

Arboricultural Assessment

**Land between Todd's Corner and Shangri-La,
Stevenage Road, Todds Green, SG1 2JE**

March 2025

Erection of a pair of detached dwellings with access, private gardens,
landscaping and area for biodiversity net gain

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1. INTRODUCTION

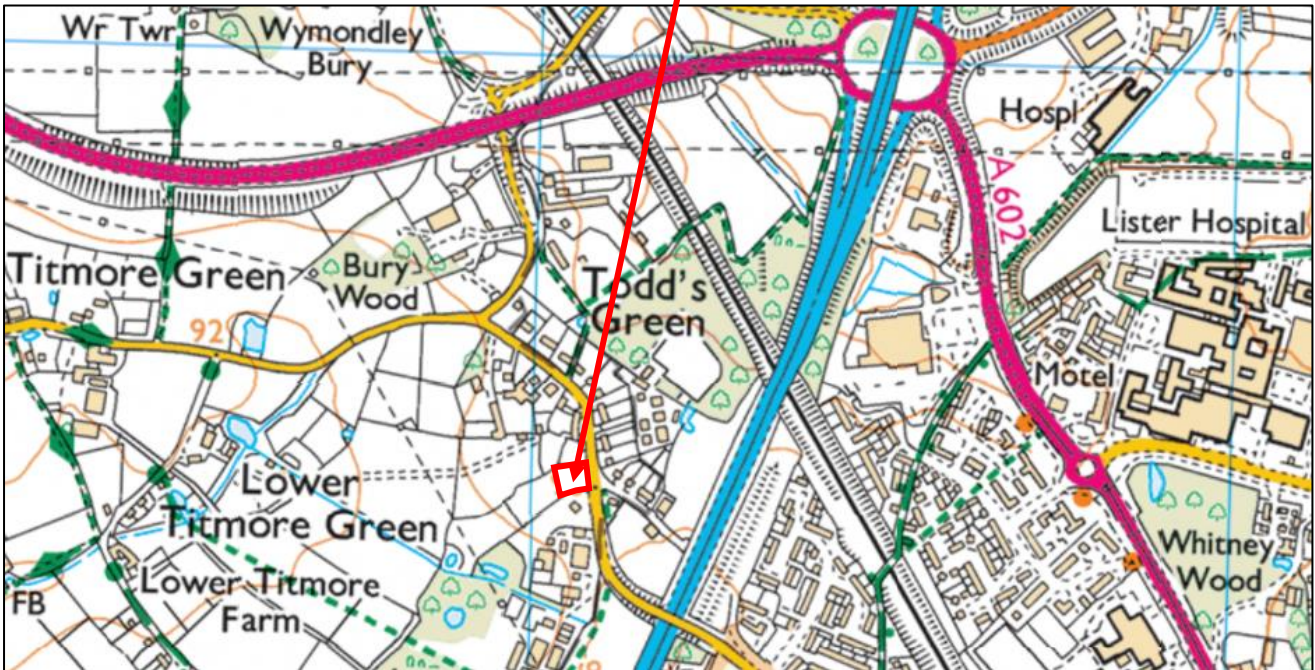
SITE LOCATION AND SETTING

The site is centred on OS NGR TL 22065 26399, post code SG1 2JE.

The site is surrounded by medium density residential housing, with agricultural infrastructure, arable fields and an Industrial site in the surrounding area.

The A1(M) is located ~200m east.

Site Location edged in red



Site Location edged in red



SITE DESCRIPTION

The site consists of part of a field used as a paddock for horses.

The proposed development site is devoid of buildings and enclosed by a post and wire fence on the eastern, northern and southern boundaries. The western boundary is currently unfenced, and adjoins the remaining paddock land.

The southern boundary has a species poor hedgerow comprising hawthorn and privet behind a post and wire fence with a short section of holly hedge.

The hedgerow along the northern post and wire fence is hawthorn with a small ornamental Cherry (T-1) in the northeastern corner close to the entrance. This cherry Tree is the only tree on the application site, although there are several trees close to the site in the two neighbouring gardens, outside of the development area.

All trees and hedgerows described above are shown on the Existing Block Plan & Tree Constraints Plan within Appendix 1 of this assessment.

All boundary hedgerows and trees will be retained.

Indicative - Existing & Proposed Aerial views



2. ARBORICULTURAL ASSESSMENT

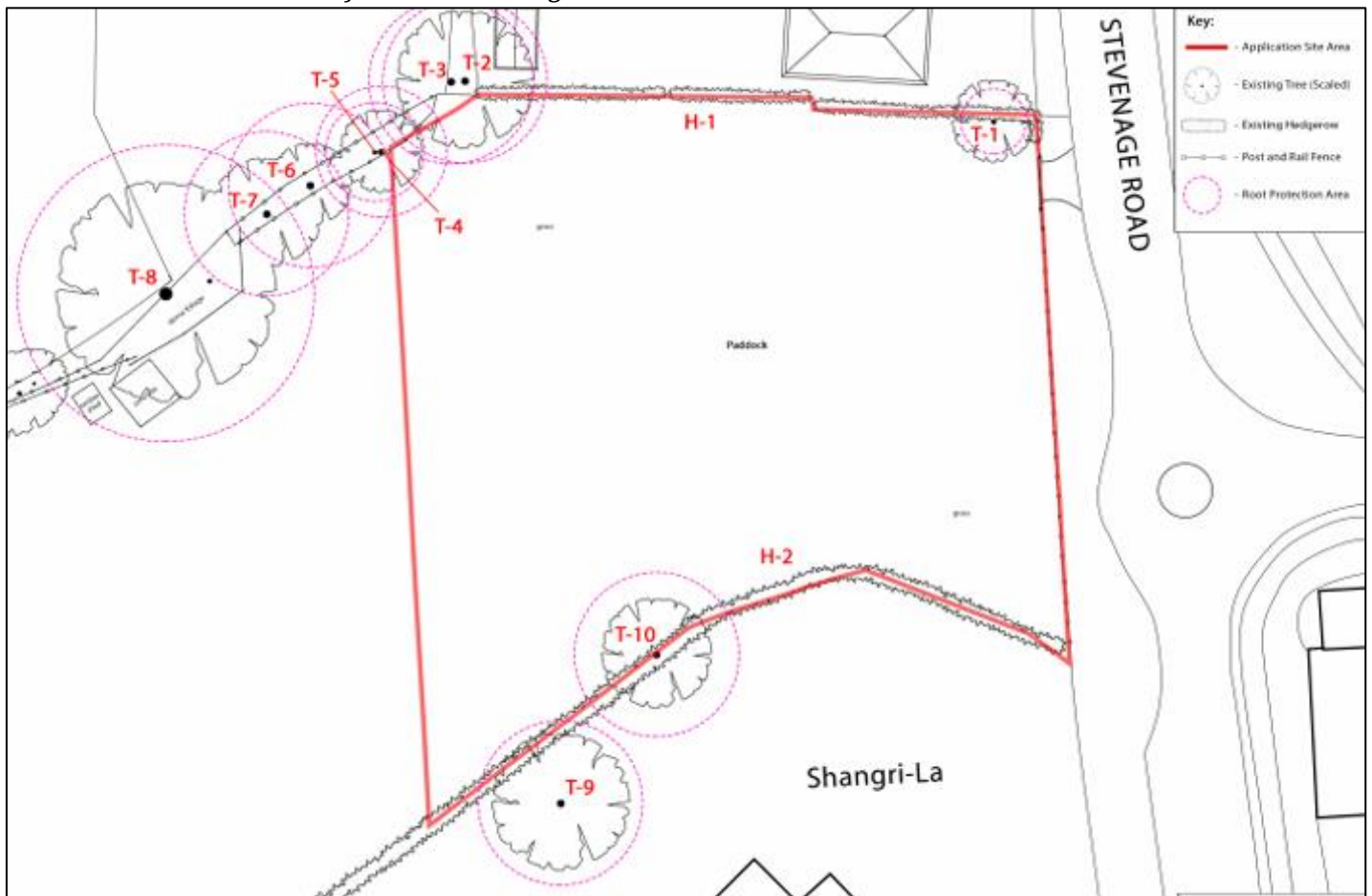
A Topographical Survey was carried out in February 2025 which incorporated the land between Todd's Corner and Shangri-La, Stevenage Road, Todds Green, SG1 2JE.

A desk study, field survey (carried out on 15/03/2025) and evaluation of the site was carried out by MS Ecology to provide information on the general habitat characteristics of the site and its surroundings.

A plan showing the tree constraints overlaid to the existing site has been provided at Appendix 1, and a proposed block plan with tree protection measures is provided at Appendix 2.

For further clarity a Landscape Mitigation Plan is provided at Appendix 3.

An extract taken from the Existing Block Plan & Tree Constraints Plan is shown below.



TREE SURVEY DATA

Tree No.	Tree Type	Tree Height	Canopy Spread	Stem Diameter mm	R.P.A.	Comments
T-1	Ornamental Cherry	5m	6m	200	2.4m	Tree on-site and to remain. Unaffected by development
T-2	Cherry	10m	10m	500	6.0m	Tree in neighbouring garden. Unaffected by development
T-3	Cherry	8m	6m	500	6.0m	Tree in neighbouring garden. Unaffected by development
T-4	Hawthorn	6m	6m	400	4.8m	Outside development site. Unaffected by development
T-5	Hawthorn	4m	4m	300	3.6m	Outside development site. Unaffected by development
T-6	Hawthorn	6m	6m	500	6.0m	Outside development site. Unaffected by development
T-7	Hawthorn	6m	6m	500	6.0m	Outside development site. Unaffected by development
T-8	Oak	16m	16m	900	10.8m	Outside development site. Unaffected by development
T-9	Western Red Cedar	12m	10m	500	6.0m	Tree in neighbouring garden. Unaffected by development
T-10	Holly	10m	6m	500	6.0m	Tree in neighbouring garden. Unaffected by development
H-1	Hawthorn hedgerow	1.6m				In neighbouring garden. Unaffected by development
H-2	Hawthorn & Privet hedgerow with small section of Holly	1.8m				Straddles boundary. Unaffected by development

STATUTORY PROTECTION

- This site does not lie within a Conservation Area.
- There are no Tree Preservation Orders affecting the site or surrounding land.
- There are no trees proposed for removal on the application site.
- There are several trees on neighbouring land, whilst the RPA of these trees do encroach marginally into the development site, they will be protected and consequently unaffected by the proposed development.
- There is no need for any work to be carried out to any trees or hedgerows, on the site, or adjacent to the site.

ANALYSIS OF THE INDICATIVE PROPOSAL

Vehicular Access

It is proposed to widen the existing access onto Stevenage Road from 3 metres in width to 5 metres, although this will not involve any incursion into the RPA of the Cherry Tree (T-1) near to the entrance to the site.

Layout

The indicative layout does not implicate the loss of any trees, and it is proposed to plant 18 new native species trees and approximately 170 linear metres of native hedgerow.

Engineering and Design

Subject to the soil type found on site and an engineer's appraisal, it is not expected that the retained trees and hedgerow will influence foundation design.

Services

Services are not shown on the drawings but there appears to be room to accommodate all services and soakaways without affecting any trees.

Shading, screening and privacy

Neither of the two dwellings will be significantly affected by shade that is cast by any of the trees in the neighbouring gardens.

Design

The current indicative layout has been achieved through an informed design process. It appears possible to provide dwellings in the approximate locations without any conflict with trees or hedgerows

Construction

There will be ample space for the receipt, storage and handling of materials and for the movement of plant and machinery. However, in order to avoid accidental damage, a suitable tree protection scheme will be implemented before development begins. (Please see Appendix 2 Proposed Block Plan & Tree Protection Plan),

Protection

Barriers and any ground protection will be required before any work commences on site. A high standard of site management will be employed to avoid damage to retained trees.

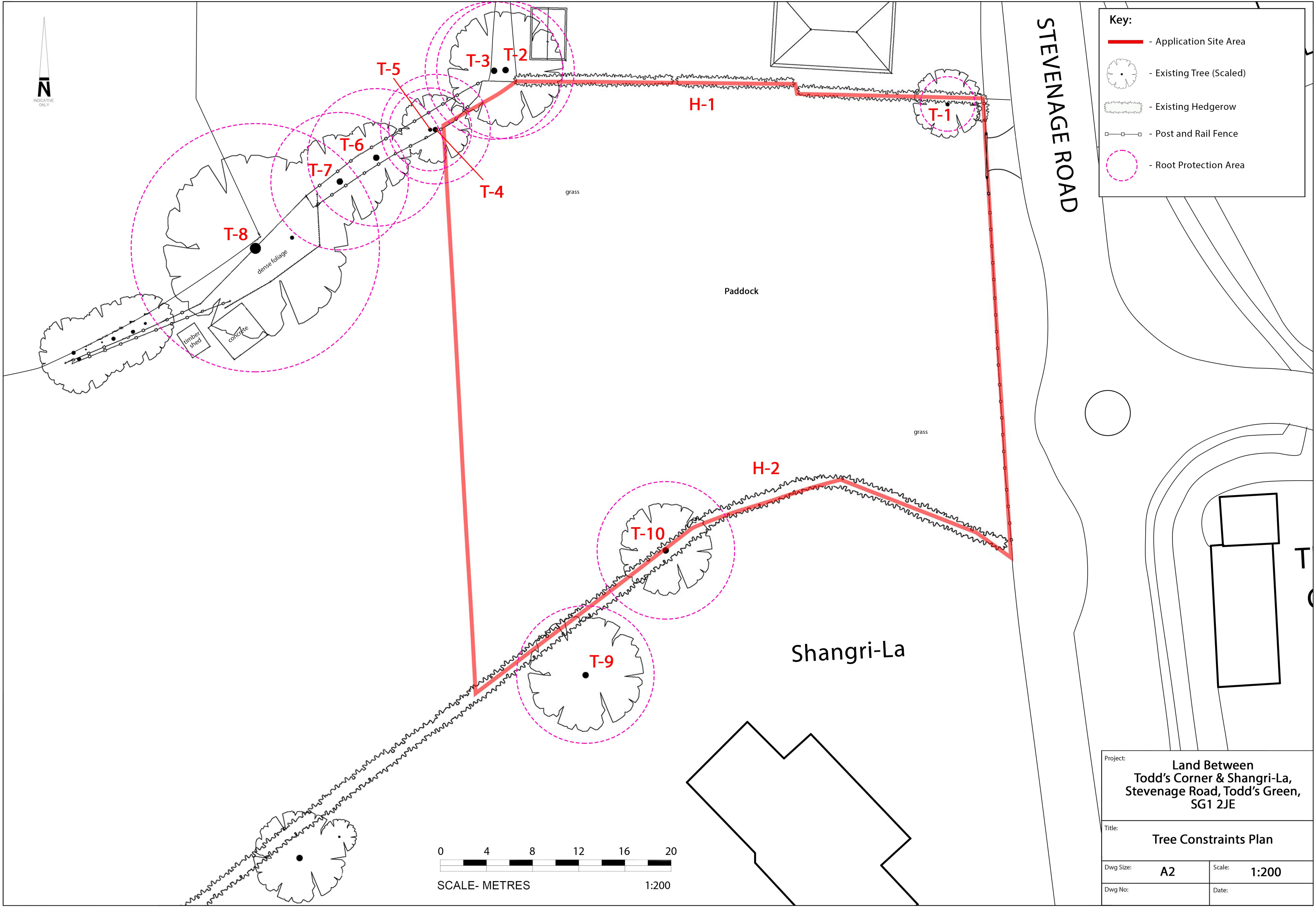
Replacement

The detail of the landscape scheme and how it will be maintained can be secured by Condition of any Consent.

March 2025

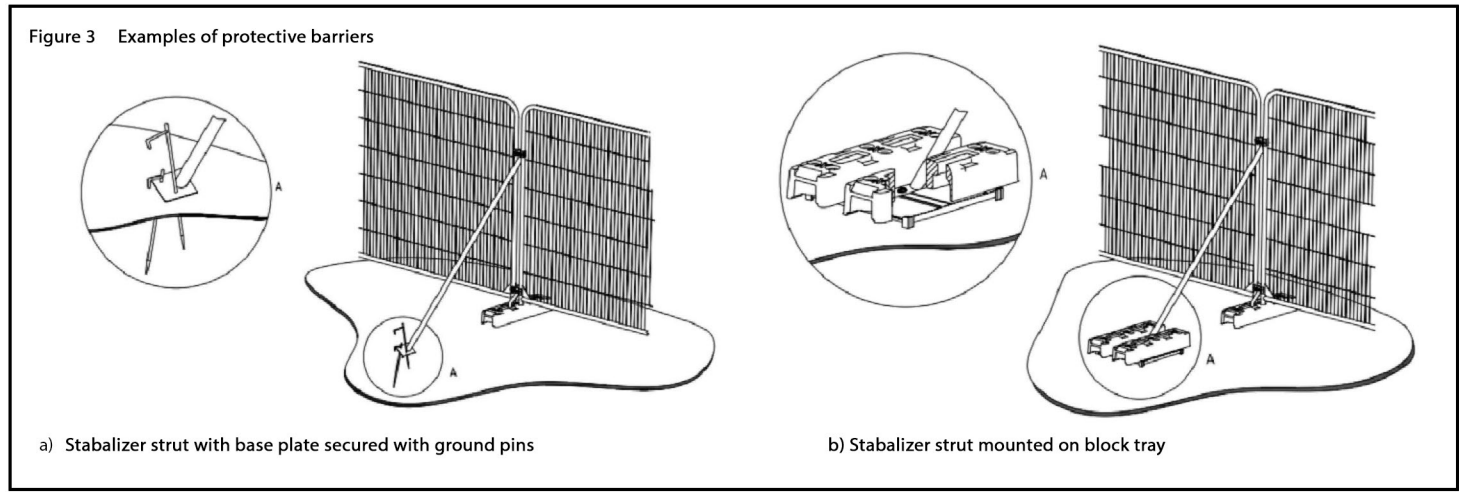
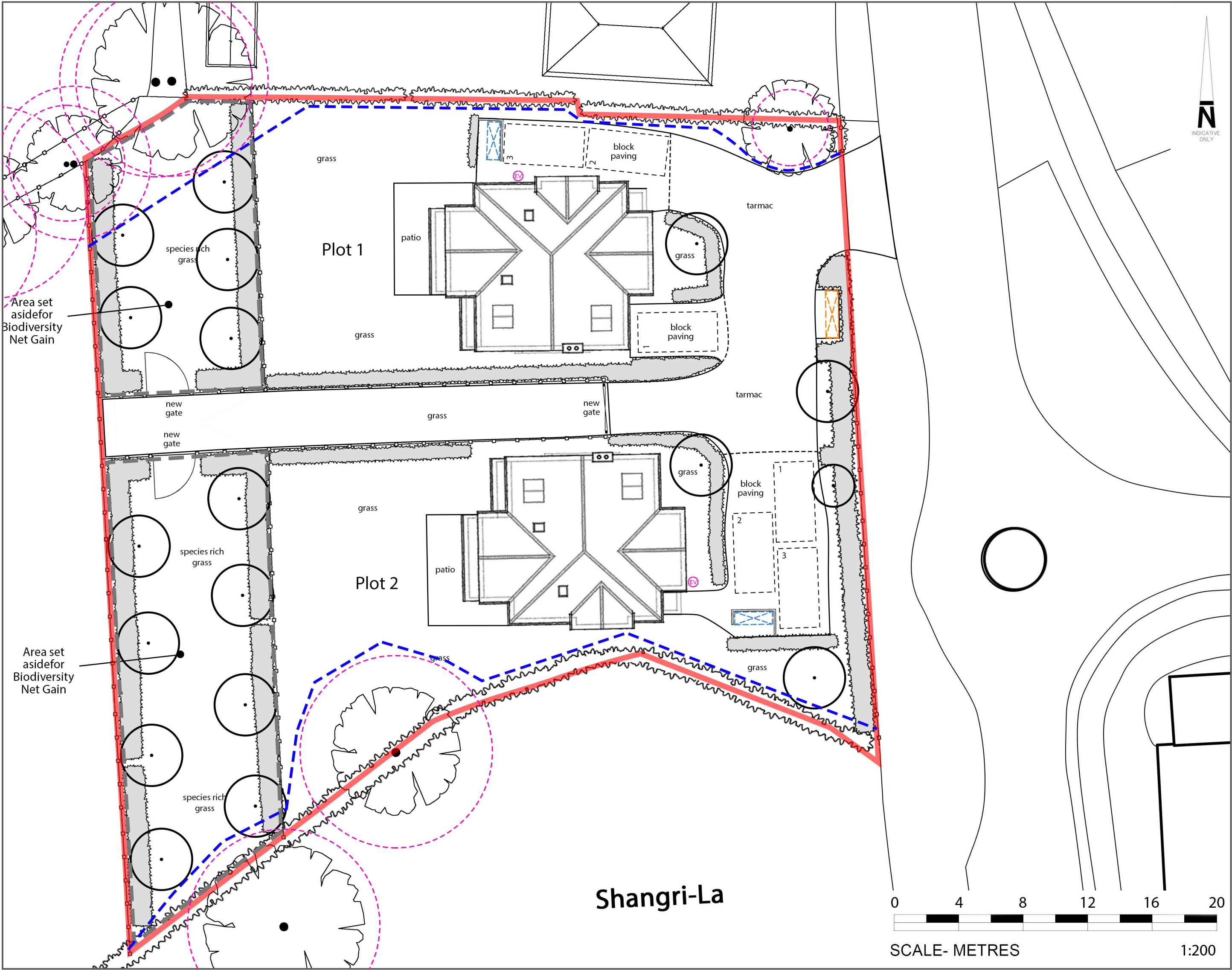
Appendix 1:

Existing Block Plan & Tree Constraints Plan



Appendix 2:
Proposed Block Plan & Tree Protection Plan

STAGE 1 CONSTRUCTION	STAGE 2 POST CONSTRUCTION
MATERIALS - Weldmesh panels on offset support blocks with lateral struts	- Once all the construction and hard landscaping works are complete and all plant machinery has been taken off site, the protective barriers and ground protection sheets will be removed before landscaping works begin. - Soil cultivation within the previously protected zones will be carried out by hand only. No machine cultivation will take place within these zones whatsoever. - Planting within the previously protected zones will be carried out by hand using hand tools only. - Retained trees will be re-inspected post-development by a qualified arboriculturalist and any works arising carried out within the time limits specified.
NOTES - A barrier to Fig 3 BS5837 will be erected where shown by the dashed blue lines on the Tree Protection Plan.	
GENERAL PRINCIPLES OF SITE MANAGEMENT FOR TREE PROTECTION - No fires will be lit on site. - No storage or discharge of materials within 5 metres of a tree bole. - No mixing of cement or dispensing of fuel or chemicals within 10 metres of a tree bole. - Any damage that occurs to the trees during construction will be rectified to BS3998: 2010. - Trees must not be used as anchor points for winching or for supporting wires/cables. - Plant will be re-fueled and serviced at least 10 metres from the edge of the Root Protection Areas. - Any Plant with known fuel or other fluid leaks will only be operated near the trees whereby the leaks can be retained in absorbent mats or trays.	
BARRIERS - Weather-proof notices stating: 'PROTECTED AREA - DO NOT ENTER' to be erected on barriers not less than 5m apart. - Barriers will remain in place until the end of the main construction period.	PROTECTED AREA DO NOT ENTER (WITHOUT PERMISSION) This barrier is designed to protect these trees. <u>PLEASE REPORT ANY BREACH IN THE BARRIER TO THE SITE MANAGER</u>
INSTALLATION OF SERVICES - The default location for any trenching for the installation of services or other excavations for soakaways etc. will be located at least 1m from the extent of the RPA's drawn. - Excavations for services inside Root Protection Areas will be carried out under arboricultural supervision. - Any roots found will be worked around where practical. - Any damaged roots will be pruned back to a suitable union by the Project Arboricultural using a sharp hand saw or by-pass secateurs.	



Key:	
	- Application Site Area
	- Root Protection Area
	- Protective Barriers

Project:	Land Between Todd's Corner & Shangri-La, Stevenage Road, Todd's Green, SG1 2JE	
Title:	Proposed Block Plan and Tree Protection Plan	
Dwg Size:	A2	Scale: 1:200
Dwg No:		Date:

Appendix 3:

Landscape Mitigation Plan

Key:

- Application Site Area

- Existing Tree

- Existing Hedgerow

- New Native Hedgerow

- New Native Tree

- Post and Rail Fence

- Refuse Collection Area

- Bin Storage Area

- Area Set Aside for BNG

- Each Dwelling will Incorporate an E.V Charging Point

- Grass

- Tarmac

- Block Paving

- Species Rich Grass

- Patio Paving

(New Integrated Bird & Bat Box to be Installed on Each House)

048121620

SCALE- METRES

1:200

Project: Land Between Todd's Corner & Shangri-La, Stevenage Road, Todd's Green, SG1 2JE			
Title: Proposed Landscaping			
Dwg Size:	A2	Scale:	1:200
Dwg No:	TM/TG/005	Date:	