Existing Site Plan

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 07/02/2025.

We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CATEGORY AND DEFINTION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	**Trees of high quality** with an estimated remaining life expectancy of at least 40 years
Category B	**Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
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

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND

- Existing Tree/Hedge BS 5837:2012 Category A
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category A
- Existing Tree/Hedge BS 5837:2012 Category B
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B
- Existing Tree/Hedge BS 5837:2012 Category C
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
- Existing Tree/Hedge BS 5837:2012 Category U
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category U
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Existing Tree/Hedge to be Removed BS 5837:2012 Category U
- Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference
- Dead or Dying Tree

Rev:	Date:	By:	Revision:
A	16/05/25	JF	Based on Woods Hardwick drg no: 19400/1013 Rev G
-	27/03/25	JF	Based on ASC.25.058 - Lanwades Park, Kentford - 29.01.2025 & 19400 1009E Parameter Plan - Land Use Plan

The position, condition, and dimensions of the trees are based on a site survey undertaken on 10/12/24

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:1000

0m 20m 40m 60m 80m 100m

HAYDEN'S Arboricultural Consultants

© HAYDEN'S 2025

5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY

Head Office: 01284 765391
Southern Office: 01722 657423
Email: info@treesurveys.co.uk

www.treesurveys.co.uk

Client:	Drawing Title:
Lochailort Kentford Ltd	AIA (Sheet 1)

Site: Former AHT Research Facility (West), Kentford

Date:	Drawn By:	Cad File Ref:	
16/05/25	JF	Cli\Pro\11369-D-AIA.dwg	
Scale:	**Checked By:**	**Drawing No:**	**Rev:**
1:1000 (A0)	AG	11369-D1-AIA	A

Proposed Site Plan - Parameter Plan

Proposed speed limit change to the B1506 - 30mph East and 40mph West.

Proposed pedestrian, cyclist and equestrian crossing & bus stops.

WEST LODGE

EAST LODGE

GARDEN COTTAGE

COMMUNITY/ WORKSPACE HUB

5m wide landscape buffer.

PRIMARY SCHOOL & NURSERY SITE

Car park for visitors, walkers and dog walkers.

Junction improvements to B1506 Bury Rd, Norwich road and School Rd.

Proposed narrowing & priority (Northbound) to reduce speeds at crossing point.

B 1 5 0 6

LANWADES HALL - WEDDING VENUE

EMPLOYMENT SITE

OUTLINE PART OF THE SITE.

FULL (DETAILED) PART OF THE SITE

MEMORIAL GARDEN.

New access and car park for visitors, walkers and dog walkers.

S C H O O L R O A D

CARE HOME PARCEL

FULL (DETAILED) PART OF THE SITE

OUTLINE PART OF THE SITE.

Proposed narrowing & priority (Northbound) to reduce speeds at crossing point.

Proposed pedestrian and cycle connection to Moulton Village.

CHIPPENHAM HILL

North (Indicative)

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 07/02/2025.

We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CATEGORY AND DEFINTION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	**Trees of high quality** with an estimated remaining life expectancy of at least 40 years
Category B	**Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
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

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND

- Existing Tree/Hedge BS 5837:2012 Category A
- Existing Tree/Hedge BS 5837:2012 Category B
- Existing Tree/Hedge BS 5837:2012 Category C
- Existing Tree/Hedge BS 5837:2012 Category U
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference

Rev:	Date:	By:	Revision:
A	16/05/25	JF	Based on Woods Hardwick drg no: 19400/1013 Rev G
-	27/03/25	JF	Based on ASC.25.058 - Lanwades Park, Kentford - 29.01.2025 & 19400 1005E Parameter Plan - Land Use Plan

The position, condition, and dimensions of the trees are based on a site survey undertaken on 10/12/24

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:1000

0m 20m 40m 60m 80m 100m

HAYDEN'S Arboricultural Consultants

© HAYDEN'S 2025

5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY

Head Office: 01284 765391
Southern Office: 01722 657423
Email: info@treesurveys.co.uk

www.treesurveys.co.uk

Client: Lochailort Kentford Ltd	Drawing Title: AIA (Proposed)
Site: Former AHT Research Facility (West), Kentford	

Date:	Drawn By:	Cad File Ref:
16/05/25	JF	Cli\Pro\11369-D-AIA.dwg

Scale:	Checked By:	Drawing No:	Rev:
1:1000 (A0)	AG	11369-D2-AIA	A