Arboricultural Impact Assessment

Land West of Thaxted Road, Saffron Walden

17th November 2022

Tyler Grange

TG Report No. 14764_R02_RL_CW

Report No:	Date	Revision	Author	Checked	Approved
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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard[1], this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site lies directly to the west of Thaxted Road, to the south of Saffron Walden and is centred on Grid Ref: TL 54619 37262. This site is currently under agricultural use, with individual field parcels bounded by mature and maturing trees and hedgerow, which are typical boundary treatments within this area. **(See Figure 1 overleaf).**
Application type and description:	Outline planning application for development of the site for up to 170 dwellings, associated landscaping and open space, with access from Thaxted Road.
Report prepared on behalf of:	Kier Ventures Ltd.
Local Planning Authority (LPA):	Uttlesford District Council (UDC).
Planning policies relating to arboricultural features:	Policy ENV3 of UDCs Local Plan (Adopted January 2005). Planning policy is further detailed at Appendix 1.
Report Summary:	The removal of one category C Field Maple, the partial removal of one category C group and the partial removal of three category C hedgerows will be required in order to facilitate the proposed development. These are considered unavoidable are largely required for access into and around the site. The removals will result in a temporary reduction in canopy cover, however this will be re-established and enhanced by the inclusion of a number of new trees towards the eastern boundary abutting Thaxted Road and the planting of approximately 250m of new hedgerow within the site. This report details where tree pruning works are required along with mitigative measures for working with the rooting areas of trees where this is required. The retention of the majority of the boundary trees and the replacement of those removed allows for the proposed development to be set within a well-treed environment. The collective visual amenity the trees provide to area will be preserved and therefore the proposals are consistent with local planning policy in relation to trees. The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS). This report provides recommendations for protection to demonstrate how this can be achieved. An AMS is therefore recommended to be secured by a reserved matters application should consent be granted.

[1] BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute

Figure 1: Site Location (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 17th September 2022. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the **Tree Constraints Plan (TCP)** together details of their constraints to new development in accordance with BS5837, including, tree quality gradings[2], Root Protection Areas (RPAs)[3], tree canopy spreads[4] and tree shading[5].

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order[6]	UDC TPO Ref: 11/93/38 (Saffron Walden Parish Land East of Ozier Court). Area A1 as defined covers: W22, T23 and T36
Conservation Area[7]	None
Ancient Woodland [8]	None
Other Woodland Habitat [9]	None

[2] The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

[3] a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

[4] Dimensions of the trees crown spread and clearance from ground level.

[5] Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

[6] A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[7] Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[8] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website [redacted] has been used to search for ancient woodland on or adjacent to a site.

[9] Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for woodland on or adjacent to a site.

Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

3.1. Trees to be retained and removed are shown on the TRRP. Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss	Compensatory Measures
T28	C	Removal of early mature Field Maple to facilitate internal access road.	New planting where possible towards the site entrance to enhance the amenity provision from Thaxted Road.
G35	C	Removal of approx. 4.5m section to accommodate proposed pedestrian access point.	New planting where possible towards the site entrance to enhance the amenity provision from Thaxted Road.
H1	C	Removal of approx. 57m section from southern end to facilitate main site access and accommodate required visibility splays.	Planting of approximately 250m of new hedgerow to directly compensate for the incurred loss.
H19	C	Removal of a total of 12m of hedgerow, to accommodate four 3m informal pedestrian access points to northern boundary.	Planting of approximately 250m of new hedgerow to directly compensate for the incurred loss.
H30	C	Removal of approx. 20m section from hedgerow to facilitate internal access road.	Planting of approximately 250m of new hedgerow to directly compensate for the incurred loss.

Tree Pruning Works

3.2. Table 5 below details pruning works to retained trees to facilitate development.

Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
G35	C	Prune eastern aspect by approximately 1m to accommodate required visibility splays.
H1	C	Prune eastern aspect of hedgerow by a maximum of 1.5m to accommodate proposed pedestrian footpath abutting Thaxted Road. Total area requiring pruning amounts to 10m.

Caveat

3.3. Although the tree retention and removals plan identifies conflict with three properties to the south-western corner of the application site, it is expedient to note that this outline application has been submitted primarily to establish the principal of the development of the site and the layout plan is therefore not fixed at this stage. Alterations will be made to the design which will aim to produce a more favourable relationship between the trees and the proposed development at reserved matters stage to ensure the trees long term retention and allow for their integration into the proposed development.

New Tree Planting

3.4. A proposed soft-landscaping scheme will be prepared and submitted separately as part of a subsequent reserved matters application. The proposals will include for new tree planting at the boundaries of the site, within the green spaces and internally within the new street scenes.

3.5. Kier Ventures Ltd have also committed to the planting of approximately 250m of hedgerow, which will included on the landscaping scheme produced as part of the subsequent reserved matters application.

3.6. It is anticipated that new tree/hedgerow planting will be strategically placed to so that the amenity value afforded by the trees in the context of the proposed development is enhanced, ensuring consistency with local planning policy in relation to trees.

Works within Root Protection Areas

3.7. Works required within the RPAs of trees to facilitate the construction of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.

3.8. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided within a subsequent reserved matters application should consent be granted.

Table 6: Works within RPAs

Tree Number	Description of works	Protective measures
Proposed Surfacing		
T2, T14 and T24	Informal pedestrian access points into site, representing a total RPA incursions of 16%, 12% and 14%, respectively.	Option 1: Surface to not exceed an area greater than 20% of the existing unsurfaced ground within the RPA. A no-dig construction approach to comprise a permeable specification with non-invasive edge supports. Option 2: It may be possible to relocate the proposed informal access points outside of the RPA's of retained trees to negate the need for any special or no-dig construction methods.
G35	Formal footpath construction abutting Thaxted Road within RPA of group, which will be adopted following completion of works to meet highways standards.	Excavations to be undertaken by hand, or through the use of non-invasive machinery (e.g. Vac-Ex), with exposed roots dealt with in accordance with BS5837. Standard construction techniques required as footpath to be adopted.

Long-term Tree Management and Social Proximity

3.9. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.

3.10. The **TRRP** illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.

3.11. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and amenity spaces (such as gardens). This has been achieved by suitable development buffers from retained trees which also allows for future canopy development. Retained trees will not be located within private gardens to ensure that their long-term management remains favourable.

Construction Mitigation

3.12. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application.

3.13. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans . The AMS will typically include the following key items:

- A schedule and specification of tree removal and pruning works;
- Specifications for tree protection barriers and ground protection;
- Procedures for any specialist construction techniques / any supervised excavations within RPAs;
- Phasing of work;
- Site monitoring (where required); and

- A Tree Protection Plan.

Conclusion

3.14. The proposed development requires the removal of a single tree and the partial removal of a few group/hedgerows which are unremarkable and do not provide a substantial contribution to visual amenity. Most trees will be retained, and the overall arboricultural resource will remain unaffected given the localised nature of the tree removals.

3.15. The impact is therefore considered negligible from an arboricultural perspective, subject to the adoption of tree protection measures during construction stage, and the planting of new trees and approximately 250m of hedgerow. The proposed development is therefore considered consistent with local planning policy ENV3.

3.16. Further work is recommended to include an AMS to accompany a subsequent reserved matters application.

Appendix 1: Planning Policy Relating to Trees

Table 7: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 131	"Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."
	Section 15, paragraph 174	"Planning policies and decisions should contribute to and enhance the natural and local environment by:" Subsection B; "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."
	Section 15, paragraph 180	"When determining planning applications, local planning authorities should apply the following principles:" Subsection C; "that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."
Local Planning Policy – Uttlesford District Council's Local Plan (Adopted January 2005)	Policy ENV3	"The loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value."

Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	**Criteria**			**Identification on Plan**
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	• 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 • 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. (**NOTE**: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	**Criteria - Subcategories**			Identification on Plan
	1. Mainly Arboricultural Values	**2. Mainly Landscape Values**	**3. Mainly Cultural Values, including Conservation**	
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 remedial 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	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 benefits.	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 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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 3: Tree Survey Schedule (14764/TSS01)

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
H1	Hawthorn (Crataegus monogyna),Ash (Fraxinus excelsior)	4m	120(1)	2.00	2.00	2.00	2.00	0.00	Semi Mature	Fair	Good	C2	Predominantly hawthorn hedgerow with a couple of semi mature ash. Light ivy up stems, informal management.	1.4	7
T2	Field Maple (Acer campestre)	7m	400(1)	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Good	B2	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation, so DBH estimated. Light ivy up stem, no major defects, reasonable form and condition.	4.8	72
T3	Field Maple (Acer campestre)	5m	250(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Good	Fair	C1	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, but rather average form and condition.	3.0	28
T4	Ash (Fraxinus excelsior)	7m	300(1)	3.50	3.50	3.50	3.50	4.00	Early Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. Close access prevented by vegetation so DBH estimated. Moderate ivy up stem, sparse crown, average form and condition.	3.6	41
T5	Small-leaved Lime (Tilia cordata)	7m	350(1)	3.50	3.50	3.50	3.50	4.00	Early Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. Close access prevented by vegetation so DBH estimated. Moderate ivy up stem, no major defects, reasonable form and condition.	4.2	55
T6	Field Maple (Acer campestre)	7m	250(1)	3.00	3.00	3.00	3.00	4.00	Semi Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. Close access prevented by vegetation so DBH estimated. Moderate ivy up stem, no major defects, reasonable form and condition.	3.0	28
T7	Ash (Fraxinus excelsior)	6m	250(1)	2.50	2.50	2.50	2.50	3.00	Semi Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, sparse crown, rather average form and condition.	3.0	28
T8	Ash (Fraxinus excelsior),Field Maple (Acer campestre)	6m	250(1)	3.00	2.00	3.00	3.00	3.00	Semi Mature	Fair	Fair	C2	Group of two offsite trees located within hedgerow, close to site boundary. No close access due to vegetation therefore DBH estimated. Light ivy up stem, sparse crown on ash, rather average form and condition.	3.0	28

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T9	Ash (Fraxinus excelsior)	5m	200(1)	2.50	2.50	2.50	2.50	3.00	Semi Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, sparse crown, rather average form and condition.	2.4	18
T10	Ash (Fraxinus excelsior)	6m	200(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, sparse crown, rather average form and condition.	2.4	18
T11	Field Maple (Acer campestre)	7m	300(1)	3.50	3.50	3.50	3.50	3.00	Early Mature	Good	Fair	B2	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, no major defects, reasonable form and condition. Low category B.	3.6	41
T12	Field Maple (Acer campestre)	7m	480(1)	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Good	B2	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, reasonable form and condition.	5.8	104
T13	Ash (Fraxinus excelsior)	7m	300(1)	3.00	3.00	3.50	3.50	3.00	Early Mature	Fair	Good	C2	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation. Moderate ivy up stem, no major defects, fuller crown than other ash on site. Reasonable form and condition.	3.6	41
T14	Field Maple (Acer campestre)	7m	440(1)	4.00	4.00	4.00	3.00	3.00	Early Mature	Good	Good	B2	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, reasonable form and condition.	5.3	88
T15	Ash (Fraxinus excelsior)	6m	250(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, sparse crown, rather average form and condition.	3.0	28
G16	Field Maple (Acer campestre),Small-leaved Lime (Tilia cordata)	8m	440(1)	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Good	B2	Offsite trees located within hedgerow, close to site boundary. Three field maple and one lime, the latter is set back slightly from hedge. Light ivy up stem, no major defects, reasonable form and condition. Not all trees identified within topo so locations are approximate.	5.3	88

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T17	Ash (Fraxinus excelsior)	7m	370(1)	4.00	3.50	4.00	3.50	2.00	Early Mature	Fair	Good	C2	Offsite tree located within hedgerow, close to site boundary. Crown a little on the sparse side but not too bad, no major defects. Reasonable form and condition.	4.4	62
T18	Field Maple (Acer campestre)	5m	250(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, but rather average form and condition.	3.0	28
H19	Field Maple (Acer campestre),Hawthorn (Crataegus monogyna),Elder (Sambucus nigra),(Viburnum)	2m	80(1)	0.50	0.50	0.50	0.50	0.00	Semi Mature	Fair	Good	C1	Larger tree located on edge of woodland, picked out individually to record greater constraints on site.	1.0	3
G20	Hawthorn (Crataegus monogyna),Blackthorn (Prunus spinosa),English Elm (Ulmus procera)	4m	100(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Fair	Good	C1	Offsite woodland with most larger trees set further away from the site boundary, but two oaks are located close to the ditch and the site boundary. Predominantly oak but also some maturing elms. Most trees are heavily ivy clad.	1.2	5
G21	Hawthorn (Crataegus monogyna),Blackthorn (Prunus spinosa),English Elm (Ulmus procera),Aspen (Populus tremula)	4m	100(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Fair	Good	C1	Larger tree located on edge of woodland. Some minor storm damage and deadwood. Light ivy up stem and epicormic growth along scaffold limbs. Not a perfect example of species but sufficient in size and quality to warrant category A.	1.2	5
W22	Common Oak (Quercus robur)	13m	400(1)	5.00	5.00	5.00	5.00	3.00	Mature	Good	Good	B2	Significant sapwood death on north of main stem, major deadwood and storm damage. Not a good quality tree from an arboricultural perspective but good habitat feature.	4.8	72
T23	Common Oak (Quercus robur)	18m	1000(1)	11.00	8.00	8.00	10.00	3.00	Mature	Good	Good	A2	Relatively young tree surrounded by scrubby growth. Currently an unremarkable tree of average form and condition. Not picked up on topo so position is only approximate.	12.0	452
T24	Common Oak (Quercus robur)	9m	580(1)	3.00	3.00	4.00	4.00	3.00	Mature	Poor	Poor	C3	Growing on edge of ditch, some minor deadwood. Fairly squat tree with moderate density crown. Average form and condition.	7.0	152

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T25	Field Maple (Acer campestre)	4m	150(1)	1.50	1.50	1.50	1.50	2.00	Semi Mature	Fair	Good	C1	Relatively short section of blackthorn hedge, no evidence of formal management. Not on topo	1.8	10
T26	Ash (Fraxinus excelsior)	5m	270(1)	3.50	3.00	3.00	3.00	1.00	Semi Mature	Fair	Good	C1	Multi stem tree with very tight, crossing and occluding stems. Brambles growing through crown. Main unions are likely to be structurally sound but very untidy form.	3.2	33
H27	Blackthorn (Prunus spinosa)	3m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Fair	Good	C1	Multi stem tree with acceptable unions. Moderate ivy up stems obscuring inspection. Unremarkable tree of average form and condition.	.6	1
T28	Field Maple (Acer campestre)	7m	300,300,310,310 (4)	6.00	5.00	6.00	4.00	2.00	Early Mature	Fair	Good	C1	Patchy section of blackthorn hedge, informal management.	7.3	168
T29	Field Maple (Acer campestre)	5m	240,180,170(3)	5.00	4.00	5.00	4.00	1.00	Early Mature	Fair	Good	C1	Patchy section of blackthorn hedge, informal management.	4.1	54
H30	Blackthorn (Prunus spinosa)	3m	70(1)	0.50	0.50	0.50	0.50	0.00	Semi Mature	Fair	Good	C1	Typical multi stem example of species. Growth so dense that unions cannot be inspected, but no indications that there should be any issues. Average form and condition. Linear group of trees, with some blackthorn understorey, and bramble growth. Topo has not identified stems, so positions are only approximate. Feature becoming very patchy to the east, also containing a number of dead and declining elm.	.8	2
T31	Hazel (Corylus avellana)	5m	100, 100, 100, 100, 100, 100, 100, 100, 100, 100 (10)	5.00	4.00	5.00	4.00	1.00	Early Mature	Fair	Good	C1	Predominantly hazel and field maple hedge, located on western bank of ditch. Fairly informal maintenance. Linear group of trees, with some blackthorn understorey, and bramble growth. Topo has not identified stems, so positions are only approximate. Feature becoming very patchy to the east, also containing a number of dead and declining elm.	3.8	45

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G32	Field Maple (Acer campestre),Hazel (Corylus avellana),English Elm (Ulmus procera),Blackthorn (Prunus spinosa)	6m	300(1)	3.50	3.50	3.50	3.50	1.00	Early Mature	Fair	Good	C2	Linear group of trees, with some blackthorn understorey, and bramble growth. Topo has not identified stems, so positions are only approximate. Feature becoming very patchy to the east, also containing a number of dead and declining elm.	3.6	41
H33	Field Maple (Acer campestre),Hazel (Corylus avellana),Blackthorn (Prunus spinosa)	5m	150(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Fair	Good	C2	Predominantly hazel and field maple hedge, located on western bank of ditch. Fairly informal maintenance.	1.8	10
H34	Field Maple (Acer campestre),Hazel (Corylus avellana),Blackthorn (Prunus spinosa)	3m	100(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Fair	Good	C2	Rather scrubby, patchy hedge, with a couple of dead trees to northern end. No indications of formal management. Not on topo.	1.2	5
G35	Hawthorn (Crataegus monogyna),Field Maple (Acer campestre)	7m	300(1)	3.00	3.00	3.00	3.00	0.00	Early Mature	Good	Good	C2	Shelter belt extending from field edge down bank to roadside verge. Field maples set back from field edge, with a row of hawthorn along this boundary and throughout feature as understorey.	3.6	41
T36	Common Oak (Quercus robur)	13m	600(1)	6.00	4.00	6.00	6.00	3.00	Mature	Fair	Good	B2	Larger tree located on edge of woodland, picked out individually to record greater constraints on site.	7.2	163

Appendix 4: Report Limitations

Limitations

A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Plans:

Plan 1: Tree Constraints Plan (TCP), (14764/P08)

Plan 2: Tree Retention and Removal Plan (TRRP), (14764/P09)

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

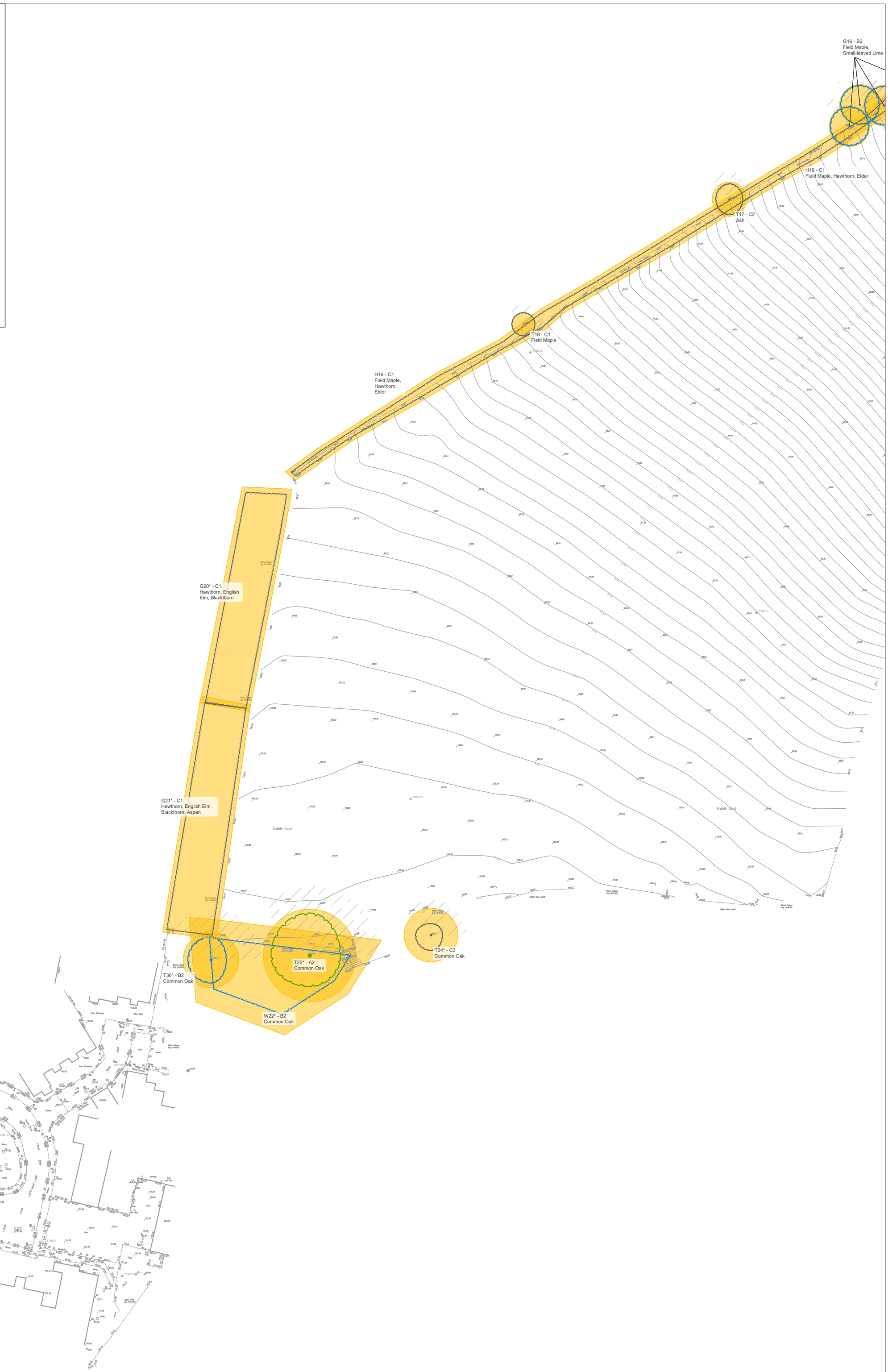
Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



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Rev	Description	Date
-	-	-

Project title
Land South of Saffron Walden

Drawing title
Tree Constraints Plan- Sheet 1 of 3

Scale 1:500 @ A1
Date 26.09.2022
Drawn BV
Checked RL

Drawing number
14764_P08_TCP

Revision
-

Category A - Trees of High Quality and Value

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Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

T2 - B2
Field Maple
T3 - C1
Field Maple
T4 - C1
Ash
T5 - C1
Small-leaved Lime
T6 - C1
Field Maple
T7 - C1
Ash
H19 - C1
Field Maple,
Hawthorn, Elder
G8 - C2
Ash, Field Maple
H19 - C1
Field Maple,
Hawthorn, Elder
T9 - C1
Ash
T10 - C1
Ash
T11 - B2
Field Maple
T12 - B2
Field Maple
T13 - C2
Ash
T14 - B2
Field Maple
T15 - C1
Ash
G16 - B2
Field Maple,
Small-leaved Lime
H19 - C1
Field Maple, Hawthorn, Elder
T17 - C2
Ash
H27 - C1
Blackthorn
T26 - C1
Ash
T25 - C1
Field Maple
T31 - C1
Hazel
H30 - C1
Blackthorn
H30 - C1
Blackthorn
T29 - C1
Field Maple
T28 - C1
Field Maple
H30 - C1
Blackthorn
G32 - C2
Field Maple, Hazel,
English Elm, Blackthorn
G32 - C2
Field Maple, Hazel,
English Elm, Blackthorn
Arable Land
Arable Land
Arable Land
Arable Land
Visible Bank detail

0 20m

North

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Root Protection Areas

Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

H19 - C1
Field Maple,
Hawthorn, Elder

H1* - C2
Hawthorn, Ash

T2 - B2
Field Maple

T3 - C1
Field Maple

T4 - C1
Ash

T5 - C1
Small-leaved Lime

T6 - C1
Field Maple

T7 - C1
Ash

H19 - C1
Field Maple,
Hawthorn, Elder

Maple

C1

H1* - C2
Hawthorn, Ash

G35* - C2
Field Maple,
Hawthorn

T31 - C1
Hazel

H30 - C1
Blackthorn

H34 - C2
Field Maple,
Hazel,
Blackthorn

H30 - C1
Blackthorn

T29 - C1
Field Maple

T28 - C1
Field Maple

H30 - C1
Blackthorn

H33 - C2
Field Maple,
Hazel,
Blackthorn

G32 - C2
Field Maple, Hazel,
English Elm, Blackthorn

G32 - C2
Field Maple, Hazel,
English Elm, Blackthorn

H33 - C2
Field Maple,
Hazel,
Blackthorn

Arable Land

0 20m

North

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Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

Trees to be Removed

Extent of Pruning Works

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

0 20m

North

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Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

Trees to be Removed

Extent of Pruning Works

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

T3 - C1 Field Maple
T4 - C1 Ash
T5 - C1 Small-leaved Lime
T6 - C1 Field Maple
T7 - C1 Ash
H19 - C1 Field Maple, Hawthorn, Elder
G8 - C2 Ash, Field Maple
T9 - C1 Ash
H19 - C1 Field Maple, Hawthorn, Elder
T10 - C1 Ash
T11 - B2 Field Maple
T31 - C1 Hazel
H30 - C1 Blackthorn
T12 - B2 Field Maple
T13 - C2 Ash
T14 - B2 Field Maple
T15 - C1 Ash
G16 - B2 Field Maple, Small-leaved Lime
H30 - C1 Blackthorn
T29 - C1 Field Maple
H19 - C1 Field Maple, Hawthorn, Elder
T17 - C2 Ash
T28 - C1 Field Maple
H30 - C1 Blackthorn
G32 - C2 Field Maple, Hazel, English Elm, Blackthorn
H27 - C1 Blackthorn
T26 - C1 Ash
T25 - C1 Field Maple
Drain
Arable Land

0 20m

North

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Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

Trees to be Removed

Extent of Pruning Works

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

71.4m

Ps

eboard Bowl

H19 - C1
Field Maple, Hawthorn, Elder

H1* - C2
Hawthorn, Ash

Arable Land

T2 - B2
Field Maple

T3 - C1
Field Maple

T4 - C1
Ash

T5 - C1
Small-leaved Lime

T6 - C1
Field Maple

T7 - C1
Ash

H19 - C1
Field Maple, Hawthorn, Elder

Maple

C1

H1* - C2
Hawthorn, Ash

73.2m

1 to 14

15 to 28

El Sub Sta

5

7

G35* - C2
Field Maple, Hawthorn

79.4

Sh

T31 - C1
Hazel

H30 - C1
Blackthorn

Drain

H30 - C1
Blackthorn

T29 - C1
Field Maple

T28 - C1
Field Maple

H30 - C1
Blackthorn

H34 - C2
Field Maple, Hazel, Blackthorn

H33 - C2
Field Maple, Hazel, Blackthorn

G32 - C2
Field Maple, Hazel, English Elm, Blackthorn

G32 - C2
Field Maple, Hazel, English Elm, Blackthorn

H33 - C2
Field Maple, Hazel, Blackthorn

0 20m

North

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