ARGENTA

TREE SURVEYS

ARBORICULTURAL IMPACT ASSESSMENT

Site at:

4 Ansley Road
Houghton
Huntingdon
PE28 2DQ

Job ref	Report Version	Author	Checked	Date
ATS1038	V1	IL	IL	September 2026



4 Ansley Road
Houghton
Huntingdon
PE28 2DQ
ATS1038

CONTENTS

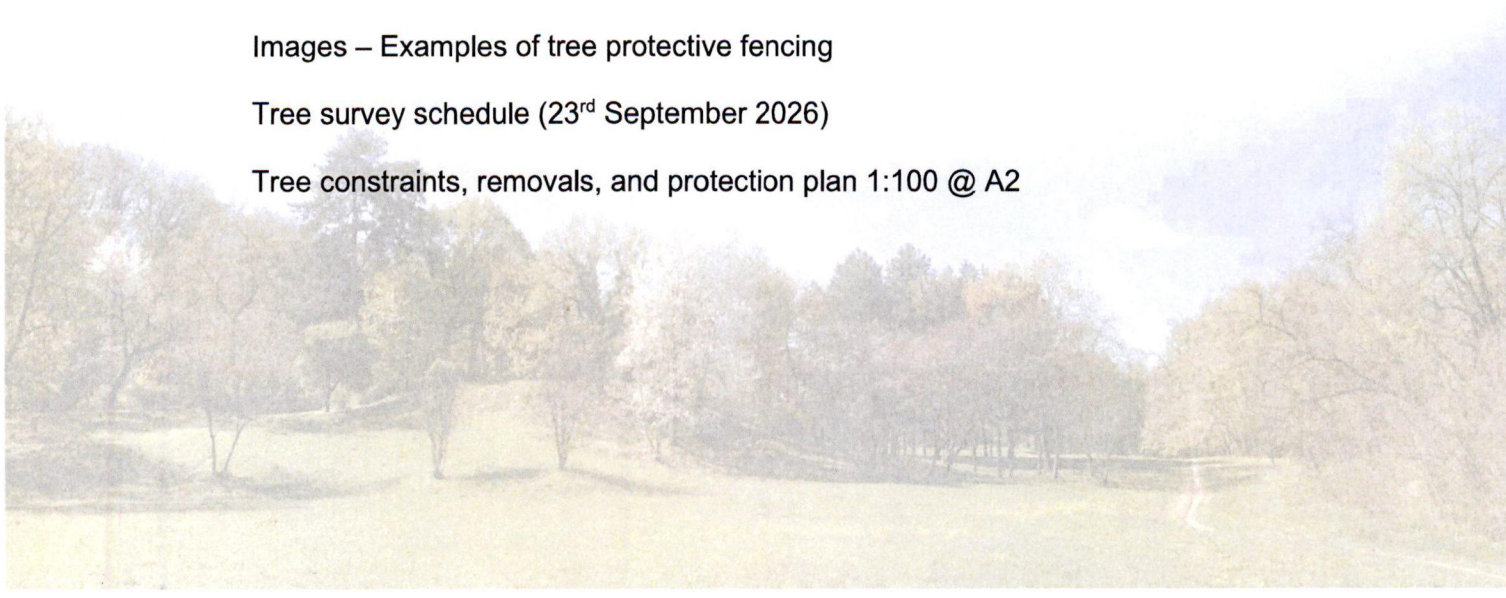
Chapter		Page
1	Limitations	1
2	Brief	3
3	Executive Summary	4
4	Tree Survey Methodology	5
5	Results of Tree Survey	10
6	General Description of Site and Surroundings	11
7	Description of the Proposed Development	13
8	Legal Constraints	14
9	Arboricultural Impact Assessment	16
10	Arboricultural Method Statement – Heads of Terms	19
11	Conclusions	20
12	Normative References	21

Additional documents attached

Images – Examples of tree protective fencing

Tree survey schedule (23rd September 2026)

Tree constraints, removals, and protection plan 1:100 @ A2



programme tree work outside of the bird nesting period, typically March through to August inclusive.

1.5 Non-disclosure Notice

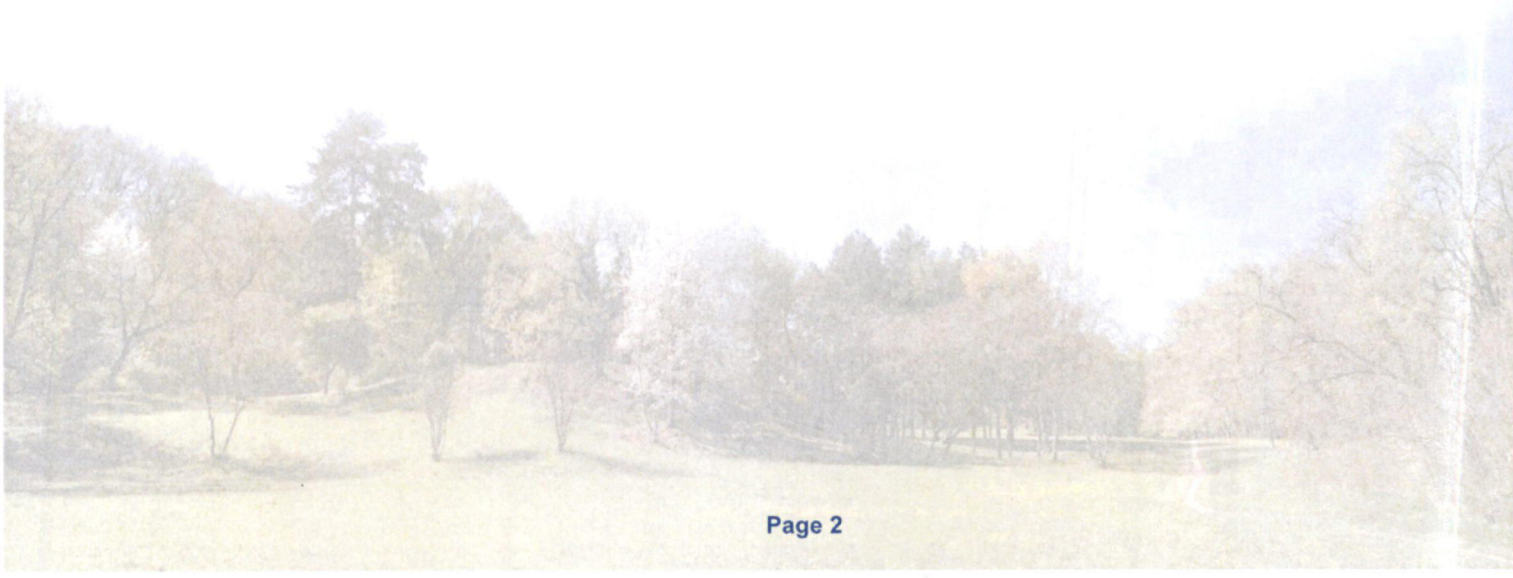
1.5.1 The content and layout of this report are owned by the author. This report may not be copied or used without the author's agreement for any purpose other than the purpose indicated in this report.

1.6 Third Party Disclaimer

1.6.1 The report was prepared by the author at the instruction of and for the use by, the client. The use of the survey information is assignable, with all the necessary warranties and professional indemnity cover to the purchaser of the land and for its use at no additional charge. The author provides this advice without prejudice and bases his opinions on knowledge, experience, qualifications, and published research and cannot be held responsible for the consequences of a difference of opinion held by third parties, for example the Local Planning Authority or Planning Inspector. The author does not accept liability for any loss or damage arising from reliance on the content of this report.

1.7 Status

1.7.1 This is not a design or method statement or a tree safety report. This report has been prepared to consider the potential impact of a proposed development upon trees and their juxtaposition with the layout. The report makes recommendations which may have implications for design, construction, materials, and methods to be employed in construction. Any such recommendations should be approved by the appropriate responsible parties.



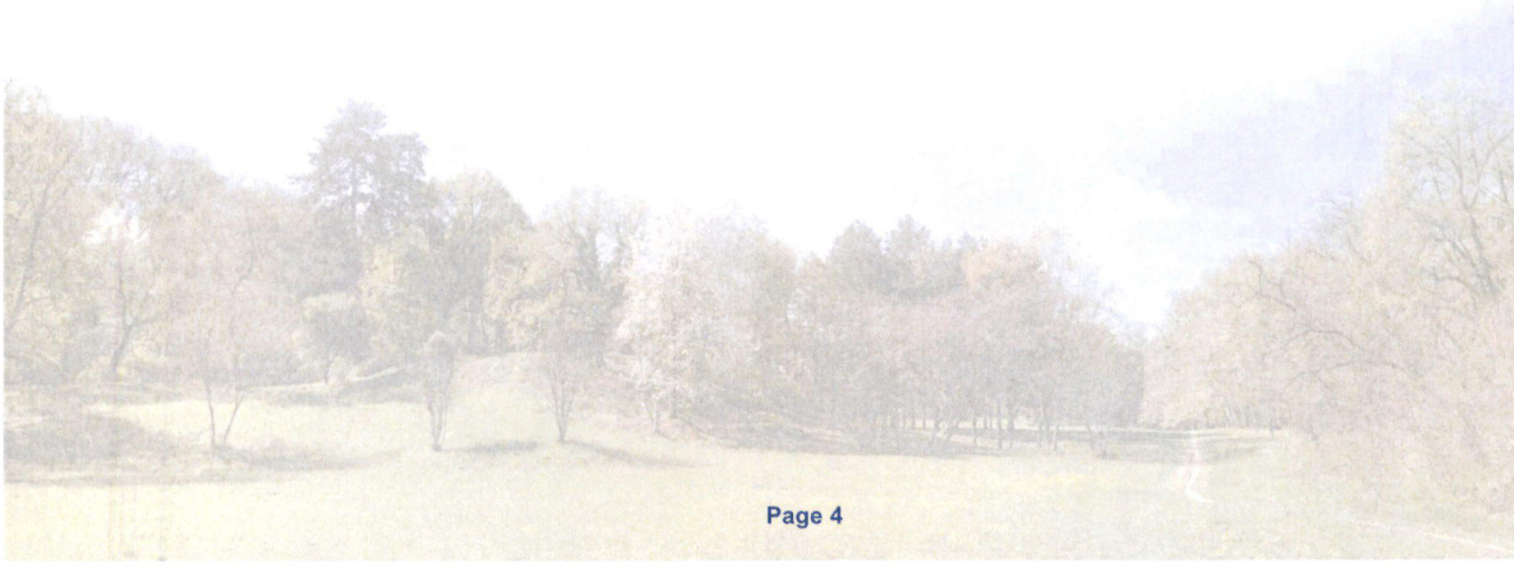
3 Executive Summary

3.1 No trees need to be removed to implement the proposals.

3.2 During implementation the tree to be retained can be effectively protected from harm by using robust temporary fencing and track mats for the duration of demolition, site preparation and construction. Examples of fencing and track mats are provided at the end of this report.

3.3 Harm to the retained tree will be minimised if the advice in this report is heeded.

3.4 An arboricultural method statement (AMS) is recommended in relation to tree 1.



iii. Trees infected with pathogens of significance to the health and or/safety of other trees nearby trees or very low-quality trees suppressing adjacent trees of better quality.

4.4 Category 'A'. (Green): are trees whose retention is most desirable and are of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution (at least 40 years) and may comprise:

i. Trees which are particularly good examples of their species especially rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue);

ii. Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features,

iii. Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg. veteran trees or wood-pasture trees).

4.5 Category 'B'. (Blue): are trees whose retention is considered desirable and are of moderate quality. These trees are considered to be in such a condition as to make a significant contribution (at least 20 years) and may comprise:

i. Trees that might be included in category A, but because of their numbers or slightly impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage), are downgraded in favour of the best individuals;

ii. Trees present in numbers such that they form distinct landscape features and attract a higher collective rating than they would as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality;

iii. Trees with material conservation or other cultural value.

Over-mature, declining or moribund trees of low vigour.

Veteran trees

4.10 The physiological condition of the tree, or group of trees, has been referred to as one of the following:

Good: A sound tree, trees needing little, if any, attention.

Moderate: A tree, trees, with minor but rectifiable defects or in the early stages of stress, from which it may recover.

Poor: A tree, trees, with major structural and physiological defects or stressed such that it would be very expensive and inappropriate to retain.

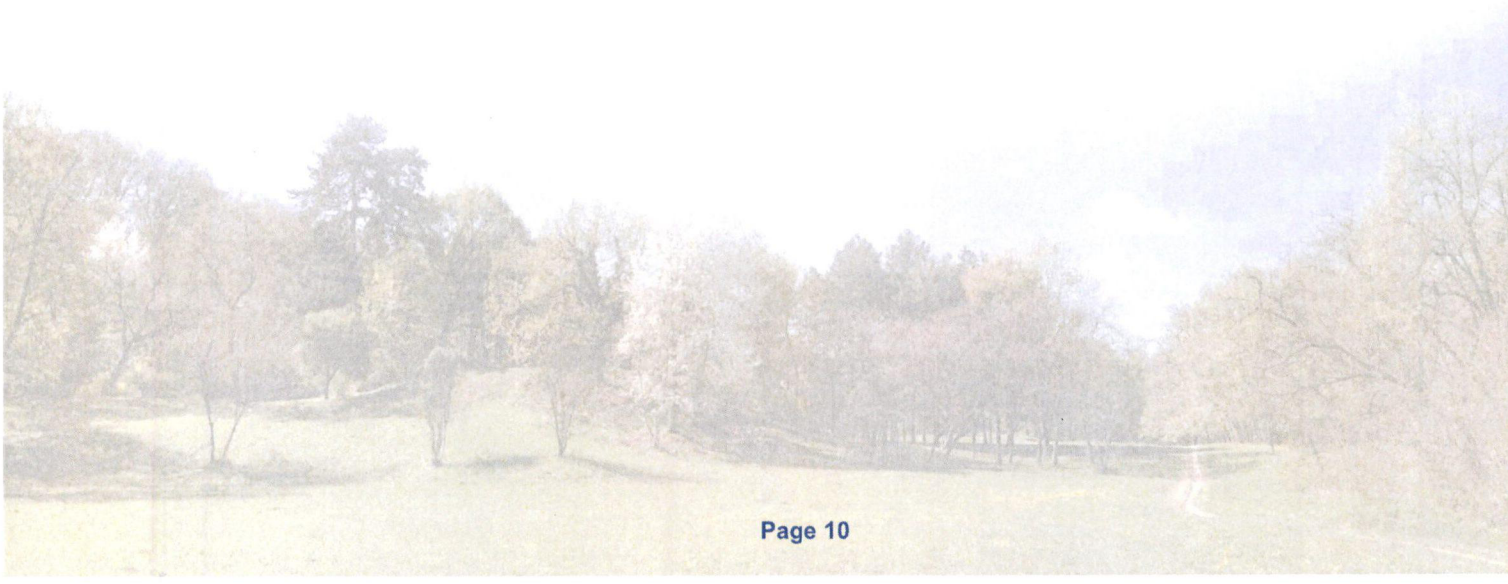
Dead: A tree or trees, no longer alive. However, this could also apply to those trees that are dying and will be unlikely to recover, or are / have become dangerous.

4.11 Major defects or diseases and relevant observations have also been recorded under Structural Condition within the Tree Schedule. The assessment for structural condition has included inspection of the following defects:

- The presence of fungal fruiting bodies around the base of the tree or on the stem, as they could possibly indicate the presence of possible internal decay.
- Soil cracks and any heaving of the soil around the base indicating possible root plate movement.
- Any abrupt bends in branches and limbs resulting from past pruning, as it may be an indication of internal weakness and decay.
- Tight or weak 'V' shaped forks and co-dominant stems
- Hazard beam formations and other such biomechanical related defects (as described by Claus Mattheck, Body Language of Trees HMSO Research for Amenity Trees No. 4 1994).
- Cavities as a result of limb losses or past pruning.
- Broken branches

5 Results of Tree Survey

5.1 Two large, mature trees are recorded in the tree survey. One is a high quality Dawn Redwood (category A), and the other is a very poor quality and dangerous Cedar (category U). They are both prominent from the public realm, especially the Cedar. The Cedar has in the last two weeks shed a massive limb, which fell through the roof of a flat-roofed hobby room that thankfully was unoccupied at the time. The same tree has an extensive, long-running history of massive limb shedding.



- Below: Tree 2 (Cedar) - Viewed from the rear garden, where it stands



- Below: Tree 2 – Viewed from the road



8 Legal Constraints

8.1 Tree Preservation Orders

8.1.1 Trees on the site are covered by TPO number 004/67 A1.

8.2 Conservation Area

8.2.1 The site is located within Houghton Conservation Area.

8.2.2 ALL TREES ON SITE ARE LEGALLY PROTECTED. Conservation Area status affords legal protection to all live trees that exceed 75 millimetres trunk diameter (measured at 1.3 metres above ground level). Conservation Area status is ostensibly the same as that afforded to trees covered by Tree Preservation Order (TPO) and the same offences and penalties apply.

8.2.3 Penalties for offences relating to TPO trees include, but are not exclusive to, lopping, topping, damaging, or destroying trees which can be unintentionally done by such simple means as damaging the soil structure around the trees during demolition, site preparation or building work.

8.2.4 The effect of a Tree Preservation Order is that a formal application will normally need to be submitted to the local planning authority (LPA) (subject to exceptions) for tree works. Such an application may be refused, approved, or approved subject to conditions. There is a right of appeal against refusals, conditions, or non-determination. In all cases, unauthorised work or wilful damage or destruction etc is a criminal offence, on summary conviction leading to fines of up to £20,000 per tree and on indictment, to an unlimited fine and / or imprisonment. All trees are a 'material consideration' in the town planning context and extra weight is normally given to those the subject of the above statutory protection. Where TPOs are applied, it is imperative that the LPA is consulted with respect to any activities that affect trees whether directly or indirectly. In addition, before removing any trees a check should be made with the Local Planning Authority to ascertain if extant planning conditions affect trees on the site.

8.2.5 The granting of full planning permission (not outline) allows works to be undertaken to protected trees (TPO & Conservation Area) as far as is necessary to implement that permission. For example, if the approved plan shows the footprint of a new building where a protected tree is located, you may remove that tree for the purpose of

9 Arboricultural Impact Assessment

9.1 Trees to be removed to implement the development.

9.1.1 No trees need to be removed to implement the development. It is strongly recommended that tree 2 (Cedar) be removed because it is dangerous. This tree has been discounted from consideration of the proposed extension.

9.2 Trees affected by proposals

9.2.1 The additional foundation footprint of the proposed extension (which is currently covered by decking over a poured concrete patio) extends into the root protection area (RPA) of tree number 1 (Dawn Redwood) by 8 metres^2, which equates to 3.4% of the tree's total RPA of 238 metres^2. The tree plan with this report indicates this area with a pink polygon.

9.2.2 The activity within the RPA of tree will involve the demolition of the existing rear conservation extension, and the removal of the poured concrete patio beneath the decking (also the pink shaded area on the plan).

9.2.3 Please note that there is an existing manhole and utility run much closer to the tree, which would have involved digging a trench, probably when the tree was much younger.

9.2.4 The amount of excavation proposed for the new foundation trench and void beneath the FFL is very small in proportion to the tree's RPA and is at its periphery. The potential for it to cause tangible harm to the tree manifesting in a decline in its health is negligible to nil.

9.2.5 The greatest threat to the tree is neglecting precautionary measures that will need to be installed prior to commencement to physically protect the tree from demolition and construction activities, chiefly soil compaction and mechanical impact damage.

9.2.6 It is recommended that an arboricultural method statement (AMS) be provided following conditional planning permission to address the construction of the new paving in the RPA of tree 1.

9.3 Evaluation of tree constraints

i. Legal

9.3.1 The minimisation of harm to tree roots within the RPAs would be achieved by the erection of temporary tree protective fencing and installation of track mats to prevent soil compaction caused by repeated passage of machinery and storage of materials.

- The temporary tree protective measures must be installed **prior to demolition, site preparation and construction**. This involves the installation of fencing and heavy-duty track mats in the alignments shown on the tree protection plan. These measures must remain in-situ, undisturbed for the duration of demolition, site preparation and construction and must not be removed until completion.

9.3.2 Works within Root Protection Areas (RPA) - Summary

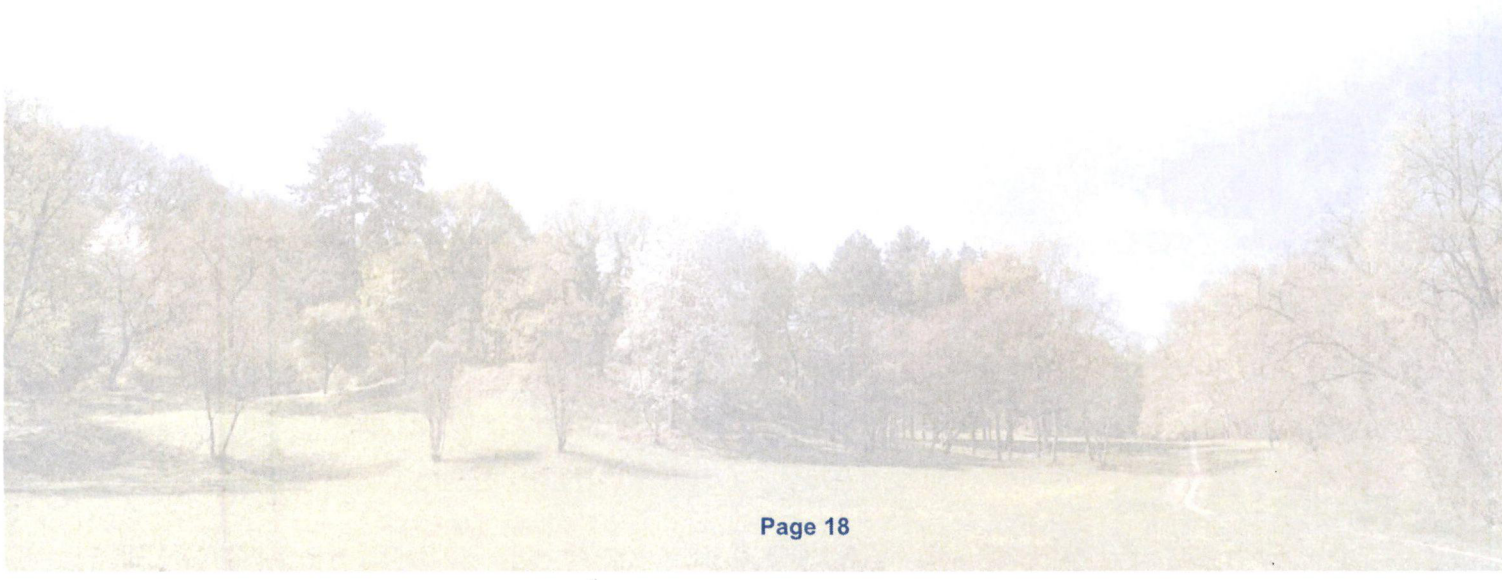
- Demolition of conservatory.
- Removal of poured concrete patio beneath existing decking.
- Construction of extension (rear element).

9.3.3 Tree pruning

- None.

iii. Sunlight, shading, and dominance

- Tree 1 (Dawn Redwood) casts very minimal, dappled shade. There will be no material difference to the current layout.



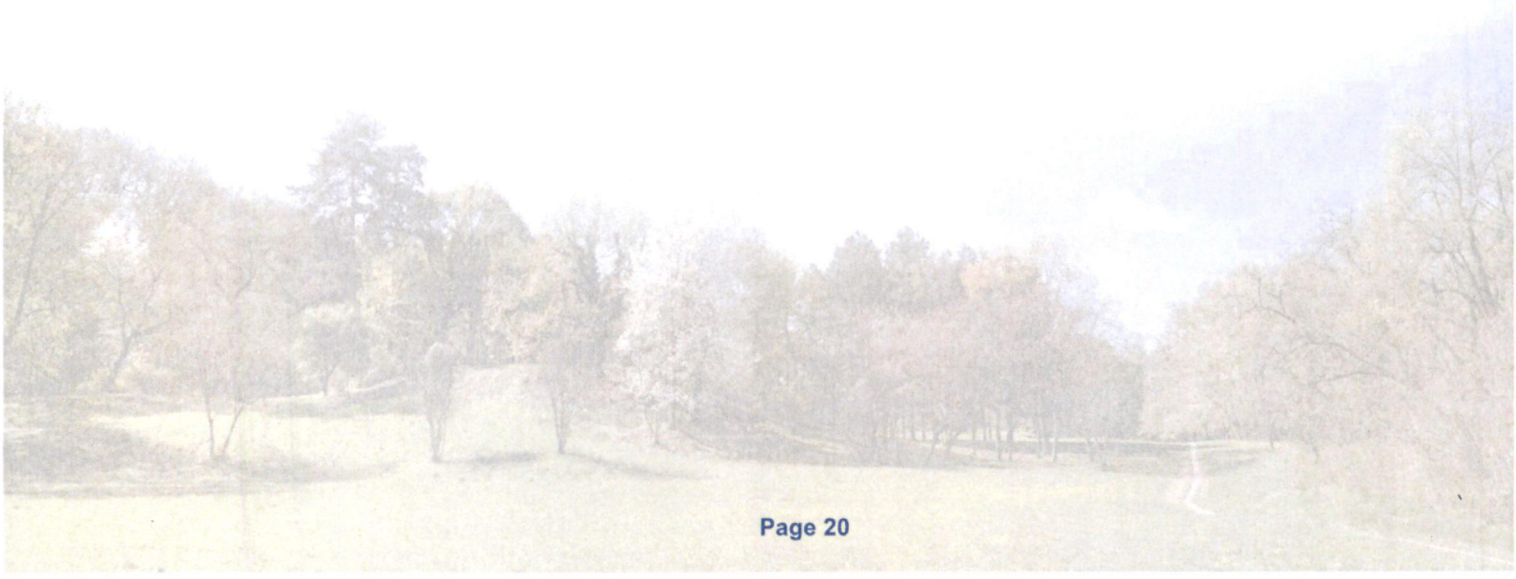
11 Conclusions

11.1 The arboricultural impact would be nil or negligible and must therefore be considered acceptable and must not be an impediment to the granting of conditional planning permission.

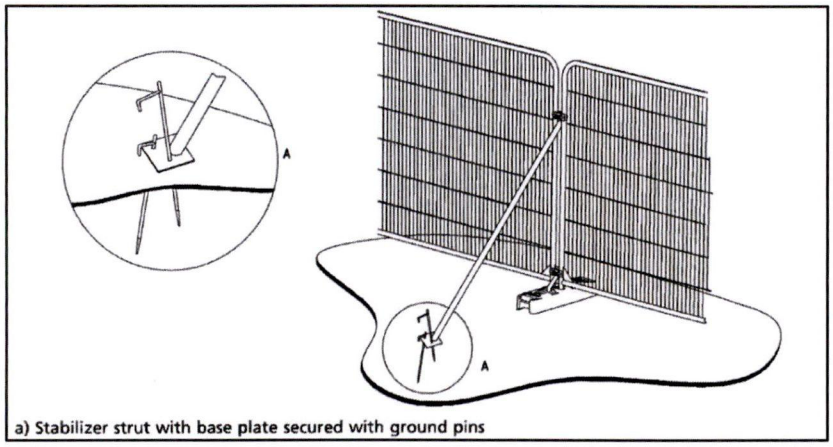
11.2 Temporary tree protection measures during implementation will ensure the tree to be retained continues to thrive.

11.3 Lapses in effective tree protection may cause serious harm to the trees. Protection measures must be strictly observed.

11.4 An arboricultural method statement (AMS) is recommended.



- Below: Example of tree protective barrier – Support struts on tree side



a) Stabilizer strut with base plate secured with ground pins

- Below: Example of heavy-duty track mats installed



LEGEND TO TREE SURVEY FORM

Tree number/Tag	Numbered tag fixed to tree or given number on plan where no tag has been used. Given number for groups (G), hedges (H) or shrubs (S). Individual trees will have no tag if located on adjoining land or inaccessible Note: Tags are only used occasionally, to draw attention to a particular tree or trees when they might otherwise be difficult to locate on the ground without a number physically attached to them
Species	Tree species - Common name or botanical name if no common name is in common use
Tree height	Height in metres where measurement is possible using a laser clinometer. Estimated where tree is inaccessible or where it is not possible to see the top and bottom of the tree simultaneously to take a measurement
Stem Dia(s)	Trunk diameter measured at 1.5 metres above ground level (on the side of the tree where the ground is highest). Where there are multiple stems, measurements are made for each stem
RPA radius	Root Protection Area radius in metres (linear) measured from centre of tree trunk. Formulae apply to multiple stemmed trees with up to 5 stems and trees with more than 5 stems. NOTE: For single stemmed trees the RPA is 12 x trunk diameter up to a maximum of 15 metres. For 'veteran' trees the RPA can be greater than 15 metres
RPA m^2	Root Protection Area in square metres. Formulae apply to multiple stemmed trees with up to 5 stems and trees with more than 5 stems. NOTE: For single stemmed trees the RPA is 12 x trunk diameter up to a maximum of 707 $metres^2$. For 'veteran' trees the RPA can be greater than 707 $metres^2$
Crown spread	Spread of tree crown (branches) in metres at each cardinal point (NESW) measured from tree trunk using a laser rangefinder. Estimated where inaccessible
1st large branch height above ground	The height in metres on the tree of the lowest major branch and its direction (where relevant)
Canopy height above ground	Headroom - The height above ground in metres of the lowest part of the tree crown / branch ends (where relevant)
Life stage	The estimated stage of life of the tree in relation to its species. e.g. A Silver Birch may be considered 'mature' at 40 years, but Oak may be considered to be in early maturity at the same chronological age.
Observations; structural / physiological condition and any preliminary recommendations	The condition of the tree in relation to the presence of any notable structural defects or ill-health and any recommendations that may be relevant to good arboricultural management or in relation to a proposed development Note: Sometimes defects in trees such as cavities and splits can be viewed as beneficial because of their ecological value, especially on 'veteran' trees
Estimated remaining contribution	An estimated range of the minimum number of years a tree may make a positive contribution before it falls into decline (senescence). This is recorded as <10 years, 10+ years, 20+ years or 40+ years
Category & Sub-category	A qualitative grading. See Table 1 (page 9) of BS5837:2012