

Sharon Hosegood

ASSOCIATES

Independent Arboricultural assessment of an outline planning
application for 120 dwellings

report

SITE

Land opposite Heath Farm,
Briary Lane,
Royston,
Hertfordshire

Planning application 18/00747/OP

On behalf of Royston Says No To Gladman

Sharon Hosegood FICFor FArborA BSc (Hons) Tech Cert (ArborA)

DATE: 25 May 2018

OUR REF: SHA 720

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1.0 Introduction and background

1.1 This report has been commissioned to provide an independent arboricultural assessment of the *'Outline planning application for the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and vehicular access point from Briary Lane. All matters reserved except for means of main site access'* at Land Opposite Heath Farm Briary Lane Royston Hertfordshire. The application was validated on 16 March 2018 and is reference 18/00747/OP. To provide my assessment, I visited the site on 8 May 2018, reviewed the application and North Hertfordshire District Council policies.

1.2 *Writer*

I am Sharon Hosegood. My specialist field is arboriculture and I am a Chartered Arboriculturist and am a Fellow of both of my professional organizations. My degree included a major element of landscape studies and woodland ecology, and I used these skills when I was Managing Director of a medium sized multi-disciplinary environmental consultancy. Full details of my qualifications and experience entitling me to give expert opinion evidence are at appendix 1.

1.4 *Summary of my conclusions*

This report shows that, whilst the application acknowledges some tree and hedge removal, there is a risk of large scale tree removal due to the impact of upgrading the bridleway to adoptable Highway, and a lack of detail and accuracy in the submitted arboricultural report.

I recommend that a Tree Preservation Order is served, and in the absence of detailed arboricultural information, the application is refused.

2.0 The issues to be addressed and a statement of instructions

2.1 *Statement of instructions*

To provide an independent arboricultural opinion on the planning application by attending site, reviewing submitted documents and the council's own policies.

2.2 *The purpose of the report*

To assist North Hertfordshire District Council in determining planning application 18/00747/OP.

3.0 The background, site and trees

3.2 *Planning background – Planning Statement by Gladman March 2018 and Design and Access Statement by FPCR dated March 2018*

The outline application is for up to 120 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Briary Lane. The application is outline with all matters reserved except for the main access of which the application includes full details. The access includes the widening of Briary Lane to provide 5.5m carriageway between the Sun Hill/Stake Piece Road junction and the site. The planning statement states that this proposal is deemed acceptable in principle with Hertfordshire Highway Authority.



Plan 1 – extract from Design and Access Statement. Do not scale. SHA annotations in blue and red.

Section 5.6.2 states ‘Development will result in a permanent change to the character of the application site however the visual envelope of the site is restricted and the proposals will aim to retain notable existing landscape features such as boundary hedgerows, mature hedgerow trees and drainage ditches. No development is proposed in the more sensitive areas of the site and green infrastructure will be incorporated to encourage biodiversity, landscape and sustainability benefits. Therefore, it is considered that the proposed development within the application site will result in a minor adverse effect on the site itself’.

Section 5.6.4 states ‘Where possible, the hedgerows and mature trees within the site would be retained as part of the proposed development. Where loss is unavoidable, for instance to facilitate access, any loss would be compensated for through the creation of additional native hedgerows within the development. The specifics of the landscape proposals would be provided at the reserved matters stage.’

3.3 *The landscape setting and current use*

The site accessed by Public Bridleway 13 from Sun Hill in the north to open arable landscape to the south. The trees along the bridleway form continual canopy cover from the junction with Sun Hill until the farm house complex to the south. The trees (notated as G8 on the arboricultural impact assessment) form a screen separating Therfield Heath to the west from residential development to the east. Note the small area of common on the east of the bridleway has a lapsed consent for residential development for which consent is currently sought for renewal.

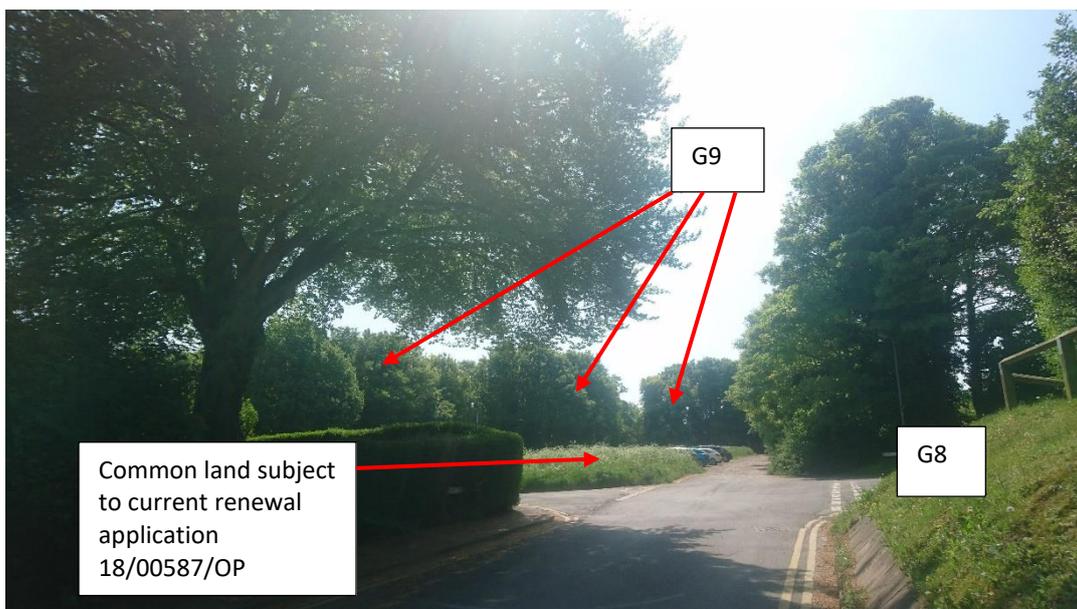


Photo 1 of the trees along the bridleway looking south (notated as G8 in the Arboricultural Impact Assessment). Note how the trees inform the landscape character when viewed from the south of Royston.



Photo 2 of the trees as seen from Therfield Heath looking east. Note how these trees form a continual canopy cover between the bridleway and SSSI, and provide ecological connectivity for small mammals, feeding and navigating bats and invertebrates.

Low boundary hedges, typical of arable landscape, are on the northern, western and southern boundaries. The two arable fields are separated, by a low continual hedgerow (H3). The view looking north from the southern boundary is an open sweeping landscape, punctuated with trees and hedges. This is entirely in keeping with the Landscape Character Assessment (see appendix 2 for references) as *'Expansive open area with long distance views to the north'*.



Photo 3 typical view showing the open arable landscape with extensive views to the north. This view will completely change if the proposal is approved.



Photo 4 of the open landscape looking towards residential properties to the east. This view will completely change and new properties will be tight against the eastern boundary with residential properties, with little room for effective planting based on the current master plan.



Photo 5 of the southern boundary (on the left-hand side) looking east along the footpath. This view shows the tranquil rural landscape with a large lime tree as a focal point.

3.4 *Designations and legislation*

The trees are not protected by a tree preservation order or within a Conservation Area. They are protected by virtue of the need to apply for a Felling Licence from the Forestry Commission (exclusions apply).

3.5 *Ecological report - Bat Activity Survey Report by FPCR dated March 2018 and Ecological Appraisal by FPCR dated March 2018*

The ecological report found that the hedgerows and trees within the site, as well as woodland and scrub within the wider survey area, provide suitable nesting and foraging habitats for birds, and as a result any clearance should be outside of the bird breeding season.

Bat surveys were carried out in accordance with published guidance and during suitable weather conditions. Bat contact was most found in the north-west of the site. The report assumes all boundary hedgerows will be retained.



Plan 2 extract from FPCR Bat Transect results plan – May 2017. Yellow boxes = bat contact

Observation 1: the trees on the bridleway form a continual wildlife corridor used by navigating and feeding bats, and whilst not referred to in the report, by invertebrates, small mammals and birds. Continual canopy cover is always more ecologically rich than isolated trees.

3.6 *Arboricultural impact assessment - Arboricultural Assessment by FPCR dated March 2018*

The report has been produced in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction. Recommendations (BS)*'. The report describes six individual trees, ten groups and five hedgerows. The report is very generic, but there are some sections which describe the trees and groups of trees. I am in agreement with the categorization of the trees in accordance with the BS. I agree that the removal of low quality T1 and a section of H1 will not cause a great deal

of impact as the tree has been ‘topped’ to clear the overhead cables and a gap in the hedge is not significant.

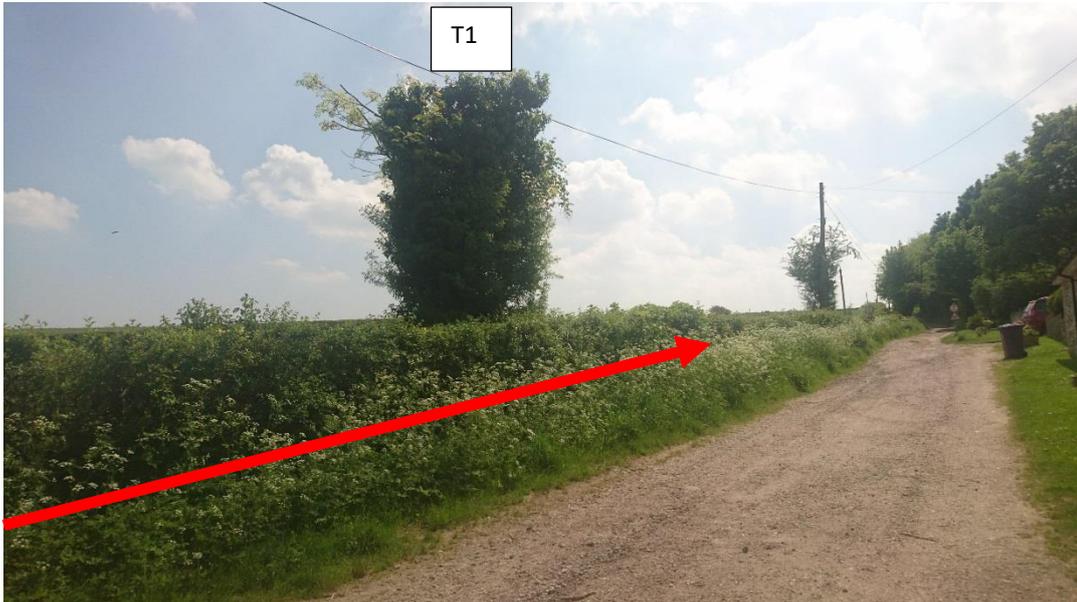


Photo 6 of T1 in foreground with H1. The northern section of T1 section of H1 will be removed for the access and T1 will be removed.

This report finds that in order to accommodate the access proposals this will incur the loss of a number of trees and tree groups including: T1, T5, T6, G6, G7 and G9 including a section of hedgerow H1. The visual effect is shown on the photos overleaf.



*Plan 3 – extract from FPCR Tree Retention Plan reference 7407-T-03. Do not scale. North
Trees to be removed, in their opinion, are shown by red hatching.*



Photo 7 All vegetation in this photo will be removed to facilitate the access. Looking north.



Photo 8 All vegetation in this photo will be removed to facilitate the access. Looking south.

Observation 1

T3 is a purple Norway maple, not a beech as described in the tree survey

Observation 2

T6 is a late mature elm tree, not a cherry as described in the tree survey

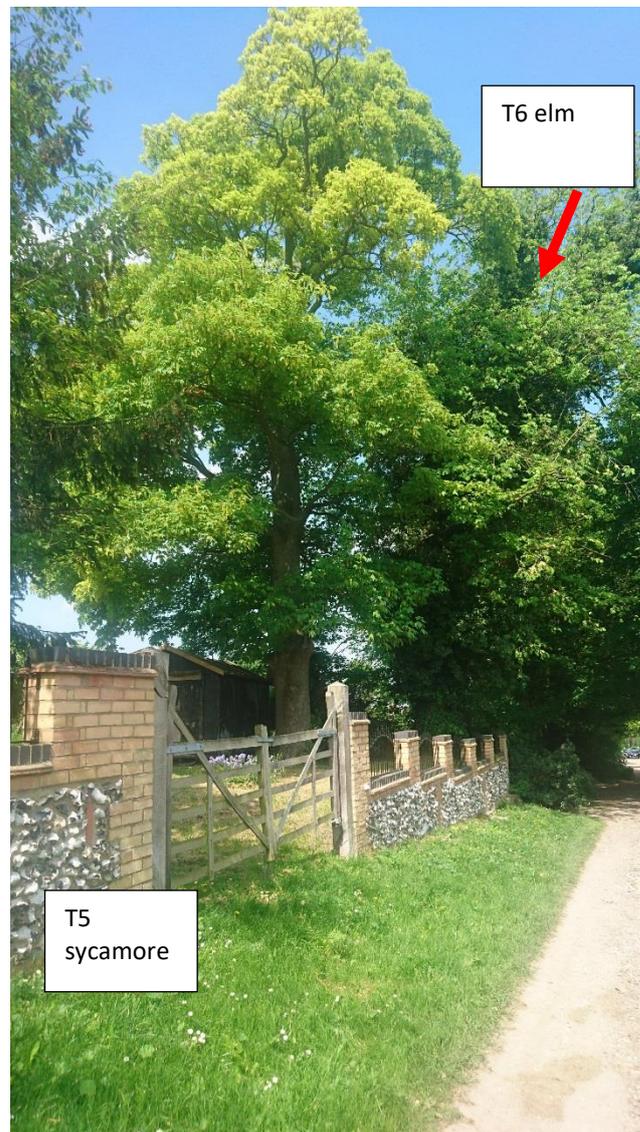


Photo 9 of the bridleway looking north. The trees T5 sycamore and T6 elm would be removed to facilitate the access.

Observation 3

The group along Briary Lane is (described as G8) has much larger stem diameters than cited. See section 4.1 for further details. The impact of these mis-measurements is that the root protection area* is shown to the tree side (western) edge of the bridleway, whereas my more accurate measurements shown that the root protection areas of the large trees extend almost over to the other side of the bridleway.

**Root protection area (RAP): A layout 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. BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.*

4.0 The arboricultural impact assessment

4.1 There are risks of damage to the trees during the construction phase from contractor parking storage, excavations and other unforeseen activities. The widening of the bridleway and re-surfacing would have multiple effects on the trees. It would not be a case of simply re-surfacing, but excavation to create an adoptable Highway. This typically involves excavating down to 600 - 800mm deep to create a suitable construction. In addition, to install the undergrad services deeper trenches would need to be dug). The carriageway would need to be widened and this would result in digging into the slightly higher verge near the trees. Tree roots of sycamores of this age are typically within the top 1.5m, and extend out beyond the crown. This is based on our extensive experience of root investigations over 13 years using an air spade, observing excavations and using TreeRadar (a ground penetrating radar specializing in tree roots). The root protection areas of the trees extend into the bridleway, almost to the other side (see plan 5 on page 14).

There are specialist methods to achieve minimal dig construction, but these are rarely adopted by the Highway Authority. The reality is that roots will be severed to achieve the construction which will compromise the health and structural stability of the trees, resulting in them being felled. This will create a considerable loss of amenity to Therfield Common which is a Site of Special Scientific Interest.

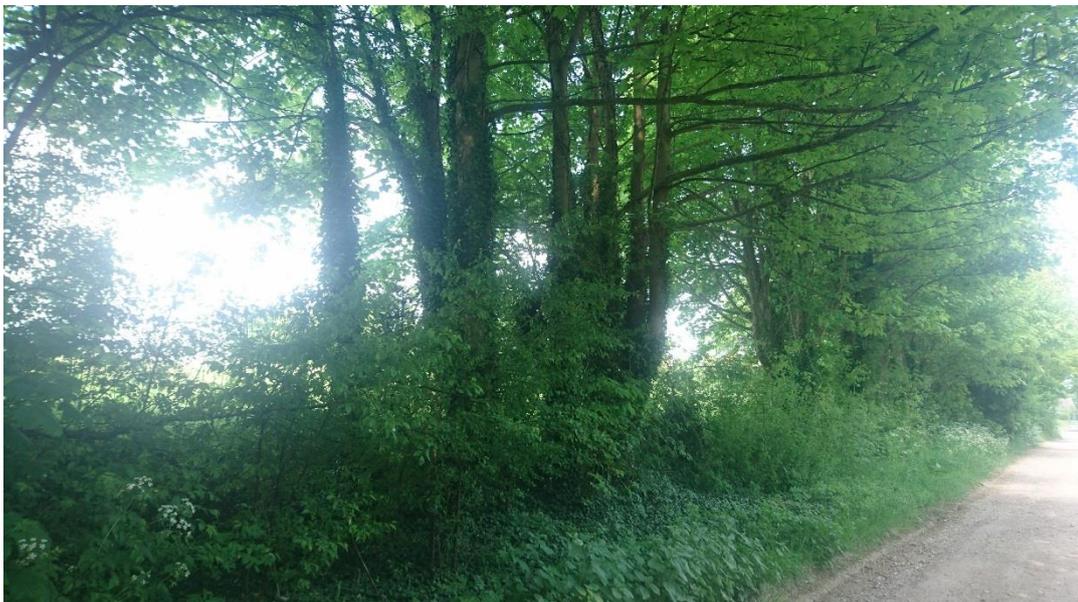


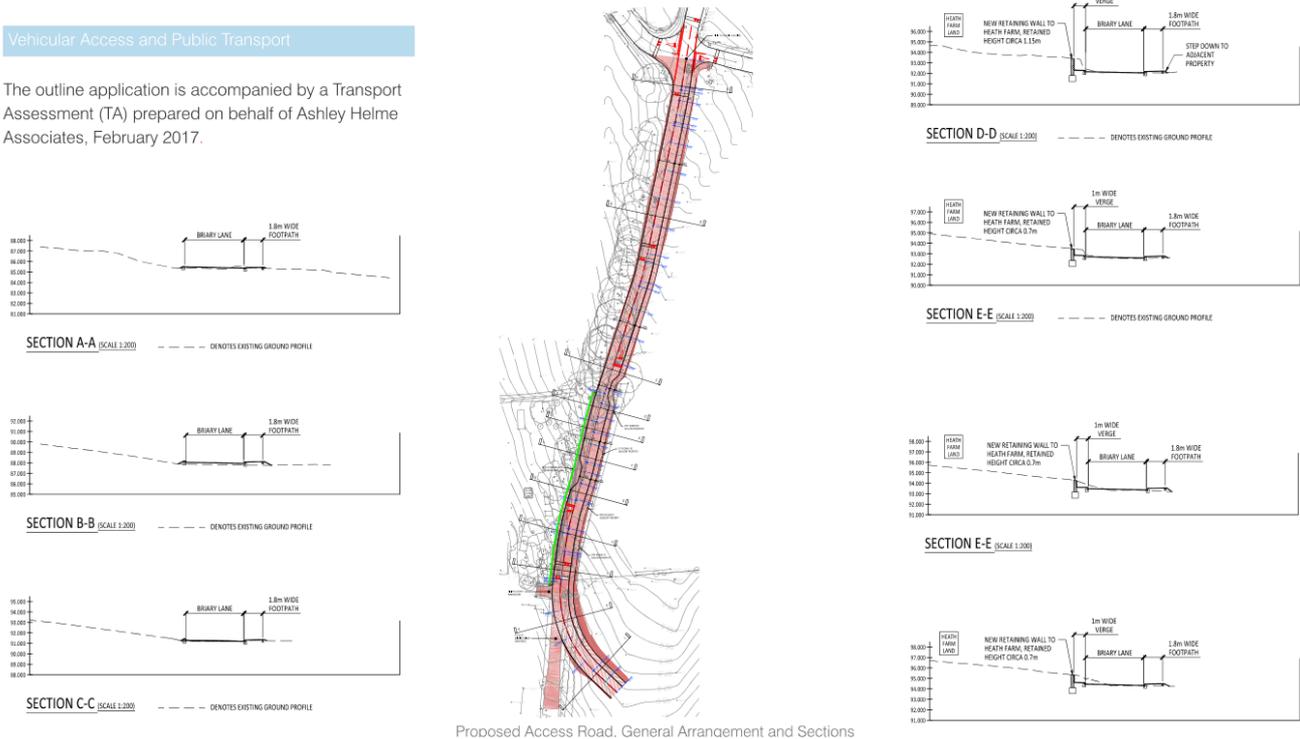
Photo 10 of the bridleway which would need to be widened into the verge and excavated



Photo 11 of trees along the bridleway, looking east from Therfield Common which could potentially be removed due to upgrading the bridleway to adoptable Highway

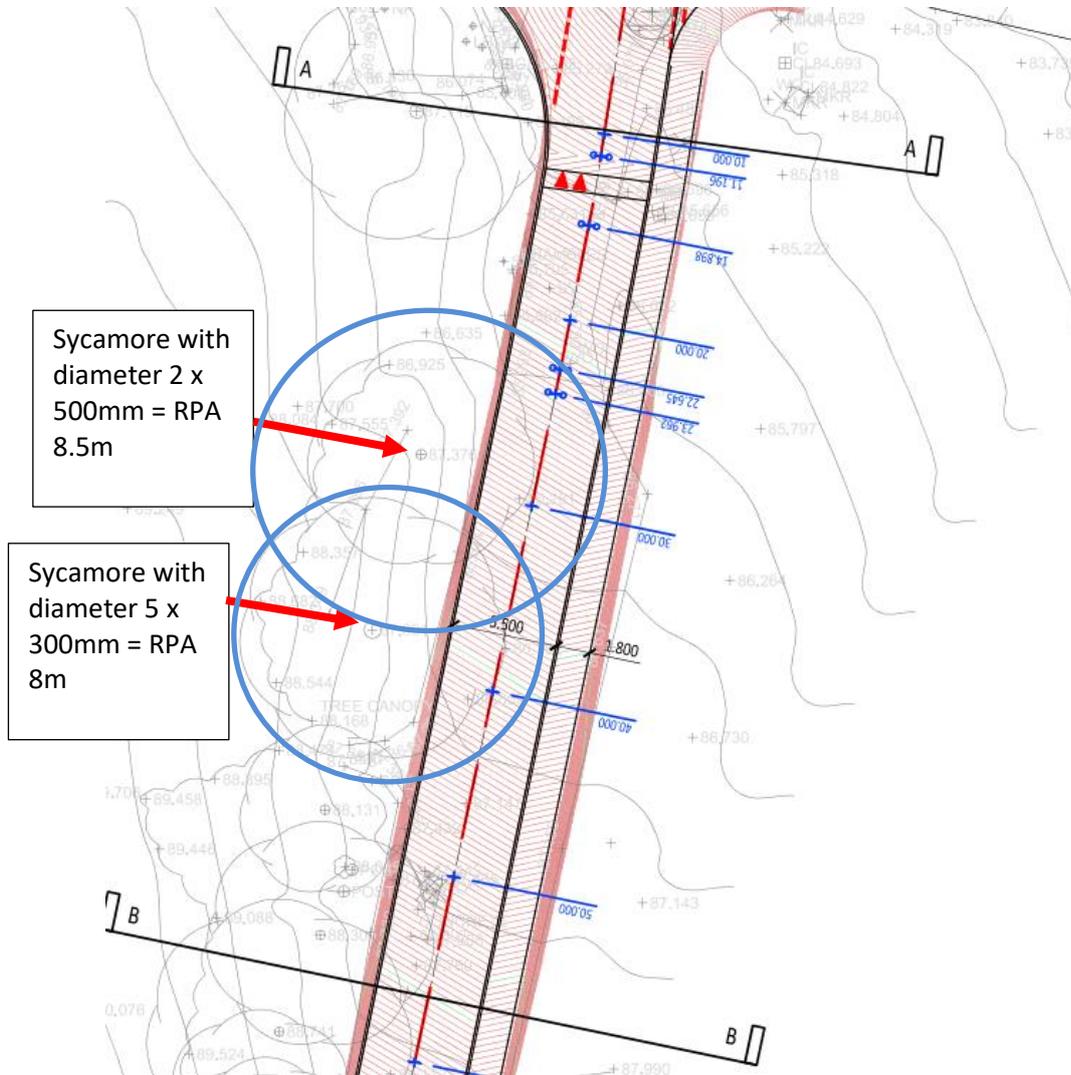
Vehicular Access and Public Transport

The outline application is accompanied by a Transport Assessment (TA) prepared on behalf of Ashley Helme Associates, February 2017.



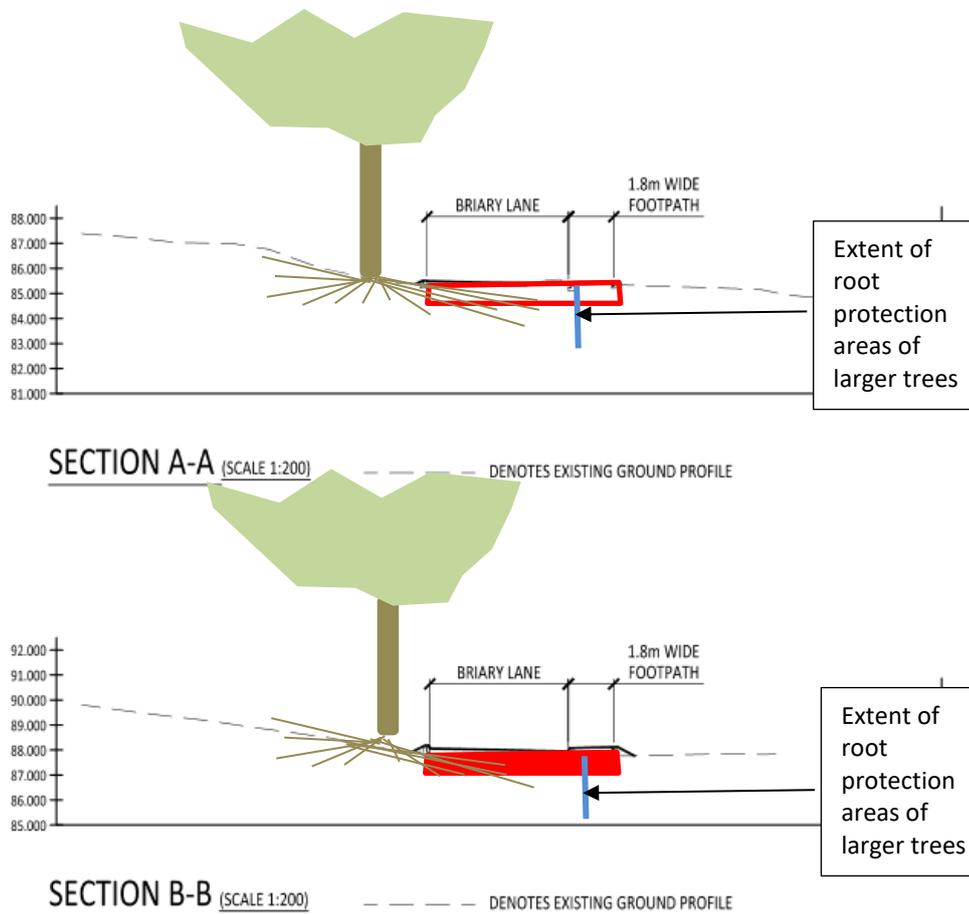
Plan 4 – extract from the Transport Assessment by Ashley Helm Associates. Note that the cross sections shown are the finished levels, and do not take into account the excavation required to achieve construction.

Looking at this in more detail, the impacts can be more clearly seen in the sample overleaf.
Note I took measurement of some of the trees in G8 as I see that they were inaccurately measured, resulting in a considerably smaller root protection area.



Plan 5 extract from the Transport Assessment by Ashley Helm Associates.

SHA annotations, with the blue circles representing root protection areas. Do not scale. North. 



Cross section – extract from *Transport Assessment by Ashley Helm Associates with SHA annotations*.
 Red rectangle illustrates c.600 -800mm deep excavation. Services would be deeper.



Cross section from page 63 of the *Design and Access Statement*. This does not take into account the removal of trees along Briary Lane which are still shown retained even though this is not possible.
 SHA annotation in red showing tree removal. This group is notated as G8.

5.0 My opinion

5.1 Impact of the upgrading of the bridleway to adoptable Highway

Widening and excavation of the bridleway will inevitably lead to tree removal; the detail and extent of which have not been determined. The cross sections above show that tree retention is unrealistic due to the amount of root severance that is required to achieve the depth and width of carriageway construction.

These trees provide a high level of visual amenity to the area (see photos 10 -11) and provide continual canopy cover. They are in a reasonable condition and provide a buffer between the SSSI and residential area to the east. I believe these trees have collective landscape value and are worthy of protection by means of careful design and a Tree Preservation Order.

5.2 *Impact of the construction process on the trees*

In a 25-year career as a tree officer, and now arboricultural consultant, I have observed how quickly trees can be harmed during construction activities unless detailed recommendations are made to ensure their physical protection during works. These recommendations need to be first prescribed by an arboricultural impact assessment and then enshrined in planning conditions. The protection should then be monitored by the arboricultural consultant, and if necessary, enforced by North Hertfordshire District Council. The absence of a tree officer must make this process more difficult, and possibly less intuitive, for the council. The tree report is very generic and fails to make detailed recommendations on where tree protection measures will be used.

5.3 *Impact of the tree scape*

The removal of the trees listed in the Arboricultural Report, coupled with the likely removal of trees on the bridleway will completely change the landscape. The renewal application on the small area of Common Land (reference 18/00587/OP) will also result in widespread tree removal (as discussed in my independent report on this application, although since writing that report, the Secretary of State has rejected the land swap so the application is likely to be withdrawn). This will create an open landscape and remove the line of trees between the SSSI and residential area. I believe this is significant as the trees act as a visual screen, an ecological corridor (note the bat activity in this area as shown on plan 2 on page 8) and a sense of enclosure to the SSSI. This sense of enclosure is not only physical, but also physiological, encasing natural open space from residential areas (including what is likely to become a residential area on the small area of Common Land to the east). This loss of enclosure diminishes the sense of 'getting away from it all' for walkers taking exercise and recreation on The Common.

5.4 *Impact on the landscape*

The impact on the landscape is twofold: the loss of trees as previously discussed and the impact of new housing on the nearby residents and 'visual receptors' using the footpath network. I note that the application includes an area of open space, and that there will be new tree and shrub planting, which is welcomed, but I consider that the proximity to the new residential development to the western boundary and northern boundary is very close, without provide room for effective planting.

The existing tree scape here is sparse, on the western boundary, characterized by mature trees in

large rear gardens providing glimpsed views between substantial properties and open arable land. Such a landscape is prized and it entirely accords with the Landscape Character Assessment.



Plan 6 – extract from Design and Access Statement. Do not scale.

6.0 Conclusions

- 6.1 This application at first glance seems to retain all trees on the bridleway. When looked at in more detail, there is the potential risk of trees on the bridleway being removed (partially or entirely). The other tree removal will change the character of the of the bridleway leading to the Reservoir to the south.
- 6.3 The trees along the bridleway meet the criteria for a Tree Preservation Order (TPO) as they clearly provide a strong visual amenity, are in a reasonable form and condition, and it is expedient to serve the order in the light of development proposals. The legislation places no barriers on species, nor seeks the trees to be in an excellent condition. Common Land is not exempt from TPO legislation. Planning Authorities have a statutory duty to consider trees as a material consideration and to serve TPOs when it is 'expedient in the interests of amenity'. The absence of a tree officer does not preclude the council from these obligations. I do not advocate complete tree retention, and consider that woodland management is beneficial, but this should be controlled by the means of planning condition and Tree Preservation Order applications.
- 6.4 The council's own policies (see appendix two) seek to maintain the countryside and improve the rural environment. This proposal has the potential to result in significant tree loss, creating a detrimental change on this gateway between the town and countryside.

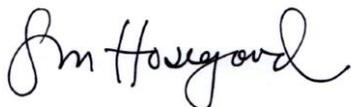
6.5 The application would result in widespread change in the landscape character and the built area is so close to the existing residential area to prevent new landscaping. I believe the loss of tree cover and change to the landscape is unacceptable given National and Local Policies.

7.0 Recommendations

7.1 I recommend that the application is refused due to its potential to result in significant tree loss, and that there is not enough information within the application to determine the arboricultural impact.

7.2 That a tree preservation order is served on the wooded area to the east and south, and on the trees along the bridleway.

7.3 That if the council is minded to recommend the application, that planning conditions are served to cover detailed arboricultural impact assessment and method statement, site supervision and a detailed woodland management plan.



Sharon Hosegood FICFor FARborA BSc (Hons) Tech. Cert. (Arbor A)

Director
Sharon Hosegood Associates Ltd

Appendix 1

My experience and qualifications



Sharon Hosegood

FICFor FArbor A BSc (Hons) Tech Cert Arbor A



Profile

Sharon is an Expert Witness, chartered arboriculturist and Director of Sharon Hosegood Associates Ltd. Sharon had eleven years' experience as a local government tree and landscape officer before joining DF Clark Contractors as a tree consultant in 2005. In 2007 she formed an environmental practice in Essex with the owner. As managing director, she built up the ecological and arboricultural consultancy to a team of 20. She is a regular presenter and an occasional trainer for Trevor Roberts Associates. She appeared on BBC1 in July 2015 and September 2015, in 'Britain Beneath Your Feet' demonstrating tree radar at the Burghley Country Park, Lincs, with Dallas Campbell, and latterly in the consumer programme 'Rip Off Britain', again with tree radar equipment. Sharon was the technical coordinator and chair of the Institute of Chartered Foresters national study tour 2016 'The streets of London'.

Specialties: Trees in relation to development, including appeals and planning hearings

Tree root investigations, including TreeRadar

Tree hazard evaluation

Tree preservation orders

Trees and well-being with community engagement

Professional bodies: Fellow of the Institute of Chartered Foresters (ICF)
Councilor for the ICF
Assessor for the ICF examination board

Fellow of the Arboricultural Association

Qualifications: Cardiff University Law School Bond Solon Civil Expert Certificate
Arboricultural Associations Technicians Certificate
BSc (Hons) Geography and Landscape Studies
Managing Safely IOSH (2017)

Awards: Top student award for the Technician's certificate in 2005

The Broomfield Hospital Woodland Management project she has managed since 2009 has won the following awards:

The Essex Biodiversity Awards (nomination)

The Excellent Community Engagement Award (NHS Forest)

Green Flag and Green Apple Award

Highly commended for the Health Sector Journal Award 2013

Appendix two

National and North Hertfordshire District Council Policies

National Policy Framework 2012

Note I have used grey font where text is not relevant to this site and ***bold italics where policies are especially relevant.***

11. Conserving and enhancing the natural environment

109. The planning system should contribute to and enhance the natural and local environment by:

- ***protecting and enhancing valued landscapes***, geological conservation interests ***and soils***;

- recognising the wider benefits of ecosystem services;

- ***minimising impacts on biodiversity and providing net gains in biodiversity***

where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ***soil***, air, water or ***noise pollution*** or land instability

Tree Preservation Orders

The Town and Country Planning (Tree Preservation)(England) Regulations 2012

The following is from:

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>

Who makes Tree Preservation Orders and why?

Local planning authorities can make a Tree Preservation Order if it appears to them to be 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.

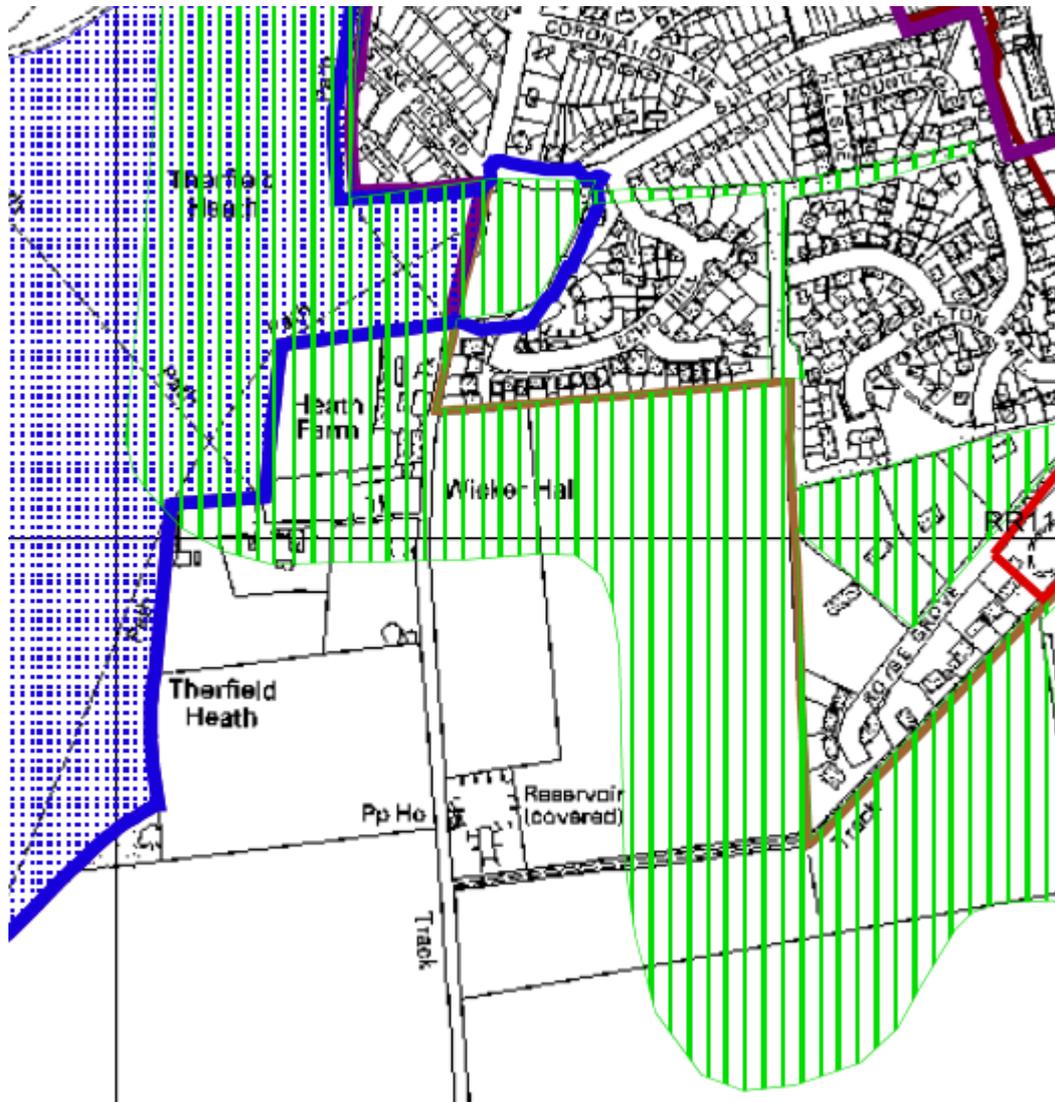
Authorities can either initiate this process themselves or in response to a request made by any other party. When deciding whether an Order is appropriate, authorities are advised to take into consideration what 'amenity' means in practice, what to take into account when assessing amenity value, what 'expedient' means in practice, what trees can be protected and how they can be identified.

When granting planning permission authorities have a duty to ensure, whenever appropriate, that planning conditions are used to provide for tree preservation and planting. Orders should be made in respect of trees where it appears necessary in connection with the grant of permission.

Comment – Local Authorities have a duty to consider trees as a material consideration of the planning process and make new Tree Preservation Orders.

North Hertfordshire District Local Plan No.2 with Alterations

Royston Town Centre plan extract



Extract from North Hertfordshire District Council saved Royston map. Do not scale. North

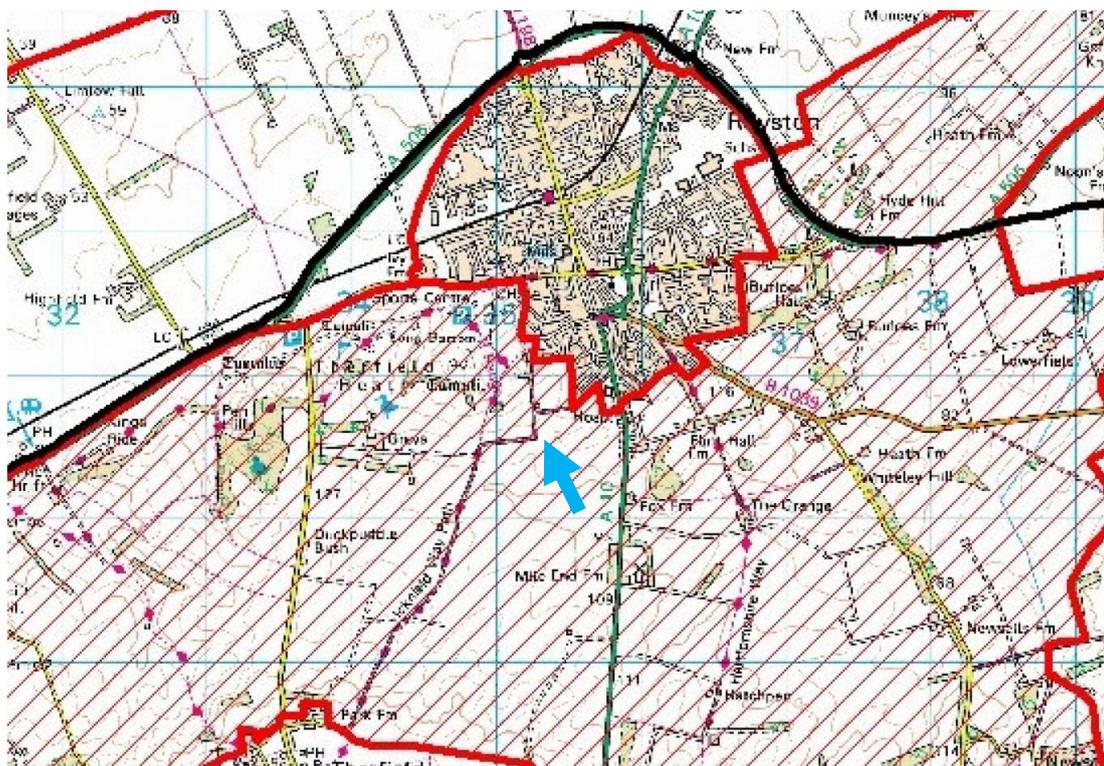
-  Landscape and Open Space Pattern
- Wildlife and nature: Policy 14**
-  Local Nature Reserve
-  Nature Reserve
-  Site of Wildlife Significance
-  Site of Wildlife Value
-  Sites of Special Scientific Interest: Policy 14

- if development is acceptable in these terms, by requiring the character, form and layout of the development proposals to retain and/or reinforce the pattern through appropriate landscape and open space provision and quality of design;
- by managing appropriate land for open spaces;
- by encouraging their positive use and management for formal and informal recreation, for amenity and nature conservation; and
- by undertaking and encouraging small scale environmental improvements where they will reinforce the pattern of landscape features and open spaces. In addition, the Council will seek to reinforce the pattern in areas for consolidation of open space and landscape pattern as shown on the Proposals Map.

- *Comment – the policy is to maintain a general pattern of landscape features, and of public open spaces*
- *Comment – the policy is to encourage positive use and management of land for amenity and nature conservation*

North Herts Landscape Study (Character, Sensitivity and Capacity)

The Landscape Partnership 2011



Extract from Landscape Character Assessment plan. Site shown by blue arrow. Do not scale. North ↑

KEY CHARACTERISTICS

- _ Incised chalk scarp slope
- _ Large scale pattern of rectilinear fields
- _ Long straight roads, open and without hedge boundaries, climbing the face of the scarp
- _ Absence of larger settlements
- _ Long distance views

Therfield Heath, SSSI is the single largest area of unimproved chalk grassland in the county. It comprises coombes, downland and areas of mixed scrub home to an array of plants and invertebrates including pasque flower, perennial flax, bastard toadflax and burnt tip orchid and the largest colony of chalkhill blue in the county. Coombe Bottom is another key chalk grassland area occurring on steep scarp slopes. Woodland communities on these slopes are primarily broadleaved, with beech being a notably successful species. Other important sites occur at Deadman's Hill, Heath Farm, Barkway Road, Whiteley Hill and the A505 cutting at Burloes.

VISUAL AND SENSORY PERCEPTION

Expansive open area with long distance views to the north.

Rarity & distinctiveness

The chalk scarp is a comparatively common feature in North Hertfordshire however the openness, lack of development (particularly in the west) and the history of this character area make it almost unique in the county.

VISUAL IMPACT

Scarp provides a vantage point for long distance views over Royston to the north.

ACCESSIBILITY

Pattern of roads and footpaths runs up and down the scarp face. Connections radiate out from Royston. Icknield Way and Hertfordshire Way long distance paths cross the Character Area.

COMMUNITY VIEWS

Hertfordshire County Council (HCC) have undertaken Tier B (Community of Place) consultations. Views of the local community have been sought and contributor's responses to each of the Character Areas will be analysed

CONDITION

Land cover change: Insignificant
 Age structure of tree cover: Over mature
 Extent of semi-natural habitat survival: Relic
 Management of semi-natural habitat: Poor
 Survival of cultural pattern: Declining/Relic
 Impact of built development: Moderate
 Impact of land-use change: Low

Matrix Score: Poor

ROBUSTNESS

Impact of landform: Prominent
 Impact of land cover: Prominent
 Impact of historic pattern: Apparent
 Visibility from outside: Widely visible
 Sense of enclosure: Open

location	assessment	evaluation	guidelines	SCARP SLOPES SOUTH OF ROYSTON	Area 228
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EVALUATION

CONDITION

Land cover change:	Insignificant
Age structure of tree cover:	Over mature
Extent of semi-natural habitat survival:	Relic
Management of semi-natural habitat:	Poor
Survival of cultural pattern:	Declining/Relic
Impact of built development:	Moderate
Impact of land-use change:	Low
Matrix Score:	Poor

ROBUSTNESS

Impact of landform:	Prominent
Impact of land cover:	Prominent
Impact of historic pattern:	Apparent
Visibility from outside:	Widely visible
Sense of enclosure:	Open
Visual unity:	Unified
Distinctiveness/rarity:	Frequent
Matrix Score:	Strong

CONDITION	GOOD	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	MODERATE	Improve and reinforce	Improve and conserve	Conserve and restore
	POOR	Reconstruct	Improve and restore	Restore condition to maintain character
		WEAK	MODERATE	STRONG
		ROBUSTNESS		

Comments: The Landscape Character Assessment stresses the importance of maintaining the prominent, open, chalk grassland landscape.

North Hertfordshire District Council Tree Strategy 2017

One of the policies in the Trees and Development section of the strategy is:

2) The Council, through its Planning Services, shall seek agreement with the developers under Section 106 Agreements to secure, where appropriate,

provision for new tree planting or works to maintain or conserve important trees and other arboricultural features. All such works must be carried out in accordance with the Council's Framework Agreement For Tree Maintenance and monitored by the Council's arboricultural or landscaping staff.

Comments: This strategy is primarily concerned with council owned trees. However this policy states that the council will seek to secure works to maintain or conserve important trees and other arboricultural features.

Appendix three

Reviewed documents and literature

The following documents were reviewed (note this list excludes Council policies):

- All documents submitted with the planning application 18/00747/OP including:

Arboricultural Assessment by FPCR dated March 2018

Site location plans

Planning Statement by Gladman March 2018

Bat Activity Survey Report by FPCR dated March 2018

Design and Access Statement by FPCR dated March 2018

Ecological Appraisal by FPCR dated March 2018

Landscape and Visual Appraisal by FPCR dated March 2018

The following documents and literature were reviewed (excluding North Hertfordshire District Council Policies):

BSI. BS 3998:2010 *Tree work-Recommendations*.

BSI. BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*

R.G.Strouts and T.G.Winter 'Diagnosis of ill-health in trees' TSO 1994

D. Lonsdale 'Principles of Tree Hazard Assessment and Management' No.7 Research for Amenity Trees
Forestry Commission

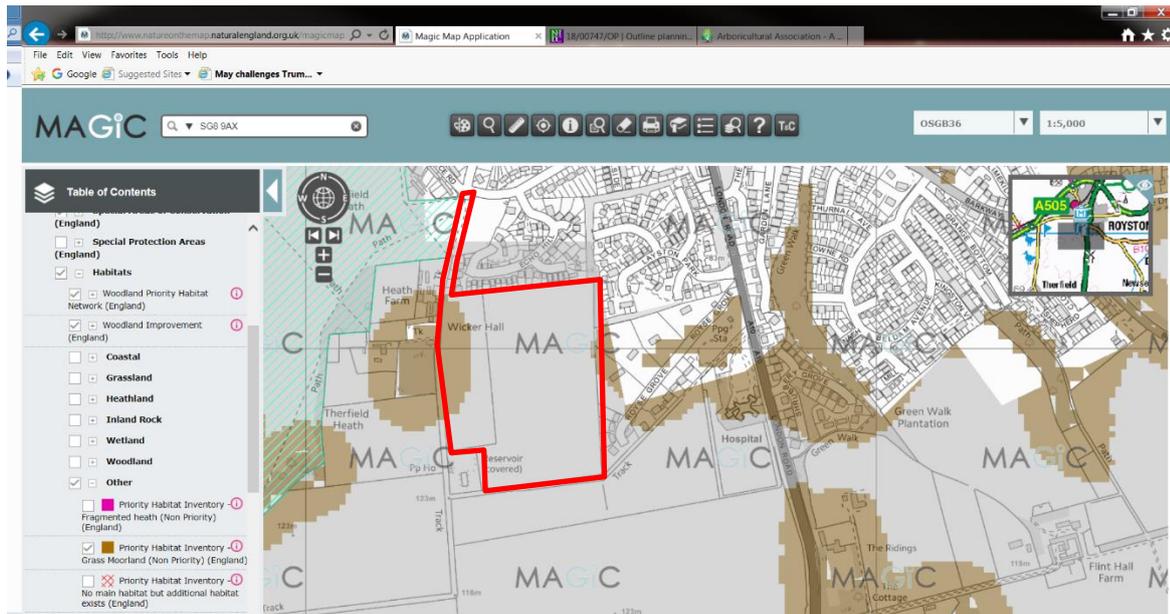
C. Mattheck 'The body language of trees' 2015

<https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

Appendix four

Magic Map

Magic Maps



Map extract from <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>.

Site shown outline red. Do not scale. North ↑

- Registered Common Land – Therfield Heath to the north and west
- Site of Special Scientific Interest – Therfield Heath SSSI (offsite to the west)
- Priority Habitat Inventory – Lowland Calcareous Grassland (offsite to the west)
- Priority Habitat Inventory – Grass Moorland shown by brown splodges

Map extract from <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>.

Site shown outline red. Do not scale. North ↑

Appendix five

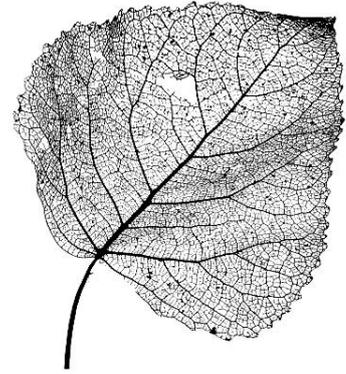
Methodology

- Initial discussion with Mr T. Webster, Planning Consultant for Fuller Long Ltd

- Site visit on Tuesday 8 May, initially accompanied by Mr A. Vaisey from Royston Says No to Gladmans to obtain background.
On my own, I walked the site and took photographs close up, and from distant views. I reviewed the submitted tree report.

- Reviewed submitted detail with the planning application

- Reviewed local, regional and national policies



Sharon Hosegood
ASSOCIATES

Independent Arboricultural assessment of an outline planning
application for 120 dwellings

SITE

Land opposite Heath Farm,

Briary Lane,

Royston,

Hertfordshire

Planning application 18/00747/OP

On behalf of Royston Says No To Gladman

Sharon Hosegood FICFor FARborA BSc (Hons) Tech Cert (ArborA)

DATE: 25 May 2018

OUR REF: SHA 720

OUR CONTACT DETAILS: 01245 608 362

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