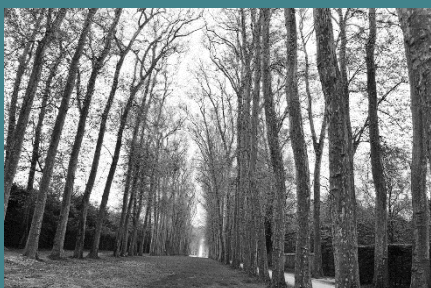


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& design



ARBORICULTURAL ASSESSMENT

Client

Gladman Developments Limited

Project

**Land off Echo Hill,
Royston**

Date

May 2025

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-	Draft	POF/21/05/25	HR/25/05/25
	Final	HCK/13/06/25	HR13/06/25

1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Gladman Developments Limited to present the findings of an Arboricultural Assessment and survey of trees located at land off Echo Hill, Royston (hereafter referred to as the site), OS Grid Ref TL353400.

Site Description

- 1.2 The site is located on the southwest side of Royston, a town in Hertfordshire, and is comprised of two arable field compartments separated by a hedgerow. The existing residential edge of Royston abuts the northern boundary, with gardens belonging to properties of Echo Hill backing onto the site. Further existing residential properties of Royston Grove and Layston Park meet with the eastern boundary. A bridleway, leading to a reservoir south of the site runs along the entire length of the western boundary along which are a small number of further private residences. A single dwelling, no. 24 Echo Hill forms part of the site.

Planning History

- 1.3 The trees subject to this report were previously included in an earlier tree survey, also undertaken by FPCR Environment and Design Limited during 2020 as part of an outline planning application for residential development.
- 1.4 As part of this current outline planning application, a review of the trees subject to the previous survey was undertaken. The resurvey was carried out on the 31st October 2024.

Scope of Assessment

- 1.5 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on 31st October 2024 in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.6 This report has been produced to accompany an outline planning application for a residential development.
- 1.7 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) approving development proposals that accord with an up-to-date development plan without delay'.
- 2.3 In relation to arboriculture, the NPPF states that:

Paragraph 136 '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 (Footnote 52), 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'. (Footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)'

Paragraph 193 (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 (Footnote 70) and a suitable compensation strategy exists'.

- 2.4 and provides specific guidance that:

Paragraph 193 (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'.

- 2.5 With reference to paragraph 193 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 70 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.
- 3.2 Trees have been assessed as groups and hedgerows where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
 - For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'¹. Woodlands however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'².
- 3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categories

- 3.4 Trees, groups and hedgerows have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

¹ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

² http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

- 3.7 Category (U) – (Red): Trees which are unsuitable for retention and are 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 within this category are:
- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
 - Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
 - Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
 - Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.
- 3.8 Category (A) – (Green): Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:
- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
 - Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
 - Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.
- 3.9 Category (B) – (Blue): Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:
- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
 - Subcategory (ii) 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.
 - Subcategory (iii) trees with material conservation or other cultural value.

3.10 Category (C) – (Grey): Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

Ancient and Veteran Trees

3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.

3.12 This assessment and the criterion for defining a veteran tree is based upon the definition within BS:5837.

"Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned".

NOTE These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem

3.13 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).

3.14 BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient tree is based upon government guidance on, ancient woodland, ancient trees and veteran trees: advice for making planning decisions³ which states.

"All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate."

³ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

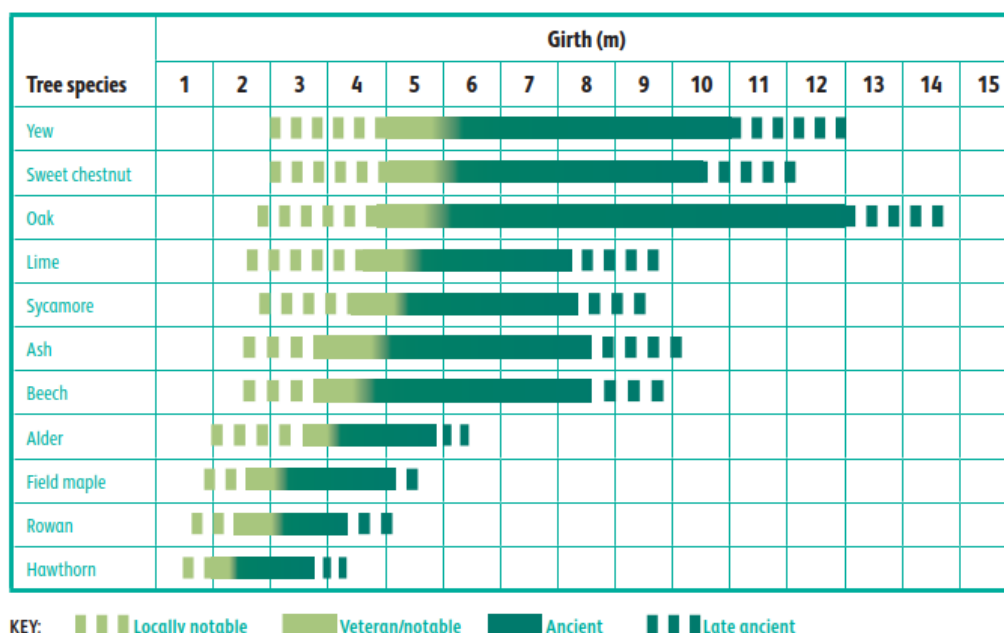


Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)⁴.

- 3.15 Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2024, which includes its own definition of ancient and veteran trees:

*'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.'*⁵

Considerations and Limitations of the Tree Survey

- 3.16 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.
- 3.17 The statements made in this report regarding the assessed applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.

⁴ Lonsdale, D. (Ed.). 2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.

⁵ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

- 3.18 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.
- 3.19 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

4.0 RESULTS

- 4.1 A total of fifty-six individual trees, twelve groups of trees, and six hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows and woodland as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups and hedgerows recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups and hedgerows have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

Results Summary

- 4.5 The site contained a mix of native and non-native species commonly associated with agricultural field parcels. The predominant species running along the bridleway was sycamore *Acer pseudoplatanus* and made up the largest number of individual trees recorded. The groups of trees recorded on site contained a mix of native and non-native species. The hedgerows contained a mix of predominantly native species commonly associated with agricultural boundaries.
- 4.6 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable	T35	1		0
Category A (High Quality / Value)		0		0
Category B (Moderate Quality / Value)	T3, T4, T5, T7, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T26, T27, T29, T30, T31, T34, T36, T38, T39, T40, T41, T42, T43, T44, T45, T47, T48, T49, T51, T52, T53, T54, T55	38	G3, G4, G6, G9, H5	4
Category C (Low Quality / Value)	T1, T2, T6, T8, T9, T10, T11, T24, T25, T28, T32, T33, T37, T46, T50, T56	17	G1, G2, G5, G7, G10, G11, G12, H1, H2, H3, H4, H6	13

- 4.7 Most individual trees were regarded as being retention category B, which reflects good arboricultural quality and condition albeit the presence of slight imperfections meant they were not placed in a higher category. Notwithstanding this, the category B trees contributed to the rural character of the area and provided visual amenity as well as being of value to local wildlife.
- 4.8 The highest concentration of trees recorded were in the vicinity of the existing bridleway, known locally as Briary Lane leading south from Sun Hill and adjacent to the area of common land and SSSI to the west. Forming linear groups, these trees collectively held higher importance in groups than the individual component trees. There were two groups, one formed the boundary to the SSSI and the other was positioned along the residential edge enclosing the area of grass. The dominant species was sycamore, which due to close spacing between individual specimens had resulted in tall, etiolated forms.
- 4.9 Other individual trees recorded were present in the grounds of properties adjacent to the site along the eastern boundary and within the garden of no. 24 Echo Hill as well as two small specimens within the hedgerow along the boundary, T1 and T2.
- 4.10 Trees T3 and T56 were identified as a mature Beech, *Fagus sylvatica*, and a Norway Maple, *Acer platanoides*. Both were located within the garden of No. 8 Royse Grove. T3 was assessed as being of moderate arboricultural quality, while T56 was considered to be of low quality. It was noted that T3 had previously been subject to crown topping, which had removed the upper crown growth.
- 4.11 T4 was a mature Monterey Cypress *Cupressus macrocarpa* situated within the grounds of a neighbouring residential property. It appeared to be chlorotic, evidenced by the yellowing foliage and the upper crown showed signs of dieback. There was no apparent cause for the decline in condition.
- 4.12 The front and rear gardens of No. 24 Echo Hill contained several individual trees, all of which were considered to be of low arboricultural significance due to their limited size and overall condition. These were typical species chosen for small residential gardens with space constraints and included two fruiting trees.

- 4.13 T7 was an established *Amelanchier lamarkii* situated in the front garden of the property. It had been 'tip' pruned to create a neat and consolidated form. Regarded as being retention category B, T7 presented a good condition and offered visual amenity within the estate.
- 4.14 T8, T9 and T10 were all within the rear garden of the property. T8 was a small variety of pear *Pyrus communis* which displayed damage to the base of the stem. T9 was a fig *Ficus carica*, which was multiple stemmed from the base. It was regarded as being of typical form and presented fair condition at the time of the survey. T10 was a species of *Prunus* situated within the adjacent garden of no. 25 Echo Hill. It was not possible to observe any more than the crown visible above the garden fence, however it was necessary to include this third-party tree within the survey for consideration on the proposals and vice versa due to being within influencing distance.

Groups of Trees

- 4.15 At the southern end of the site a short section of the western boundary of the larger field parcel, adjacent to a Pump House and reservoir, supported a linear group of trees, G1. The group comprised blackthorn, hawthorn and crab apple *Malus sylvestris* up to 6m in height. The group formed an outgrown hedgerow where management had not been applied. For its low arboricultural quality, G1 was regarded as being retention category C.
- 4.16 The most prominent group of trees associated with the site although located outside of the boundary and within third party ownership was G4. The group formed a continuous belt of trees extending from the grounds of no. 3 Royse Grove along the rear boundaries of no's 30-37 Layston Park along the northern part of the eastern boundary extending round for a small way along the northern boundary.
- 4.17 G4 was a large group of predominantly mature beech, with a hawthorn, blackthorn and wych elm understory. Also present were occasional sycamore. It was noted that the ground had been cultivated close to the bases of the trees, crowns were interlocked due to the close spacing between trees and there was presence of wind loaded branch damage and varying amounts of dead wood.
- 4.18 Overall, the trees forming the group were found to be in fair condition and were therefore regarded as being retention category B for their moderate quality and value to the local landscape.
- 4.19 The trees identified within The Urban District of Royston Tree Preservation Order No. 1 (dated 1970); G4 are included within the area A marked on the map are protected by law from felling or uprooting, pruning including 'topping/lopping' and wilful damage or destruction. Prior to any tree surgery and / or felling of protected trees it is necessary to apply to the relevant local planning authority to gain consent for the works.
- 4.20 Due to the presence of the Order, it will be important to ensure that no adverse impact as a result of the development occurs to these offsite protected trees. At the detailed design stages of a future Reserved Matters layout, consideration will need to be given to the constraints posed by these trees so that rooting areas extending into the site can be accommodated in full taking account of any level changes that may be required. Any tree work will require consent along with permission from the owners.

- 4.21 G5 describes the outgrown hedgerow present along the northern edge of the field directly adjacent to the rear gardens of properties of Echo Hill. The hedgerow was 'gappy' and discontinuous in places. For the most part, it was comprised of mature hawthorn often forming trees up to approximately 5m in height. The height however varied along the length where properties had 'managed' the level of the growth through 'topping'. Occasional elder, crab apple and English elm were also present and in many places was a dense burden of ivy smothering the growth. For its reduced arboricultural quality, G5 had been assessed as retention category C.

Hedgerows

- 4.22 Hedgerows H1, H2 and H3 formed the boundaries of the smaller field parcel and H4 formed the southern boundary of the larger field parcel. H3 divided the two field parcels. The predominant species in each of the hedgerows was hawthorn with occasional elm spp. holly *Ilex aquifolium*, yew *Taxus baccata*, blackthorn and elder. The hedgerows had all been intensively managed in the past to form dense and consolidated forms. Heights at the time of the survey were 1.5m and 2m Arboriculturally, these hedgerows H1 to H4 were regarded as being retention category C.
- 4.23 H5 was a mature and well-established, maintained beech hedge of approximately 3m in height along the boundary of no. 4 Royse Grove. For its increased arboricultural value and quality, it was regarded as being retention category B.
- 4.24 H6 was also a mature, maintained beech hedgerow. It was situated on the eastern boundary of the rear garden of no. 24 Echo Hill with the neighbouring garden of no. 23. It was approximately 2m in height. Similarly, for its increased arboricultural value and quality, H6 was regarded as being retention category C.

Ancient and Veteran Trees

- 4.25 None of the assessed trees were considered as ancient or veteran trees in accordance with our veteran survey methodology.

Statutory Considerations

- 4.26 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.27 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.28 Following consultation with the Local Planning Authority North Hertfordshire District Council, it is understood that there is a Tree Preservation Order, namely Tree Preservation Order No. 1 (dated 1970);, which applies to several trees present within the assessment site and therefore statutory constraints apply to the development in respect of trees. A copy of the TPO has been included within the report as Appendix C.
- 4.29 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the 13.11.2024.

- 4.30 Table 2 below details which trees are included in the North Hertfordshire District Council Tree Preservation Order Conservation Area designation, Tree Preservation Order No. 1.

Table 2: Tree Preservation Order / Conservation Area details

Tree No. taken from FPCR	TPO/Conservation Area reference no.
G4	Tree Preservation Order No. 1

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Development Framework Plan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for a residential development supported by extensive new Green Infrastructure and public open space provision with vehicular access provided through a property on Echo Hill, internal primary roads and means of flood attenuation in the form of several attenuation basins. The existing trees and hedgerows, almost all of which shall be retained, shall be enhanced by new tree planting to strengthen the landscape buffers along the more sensitive adjoining boundaries.
- 5.3 An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 Table 3 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

Table 3: Summary of Impact on Tree Stock

	Trees to be Removed	Reason for Removal
Category U - Unsuitable		
Category A (High Quality / Value)		
Category B (Moderate Quality / Value)	T7	To facilitate vehicular and pedestrian access to site
Category C (Low Quality / Value)	T8 & T9	To facilitate vehicular and pedestrian access to site
	G5 & H3 (Partial removal)	To facilitate vehicular and pedestrian access to site
	H1 (Partial removal)	To facilitate pedestrian footpaths around the site

- 5.5 The main point of vehicular access will be taken off Echo Hill entering the site from the north. To facilitate the access, no. 24 Echo Hill will be demolished. Tree cover within the front and rear garden of the property would all need to be removed to facilitate alignment of the proposals.
- 5.6 In addition to the tree cover within the garden of no. 24 Echo Hill, a section of approximately 11m in length of G5 along the rear of the property will need to be removed. The trees present within this section of G5 amounted to approximately five individual specimens of hawthorn. Again, mitigation for the loss of these trees will be provided as part of the supporting landscaping scheme for the Green Infrastructure.

- 5.7 The loss of a section of G5 and trees associated with no. 24 Echo Hill will be replaced with high quality tree and hedgerow planting. Arboriculturally, the material was of low quality and significance with limited public amenity and as such the removal of this material should not raise objection from an arboricultural perspective. There will be higher quantities of trees planted than the three being removed thus will be a gain for arboriculture.
- 5.8 Where a proposed internal road link connecting residential parcels cross an internal boundary hedgerow, sections of H3 will need to be removed. Two further locations for proposed footpath links will require further sections of hedgerow H3 and a section of H1 also to be removed.

Impacts to TPO Trees

- 5.9 Tree Preservation Order No. 1 (dated 1970) and has a single area designation (A) encompassing trees within an area of land formally the property known as Layston Park, Royston lying to the west of London Road A.10, Royston and relating to 'the several trees of whatever species standing in the area numbered A on the map.
- 5.10 Table 4 below summarises the impact on tree stock afforded protection by North Hertfordshire District Council Tree Preservation Order, Tree Preservation Order No. 1.

Table 4: Impacts to TPO Trees

Tree No. taken from FPCR	TPO/Conservation Area reference no.	To be Removed
G4	Tree Preservation Order No. 1	No

- 5.11 Group G4 is shown to have a section of drainage swale located within its root protection area (RPA). At the detailed design stage, it will be necessary to adjust the layout to avoid encroachment into the RPA, in order to prevent any unnecessary impact on these trees.
- 5.12 Prior to any tree surgery and / or felling of protected trees not identified as removed within approved plans it will be necessary to apply to the relevant local planning authority to gain consent for the works.

Discussion

- 5.13 In conclusion for arboriculture, most of the material to be removed for the development proposals comprises of lower grade material arboriculturally and thus should not raise objection from an arboricultural perspective. The mitigation for losses will be provided through extensive new tree planting as part of the supporting landscaping scheme within the large areas of new public open space and proposed Green Infrastructure.
- 5.14 The development proposals provide significant opportunities to improve local tree cover through new planting and create a visually pleasing place in which to live. As such, the proposed new tree planting will not only mitigate for direct losses to the development, but more importantly will serve to increase the amount of tree cover in the local landscape. It will also be designed to be reflective of the present character of the local treescape, thereby not only compensating for the loss of cover but securing continuation of high-quality visual amenity and benefits to local wildlife provided by trees into the future.

- 5.15 As the proposals are only in Outline form at present, from an arboricultural perspective and in accordance with the guidance contained within British Standard 5837 (2012) it will be necessary to pay close attention to the layouts of the residential parcels at the appropriate stages in the detailed design process so that root protection areas of those trees selected for retention can be fully accommodated. This will enable successful integration of the retained specimens into the scheme to ensure their survival in the future

6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions.
- 6.2 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.3 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.
- 6.4 As part of the subsequent reserved matters application, should the application be approved, an adequate quantity of structured tree planting should be provided to mitigate for any tree removal necessary to implement the development. The purpose and function of this new tree planting should be understood from the start of any design stages so that key objectives from a landscape perspective can also be achieved.
- 6.5 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).
- 6.6 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- 6.7 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.
- 6.8 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

Rooting Environment and Soil Volumes

- 6.9 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions.

- 6.10 Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.
- 6.11 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

General Planting Recommendations

- 6.12 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.13 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

7.0 TREE PROTECTION MEASURES

- 7.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.
- 7.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

- 7.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 7.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 7.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 7.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

Tree Protection Barriers

- 7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix B.
- 7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

Protection outside the exclusion zone

- 7.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.

- 7.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.
- 7.12 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 7.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 7.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 7.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

8.0 TREE MANAGEMENT

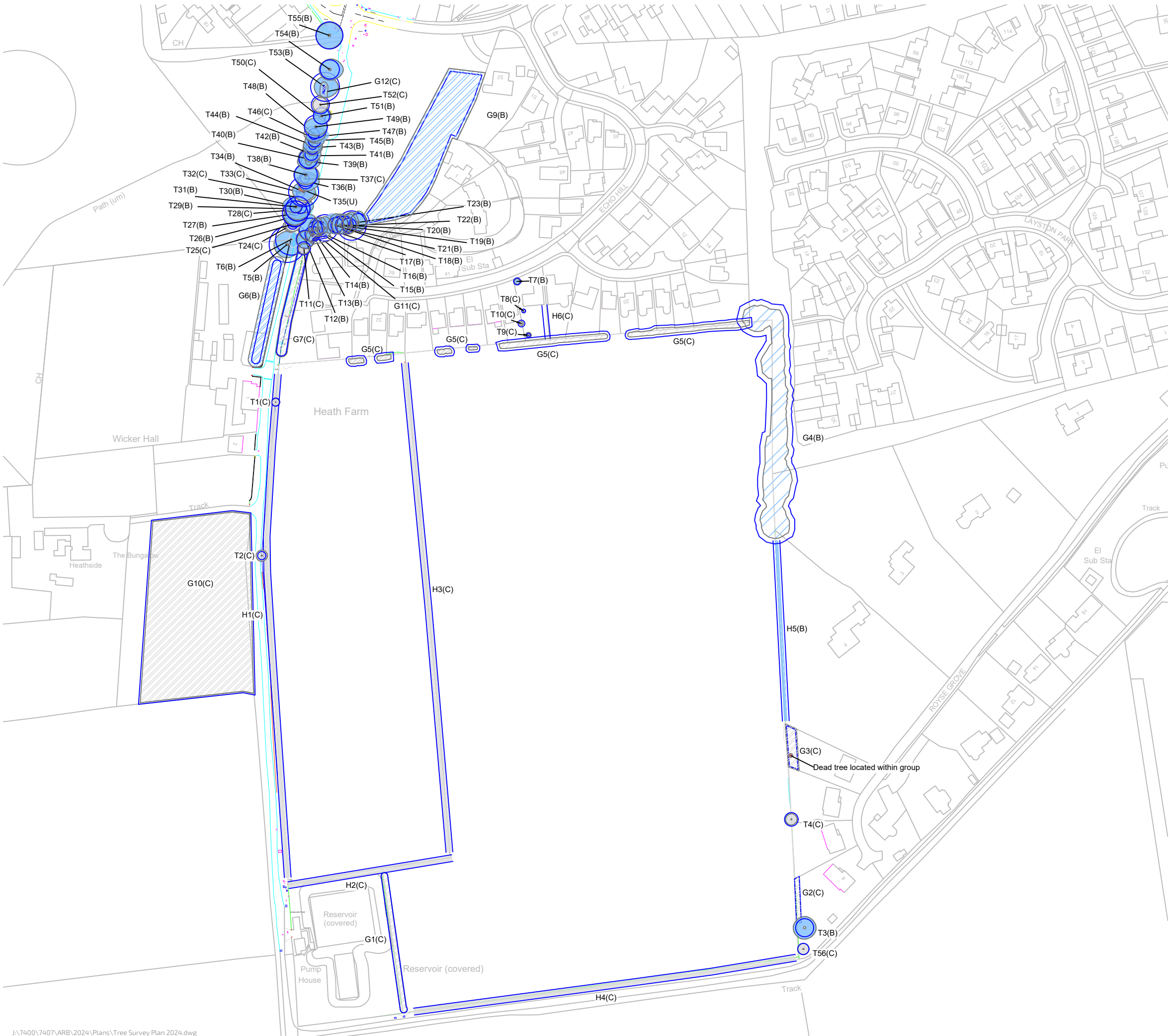
- 8.1 The layout of the development is currently reserved for subsequent approval. During a reserved matters application pursuant to layout, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.
- 8.2 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.3 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.4 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.5 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk⁶.
- 8.6 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.
- 8.7 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.
- 8.8 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

⁶ The Health and Safety at Work Act 1974

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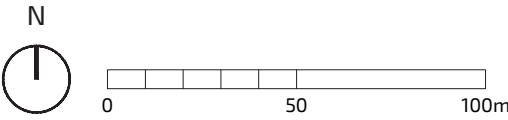
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Category U - Trees / Groups Unsuitable for Retention (BS5837:2012)
- Category A - Trees / Groups of High Quality (BS5837:2012)
- Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- Category C - Trees / Groups of Low Quality (BS5837:2012)
- Hedgerow
Colour Indicates BS5837:2012 Category
- Root Protection Area
- Individual/Group number and BS5837:2012 Category

-	11.02.20	First Issue	SCC/HR
-	12.11.24	Second Issue	POF/HR
rev	date	description	drwn/chkd

client
Gladmans Developments Limited

project
**Echo Hill,
Royston**

title
TREE SURVEY PLAN

scale
1:2000 @ A3

number
7407-T-10

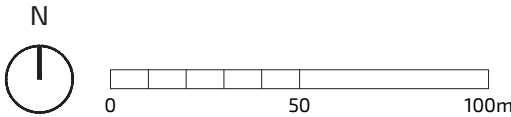
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Category U - Unsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow proposed to be removed subject to relevant permissions
- Root Protection Area (Shown for retained trees only)
- Individual / Group Number and BS Category
- Individual / Group Number to be Removed and BS 5837:2012 Category

-	13.02.20	First Issue	SCC
A	21.05.25	Final Issue	POF / HR
rev	date	description	drwn/chkd
client			
Gladmans Developments Limited			
project			
Echo Hill, Royston			
title			
TREE RETENTION PLAN			scale
			1:2000 @ A3
number			
7407-T-11		status	rev
		-	A

Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category U - Trees 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

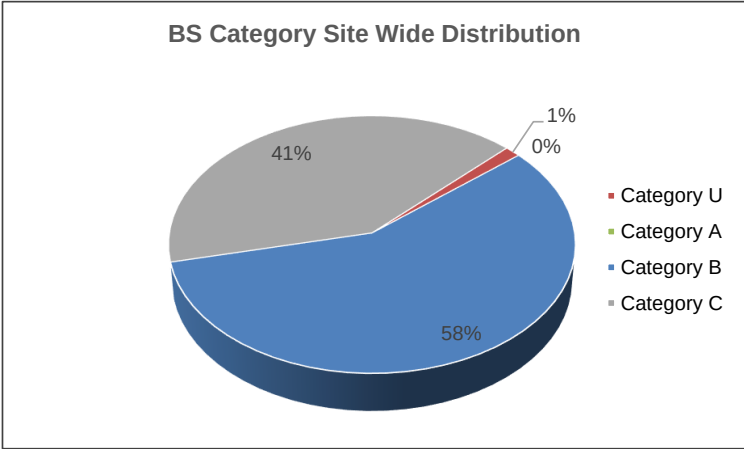
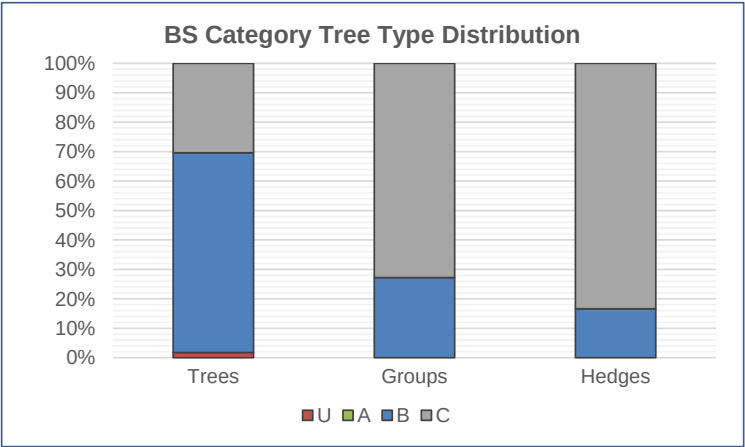
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	Good - No significant health problems	• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U	T35	1		0
Category A		0		0
Category B	T3, T5, T6, T7, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T26, T27, T29, T30, T31, T34, T36, T38, T39, T40, T41, T42, T43, T44, T45, T47, T48, T49, T51, T53, T54, T55	38	G4, G6, G9, H5	4
Category C	T1, T2, T4, T8, T9, T10, T11, T24, T25, T28, T32, T33, T37, T46, T50, T52, T56	17	G1, G2, G3, G5, G7, G10, G11, G12, H1, H2, H3, H4, H6	13
	Total	56	Total	17

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	Ash Fraxinus excelsior	8	est 180	2	M	F	Compacted ground at the base formed by the presence of track on west side of tree Dense ivy cover on main stem Crown branches have been pruned for clearance of overhead cables	15	2.2	C (i)
T2	Sycamore Acer pseudoplatanus	10	est 220	3	EM	F	Compacted ground at the base formed by the presence of track on west side of tree Light ivy cover on main stem Crown branches have been pruned for clearance of overhead cables, including possibly having been pollarded in the past at 2m	22	2.6	C (i)
T3	Beech Fagus sylvatica	12	est 400	6	EM	F	Base obscured No major defects were noted Tree has been topped Situated offsite Unable to gain access	72	4.8	B (i)
T4	Monterey Cypress Cupressus macrocarpa	10	est 450	3	M	F	Base obscured No mechanical defects were noted Could be a golden variety or chlorotic and signs of dying back Situated offsite Typical crown form Unable to gain access Ivy on stem NB There was a dead ivy covered tree just north of this tree	92	5.4	C (i)
T5	Sycamore Acer pseudoplatanus	16	est 800	7	M	F	Branch stubs evident Broken branches evident No major defects were noted Pruning wounds noted Situated offsite Typical crown form	290	9.6	B (i)
T6	English Elm Ulmus procera	14	est 700	N - 7 S - 4 E - 5 W - 2	M	F	Base obscured Compacted ground at the base Dense ivy cover on main stem No major defects were noted Situated offsite Typical crown form Unable to gain access Pruning wounds noted	222	8.4	B (i)
T7	Amelanchier lamarckii	3	160	1.5	M	F	Tree located within front garden Lightly 'tip pruned' to create neat and tidy form	12	1.9	B (i)
T8	Pear Pyrus communis	2	80	1	SM	F	Fruit tree in rear garden Basal damage from digging and appears to be decaying internally	3	1.0	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T9	Fig Ficus carica	3	50 50 50	1.5	SM	F	Multi-stemmed from ground level Tight unions Open habit	3	1.0	C (i)
T10	Prunus spp	3	Est 150	1	M	F	Topped at 2m In neighbouring garden Overhangs boundary by circ 0.5m	10	1.8	C (i)
T11	Elder Sambucus nigra	7	7x 110	N - 2 S - 3 E - 3 W - 3	M	F	Characteristic for species Limited future potential Multi leadered form	38	3.5	C (i)
T12	Sycamore Acer pseudoplatanus	17	400	N - 4 S - 5 E - 5 W - 4	M	F	Basal suckers present Characteristic for species Etiolated form Light ivy cover Minor dead wood evident in the crown (<75mm) Noted bird box attached to east side of stem at approximately 3m	72	4.8	B (ii)
T13	Sycamore Acer pseudoplatanus	14	upto 340	N - 1 S - 4 E - 3 W - 3	M	F	Characteristic for species Dense ivy cover on main stem Etiolated form Minor dead wood evident in the crown (<75mm)	52	4.1	B (ii)
T14	Sycamore Acer pseudoplatanus	18	400 310	N - 8 S - 5 E - 2 W - 6	M	F	Characteristic for species Established ivy cover Etiolated form Minor dead wood evident in the crown (<75mm) Twin stemmed from base	116	6.1	B (ii)
T15	Sycamore Acer pseudoplatanus	17	350	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	55	4.2	B (ii)
T16	Sycamore Acer pseudoplatanus	17	300	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	41	3.6	B (ii)
T17	Sycamore Acer pseudoplatanus	17	580	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	152	7.0	B (ii)
T18	Sycamore Acer pseudoplatanus	17	170 290	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	51	4.0	B (ii)
T19	Sycamore Acer pseudoplatanus	17	260 290	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	69	4.7	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T20	Sycamore Acer pseudoplatanus	17	400	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	72	4.8	B (ii)
T21	Sycamore Acer pseudoplatanus	17	320	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	46	3.8	B (ii)
T22	Sycamore Acer pseudoplatanus	17	650	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	191	7.8	B (ii)
T23	Sycamore Acer pseudoplatanus	17	380	N - 6 S - 4 E - 3 W - 3	M	G	Characteristic for species Established ivy cover Etiolated form	65	4.6	B (ii)
T24	English Elm Ulmus procera	7	130	N - 2 S - 3 E - 2 W - 4	EM	G	Characteristic for species Light ivy cover	8	1.6	C (ii)
T25	English Elm Ulmus procera	9	110 130 150	N - 1 S - 4 E - 4 W - 4	EM	G	Characteristic for species Light ivy cover	23	2.7	C (ii)
T26	Sycamore Acer pseudoplatanus	18	470	N - 0 S - 5 E - 5 W - 5	M	G	Characteristic for species Etiolated form Light ivy cover Minor dead wood evident in the crown (<75mm)	100	5.6	B (ii)
T27	Sycamore Acer pseudoplatanus	19	290 330 360	N - 1 S - 6 E - 6 W - 6	M	F	Characteristic for species Etiolated form Minor dead wood evident in the crown (<75mm) Multi leadered form Possible included bark unions as stem configuration is tight	146	6.8	B (ii)
T28	Sycamore Acer pseudoplatanus	17	240 110	N - 1 S - 3 E - 2 W - 6	M	F	Characteristic for species Etiolated form Part of T19	32	3.2	C (ii)
T29	Sycamore Acer pseudoplatanus	19	240 270 160 260 270	N - 5 S - 5 E - 7 W - 7	M	F	Characteristic for species Crossing and rubbing branches Established ivy cover Etiolated form Minor dead wood evident in the crown (<75mm) Multi stemmed from base	134	6.5	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T30	Sycamore Acer pseudoplatanus	18	280	N - 5 S - 1 E - 7 W - 2	M	G	Characteristic for species Etiolated form Light ivy cover	35	3.4	B (ii)
T31	Sycamore Acer pseudoplatanus	18	270	N - 5 S - 1 E - 1 W - 7	M	G	Characteristic for species Established ivy cover Etiolated form	33	3.2	B (ii)
T32	Sycamore Acer pseudoplatanus	17	300	N - 1 S - 3 E - 5 W - 3	M	F	Characteristic for species Etiolated form Light ivy cover	41	3.6	C (ii)
T33	Ash Fraxinus excelsior	16	190	N - 0 S - 4 E - 8 W - 0	EM	F	Etiolated form Light ivy cover Suppressed crown form Leaning to east over BW	16	2.3	C (ii)
T34	Sycamore Acer pseudoplatanus	6	7x 251	N - 5 S - 4 E - 6 W - 6	M	F	Characteristic for species Etiolated form Light ivy cover Minor dead wood evident in the crown (<75mm) Multi stemmed from base T23 growing within stems of T24	200	8.0	B (ii)
T35	myrobalan plum	7	90 100	N - 3 S - 0 E - 2 W - 1	OM	P	Characteristic for species Suppressed crown form Twin stemmed from base Fallen branch cut with saw mark Unable to locate and indentify tree at time of re-survey	N/A	N/A	U
T36	Sycamore Acer pseudoplatanus	15	335	N - 3 S - 4 E - 7 W - 3	M	G	Characteristic for species Etiolated form Light ivy cover Minor dead wood evident in the crown (<75mm)	51	4.0	B (ii)
T37	Sycamore Acer pseudoplatanus	15	190	N - 1 S - 1 E - 6 W - 1	M	F	Characteristic for species Etiolated form Light ivy cover Suppressed crown form	16	2.3	C (ii)
T38	Sycamore Acer pseudoplatanus	14	190 230 230 290 190	N - 5 S - 4 E - 7 W - 6	M	G	Characteristic for species Etiolated form Light ivy cover Minor dead wood evident in the crown (<75mm) Multi stemmed from base	119	6.1	B (ii)
T39	Sycamore Acer pseudoplatanus	11	170 170 200	N - 3 S - 3 E - 6 W - 6	M	G	Characteristic for species Etiolated form Light ivy cover	44	3.8	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T40	Sycamore Acer pseudoplatanus	11	250 230 220	N - 6 S - 4 E - 5 W - 5	M	G	Characteristic for species Etiolated form Light ivy cover	74	4.9	B (ii)
T41	Sycamore Acer pseudoplatanus	11	200	N - 4 S - 1 E - 1 W - 5	M	G	Characteristic for species Established ivy cover Etiolated form	18	2.4	B (ii)
T42	Sycamore Acer pseudoplatanus	11	280	N - 5 S - 4 E - 5 W - 4	M	G	Characteristic for species Established ivy cover Etiolated form	35	3.4	B (ii)
T43	Sycamore Acer pseudoplatanus	11	190 210	N - 3 S - 3 E - 5 W - 5	M	G	Characteristic for species Etiolated form Light ivy cover	36	3.4	B (ii)
T44	Sycamore Acer pseudoplatanus	11	190	N - 3 S - 3 E - 5 W - 5	M	G	Characteristic for species Etiolated form Light ivy cover	16	2.3	B (ii)
T45	Sycamore Acer pseudoplatanus	11	280	N - 2 S - 3 E - 5 W - 5	M	G	Characteristic for species Etiolated form Light ivy cover	35	3.4	B (ii)
T46	Sycamore Acer pseudoplatanus	9	110 130	N - 2 S - 1 E - 1 W - 4	M	F	Characteristic for species Etiolated form Light ivy cover Suppressed crown form	13	2.0	C (ii)
T47	Sycamore Acer pseudoplatanus	10	200	N - 2 S - 3 E - 5 W - 5	M	F	Characteristic for species Etiolated form Light ivy cover Suppressed crown form	18	2.4	B (ii)
T48	Sycamore Acer pseudoplatanus	11	240	N - 3 S - 3 E - 6 W - 5	M	F	Characteristic for species Etiolated form Light ivy cover	26	2.9	B (ii)
T49	Sycamore Acer pseudoplatanus	15	300 410	N - 4 S - 4 E - 6 W - 6	M	F	Characteristic for species Etiolated form Established ivy cover Minor dead wood evident in the crown (<75mm)	117	6.1	B (ii)
T50	Hawthorn Crataegus monogyna	6	Over ivy 100 140 140 110	3	M	F	Characteristic for species Dense ivy cover on main stem Eastern limb leans over BW and is festooned with ivy	28	3.0	C (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T51	Sycamore Acer pseudoplatanus	14	220 280	N - 5 S - 4 E - 5 W - 4	M	G	Characteristic for species Dense ivy cover on main stem Established ivy cover	57	4.3	B (ii)
T52	Sycamore Acer pseudoplatanus	9	180 180 190 240	4	M	G	Characteristic for species Compacted ground at the base Light ivy cover Note chlorotic appearance or variety	72	4.8	C (ii)
T53	Sycamore Acer pseudoplatanus	15	6x 263	N - 5 S - 5 E - 7 W - 5	M	F	Basal suckers present Characteristic for species Established ivy cover Even crown form Included bark union Multi stemmed from base Pruning wounds noted Central stems possess area of bark inclusion but appears to be sound as contained within structure and fairly well protected	188	7.7	B (ii)
T54	Sycamore Acer pseudoplatanus	14	280 320	N - 4 S - 5 E - 7 W - 5	M	G	Characteristic for species Established ivy cover Even crown form	82	5.1	B (ii)
T55	Sycamore Acer pseudoplatanus	15	450 400	7	M	G	Characteristic for species Established ivy cover Minor dead wood evident in the crown (<75mm) Major dead wood evident in the crown (>75mm)	164	7.2	B (ii)
T56	Norway Maple Acer platanoides	9	est 250	3	EM	F	Offsite Trunk wounds on south side NB - small rowan adjacent	28	3.0	C (i)

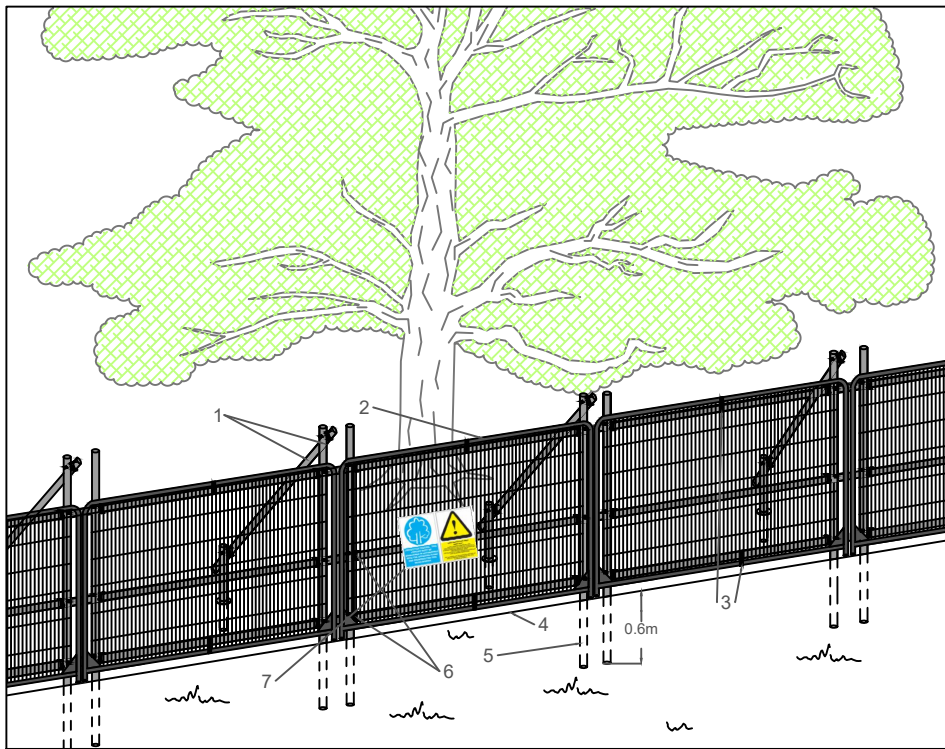
Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Crab Apple Malus sylvestris	6	100 100 100	2	M	F	Outgrown hedgerow Dense ivy throughout	14	2.1	C (ii)
G2	Wych Elm Ulmus glabra Stagshorn Sumach Rhus typhina Prunus Spp Wayfaring tree Viburnum lantana Cotoneaster spp	3	60 60 60 60	1.5	M	F	Garden shrub group	7	1.4	C (ii)
G3	Norway Maple Acer platanoides Wych Elm Ulmus glabra Laural Prunus Laurocerasus Holly Ilex aquifolium Laburnum Laburnum anagyroides	12	upto 400	4	M	F	Base obscured Dead trees noted Dense ivy cover on main stem Situated offsite - in gardens Typical crown form Unable to gain access Dead tree within group	72	4.8	C (ii)
G4	Beech Fagus sylvatica Hawthorn Crataegus monogyna Wych Elm Ulmus glabra Blackthorn Prunus spinosa Elder Sambucus nigra Sycamore Acer pseudoplatanus	20	est 900	8	M	F	Base obscured Branch stubs evident Broken branches evident Close cultivation of the soil Dense undergrowth at the base Interlocking crowns Pruning wounds noted Situated offsite - garden trees Typical crown form Beech closely planted Dense ivy in Elder NB - deadwood in one or to large Elms will need managing in view of public safety due to presence of proposed open space Dead trees at southern end of group	366	10.8	B (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G5	Elder Sambucus nigra Hawthorn Crataegus monogyna Blackthorn Prunus spinosa English Elm Ulmus procera Wych Elm Ulmus glabra	5	150	0.5	M	F	Dense ivy cover on main stem and ivy throughout Maintained hedgerow Topped and cut regularly	10	1.8	C (ii)
G6	Silver Birch Betula pendula Wild Cherry Prunus avium Apple Malus domestica Damson Prunus insititia Lawson Cypress Chamaecyparis lawsoniana Norway Spruce Picea abies Hazel Corylus avellana Cotoneaster Lilac Syringa vulgaris	12	Est 180	4	M	F	G6 used in previous survey July 2016 - Group now outside application boundary	15	2.2	B (ii)
G7	Blackthorn Prunus spinosa Elder Sambucus nigra Sycamore Acer pseudoplatanus Laural Prunus Laurocerasus Buddleja	6	est 6x 90	3	M	F	Compacted ground at the base Sporadic self-seeded group of trees Typical crown form	22	2.6	C (ii)
G8	See individual trees numbered T24 to T55						G8 used in previous survey July 2016 but individual trees forming this group were recorded during July 2018 - see Individual Trees for information relating to this former group reference			

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G9	Ash Fraxinus excelsior Sycamore Acer pseudoplatanus	20	Up to 400	5	M	F	G9 used in previous survey July 2016 but individual trees forming part of this group (western end) were recorded during July 2018 - see Individual Trees numbered T11-T23 for information relating to this former group reference Basal suckers present Branch stubs evident Broken branches evident Crossing and rubbing branches Dense ivy cover on main stem Dense undergrowth at the base Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi stemmed from base No major defects were noted Pruning wounds noted Suppressed crown form	72	4.8	B (ii)
G10	Blackthorn Prunus spinosa Elder Sambucus nigra Sycamore Acer pseudoplatanus Wych Elm Ulmus glabra	12	upto 400	4	Yng / SM / EM / M	F	Outside boundary but included for possible shading awareness Base obscured Broken branches evident Compacted ground at the base Crossing and rubbing branches Dense ivy cover on main stem Dense undergrowth at the base Interlocking crowns Low crown form Minor dead wood evident in the crown (<75mm) No major defects were noted Situating offsite Suppressed crown form	72	4.8	C (ii)
G11	Lawson Cypress Chamaecyparis lawsoniana	7	est 150	N - 1 S - 4 E - 2 W - 1	EM	F	Characteristic for species Interlocking crowns Situating offsite Suppressed crown form	10	1.8	C (ii)
G12	Myrobalan Plum Prunus cerasifera	8	upto 190 190	6	M / OM	P / F	Characteristic for species Suppressed crown form Stem damage in twin stem specimen (eastern example) Decaying union on eastern specimen, which would be regarded as being Category U Noted, there was a broken branch hung up within the crown which may have failed due to the presence of a heartwood decay fungus (several fungal brackets were visible at the time of inspection suspected to be Phellinus pomaceus)	33	3.2	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Wych Elm Ulmus glabra Holly Ilex aquifolium Yew Taxus baccata	2	est 6x 60	0.5	M	F	Maintained hedgerow regularly clipped	10	1.8	C (ii)
H2	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Holly Ilex aquifolium Yew Taxus baccata	1.5	est 6x 60	0.5	M	F	Maintained hedgerow regularly clipped	10	1.8	C (ii)
H3	Ash Fraxinus excelsior Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna	1.5	est 6x 60	0.5	M	F	Maintained hedgerow regularly clipped	10	1.8	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
H4	Blackthorn Prunus spinosa Elder Sambucus nigra Hawthorn Crataegus monogyna Wych Elm Ulmus glabra Holly Ilex aquifolium	1.5	est 6x 60	0.5	M	F	Maintained hedgerow regularly clipped	10	1.8	C (ii)
H5	Beech Fagus sylvatica	3	est 100 180	1	M	G	Maintained hedgerow regularly clipped	19	2.5	B (ii)
H6	Beech Fagus sylvatica	2	80 90	0.3	M	G	Maintained hedge on garden boundary	7	1.4	C (ii)



Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

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Appendix C

Copy of Tree Preservation Order

North Hertfordshire District Council Tree Preservation Order Conservation Area
designation, Tree Preservation Order No. 1. 1970

URBAN DISTRICT COUNCIL OF ROYSTON

TOWN AND COUNTRY PLANNING ACTS, 1962 AND 1968

CIVIC AMENITIES ACT, 1967

THE URBAN DISTRICT OF ROYSTON TREE PRESERVATION (NO. 1) ORDER, 1970

The Urban District Council of Royston on behalf of the Hertfordshire County Council in this order called "the authority", in pursuance of the powers conferred in that behalf by section 29 of the Town and Country Planning Act 1962 and section 16 of the Civic Amenities Act 1967, and subject to the provisions of the Forestry Act 1967, hereby makes the following order:-

1. In this Order -

"the Act" means the Town and Country Planning Act 1962;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and "the Minister" means the Minister of Housing and Local Government.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop or wilfully destroy or cause or permit the cutting down, topping, lopping or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. An application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4. (1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

NOTE: If it is desired to fell any of the trees included in this Order, whether included as trees, groups of trees or woodlands, and the trees are trees for the felling of which a licence is required under the Forestry Act 1967, application should be made not to the authority for consent under this Order but to the Conservator of Forests for a licence under that Act (section 15(5)).

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied -

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6. (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless -

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority with the approval of the Minister dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 25 of the Countryside Act 1968, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to -

- (a) species;
- (b) number of trees per acre;
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a river authority, a drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the river authority, drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act and of section 80 of the Town and Country Planning Act 1968 adapted and modified for the purposes of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10. In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 29 of the Act or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by delivering the claim at the offices of the authority addressed to the Clerk thereof or by sending it by prepaid post so addressed.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Minister, as the case may be, or where an appeal has been made to the Minister against the decision of the authority, from the date of the decision of the Minister on the appeal.

12. Any question of disputed compensation shall be determined in accordance with the provisions of section 128 of the Act.

13. The provisions of section 16 of the Civic Amenities Act 1967 shall apply to this Order and the Order shall take effect on the Sixteenth day of November 1970.

NOTE: Any person contravening the provisions of this Order is guilty of an offence under subsection (1) of section 62 of the Act and liable on summary conviction to a fine not exceeding fifty pounds; and if in the case of a continuing offence the contravention is continued after conviction he is guilty of a further offence thereunder and liable on summary conviction to an additional fine not exceeding forty shillings for every day on which the contravention is so continued. Under sections 13, 14 and 15 of the Civic Amenities Act 1967 if a tree is wilfully cut down or destroyed, or if topping or lopping is carried out in such a way as to be likely to destroy the tree the fine is £250 or twice the value of the tree whichever is the greater. If a tree other than one which is part of woodland is removed or destroyed in contravention of the Order it is the duty of the owner of the land, unless on his application the local authority dispense with the requirement, to plant another tree of appropriate size and species, at the same place as soon as he reasonably can.

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
------------	-------------	-----------

NONE

Trees specified by References to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
------------	-------------	-----------

A	The several trees of whatever species standing in the area numbered A on the map.	The property known as Layston Park, Royston lying to the west of the London Road A.10, Royston.
---	---	---

Groups of Trees
(within a broken black line on the map)

No. on Map	Description	Situation
------------	-------------	-----------

NONE

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
------------	-------------	-----------

NONE

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where

(a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;

(b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme.

(3)* The cutting down, topping or lopping of a tree exempted from the provisions of this Order by section 29(7) of the Act namely a tree which is dying or dead or has become dangerous, or the cutting down, topping or lopping of which is in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance.

(4) the cutting down, topping or lopping of a tree

(a) in pursuance of the power conferred on the Postmaster General by virtue of section 5 of the Telegraph (Construction) Act 1908;

(b) by or at the request of

(i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;

(ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;

(iii) a river authority established under the Water Resources Act 1963, a drainage board constituted or treated as having been constituted under the Land Drainage Act 1930, the Conservators of the River Thames, or the Lee Conservancy Catchment Board, where the tree interferes or would interfere with the exercise of any of the functions of such river authority, drainage board, Conservators of the River Thames or Lee Conservancy Catchment Board in relation to the maintenance, improvement or construction of water courses or of drainage works; or

- (iv) the Minister of Defence for the Royal Air Force, the Minister of Technology or the Board of Trade where in the opinion of such Minister or Board the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;
- (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

*NOTE: Section 13(1) of the Civic Amenities Act 1967 requires, unless on the application of the owner the local authority dispense with the requirement, that any tree removed or destroyed under section 29(7) of the Town and Country Planning Act 1962, shall be replaced by another tree of appropriate size and species. In order to enable the local planning authority to come to a decision, on whether or not to dispense with the requirement, notice of the proposed action should be given to the local planning authority which except in a case of emergency shall be of not less than five days.

THIRD SCHEDULE

Provisions of the following parts of (a) Part III of the Town and Country Planning Act 1962 and (b) section 80 of the Town and Country Planning Act 1968 as adapted and modified to apply to this Order.

(a) Part III of the Town and Country Planning Act 1962

21. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

22. (1) The Minister may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

22. (2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

22. (3) Any application in respect of which a direction under this section has effect shall be referred to the Minister accordingly.

22. (4) Where an application for consent under the Order is referred to the Minister under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

22. (5) Before determining an application referred to him under this section the Minister shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

22. (6) The decision of the Minister on any application referred to him under this section shall be final.

23. (1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Minister

23. (2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Minister may allow.

23. (4) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Minister, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

23. (5) Before determining an appeal under this section, the Minister shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

23. (7) The decision of the Minister on any appeal under this section shall be final.

24. Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either -

- (a) give notice to the applicant of their decision on the application;
or
- (b) give notice to him that the application has been referred to the Minister in accordance with directions given under section 22 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

27. (1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

27. (2) (Subject to the provisions of section 16 of the Civic Amenities Act 1967 and section 80 of the Town and Country Planning Act 1968) an Order under this section shall not take effect unless it is confirmed by the Minister; and the Minister may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

27. (3) Where an authority submit an Order to the Minister for his confirmation under this section, the authority shall furnish the Minister with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Minister, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

27. (4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

27. (5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Minister under subsection (2) of this section.

(b) Town and Country Planning Act 1968

80. (1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 27 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Minister for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

80. (2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Minister that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Minister, such Order may take effect by virtue of this section and without being confirmed by the Minister.

80. (3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

80. (4) The authority shall send a copy of any advertisement published under subsection (2) above to the Minister, not more than three days after the publication.

80. (5) If within the period referred to in subsection (2)(a) above no person claiming to be affected by such Order has given notice to the Minister as aforesaid and the Minister has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2)(b) of this section take effect by virtue of this section and without being confirmed by the Minister as required by section 27(2) of the Town and Country Planning Act 1962.

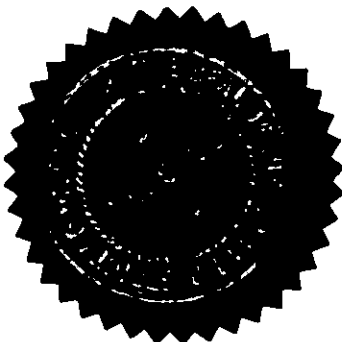
80. (6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Minister under Part III or Part IV of the Town and Country Planning Act 1962 or under Part II or Part V of the Town and Country Planning Act 1968.

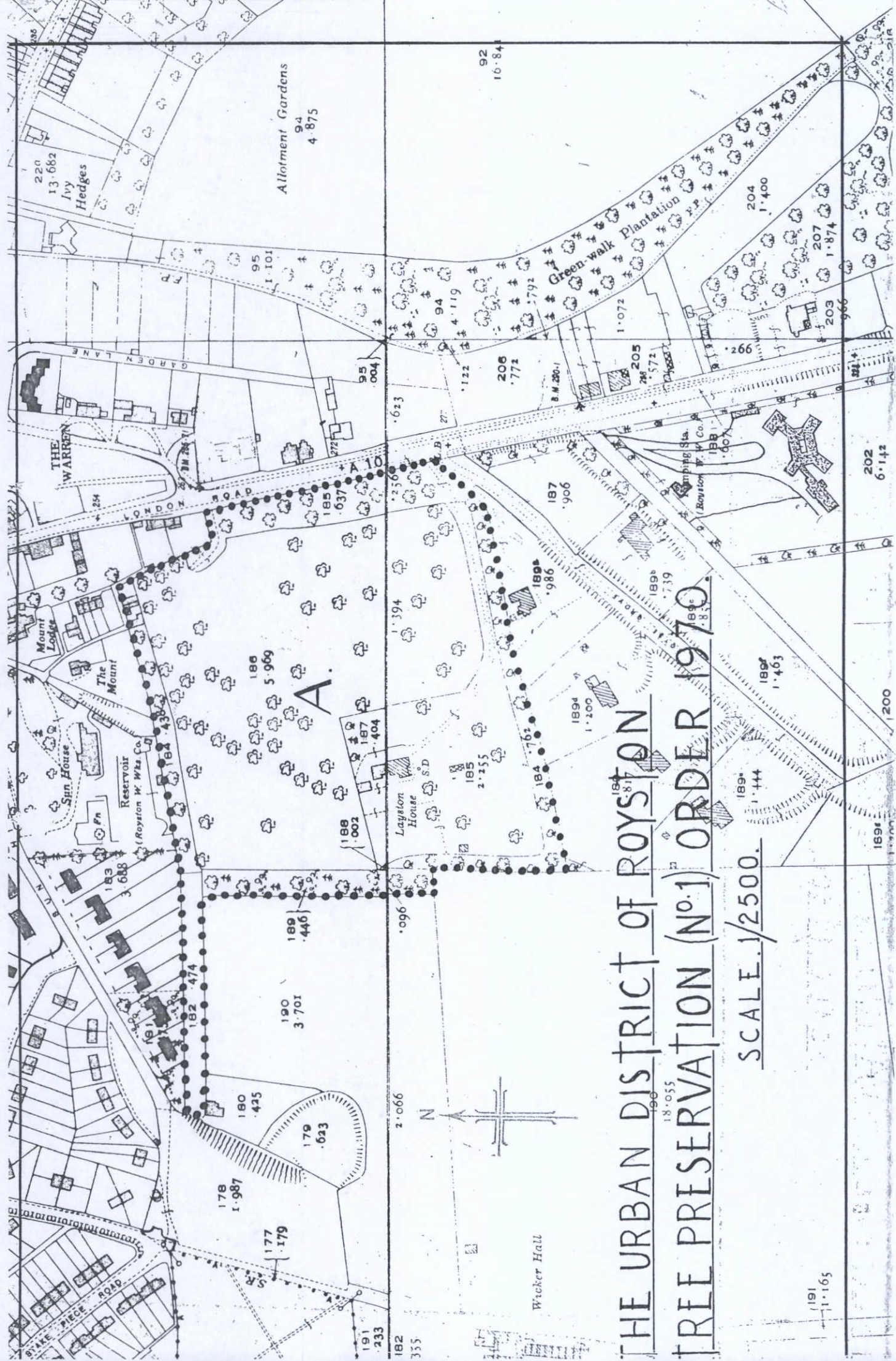
Given under the Seal of the Urban District Council of Royston
on the Third day of November, 1970.

THE COMMON SEAL OF THE URBAN)
DISTRICT COUNCIL OF ROYSTON)
WAS HEREUNTO AFFIXED IN THE)
PRESENCE OF:)

Presiding Chairman

Clerk of the Council





THE URBAN DISTRICT OF ROYSTON
TREE PRESERVATION (No. 1) ORDER 1970

SCALE 1/2500

191
1.165

FPCR Environment and Design Ltd

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