Councils in the post of Arboricultural Officer. Mark operates his own arboricultural consultancy carrying out surveys and producing reports for planning applications, tree management etc.in conjunction with his work for CBA Trees. In addition to a National Diploma, Mark is qualified in Lantra professional tree inspection, and holds qualifications for Bats in Trees and also Bats and Fibrescopes. Mark is a professional member of the Arboricultural Association, Consulting Arborists' Society and the International Society of Arboriculture, as well as an associate member of the Institute of Chartered Foresters.



All of our consultants are trained in the use of 'state of the art' decay detection equipment, and the latest data capture equipment.

Listed below are some of the services we provide:

- Arboricultural Consultancy
- Arboricultural Impact Studies & Method Statements
- Trees in Conservation Areas
- Advice on Veteran Trees and Ancient Woodlands
- Arboricultural/Landscape Design
- Tree Survey Work (street trees, development projects, individual private sites)
- Tree Preservation Order Advice
- Tree Inspections and Hazard Risk Assessments
- Woodland Creation, Maintenance & Management
- Health & Safety issues – Inspections on behalf H&SE
- Arboricultural site and project management

CBA Trees is very proud of its client base that includes the following companies:



Developers – Commercial and Residential

Alfred McAlpine Limited
 Bellway Homes Ltd
 Berkeley Homes Ltd
 Bewley Homes
 Bloor Homes
 Bouygues UK
 Bovis Homes Limited

Countryside Properties
 Crayfern Homes
 Crest Strategic Properties
 David Wilson Developments Ltd
 Fairview New Homes plc
 Highwood Construction
 Imperial Elite Construction

Laing/Gladedale Ltd
 Linden Homes
 Morgan Sindall
 Rydon Construction
 Taylor Wimpey
 Wates Development
 Wates Construction



Design & Legal

Barton Willmore Partnership
 Bond Pearce
 Boyer Planning Associates
 Cunningham Ellis & Buckle
 Derek Lovejoy Partnership

Lester Aldridge
 MacGregor Smith
 Masons
 McKennas
 Penningtons

SLR Consulting
 Terra Firma Consultancy
 Town Planning Consultancy
 Tucker Parry Knowles Partnership
 WYG



Education

Beal Free School
 Brighton & Hove Sixth Form College
 Cognita Schools
 Hillyfield Primary Academy
 Guildford High School

Merrist Wood College
 Richard Taunton College
 Royal Holloway University of London
 St Osmunds Primary School
 United Church Schools

University College Oxford
 University of Portsmouth
 University of Winchester



Local Authorities & Government Bodies

Alpha
 Ampfield Parish Council
 Basingstoke Borough Council
 Catalyst Housing
 Circle Housing Group
 Eastleigh Borough Council
 Hampshire County Council
 Highways Agency
 Lambeth and Southwark Housing

London Borough of Bexley
 London Borough of Camden
 NHS Property Services
 Poole Borough Council
 Portsmouth City Council
 Raglan Housing
 Reigate and Banstead Council
 RB of Kensington & Chelsea
 Royal Borough of Kingston

Ruscombe and Twyford LEP
 Rushmoor Borough Council
 Southampton City Council
 Test Valley Borough Council
 The Hyde Group
 Transport for London
 West Sussex County Council
 West Wittering Parish Council

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For further information, visit our web site at www.cbatrees.co.uk which gives more detail of our expertise, and of course, our staff are always willing to help answer any queries you may have.