

Arboricultural Report and Tree Condition Survey
for the
Proposed Residential Development
on Land South of Newmarket Road,
Royston,
Hertfordshire,
SG8

Prepared for: Vistry Group



A trading name of RG Consultancy Ltd

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Our Ref 0716-2006 Rev 6
Revised April 2024

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1.0 Introduction

- 1.1 This Arboricultural Report has been prepared to inform the Hybrid application for residential development of up to 325 dwellings comprising: (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and (b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive on the site known as Land South of Newmarket Road, Royston, Hertfordshire, SG8
- 1.2 We first visited this site July 2016 and have undertaken a number of subsequent visits most recently in January 2024.
- 1.3 We have been provided with a copy of the Phase 1 Layout plan and a copy of the proposed layout plan for the outline element of this application.
- 1.4 The issues to be addressed in this Arboricultural Report and Tree Condition Survey include the following.
- The species, size and position and amenity value of the trees growing within and close to the site.
 - The impact of the proposed development on the trees resource including the vegetation removals.
 - Provide outline guidance on the protection of the retained trees.

2.0 Site Description and Description of Proposed Development

- 2.1 The site has been allocated in the Local Plan (2022) (Site RY10) for approximately 300 homes. The site consists of an arable field located to the southern side of Newmarket Road on the eastern side of the market town of Royston. The total area of the site encompasses 14.95 hectares (equivalent to 36.96 acres).
- 2.2 The site is broadly rectangular in shape, beyond the northern boundary is an off-site wooded embankment that slopes down to the northern end of the site. The field then slopes gently uphill to the south and gently uphill to the east and west. Beyond the eastern, and southern boundary are planted woodland areas, to the western boundary is a planted wooded area with the driveway to Burloes Hall running parallel to this boundary. There are a pair of off-site, semi-detached cottages to the northern boundary of the site. There is a small group of trees growing within a raised mounded area within the arable field.

- 2.3 The proposed residential development is located within the existing arable field with the small group of trees and the woodland retained beyond the boundary of the development.

3.0 Statutory Tree Protection

- 3.1 We have undertaken an online search and there are no Tree Preservation Orders protecting trees on or near to this site. The site is not located within a Conservation Area.
- 3.2 In addition to the Tree Preservation Orders, the Forestry Act and Felling Licence legislation is relevant to this site. Excluding specific exemptions there is a statutory restriction relating to tree felling that relates to quantity of timber that can be removed within set time periods. In basic terms, even in the absence of any TPOs, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a Felling Licence from the Forestry Commission.
- 3.3 No treeworks should be undertaken prior to determination of the planning application without checking the statutory protection.
- 3.3 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017.
- 3.4 When tree or vegetation clearance work has to be undertaken during the nesting season, a pre-treeworks survey needs to be carried out to check for nesting birds by a suitably competent person. Please Note the ecologists for this project are FPCR.

4.0 Relevant Planning Policy and Arboricultural Guidance

4.1 National policies and Guidance

- 4.2 **National Planning Policy Framework (December 2023)** from Department for Communities and Local Government. The updated version of the National Planning Policy Framework (NPPF), originally published in July 2021, and has built upon many of the principles which were set out in the preceding frameworks. It provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.

- 4.3 National Planning Policy Framework (2023) includes guidance on design and the natural environment in relation to trees in paragraphs 131, 174, 180.

National Planning Policy Framework (2023) 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.

National Planning Policy Framework (2023) Paragraph 174.

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- 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;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.*

Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

National Planning Policy Framework (2023) Paragraph 180.

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

- c) *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; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate*

- 4.4 The Glossary Annex 2, of the Framework defines ancient or veteran trees and Ancient Woodland as:

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

- 4.5 There are no veteran or ancient trees growing within or close to this site and the nearby woodland is not Ancient Woodland.

- 4.6 The UK legislation and best practice guidance that has been taken into account in making judgements in this assessment are listed below. Principal application of these documents relates to the relationship between trees and the construction process. This information has been used to aid the proposed layout design and to inform this report.

4.7 Relevant Legislation and Best Practice Documents

The Town and Country Planning Act 1990 this act provides legislative protection to trees in the form of Tree Preservation Orders (TPO) and Conservation Area (CA) designations. It is a criminal offence to wilfully destroy or damage a tree covered by a TPO without attaining prior consent or within a CA without giving sufficient notification. The Town and Country Planning (Tree Preservation)(England) Regulations 2012 Replaces all existing legislation on the subject of TPOs and include a number of important changes to TPO procedure.

Forestry Act 1967 (as amended) this gives the Forestry Commission powers to control the quantity of trees being felled at any one time with the provision of felling licenses. There are notable exemptions to the Forestry Act and Felling Licence legislation which includes trees in orchards, garden, churchyards and areas of public open space.

The Hedgerows Regulations 1997 Protection of hedgerows qualifying as 'Important' by controlling their removal through a system of notification.

Best Practice Guidance

British Standard 5837:2012 Trees in relation to design, demolition and construction –

Recommendations. The main piece of reference material taking account of current best practice regarding planning for the management, protection and planting of trees in the vicinity of structures, and for the protection of structures near trees. Provides a framework for the categorisation of trees to identify the quality and value of an existing tree stock.

British Standard 3998:2010 Tree work – Recommendations. This presents general recommendations for tree work, including advice for those responsible for planning, specifying and undertaking work on trees.

- 4.8 The UK legislation and best practice guidance that has been taken into account in making judgements in this assessment are listed below. Principal application of these documents relates to the conveyance of statutory protection, and to the relationship between trees and the construction process. This information has been used to aid detailed development design and to inform the AIA process.

4.9 Local policies and guidance

- 4.10 The relevant planning policies are contained within The North Hertfordshire District Council The North Hertfordshire Local Plan 2011-2031 which was adopted in 2022. The most relevant policies are listed below:

Policy D1: Sustainable design

This policy includes 'retain existing vegetation and propose appropriate new planting';

Policy SP12: Green infrastructure, biodiversity and landscape

We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:
 - Internationally designated sites
 - Nationally designated sites
 - Locally designated sites;
 - Non-designated sites that include important habitats and species
- d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and
- e) Protect other open spaces and support provision of new and improved open space.

Policy RY10 Land south of Newmarket Road

- Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible;
- Design and layout to respond to topography;
- Address potential surface water flood risk through SUDs or other appropriate solution;
- Archaeological survey to be completed prior to development; and
- Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.

4.12 It is my opinion that the proposed development complies with the relevant planning policies and maximises the amount of tree retention that is possible whilst allowing this allocated site to be developed.

5.0 Arboricultural Background Information

5.1 For all trees but particularly those growing in urban areas, root growth is not predictable. Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited.

5.2 It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.

5.3 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.

5.4 For retained trees it is essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).

- 5.5 The two main possibilities for injury to trees during and following the construction process are from direct and indirect damage.
- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
 - Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.
- 5.6 The British Standards Institute published BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' this document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures.
- 5.7 The British Standards Institute published 'BS5837:2012 Trees in relation to design, demolition and construction – Recommendations'. This document gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.
- 5.8 BS5837 (2012) provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.
- 5.9 The Root Protection Area is not related to the canopy spread of the tree; in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250mm the Root Protection Area is capped at a total area of 707m². See Attached Tree Survey Plan in Appendix 1 for further details.
- 5.10 The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the circle were removed there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree at the time of surveying but into the future.
- 5.11 Post development the trees will adapt to the changes in its rooting environment providing it has retained a sufficient proportion of its root system and a sufficient area/volume of soil area is available for the trees.

- 5.12 The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species. The RPA is based on the trunk diameter and would be the same for all trees of the same trunk size regardless of species.
- 5.13 The BS Categories referred to in this report are described in detail in Appendix 1. In summary the quality of the trees resource is assessed, and the trees are divided into 4 categories based a number of factors including; their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value.
- Category U: Those in such a poor condition that they cannot realistically be retained.
Category A: Trees of high quality
Category B: Trees of moderate quality
Category C: Trees of low quality
- 5.14 Damage to trees (including their root systems) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. It is therefore essential that if development is permitted this report is read by all parties and the guidelines are followed by the site agent and all contractors, particularly those undertaking groundworks on site.
- 5.15 Appropriate tree protection measures and appropriately specified, supervised and implemented works can significantly reduce the risk of damage to the retained trees.

6.0 Arboricultural Impact Assessment

- 6.1 The site consists of an arable field, with the exception of the small group of trees G12, which consist of 6 sycamores and 1 beech tree growing on a small mound within the field, and the trees located in close proximity to the proposed site access from Newmarket Road and the proposed emergency access from Burloes Hall Driveway to the eastern boundary, all the trees are off-site.
- 6.2 To allow for the proposed access from Newmarket Road approximately 20 generally semi-mature sycamore stems growing within the group G2 which extends along the Newmarket Road boundary are to be removed. In addition a mature declining, ivy-covered beech tree T28 growing to the front of Burloes Cottages is to be removed to allow for the site access and to allow for the reconfiguration of the driveway for the pair of semi-detached cottages 'Burloes Cottages'. Since our involvement with this site which began in 2016 we have seen the mature beech trees along this boundary decline in health and a similar sized tree has failed to the front of these cottages. Please note that is my opinion that regardless of any development of this site, the removal of T28 is likely to be undertaken within the new few years. The beech tree (T28) is outside of the planning application site edged red boundary. However, it is under the control of the landowner and joint applicant for the scheme. Therefore the removal of the tree to facilitate the access is within full control of the applicants.
- 6.3 To allow for the emergency access from Burloes Hall Drive beyond the eastern boundary two early-mature beech trees growing beyond the edge of the field along with 2 semi-mature trees growing close to the edge of the driveway are to be removed. With regard to the proximity of the retained trees and the extensive woodland that extends beyond this boundary, these removals will not have a significant impact on the amenity value of the tree resource within the site or within the wider area.
- 6.4 The group of trees G12 consisting of 6 sycamores and 1 beech tree growing within the field and the remaining boundary vegetation are all to be retained.
- 6.5 Beyond the northern boundary of the development site is a wooded embankment that slopes uphill towards Newmarket Road. This area consists of a mix of ash, sycamore and declining beech trees G2. With regard to the proximity of the trees to the highway, the presence of ash trees with Ash Dieback Disease we recommend that this wooded area is subject to appropriate management to address the tree owner's legal duty of care. This area is under the ownership of the site owner and joint applicant for the scheme.

- 6.6 The trees and hedgerows to be removed are identified within the Tree Survey and on the Tree Removals Plan in Appendix.
- 6.7 The principle of removing trees and hedgerows to allow for an appropriate layout is supported in all relevant planning policies, planning guidance and in BS5837 (2012) which states that:
- 5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.*
- 6.8 I do not consider that any of the trees to be removed are of 'such importance or sensitivity' to be major constraints on development or justify its substantial modification'.
- 6.9 With regard to the quality and quantity of the retained boundary vegetation and the size and location of the vegetation to be removed the impact of the removal of this vegetation will have a very negligible impact on the tree resource within the site or within the wider area.
- 6.10 The proposed development has been designed to allow all the trees beyond the boundary (with the exception of the two access points) to be managed to create a woodland edge / ecotone habitat with significant open space and new planting along the inside of this boundary.
- 6.11 The details of tree protection measures, new planting and the management of the retained woodland and trees can be addressed by use of standard planning conditions.
- 6.12 The proposed layout design has from the outset been informed by the tree survey information originally undertaken in 2016. The result of the early consideration of the benefits associated with the trees and the site constraints is that the proposed development as shown on the attached illustrative layout plan can be constructed without detriment to the health, longevity or stability of the retained trees and woodland.
- 6.13 The following section of this report provides a summary of the tree protection measures that should be followed to ensure retained trees are unaffected by the proposed development. the site works in relation to the retained trees, as recommended in BS5837 (2012) subject to planning as part of any Reserved Matters application the guidelines outlined in this report will be revisited and addressed in a detailed Arboricultural method Statement prior to any site works commencing.

7.0 Summary of Tree Protection Measures

7.1 As recommended in BS5837 (2012) it is proposed that subject to planning, the guidelines and parameters outlined in this section of the report will be revisited and addressed in detail as part of the Reserved Matters Application prior to any site works commencing. This section aims to give the basic guidelines for the successful retention of the retained trees within the proposed development. Subject to planning a detailed Arboricultural Method Statement will be prepared this will address the tree protection measures during the demolition, groundworks, construction and landscape phases of the works including details of all site facilities.

7.2 The main points of note regarding the tree protection measures during the proposed works are listed below:

- **Trees identified for removal as per the approved drawings will be clearly marked with spray paint.**
- **Any Trees works including clearance, removal or facilitation pruning will be undertaken by a suitably qualified and insured Arboricultural Contractor.**
- **An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are successfully protected during the proposed works.**
- **Subject to planning permission being obtained a detailed Arboricultural Method Statement will be prepared based on detailed working drawings and construction methodologies.**
- **The Tree Protection Fencing will be installed prior to enabling, groundworks or construction works commencing and will remain in situ during the construction programme. No Machinery will overhang or pass over the line of the Tree Protection Fencing.**
- **The Tree Protection Plan will be on display in the site agent's office.**
- **Prior to any Enabling / Construction works commencing the Tree Protection Fencing will be inspected by the ACoW.**
- **The initial site scrape will not be undertaken until the Tree Protection Fencing has been inspected by the ACoW.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and damage to the root system of the retained trees. These specifications and construction methodologies will be reviewed by the ACoW prior to works commencing.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken following the guidance outlined in the Arboricultural Method Statement.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken under direct Arboricultural Supervision by the ACoW.**

- 7.3 To prevent the proposals impacting on the health, stability or longevity of the retained trees the main requirement is the installation of suitable tree protection fencing, to protect the above ground part of the tree.
- 7.4 The Tree Protection Fencing will be installed as per the Tree Protection Plan which will be agreed with the Local Authority Tree Officer.
- 7.5 Tree protection fencing must be installed prior to any enabling works, demolition or groundworks commencing, remain in place throughout construction and be removed only after completion of the construction works. Prior to commencing any demolition or construction works, the tree protection measures will be inspected by the appointed consultant.
- 7.6 Within the fenced off Tree Protection Area;
- No excavation by any means
 - No level changes + or -
 - No Pedestrian, Machinery or Vehicular Access
 - No storage of plant or materials
 - No storage or handling of any chemical including cement washings.
 - Underground service routes will be located outside the Fenced off area.
- 7.7 Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 2.
- 7.8 The site agent, all contractors and other relevant personnel are to be informed of the role of the Tree Protection Fencing and Ground Protection Measures and their importance. A copy of the Tree Protection Plans will be displayed on site at all times during construction.
- 7.9 Prior to any works commencing on site the Tree Protection Fencing will be erected. During all works only the main site access will be in use. Any plant or vehicles engaged in the works will operate outside the fenced off Tree Protection Areas.
- 7.10 The location of the site office, welfare facilities, storage area needs to be confirmed but this will be located outside the Root Protection Area (RPA).
- 7.11 The drainage underground service routes will be located beyond the Root Protection Areas of the retained trees.

- 7.12 If the subsoil is found to be plastic, the foundations will be specified to take into account the potential influence of the vegetation on the moisture content and volume of the subsoil.
- 7.13 Dismantling the protection barriers around retained trees may be required to allow completion of landscaping works. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area. Supervision of this exercise and control of the landscaping thereafter will be administered by the appointed Arboricultural Clerk of Works.
- 7.14 During landscaping works no further excavation will be carried out during this process and soils levels will not be raised above that existing by greater than 100mm and not at all within 2m of the trunk.

8.0 Conclusion

- 8.1 The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. This application has and will continue to follow this guidance by:
- Seeking arboricultural advice to inform the layout and design of the proposed development.
 - Assessing the quality of the trees and considering the benefits and constraints to development of the site in relation to the quality of the tree resource.
 - Continuing to take advice on all aspects to the proposal that may impact upon trees.
- 8.2 The proposed layout design has from the outset been informed by the tree survey information originally undertaken in 2016. The result of the early consideration of the benefits associated with the trees and the site constraints is that the proposed development as shown on the attached illustrative layout plan can be constructed without detriment to the health, longevity or stability of the retained trees and woodland.
- 8.3 The retained trees and woodland can be successfully protected during the construction works and this vegetation supplemented by new planting will continue to contribute to the proposed development.
- 8.4 The protection of retained trees and hedgerows during the proposed development works can be achieved by continuing to follow the recommendations outline in this report, and those contained in BS5837:2012 and by use of standard planning conditions.

- 8.5 The development provides the opportunity to improve the age and species mix of the tree resource on-site whilst significantly improving the long-term future of the boundary vegetation. The development also provides a mechanism to secure ongoing management of the retained and planned tree resource, woodland and associated green infrastructure.
- 8.6 The tree planting associated with the proposed development will serve to reduce the limited impact of the proposed tree removals and will serve to improve the age and species diversity of the tree resource within the site, which is currently an open arable field, whilst providing an attractive environment for future residents.
- 8.7 The details on the proposed landscaping, including the measures necessary to ensure the successful establishment of all new trees can be secured by use of a standard planning condition.

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29th July 2025

Appendix

Tree Condition Survey

Tree Survey Plan

Tree Removals Plans

Illustrative Site Layout Plan

Pre-Development Tree Condition Survey for Land South of Newmarket Road, Royston, Hertfordshire, SG8

Prepared for: Vistry Group



A trading name of RG Consultancy Ltd

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Our Ref 0716-2006 Rev 5
Revised April 2024

Pre-Development Tree Condition Survey for Land at Newmarket Road, Royston, Hertfordshire, SG8

1.0 Introduction

This survey has been undertaken on behalf of Vistry Group, we have been asked to assess the condition of trees located within and close to the boundary of the site. The site was first visited in July 2016 and an assessment of the trees' condition was made in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'. The site has been revisited on a number of occasions most recently in December 2023.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, *'The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.'* (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the tree is shown on the attached drawing. A detailed inspection with respect to decay, defects and hazard is not included.

Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on
Land South of Newmarket Road, Royston, Hertfordshire, SG8

TABLE 1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T1	Beech	18	690	1	6	6	3	9	M	P	P	0-9	Off-site tree. A mature tree growing within G1, with extensive deadwood, dieback and decay in the main stem of the tree.	Off-site tree. Remove due to poor condition	U
T2	Beech	18	470	1	5	5	4	5	M	A	A	40+	Off-site tree. A mature beech tree growing within G2. This tall, attenuated tree is growing within an area dominated by semi-mature self-set Ash, Sycamores and Elms G2. This tree has a relatively small canopy and there is some dieback	No works	B2
T3	Beech	16	900	1	13	5	10	5	M	P	P	0-9	Off-site tree. A mature ivy-covered tree with a stem that divides at 3m some decay in main stem and one large limb extends over highway	Remove due to poor condition and proximity to highway.	U
T4	Sycamore	14	150 x 3	m/s	2	4	4	4	SM	A	A	40+	Off-site tree. A semi-mature ivy covered multi-stemmed Sycamore tree to the southern side of G2.	Off-site tree.	C1
T5	Sycamore	14	300, 300	2	3	3	6	5	SM	A	A	40+	Off-site tree. A semi-mature ivy-covered twin-stemmed Sycamore tree to the southern side of G2.	No works	C1
T6	Dead	6	450	1	0	0	0	0					Off-site tree. A dead ivy covered 6m high trunk	Off-site tree. Remove dead	U
T7	Ash	18	720	1	9	7	6	9	M	P	P	10-19	Off-site tree. A poor-quality declining tree with a limited live canopy, with extensive dieback and deadwood.	Off-site tree. Remove due to poor quality.	U
T8	Dead	5	600	1									Off-site tree. A dead ivy covered 5m high trunk	Off-site tree. Remove dead	U
T9	Dead	8	600	1									Off-site tree. A dead ivy covered 8m high trunk	Off-site tree. Remove dead	U
T10	Beech	18	570	1	10	4	4	6	OM	P	A	0-9	Off-site tree. An overmature beech tree growing within G2. This tree is growing on a steep bank with deadwood and dieback within the canopy. This tree is considered to have a limited safe remaining life-expectancy	Off-site tree. No works	U

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T11	Ash	24	420, 420	2	5	6	5	5	M	A	A	20-39	Off-site tree. A poor-quality declining twin-stemmed tree with a limited live canopy, with extensive dieback and deadwood.	Off-site tree. Remove due to poor quality.	U
T12	Beech	20	820	1	9	9	7	8	M	P	P	0-9	Off-site tree. An overmature poor-quality ivy-covered tree with a basal wound and some decay to the eastern side of the lower stem with extensive dieback and deadwood.	Off-site tree. Remove due to poor condition and proximity to highway.	U
T13	Beech	18	680	1	6	8	6	8	M	A	A	20-39	Off-site tree. A mature ivy-covered tree which appears compared with other beech trees along the northern boundary to be in reasonable health.	Off-site tree. Remove significant deadwood	B2
T14	Ash	12	360	1	5	4	3	4	SM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree growing close the highway edge. This tree is located to the western side of a recently failed Beech tree leaving this tree exposed.	Off-site tree. Remove due to proximity highway	C1
T15	Ash	10	250	1	4	2	3	2	SM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree growing close the highway edge. This tree is located to the western side of a recently failed Beech tree leaving this tree exposed.	Off-site tree. Remove due to proximity highway	C1
T16	Ash	11	250	1	5	5	7	3	SM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree growing close the highway edge. This tree is located to the eastern side of the overhead cables and will require management to clear the cable. Not worthy of retention,	Off-site tree. Remove due to proximity highway and overhead cables	C1
T17	Ash	16	250	x 3	5	6	4	6	SM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree growing close the highway edge. This tree is located to the western side of the overhead cables and will require management to clear the cable. Not worthy of retention,	Off-site tree. Remove due to proximity highway and overhead cables	C1
T18	Ash	15	200	6	6	6	6	6	SM	P	P	40+	Off-site tree. A semi-mature multi-stemmed regrowing stump.	Off-site tree. Remove due to proximity highway	C1

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T19	Ash	11	150, 200	2	4	3	3	3	SM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree growing close to the highway edge.	Off-site tree. Remove due to proximity highway	C1
T20	Sycamore	6	300	1	2	2	2	2	SM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree growing close to the highway edge.	Off-site tree. Remove due to proximity highway	C1
T21	Ash	15	440	1	9	5	5	5	SM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree growing close to the highway edge. This tree has a cavity in the stem at 2m (missing from Topographical Survey)	Off-site tree. Remove due to proximity highway	C1
T22	Ash	13	300	1	8	5	5	6	SM	P	P	40+	Off-site tree. A small, suppressed tree.	Off-site tree. No works	C1
T23	Sycamore	18	650	1	6	8	6	6	SM	A	A	40+	Off-site tree. A small, suppressed tree.	Off-site tree. No works	C1
T24	Elm	10	400, 200	2	6	5	5	5	SM	A	A	10-19	Off-site tree. An ivy covered semi-mature twin-stemmed tree growing to the front of the cottages on London Road. Sever Ivy to allow full inspection. This tree is likely to succumb to Dutch Elm Disease.	Off-site tree. Sever ivy	B2
T25	Beech	22	650	1	8	6	8	6	OM	P	P	0-9	Off-site tree. An overmature poor-quality ivy-covered tree growing to the front of the cottages on London Road. A similarly sized adjacent tree has failed leaving this unbalanced tree. This tree has a limited safe useful life-expectancy and the cottages area a potential target should this tree fail.	Off-site tree. Remove due to poor condition	U
T26	Sycamore	15	600	1	4	6	4	4	M	A	A	40+	Off-site tree. An ivy-covered mature tree growing to the front of the cottages on London Road. Sever Ivy to allow full inspection	Off-site tree. Sever ivy	C1
T27	Ash	22	700	1	8	8	7	10	OM	A	A	10-19	Off-site tree. An overmature, poor quality, declining, ivy covered tree growing to the front of the cottages on London Road. This tree has extensive dieback and deadwood throughout the canopy. It has a limited safe useful life-expectancy and the cottages area a potential target should this tree fail.	Off-site tree. Remove due to poor condition	U

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T28	Beech	20	1020	1	14	8	12	8	M	A	A	10-19	An ivy-covered mature tree growing to the front of the cottages on London Road. Sever ivy to allow full inspection. This tree is considered to have a limited remaining safe-useful life-expectancy.	Remove to allow for works associated with site access.	B2
T29	Sycamore	16	400, 500	2	8	8	8	8	SM	A	A	40+	Semi-mature ivy-covered twin-stemmed Sycamore tree growing to the highway boundary of G2. This tree has the potential for significant further growth and a long remaining life expectancy. See G2.	Remove to allow for works associated with site access.	C2
T30	Ash	12	300	1	6	6	6	6	SM	A	A	40+	Off-site tree. A semi-mature ivy-covered tree growing to the highway boundary of G2. This tree has the potential for significant further growth and a long remaining life expectancy. See G2 and please note the management of G2 and the highway edge trees need to be considered as part of this development.	Off-site tree. Sever ivy	C2
T31	Ash	15	350	1	8	5	3	4	SM	A	A	40+	Off-site tree. A semi-mature tree growing to the highway boundary of G2. This tree has and unbalanced canopy that extends over the highway. This tree has the potential for significant further growth and a long remaining life expectancy. .	Off-site tree. Sever ivy	C2
T32	Ash	15	350	1	7	3	3	3	SM	A	A	40+	Off-site tree. A semi-mature tree growing to the highway boundary of G2. This tree is leaning to the north and has an unbalanced canopy that extends over the highway. This tree has the potential for significant further growth and a long remaining life expectancy. See G2.	Off-site tree. Sever ivy	C2
T33	Beech	16	720	1	5	5	5	5	OM	P	P	0-9	Off-site tree. An overmature, poor quality, ivy covered, declining tree growing within G2. This tree has extensive dieback and deadwood throughout the canopy. A similarly sized adjacent tree has failed. This tree has a limited safe useful life-expectancy.	Off-site tree. Remove due to poor condition	U

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T34	Beech	18	750	1	12	6	5	8	M	A/P	A/P	10-19	Off-site tree. A mature, ivy-covered tree growing within G2. This tree has an unbalanced canopy with a large limb extending to the north. A similarly sized adjacent tree has failed. This tree has a limited safe useful life-expectancy, and the highway is potential target should this tree fail.	Off-site tree. Sever Ivy to allow full inspection	C2
T35	Ash	18	560	1	3	5	5	3	OM	P	P	0-9	Off-site tree. An overmature, poor quality, ivy covered, declining tree growing within G2. This tree has extensive dieback and deadwood throughout the canopy. This tree has a limited safe useful life-expectancy.	Off-site tree. Remove due to poor condition	U
T36	Beech	22	910	1	12	10	6	8	M	A/P	A/P	10-19	Off-site tree. A mature, ivy-covered tree growing within G2. This tree has dieback within the canopy and is considered to have a limited safe useful life-expectancy and the highway is potential target should this tree fail.	Off-site tree. Sever Ivy to allow full inspection	C2
T37	Sycamore	16	430	1	7	4	2	4	SM	A	A	40+	Off-site tree. A semi-mature tree growing within G2. This tree has the potential for significant further growth and a long remaining life expectancy. (This tree has surveyor's tell-tale L10 on the stem).	Off-site tree. No works	C2
T38	Dead	12	400	1	2	2	2	2					Off-site tree. A dead ivy covered 12m high trunk	Off-site tree. Remove dead	U
T39	Ash	14	400	1	3	2	2	2	EM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree that has been damaged by a falling tree leaving a limited unbalanced canopy	Off-site tree. Remove due to poor condition	C2
T40	Sycamore	14	400	1	8	5	3	4	EM	P	P	40+	Off-site tree. A semi-mature ivy-covered tree that has been damaged by a falling tree leaving a limited unbalanced canopy	Off-site tree. Remove due to poor condition	C2
T41	Beech	22	710	1	8	8	11	6	OM	P	P	0-9	Off-site tree. An overmature, poor-quality, ivy covered, declining tree growing to the southern side of G2. This tree has extensive dieback and deadwood throughout the canopy. This tree has a limited safe useful life-expectancy.	Off-site tree. Remove due to poor condition	U

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T42	Beech	20	830	1	8	7	11	7	M	P	P	10-19	Off-site tree. A mature, ivy covered, declining tree growing to the southern side of G2. This tree has a limited safe useful life-expectancy.	Off-site tree. Sever ivy to allow full inspection	U
T43	Red Horse chestnut	10	340	1	5	5	5	5	EM	A/P	A/P	20-38	An early-mature, local authority owned tree growing within the grass verge to the northern side of Newmarket Road and to the northern side of G13. This tree has staining which is a symptom of Horse chestnut bleeding canker disease. This disease may compromise its longevity.	No Works	C3
T44	Ash	9	300	1	6	4	4	5	SM	A	A	10-19	A semi-mature local authority owned tree growing within the grass verge to the northern side of Newmarket Road and to the northern side of G13.	No Works	C3
T45	Field maple	12	490	1	6	5	5	5	M	A	A	40+	A mature tree local authority owned growing within the grass verge to the northern side of Newmarket Road and to the northern side of G13. This tree has some deadwood, a hanging failed limb and is close to the park bench.	Local Authority to remove hanging dead branch	C3
T46	Field maple	13	450	1	6	6	5	7	M	A	A	40+	A mature tree local authority owned growing within the grass verge to the northern side of Newmarket Road and to the northern side of G13.	No Works	B3
T47	Field maple	9	300	1	5	4	4	5	M	A	A	40+	A mature tree local authority owned growing within the grass verge to the northern side of Newmarket Road and to the northern side of G13.	No Works	B3
T48	Norway maple	18	300	1	5	3	3	5	M	A	P	20-38	A mature tree local authority owned growing within the grass verge to the northern side of Newmarket Road and to the northern side of G13. T48-53 have unbalanced canopies due to their proximity to the group G13.	No Works	C3
T49	Norway maple	18	400	1	7	3	3	4	M	A	P	20-38	As per T48	No Works	C3
T50	Norway maple	18	380	1	6	4	3	4	M	A	P	20-38	As per T48	No Works	C3
T51	Norway maple	18	410	1	7	6	3	5	M	A	P	20-38	As per T48	No Works	C3
T52	Norway maple	18	400	1	6	3	0	5	M	A	P	20-38	As per T48	No Works	C3

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T53	Beech	26	1200	1	12	10	8	9	M	A	A	40+	A mature beech tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. This tree is growing close to the Newmarket Road boundary at the top of the embankment to the southern side of the highway. It has a large spreading canopy and due to its proximity to the highway should be subject to regular tree risk inspections.	No works	B2
T54	Beech	20	760	1	10	7	3	7	M	A	A	40+	A mature beech tree growing within the woodland area to the eastern side of the entrance to the driveway that leads to Burloes Hall. This tree is growing close to the Newmarket Road boundary. Due to its proximity to the highway should be subject to regular tree risk inspections.	No works	B2
T55	Beech	25	540	1	6	5	7	6	M	A	A	40+	As per T54	No works	B2
T56	Beech	24	560	1	7	4	9	9	M	A	A	40+	As per T54	No works	B2
T57	Beech	20	350	1	5	3	4	7	M	A	A	40+	As per T54	No works	B2
T58	Beech	24	570	1	10	8	3	9	M	A	A	40+	A mature beech tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. Due to its proximity to the driveway this should be subject to regular tree risk inspections. The growth of ivy prevents full inspection of the lower stem we therefore recommend that the ivy is severed near ground level.	Sever ivy	B2
T59	Beech	25	690	1	6	8	8	10	M	A	A	40+	As per T58	Sever ivy	B2
T60	Beech	25	555	1	6	6	4	7	M	A	A	40+	As per T58	Sever ivy	B2
T61	Beech	25	730	1	13	6	10	12	M	A	A	40+	As per T58	Sever ivy	B2
T62	Beech	25	750	1	13	9	9	8	M	A	A	40+	As per T58	No works	B2
T63	Beech	25	750	1	11	12	10	13	M	A	A	40+	As per T58	No works	B2
T64	Hawthorn	5	100	m/s	2	2	2	2	M	A	A	20-39	A small mature hawthorn growing to the eastern side of the driveway that leads to Burloes Hall.	No works	C1

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T65	Hawthorn	5	100	m/s	2	2	2	2	M	A	A	20-39	A small mature hawthorn growing to the eastern side of the driveway that leads to Burloes Hall.	No works	C1
T66	Stump	3-5	180	1	0	0	0	0	Dead				An ivy-covered tree trunk 3.5m in height	No works	U
T67	Sycamore	9	100	1	1.5	1.5	1.5	1.5	SM	A	A	40+	A semi-mature tree growing to the eastern side of the driveway that leads to Burloes Hall.	No works	C1
T68	Beech	28	950	1	14	14	14	13	M	A	A	40+	A mature beech tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. This tree has lost a limb to the southern side leaving a wound in the stem at 3m. Due to its proximity to the driveway this should be subject to regular tree risk inspections.	No Works	B2
T69	Beech	26	740	1	12	10	10	8	M	A	A	40+	As per T58	No works	B2
T70	Yew	6	100	1	2	1	2	3	SM	A	A	40+	A semi-mature tree growing to the eastern side of the driveway that leads to Burloes Hall.	No works	C1
T71	Pine Corsican	26	550	1	6	3	5	6	M	A	A	40+	A mature tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. Due to its proximity to the driveway this should be subject to regular tree risk inspections.	No Works	B2
T72	Ash	18	290	1	6	0	5	6	EM	A	A	20-39	An early-mature tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. Ash Dieback Disease may impact on the safe remaining life-expectancy of this tree.	No Works	C2
T73	Ash	24	530	1	11	3	9	8	M	A	A	20-39	A mature tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. Ash Dieback Disease may impact on the safe remaining life-expectancy of this tree.	No Works	C2
T74	Ash	25	430	1	7	7	7	4	M	A	A	20-39	A mature tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. This tree has an Inonotus bracket on the main stem at 6m and a wound on the main stem at 4m. Ash Dieback Disease may impact on the safe remaining life-expectancy of this tree.	No Works	C2

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T75	Sycamore	16	190	1	5	2	5	6	SM	A	A	40+	A semi-mature tree growing to the eastern side of the driveway that leads to Burloes Hall.	No works	C1
T76	Beech	18	250	1	6	5	4	6	SM	A	A	40+	A semi-mature tree growing to the eastern side of the driveway that leads to Burloes Hall.	No works	C1
T77	Beech	28	830	1	14	12	12	6	M	A	A	40+	A mature tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. Due to its proximity to the driveway this should be subject to regular tree risk inspections.	No Works	B2
T78	Beech	30	950	1	15	12	14	12	M	A	A	40+	A mature tree growing within the woodland area to the eastern side of the driveway that leads to Burloes Hall. Due to its proximity to the driveway this should be subject to regular tree risk inspections.	No Works	B2
T79	Pine Corsican	26	450	1	3	3	3	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. Note 1: This wooded strip includes the row of beech trees and occasional pine tree growing to the eastern boundary of the field. This planted strip consists of a row of beech interplanted with pines close to the field boundary, to the east of the beech and pines are an intermittent a row of planted lime trees, with an intermitted row of pines, with occasional larch to the eastern edge of this strip, the planting is supplemented with some self-set elm, beech, holly and sycamores and occasional planted yew, laburnum.	No Works	B2
T80	Lime	17	430	1	3	6	3	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	B2
T81	Pine Corsican	25	450	1	3	5	4	8	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	B2

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T82	Lime	20	430	1	3	6	4	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	B2
T83	Pine Corsican	22	370	1	2	2	2	2	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	B2
T84	Lime	16	450	m/s	5	5	4	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. The trunk of this tree divides at 1.8m above ground level (See T79 Note 1)	No Works	B2
T85	Beech	8	160	1	3	6	2	2	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	C1
T86	Dead	8	160	1	3	6	2	2					A dead tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)		U
T87	Pine Corsican	20	430	1	3	5	4	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	B2
T88	Elm	10	180	1	2	2	2	2	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	C1
T89	Lime	20	460	1	6	6	6	6	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	C1
T90	Laburnum	5	120	1	1	3	6	0	M	A	A	40+	A small mature ornamental tree that leans to the south, growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	C1
T91	Sycamore	9	150	1	3	5	2	1	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	C1

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T92	Beech	10	230	1	3	6	5	0	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No Works	C1
T93	Pine Corsican	20	340	1	0	4	3	2	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	B2
T94	Pine Corsican	20	480	1	5	5	5	5	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	B2
T95	Lime	18	290	1	5	7	2	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	B2
T96	Larch	18	270	1	0	2	3	1	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	B2
T97	Lime	20	470	1	7	7	7	6	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. This tree is leaning to the east and is propped by T44. (See T79 Note 1)	Sever ivy	B2
T98	Scots Pine	18	330	1	2	3	2	1	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. This tree as a very limited, sparse canopy. (See T79 Note 1)	Sever ivy	B2
T99	Beech	7	120	1	3	5	1	0	SM	A	A	40+	To the southern end of G8 the vegetation is dominated by dense Ash trees which have been cut down to clear the overhead cables.	No works	C1
T100	Beech	12	150	1	4	6	3	1	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T101	Lime	9	150	1	3	2	4	1	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1

Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on
Land South of Newmarket Road, Royston, Hertfordshire, SG8

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T102	Scots Pine	20	270	1	1	2	2	2	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T103	Lime	22	530	1	6	5	5	5	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T104	Corsican pine	18	460	1	4	4	3	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T105	Lime	17	390	1	5	6	3	2	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T106	Beech	9	100	1	5	3	2	2	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T107	Beech	8	110	1	4	5	1	1	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T108	Lime	7	100	m/s	2	2	2	2	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T109	Larch	18	350	1	4	5	4	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. This tree as a very limited, sparse canopy. (See T79 Note 1)	No works	B2
T110	Lime	20	450	1	6	7	6	6	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T111	Hawthorn	7	120	1	2	5	2	1	M	A	A	40+	A small mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2

Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on
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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T112	Beech	18	300	1	6	6	4	4	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T113	Sycamore	12	150	1	3	5	3	3	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T114	Beech	16	170	1	4	2	2	4	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	C1
T115	Beech	20	200	1	5	5	4	2	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T116	Lime	19	460	1	5	5	5	4	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	B2
T117	Larch	21	310	1	7	2	2	2	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	B2
T118	Pine Corsican	18	320	1	3	2	2	2	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	Sever ivy	B2
T119	Holly	3	150	m/s	2	2	2	1	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T120	Yew	8	200	m/s	3	4	2	2	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T121	Beech	8	100	1	4	5	2	2	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1

Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on
Land South of Newmarket Road, Royston, Hertfordshire, SG8

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T122	Lime	16	300	1	5	6	4	5	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T123	Lime	18	390	1	6	6	5	5	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T124	Pine Corsican	18	290	1	2	2	2	2	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T125	Lime	26	340	1	8	7	5	5	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T126	Sycamore	18	270	1	5	7	4	6	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	C1
T127	Lime	20	330	1	5	4	3	3	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T128	Sycamore	22	340	1	6	5	5	5	EM	A	A	40+	An early-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T129	Pine Corsican	25	800	1	6	8	8	6	M	A	A	40+	A mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
T130	Ash	18	550	2	10	9	6	4	M	A	A	40+	A declining mature ash tree growing near the entrance to the western side of the driveway leads to Burloes Hall. This tree has dieback and has a limited safe remaining life expectancy(See T79 Note 1)	No works	B2
T131	Lime	12	450	m/s	6	5	4	5	M	A	A	40+	A semi-mature multi-stemmed tree growing from the stump of a failed tree within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2

Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on
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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
T132	Lime	11	320	1	5	5	5	5	SM	A	A	40+	A semi-mature tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2
G1	Beech, Lime, Scots Pine	18	770	1	6	8	6	10	M	A	A	40+	Off-site. Beyond the eastern edge of the field is a row of mature Beech inter-planted with Pines and occasional Limes, beyond this row of trees are some Limes and a private driveway with further woodland beyond. The regular ploughing of the field has damaged the surface roots of the Beech trees; however, the quality of the Beech is generally good with the majority of the trees appearing in reasonable condition but a small number of the trees showing signs of decline. The trees are approximately 18m in height, with canopies that extend over the field for an average distance of 8m, with occasional trees extending up to 10m. Some of the lower limbs have been reduced to improve the growing conditions for crops within the site. These trees have a relatively low potential for further growth and long remaining life-expectancies.	Remove two trees to allow for Emergency Access	B2

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
G2	Mixed Group	12	50-150		4	4	4	4	M	A	A	40+	See Below	Remove approx. 20 stems to allow for works with site access.	C2
G2 Notes This vegetation is off-site, beyond the northern boundary is an informal group of trees growing to the southern side of the highway. This area was originally dominated by beech of which some mature-overmature trees remain but as these trees have declined this area has become dominated by semi-mature self-seeded Ash and Sycamore trees with some Elm and occasional Yew, Holly, Hawthorn and Blackthorn. The topography varies along the boundary with some areas having a steep embankment sloping downhill from the highway to the field. The width and height of the verge immediately next to the roadway varies with trees growing close to the highway edge and a ditch to the western end. Trees are growing close to the highway boundary. The condition of this group of trees is relatively poor but the trees make a contribution to the appearance of Newmarket Road. Many of the beech trees have failed with evidence of historic and more recent tree failures there are scattered declining beech trees along this boundary, as part of any development these trees should be removed, and this area managed to improve the long-term future of the tree cover on this embankment. Many of the trees are covering in ivy which prevents a full inspection, and the ivy dominates the ground flora within this area. To allow full and regular inspection of the trees close to the highway we recommend the ivy should be severed. There is evidence of a hedge to the southern side of the group of trees, however due to lack of management and the over shading trees this hedge has declined. If the mature trees fail there is a risk of injury to highway users, but also as evidenced along this boundary failing trees will result in damage and gaps to the under-storey, for this reason pro-active removals as part of the management of this area is considered the most appropriate course of action. Where semi-mature ivy-covered trees are growing within 1m of the highway edge we have recommended these trees are removed as these trees are considered to have a limited useful life-expectancy. Recommended works: Remove dead, dying and dangerous trees, remove trees growing close to highway boundary, sever ivy and inspect remaining trees and draw up management plan for this area.															
G3	Ash x 3	8	200, 250, 300	3	9	5	5	5	SM	P	P	40+	Off-site tree. A small group of 3 poor quality semi-mature ivy-covered trees growing close to the highway edge. 1 stem extends low over the highway.	Off-site tree. Remove due to proximity highway	C1
G4	Sycamore	8	250	m/s	4	4	4	4	SM	P	P	40+	Off-site tree. A small group of semi-mature ivy-covered trees growing close to the highway edge.	Off-site tree. Remove due to proximity highway	C1
G5	Sycamore	16	250, 300	1	6	3	3	3	SM	A	A	40+	Off-site tree. A group of semi-mature ivy-covered Sycamores tree growing to the highway boundary of G2. These trees have the potential for significant further growth and long remaining life expectancies. See G2 and please note the management of G2 and the highway edge trees need to be considered as part of this development.	Off-site tree. Sever ivy	C2

Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on
Land South of Newmarket Road, Royston, Hertfordshire, SG8

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
G6	Ash, Sycamore, Hawthorn, Prunus	16	100-300	1	5	5	5	3	SM	A	A	40+	Off-site tree. G6 is an extension of G2 to the very western end of the northern boundary of the site. G6 consists of dense, semi-mature ash and sycamores with an unmanaged remnant of a blackthorn and hawthorn hedge running to the southern edge of the front boundary vegetation.	Off-site tree. No works	C2
G7	Sycamore, Ash, Elder, Cherry, Lime Elm, Holly	12	100-300	1	4	4	4	4	SM	A	A	40+	G7 is located along the western boundary of the field; G7 is the immediate boundary planting, which has become colonised by self-set ash and sycamores.	No works	C1
G8	Norway maple, Cherry, Horse chestnut	16	300	1	6	6	6	6	SM	A	A	40+	G8 is a double row of trees growing beyond the western boundary of the site. G7 forms the immediate boundary planting with the plantation G8 located beyond G7.	No works	B2
G9	Ash	5	100	1	3	3	3	3	SM	A	A	40+	To the southern end of G8 the vegetation is dominated by dense Ash trees which have been cut down to clear the overhead cables.	No works	C2
G10	Holly, Ash and Sycamore	12	150	1	5	3	3	3	SM	A	A	40+	G10 is located along the southern boundary of the field; G10 consists of an unmanaged holly hedge which forms the immediate boundary planting, which has become colonised by self-set ash and sycamores. To ensure the long-term future of the holly hedge we recommend consideration is given to the removal of the self-set trees growing within the hollies.	No works	C1
G11	Norway maple, Cherry, Horse chestnut, Beech, Sycamore	15	350	1	5	5	5	5	SM	A	A	40+	A plantation of semi-mature trees planted at 3m centres with the rows 5m apart. This plantation has a mixed of tree species and has a good long-term future. The 1st row of trees within the plantation are some 3m back from the boundary beyond G10. The trees are approximately 15m in height, planted in rows running parallel to the site boundary. Depending on ownership it may be possible to maintain the hollies along the boundary as a hedge.	No works	B2

Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on
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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Works	BS Cat
G12	Mixed group of trees (Sycamore x 6 Beech x 1)	15	700	1	6	6	6	6	M	A	A	40+	This group is located on a small mound within the ploughed field and consists of 6 mature Sycamores and a mature Beech. The northernmost tree has suffered a partial fracture of the lower stem, has basal decay and has lost its main stem at 6m. The roots of some trees have become exposed possibly because of the make-up of this mound and it should be noted a concrete inspection chamber is located in this area. When considered individually these trees are of limited merit but as a group, growing within an arable field these trees have a relatively high landscape value. The trees have a limited potential for further growth and long remaining life-expectancies.	No works	B2
G13	Sycamores	15	400	m/s	5	5	5	5	EM	A/P	A/P	40+	A linear group of off-site early-mature ivy-covered trees growing close to the northern side of Newmarket Road. These trees appear to be in Local Authority / Highway Authority ownership, they have not been subject to any past management and the dense ivy prevents an inspection of these trees.	No Works in relation to the proposed development	C3
G14	Elms	10	100-250	1	4	4	4	4	SM	A	A	0-9	A group of semi-mature elms growing to the eastern side of the driveway that leads to Burloes Hall, over the next few years these trees will succumb to Dutch Elm Disease which will result in their demise.	No works	C1
G15	Sycamores	13	200-300	1	5	5	5	5	SM	A	A	40+	A group of semi-mature sycamores growing to the eastern side of the driveway that leads to Burloes Hall.	No works	C1
G16	Limes	10	100-150		4	4	4	4	SM	A	A	40+	A group of semi-mature lime tree growing within the narrow-wooded strip to the western side of the driveway that leads to Burloes Hall. (See T79 Note 1)	No works	B2

BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

Table 1 Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			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 other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	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 See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	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 remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	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 150 mm*	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

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Land South of Newmarket Road, Royston, Hertfordshire, SG8

KEY

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (m)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Recommendations	BS Cat
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Tree No. Tree number identified on copy of Tree Survey Plan (TSP).

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Dia (m) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees). If stem diameters have to be estimated a (*) will follow the numerical figure. (E.g. 450mm*)

No. of Stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points.

ERCY: Estimated Remaining Contribution in Years

Vigour

G	Good
A	Average
L	Low
D	Dead

Form

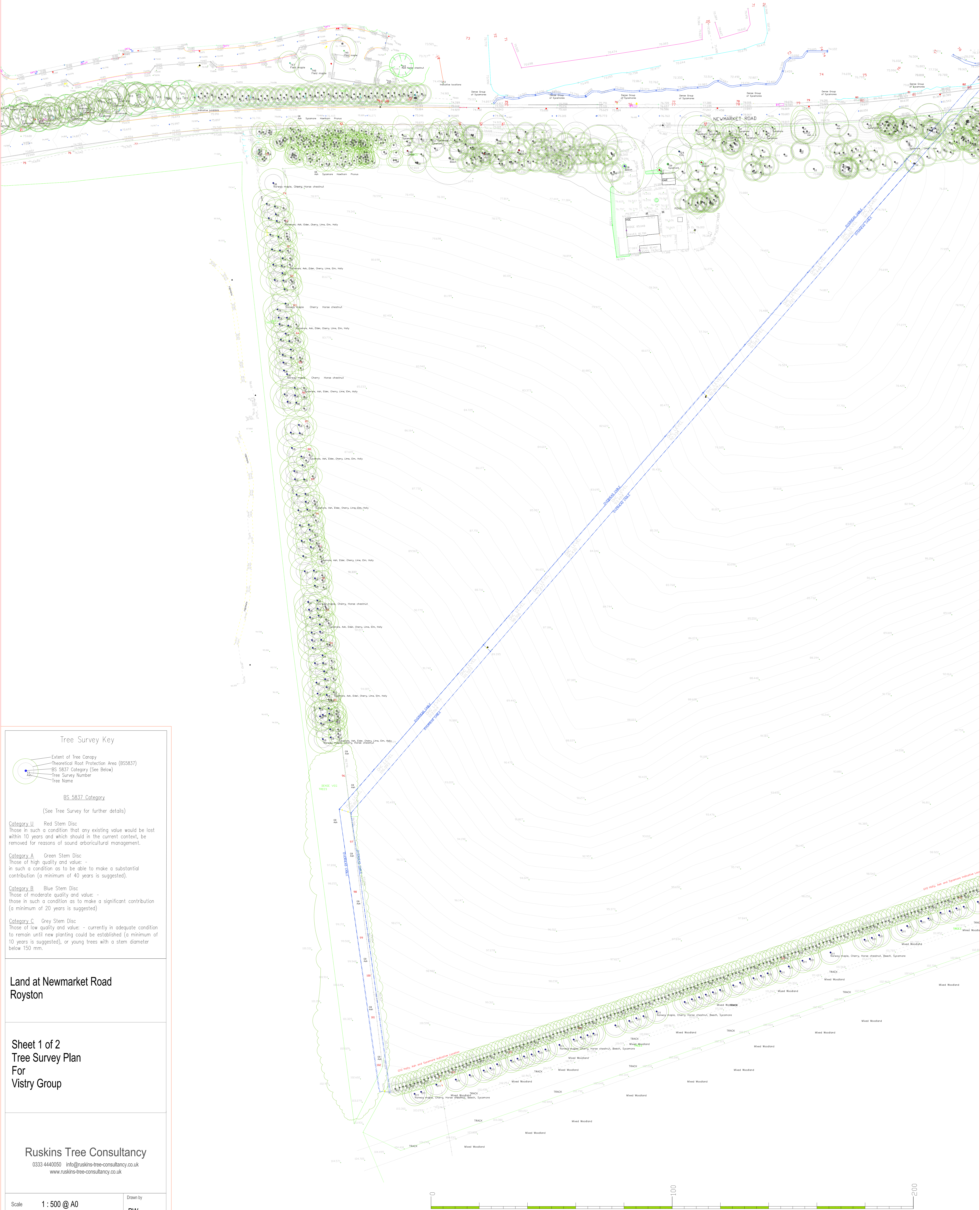
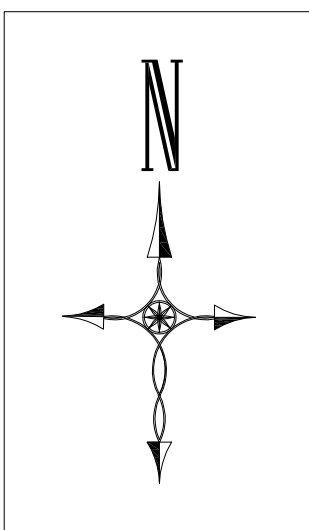
G	Good
A	Average
P	Poor
D	Dead

Age Class

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran

BS Category See Table 1 Cascade chart for tree quality assessment
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Tree Survey Plans



Tree Survey Key

- Extent of Tree Canopy
- Theoretical Root Protection Area (BS5837)
- BS 5837 Category (See Below)
- Tree Survey Number
- Tree Name

BS 5837 Category

(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value: -
in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Land at Newmarket Road Royston

Sheet 1 of 2 Tree Survey Plan For Vistry Group

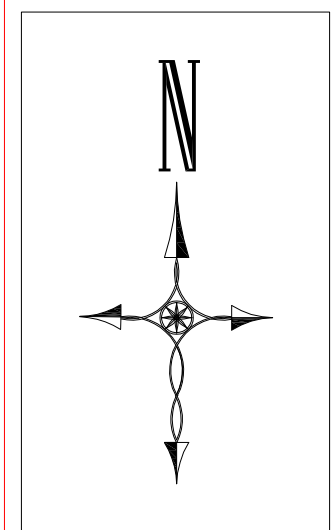
Ruskins Tree Consultancy

0333 4440050 info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

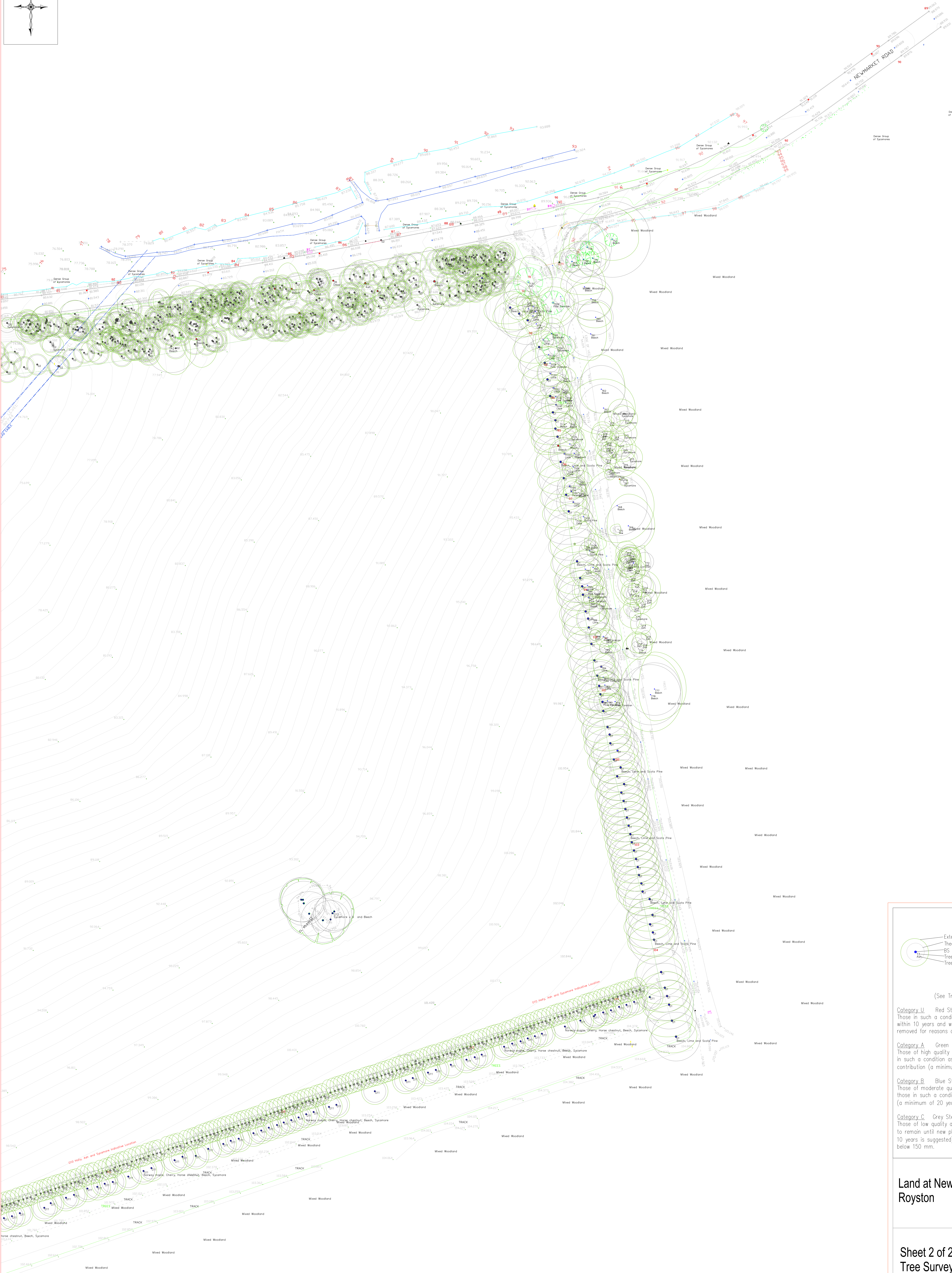
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Date 13-12-2023
Project No. 0716-2006 Rev 3
Dwg. No. TSP 1

Drawn by
PW
Checked by
*

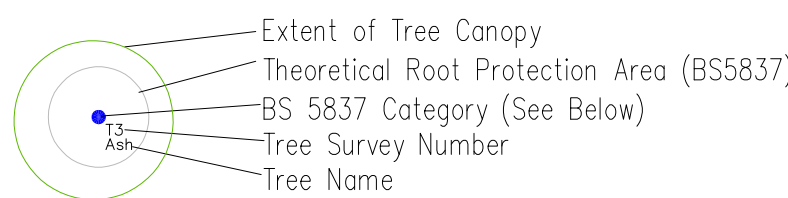
NOTE:
SURVEY CONTROL DERIVED FROM GPS WITH A SCALE FACTOR OF 1



AS93



Tree Survey Key



BS 5837 Category

(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value: -
in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Land at Newmarket Road Royston

Sheet 2 of 2 Tree Survey Plan For Vistry Group

Ruskins Tree Consultancy

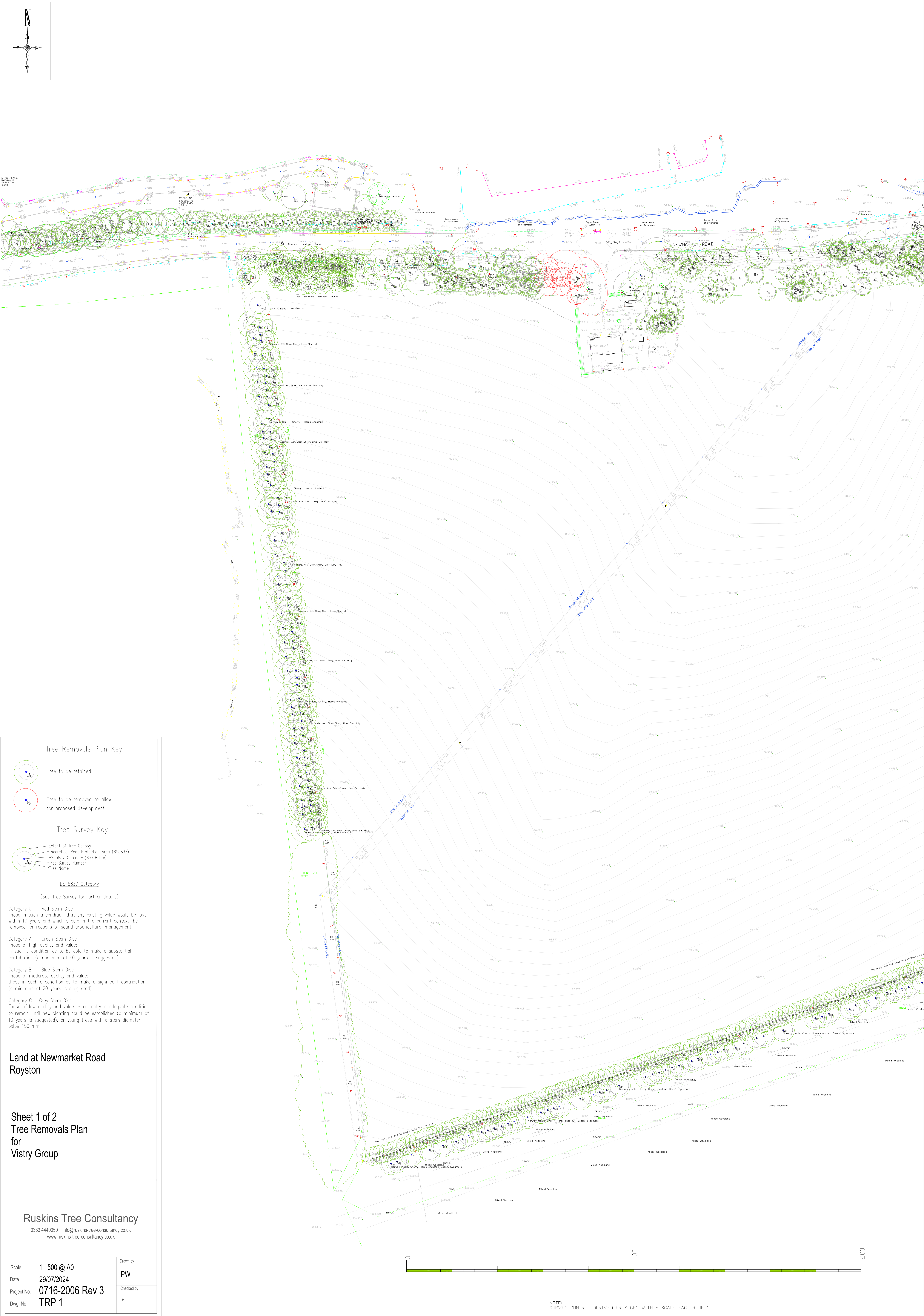
0333 4440050 info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale 1 : 500 @ A0
Date 13-12-2023
Project No. 0716-2006 Rev 3
Dwg. No. TSP 1

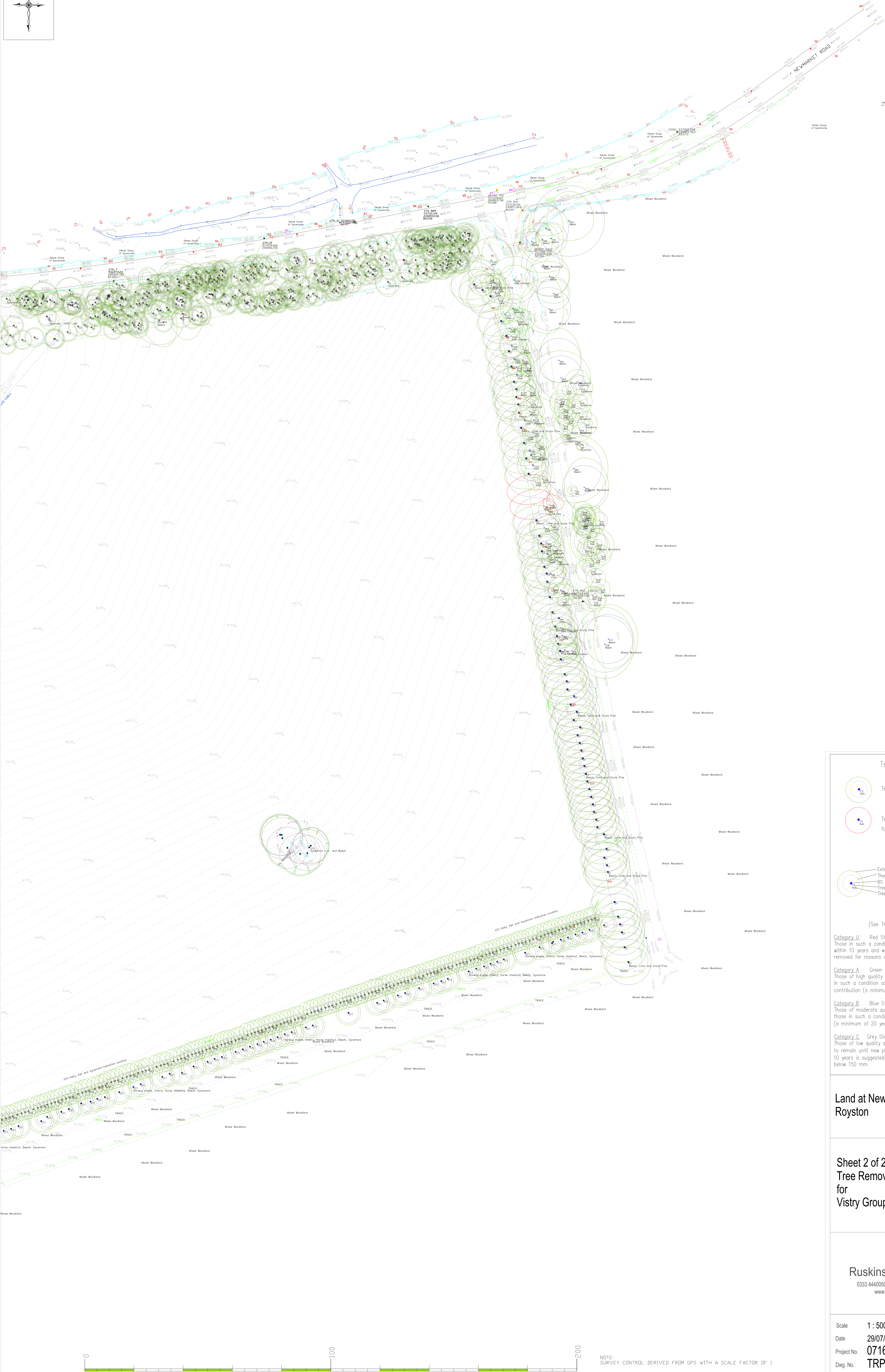
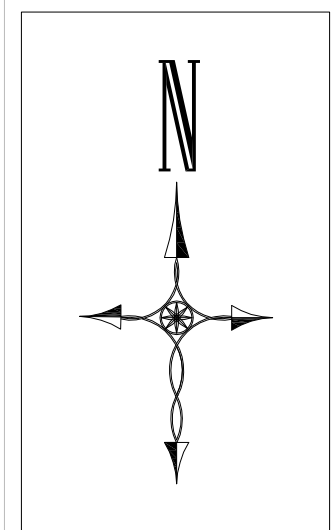
Drawn by PW
Checked by *

NOTE: SURVEY CONTROL DERIVED FROM GPS WITH A SCALE FACTOR OF 1

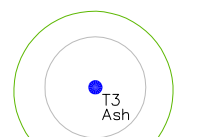
Tree Removals Plan



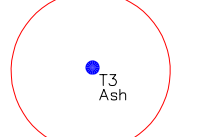
NOTE:
SURVEY CONTROL DERIVED FROM GPS WITH A SCALE FACTOR OF 1



Tree Removals Plan Key

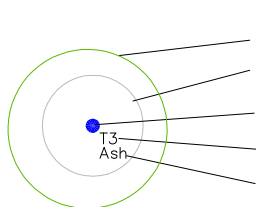


Tree to be retained



Tree to be removed to allow for proposed development

Tree Survey Key



Extent of Tree Canopy
Theoretical Root Protection Area (BS5837)
BS 5837 Category (See Below)
Tree Survey Number
Tree Name

BS 5837 Category

(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value: - in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: - those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Land at Newmarket Road Royston

Sheet 2 of 2 Tree Removals Plan for Vistry Group

Ruskins Tree Consultancy

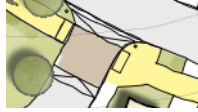
0333 4440050 info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale	1 : 500 @ A0	Drawn by	PW
Date	29/07/2024	Checked by	*
Project No.	0716-2006 Rev 3		
Dwg. No.	TRP 1		

Illustrative Site Layout Plan



- KEY:
- 1. Proposed Access.
 - 2. Proposed pedestrian link to western development and existing informal route.
 - 3. Retained existing trees belt with exception of localised breaks to accommodate access/pedestrian movements.
 - 4. Redirected HV cable.
 - 5. 6/12m offset from planting edge.
 - 6. 6A Western Green corridor.
6B Eastern Green corridor.
 - 7. Proposed drainage features (SUDs and infiltration basin).
 - 8. Existing Trees to be retained.
 - 9. Proposed emergency access.
 - 10. Play area LEAP.
 - 11. Potential bus stop location.
 - 12. Pedestrian cycle/link

-  ASPHALT COLOUR 1
-  BLOCK PAVING COLOUR 1
-  BLOCK PAVING COLOUR 2
-  MAIN PEDESTRIAN/CYCLE PATH
-  SURFACED PEDESTRIAN ROUTE ALONG GREEN SPACES
-  MOWN PATHS
-  O/HEAD CABLE REDIRECTED AND GROUNDED
-  PLAY ON THE WAY OPPORTUNITIES



Note: This drawing and schedule is based on the information supplied by others. The accuracy of which we cannot guarantee. No consultation has taken place with the planning authority and the above proposed should not be used as a basis for financial or commercial transactions.