



LAND AT TALBOT WAY
LETCHWORTH
ARBORICULTURAL IMPACT ASSESSMENT
IN SUPPORT OF OUTLINE PLANNING
September 2022

TEP
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Document Control

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Prepared for	Letchworth Garden City Heritage
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1.0	29/09/2022	RMG	JGS	Approval	Superseded
2.0	19/10/2022	REC	JGS	Approval	Issue

Arboricultural Impact Assessment

1.0 Scope

- 1.1. TEP has been commissioned by Letchworth garden City Heritage to conduct an arboricultural survey of land at next to Talbot Way, Letchworth and to make an assessment in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- 1.2. This report has been produced to support an outline planning application. It describes the findings of field and desktop surveys; the known and anticipated effects on arboriculture that would arise following the grant of outline planning permission; and measures that should be incorporated in the proposed development and/or detailed at reserved matters.
- 1.3. A judgement has been made in consideration of the survey findings, desktop search results and the nature of the proposed development that a full report style Arboricultural Impact Assessment (AIA) would not be proportionate. This document presents the content of an AIA in a condensed format, which is considered appropriate for this site and .

Survey

- 1.4. The survey was undertaken in September 2022 in accordance with BS 5837 by a qualified arboriculturist. The survey method is included at Appendix B.
- 1.5. A topographical survey was used to record the position of trees and vegetation (drawing reference: 33132_T). Where trees were not shown on the topographical survey, their locations were estimated.
- 1.6. Trees on private land outside the application boundary, and at inaccessible locations were surveyed insofar as was practicable. Whilst reasonable effort has been made to ensure the accuracy and comprehensiveness of such records, it cannot be guaranteed.

Limitation

- 1.7. This report relates to a specific development proposal and should not be interpreted as advice in any other circumstance.
- 1.8. This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.
- 1.9. Where the recommendations of this report have been followed, any future deterioration in tree condition shall not be attributable to the development.

Arboricultural Impact Assessment

2.0 Baseline

2.1. This drawing presents an overview of the existing trees within influencing distance of the proposed development. It also summarises the results of desktop searches for any designations, legal and regulatory restrictions or special status of relevance to arboriculture.

Application Site

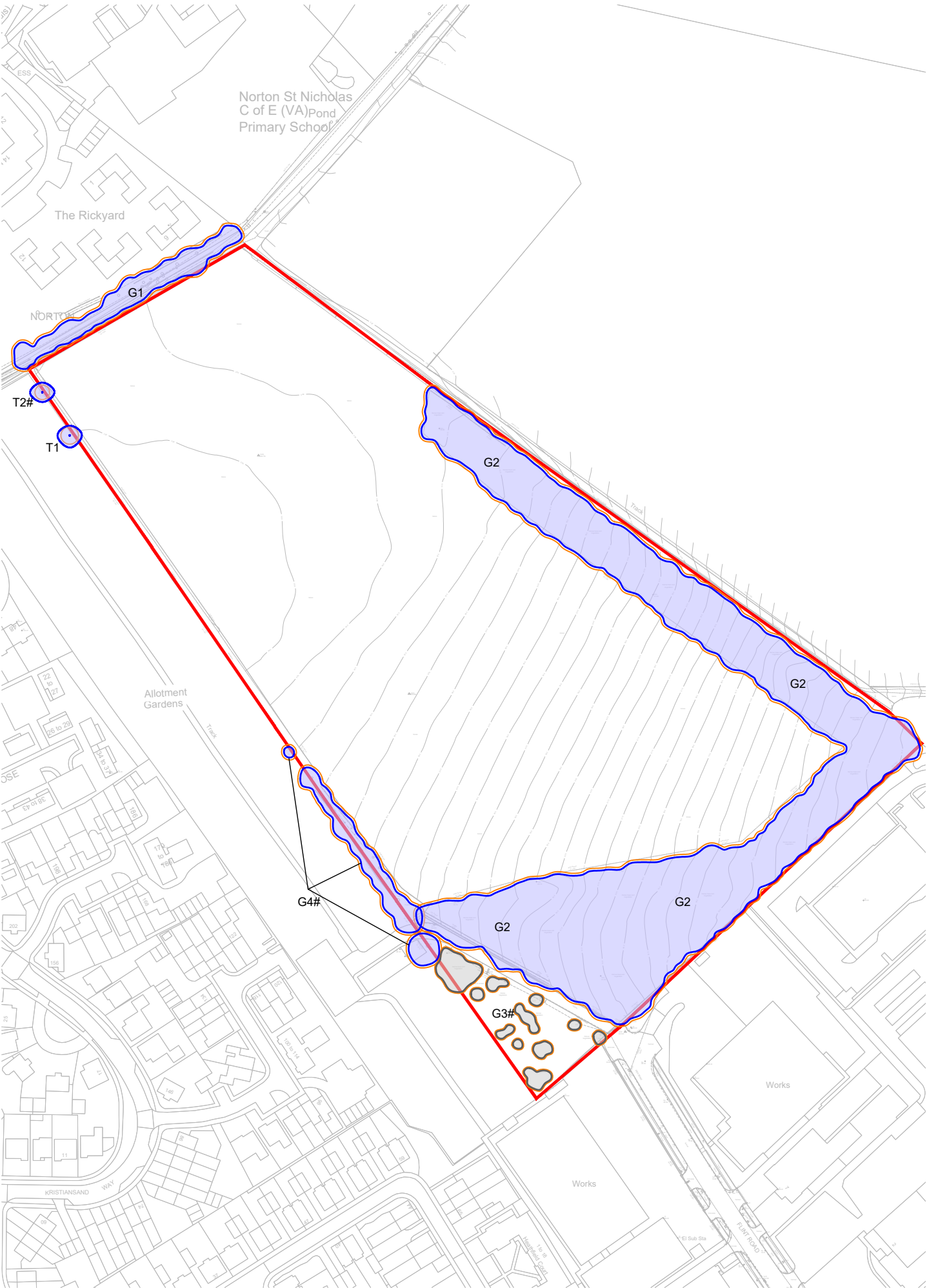
2.2. The site is located to the north east of Letchworth and comprises a single field used for grazing. It slopes slightly down from north west to south east. The gated entrance to the south is currently used as access for the allotments located to the west of the site.

Survey results

- 2.3. 2 individual trees and 4 groups of trees were recorded within influencing distance of the application site.
- 2.4. All tree cover across the site is located either on or adjacent to the application boundary. Features T1, T2, G1 and some of G4 are located just outside the boundary.
- 2.5. The majority of trees within the site are native broadleaves. G1 forms a linear feature growing along the opposite side of the footpath along the northern edge of the site. It is an old, now outgrown hedge, with some larger trees growing within it. It has a greater collective value than its constituent parts and provides good screening and habitat.
- 2.6. Group G2 is a young to middle aged area of mixed native planting forming a long linear shelterbelt. The majority of trees of a similar size and age with some younger self-set trees scattered throughout. The group is evenly planted and in good health and provides good screening along the sites southern edges.
- 2.7. Groups G3 and G4 are located on or adjacent to the southern boundary. G3 comprises self-set hawthorn and ash growing within dense vegetation that was inaccessible at the time of survey. Group G4 comprises middle aged field maple, hawthorn, apple and plum growing on the boundary within dense bramble.
- 2.8. Trees have been categorised in accordance with BS 5837 to describe their arboricultural, landscape or cultural qualities: A (high quality), B (moderate quality) C (low quality) and U (unsuitable for retention). The categorisation of tree quality allows a weighting to be given to each tree within the context of proposed development but is not prescriptive. Hedgerows are not categorised.
- 2.9. A Root Protection Area (RPA) has been calculated in accordance with BS 5837. This is based on each tree's stem diameter at 1.5 metres and has been adjusted where necessary to most accurately represent the likely spread of roots in consideration of prevailing conditions. The RPA represents the minimum area around each tree that must be left undisturbed to ensure its survival.
- 2.10. Feature locations, their quality categories, canopy spreads and root protection areas are shown opposite. All arboricultural information recorded during the survey is presented at Appendix A.

Desktop Searches

- 2.11. North Hertfordshire District Council have been contacted to ascertain if there are any trees on or adjacent to the site that are protected by Tree Preservation Order or within a Conservation Area. At the time of writing no response had been received.
- 2.12. Natural England's Ancient Woodland Inventory (Provisional) for England contains no records for the site.
- 2.13. There are no veteran trees which could be affected by development of the site.
- 2.14. The site is not within a Community Forest.
- 2.15. There are no mapped Habitats of Principal Importance (Hedgerow, Deciduous Woodland, Wood Pasture and Parkland, and Traditional Orchard) on the site.
- 2.16. No assessment of the presence of protected species has been made during the production of this report. Features of possible interest that were observed incidentally during the tree survey are recorded in Appendix A.
- 2.17. Works to and around trees have the capacity to affect protected species, particularly including birds, bats, great crested newts, badgers, dormice, otters and water voles. Contractors should be familiar with the locations and sensitivities of any protected species that are present and take reasonable avoidance measures or comply with the requirements of any licence agreement in accordance with the advice of an ecologist.



KEY

[This drawing must be reproduced in colour]

- T1/G1 Trees
- Root Protection Area (RPA)
- Survey Boundary
- # Approximate location
(Feature not shown on supplied topographical survey)

Tree Quality Categorisation

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A
(High quality)
- Category B
(Moderate quality)
- Category C
(Low quality)
- Category U
(Unsuitable for retention)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).



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Rev	Description	Drawn	Approved	Date
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Project
Land at Talbot Way, Letchworth

Title
Arboricultural Impact Assessment in support of Outline Planning [BASELINE]

Drawing Number
D9640.001

Drawn	Checked	Approved	Scale	Date
JAH	RMG	JGS	1:2000 @ A3	26/09/2022

Arboricultural Impact Assessment

3.0 Effects

- 3.1. In simple terms, the effects on arboriculture comprises an account of which existing trees would not be retained within the proposed development; what significance they have; and whether adverse effects would or can be mitigated or offset.
- 3.2. This drawing presents the results of an assessment in accordance with BS 5837, including a definitive account of which trees would be removed or pruned.

Proposed development

- 3.3. This AIA accompanies an outline planning application for the development of land east of Talbot Way, Letchworth Garden City for 120 new dwellings. The application will reserve all matters for future consideration with the exception of vehicular access. A Strategic Masterplan document including framework plans, illustrative layout and Parameter Plan are submitted in support the application. The proposed Strategic Masterplan layout is shown opposite and is based on drawing D7906.002.
- 3.4. Tree removal and retention is a function of layout, and the final layout would be determined via a future reserved matters application. Illustrative tree removal and retention has been inferred from the Strategic Masterplan as a guide to the likely future type and significance of effects on arboriculture.

Types of Effect

- 3.5. In simple terms, the effects on arboriculture comprise an account of which existing trees and groups of trees would not be retained within the proposed development; what significance they have; and whether adverse effects would or can be mitigated or offset.
- 3.6. To reflect the varying levels of detail that are available for different aspects of the final development, this report describes the types of effect on arboriculture:

(i) Known effects are those that can be described in detail now and would occur, pending the discharge of any pre-commencement conditions. Outline planning permission would determine them;

(ii) Anticipated effects are those that can be inferred from the preliminary design and type of development that is proposed, based on professional judgement and experience. It is reasonable to assume that similar effects would arise but the particulars would not be determined or secured by this application.
- 3.7. The Known and Anticipated effects are illustrated opposite.

Known tree works

- 3.8. The known effects are associated with detailed elements of the layout, and any unavoidable changes to retained trees necessitated or caused by a change in context. In the case of this development, the detailed elements refer to access only, with tree retention and removal within all other developable areas being a reserved matter.
- 3.9. A reasonable worst case assessment of the requirement to prune or remove trees has been made on the basis of BS 5837, the proposed construction methods, and professional judgement. The works listed below and illustrated opposite form part of the proposed development, and would be permitted by the grant of planning consent:

3.9.1. Group G2 - Remove approximately 0.12 ha of tree cover to facilitate new access.

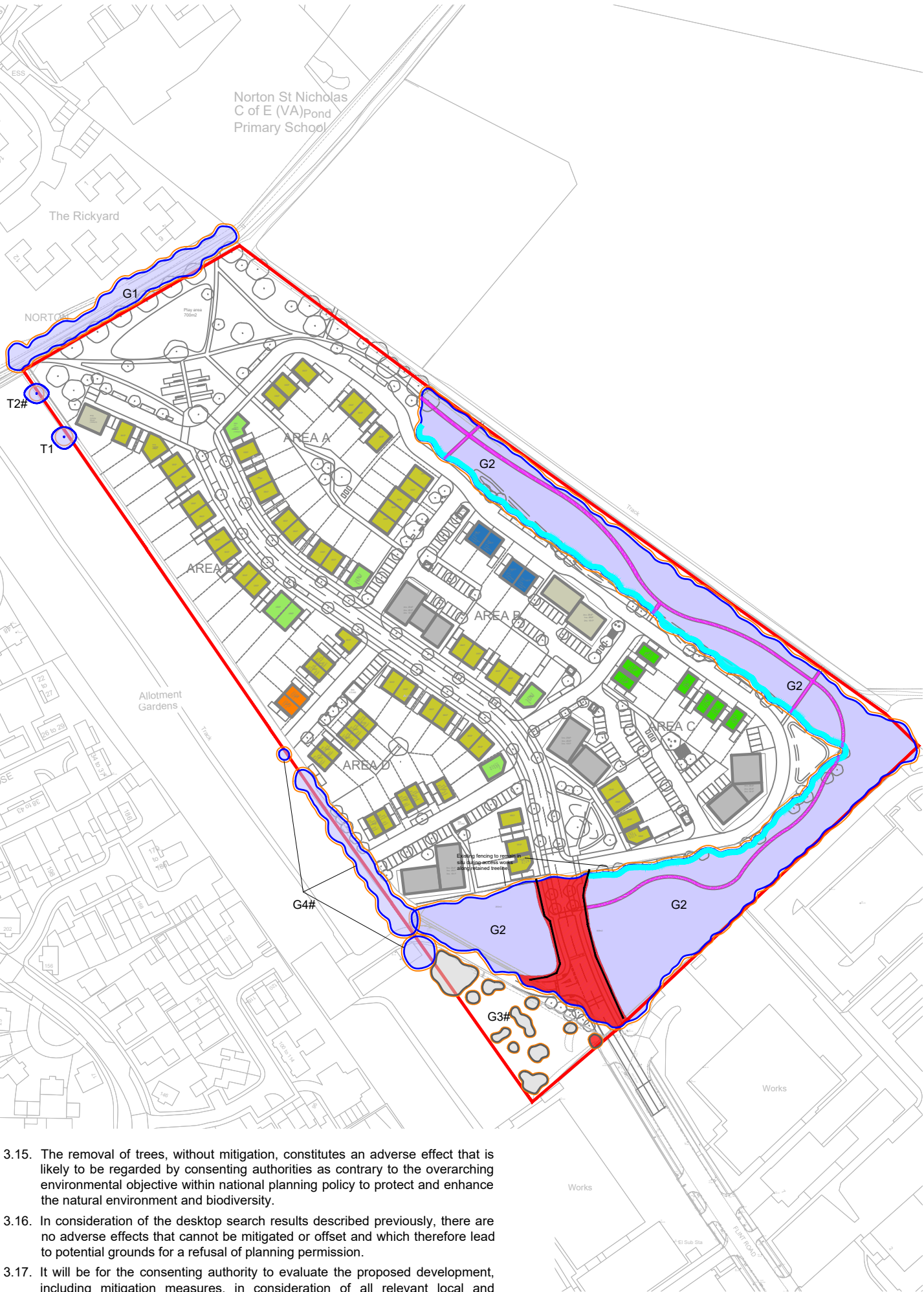
3.9.2. Group G3 - Remove 1 self set common hawthorn.
- 3.10. Tree removal that would be determined in detail by this application mostly comprises part of one moderate quality (Category B) tree group located to the south of the site. G2 comprises generally middle aged native tree cover in good condition, and provides good screening towards the south. Its value is primarily based on this landscape function opposed to the individual merit of constituent trees.

Anticipated Effects

- 3.11. The anticipated effects are derived from the Strategic Masterplan which is reproduced opposite and based on professional judgement.
- 3.12. For this application, anticipated effects would comprise parameters for the final layout and design process to avoid the removal of further trees along the edge of group G2 and along a new internal footpath. These can be avoided by micro-siting the footpath and using a sensitive construction method, and by ensuring the road and any associated ground works are outside of the RPA. If these parameters are not respected, it is likely that further tree removal would be required.
- 3.13. The retention of all other trees, as shown opposite, would be dependent on the final layout and reliant on the production and adherence to an Arboricultural Method Statement/Tree Protection Scheme prior to any site access, construction works including site setup and earthworks being carried out.

Effects on designated or protected features

- 3.14. Trees are a material consideration and the quality of trees, planning policies, and the presence of any special status or designation is likely to be considered by consenting authorities when determining a planning application.



KEY

[This drawing must be reproduced in colour]

- T1/G1/W1

Trees

Root Protection Area (RPA)

Survey Boundary

#

Approximate location
(Feature not shown on supplied topographical survey)
- Tree Quality Categorisation

Category A
(High quality)

Category B
(Moderate quality)

Category C
(Low quality)

Category U
(May be retained for habitat value)
- Tree and Hedgerow Effects

Known Effects - Trees to be removed as part of detailed access
(Canopy outline denotes tree quality category)

Anticipated Effects - Interface between trees and development to be designed to avoid tree removal
(Canopy outline denotes tree quality category)

Anticipated Effects - Footpath to be sited around trees to avoid removal and constructed from woodchip with timber edging

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).

N

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A	Updated site layout	REC	TDP	21/10/2022
Rev	Description	Drawn	Approved	Date

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THE ENVIRONMENT PARTNERSHIP

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Project
Land at Talbot Way, Letchworth

Title
Arboricultural Impact Assessment in support of Outline Planning [EFFECTS]

Drawing Number
D9640.002

Drawn	Checked	Approved	Scale	Date
RMG	JGS	JGS	1:2000 @ A3	29/09/2022

Arboricultural Impact Assessment

4.0 Mitigation

4.1. This drawing describes mitigation measures that are incorporated within the proposed development and would be secured by the grant of planning permission. It also outlines recommended measures, which are not proposed but which could be secured by planning condition or agreement and therefore relied upon to draw conclusions regarding overall effects in planning terms.

4.2. This information is presented in the format of a method statement, which describes actions to be completed by the site manager in chronological order.

Proposed measures

4.3. The following measures are proposed and would be secured by a outline planning permission referencing and requiring compliance with this report:

Layout

1.2 The retention of trees in relation to the site access that has been assessed as possible within the proposed layout would be observed by the developer and all appointed contractors; tree removal would be limited to that illustrated on drawing D9640.002.

Tree Protection Fencing

4.4. The arrangement of temporary protection measures that would be installed in relation to the site access road is shown opposite. This would be erected immediately following the approved tree removal and prior to the commencement of any works, including ground investigation, setting out, compound establishment or delivery of any plant or materials.

4.5. Tree protection measures will follow the specification provided at Appendix C.

4.6. Temporary protection measures would be maintained as shown during the entire construction process and would not be removed or realigned until road construction and final surfacing has been completed.

Recommended measures

4.7. The client, site manager and/or contractors should implement everything in this section; compliance may be specifically required by planning condition.

Arboricultural Impact Assessment

4.8. An Arboricultural Impact Assessment (AIA) will be required in support of a reserved matter/detailed application. This will identify, evaluate and possibly mitigate the impacts of the residential layout on the existing tree resource.

4.9. One function of the AIA process will be the consideration of trees alongside other project disciplines (layout, drainage, utilities etc.) in order to minimise future conflict and avoid uncalculated expense or undesirable tree loss. It will review in detail the considerations to ensure the final design is compatible with existing trees and to reduce the risk of an objection being raised to the application on arboricultural grounds.

4.10. The requirement for site-wide tree protection measures which may include physical, operational and procedural protections will also be assessed as part of the detailed AIA.

Arboricultural Method Statement

4.11. Site wide tree protection measures and special construction methods to prevent harm to retained trees in accordance with BS5837:2012 should be detailed within an Arboricultural Method Statement prior to commencement.

4.12. The purpose of an AMS is to demonstrate how the proposed operations will be undertaken without significant risk of harm to retained trees. It must set the parameters within which construction will be undertaken and guide the actions of site operatives. Construction methods presented in an AMS are likely to be the result of collaboration between an Arboricultural Consultant and other project specialists. This process may result in the use of non-conventional building techniques and those allowing more control over soil and root disturbance.

4.13. The Arboricultural Method Statement should address the following as a minimum to ensure adequate protection is afforded to trees during and post construction:

- 4.13.1. The proposed footpath alignment and specification through G2
- 4.13.2. The interface between G2 and the proposed development, including a minimum stand off between trees and proposed infrastructure, and preservation of existing levels around retained trees
- 4.13.3. Site wide utilities, drainage and ground levels
- 4.13.4. The alignment and specification of temporary protection measures.

Planting

4.14. A scheme of tree planting should be produced and implemented to offset adverse effects associated with the proposed development and tree loss.

4.15. The planting should aim to maintain or enhance the benefits provided by trees, using no-net loss of canopy area as a proxy. A cumulative assessment should be made of tree losses and planting secured as part of this application (0.12ha) and any future Reserved Matters applications. This should use a projection of the canopy area that would be delivered by new trees over a reasonable timeframe (25 years) based on species and planting location.

4.16. Provision should be made for the maintenance of new planting in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and replacement of failures for a period of at least 5 years.



KEY

[This drawing must be reproduced in colour]

- T1/G1 Retained trees and groups
- Root Protection Area (RPA)
- Survey Boundary
- # Approximate location (Feature not shown on supplied topographical survey)
- Tree Protection Fencing (Must be installed prior to works commencement)



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A	Updated layout	REC	TDP	21/10/22
Rev	Description	Drawn	Approved	Date



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Project
Land at Talbot Way, Letchworth

Title
Arboricultural Impact Assessment in support of Outline Planning [MITIGATION]

Drawing Number
D9640.003

Drawn	Checked	Approved	Scale	Date
RMG	JGS	JGS	1:1000 @ A3	29/09/2022



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APPENDIX A: Arboricultural Data Sheets



APPENDIX A: Arboricultural Survey Data Sheets

Surveyor **Jess Henman**
 Survey Date **13.09.2022**
 Site **Land at Talbot Way, Letchworth**
 Drawing Ref **D9640.001**

Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in current context	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
Trees																	
T1	Common walnut	8.0	3.0	300	1	4.0	5.0	5.0	5.0	3.0	W	Middle Age	Good	Third party growing in the allotment, good form and vigour, growing behind a hedge of dense bramble		B ,1	Long
T2	Goat willow	6.0	2.0	250	1	4.0	4.0	5.0	5.0	2.0	W	Middle Age	Good	Third party growing in the allotment, good form and vigour, growing behind a hedge of dense bramble, branches stop at the site boundary		B ,1	Long
Groups																	
G1	Norway maple, Horse chestnut, Midland hawthorn, Elm species	3 to 9	0.0	50 to 300	150							Middle Age	Mixed	Third party group, following footpath in a linear feature, Dutch elm disease on most of the elms, couple of dead stems.		B ,2	Long
G2	Field maple, Silver birch, Hornbeam, Common hawthorn, Common ash, Scots pine, Pedunculate oak, Rowan	4 to 8	1.0	50 to 250	250							Young to Middle Age	Mixed	Shelterbelt like feature, good variety of native species, moderate ash dieback, planted between path and field, all roughly the same age.		B ,2	Medium
G3	Common hawthorn, Common ash	2 to 6	1.0	100 to 200	30							Middle Age	Fair	Small clusters of trees within bramble growing in a triangular area, minor ash dieback noted, about 40% ash, inspection restricted due to vegetation		C ,2	Medium
G4	Field maple, Common hawthorn, Apple species, Common plum	3 to 7	1.0	80 to 300	20							Middle Age	Good	Third party trees growing in a linear feature along the access track and allotments, denser to the south with the group thinning to single trees to the north		B ,2	Long



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APPENDIX B: Survey Method

APPENDIX B: Survey Method

The survey of trees is conducted from ground level only. The nature of the soils on site is not assessed.

Trees are dynamic living organisms with a constantly changing structure; even trees in good condition can suffer from damage or stress. The information recorded is presented as being correct at the time of survey.

The following features of each tree, group of trees or wood may have been recorded in the Arboricultural Survey Data Sheets at Appendix 1.

Species	The common name is given. The Latin name may also be given if further clarification is required.	
Height	Top height of tree recorded in metres.	
Stem Diameter	For single-stemmed trees the measurement is taken at 1.5 metres above ground level and recorded in millimetres. For multi-stemmed trees an average all stems measured at 1.5m above ground level is used. For tree groups a range from minimum to maximum diameters is provided based on measurements taken using one of the aforementioned methods.	
No. of Stems	A count of stems arising below a height of 1.5 metres.	
Crown Spread	The N, S, E and W branch spreads are recorded in metres to provide a representative crown shape.	
Height of Lowest Branch	Crown clearance above ground level recorded in metres.	
Direction of Lowest Branch	The direction of growth of the first significant branch from the point of attachment.	
Maturity	Young	Trees that can reasonably be relocated or replaced like for like, without undue cost;
	Middle Age	Trees in the established growth stage of their life with the potential to continue increasing in size;
	Mature	Trees that have reached their ultimate size, given their location and surroundings;
Condition	Good, Fair, Poor. An overall assessment of a tree's physiological and structural state in which factors that may increase its susceptibility to the effects of development are taken into account. Veteran. Trees that are in such a condition as to significantly increase their biological, cultural or aesthetic value. This is characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.	
Comments	A brief evaluation and description of the tree with comments on form, vitality, health and any significant defects or symptoms of ill-health.	

BS 5837 Tree Quality Assessment

The tree quality assessment is based on Table 1 of BS 5837:2012 (See below). Four categories (A, B, C and U) are used to denote tree quality (A= High, B = Moderate, C = Low, U= Unsuitable for retention). Subcategories (1-3) denote the specific function value of the trees and the reasoning behind the allocation of a specific category (the subcategories may be used in combination but do not accumulate collective weight).

Root Protection Area (RPA)

The RPA is allocated to ensure that a sufficient area is left undisturbed during development. It is provided as an area (m²) and as the radius of a circle (m) typically plotted from the centre of the stem.

The RPA is calculated using a mathematical equation included in BS 5837:2012 (Section 4.6 and Table D.1) and is based on a tree's stem diameter. In some cases the RPA may need to be adapted to best reflect the likely area and position of roots required to ensure survival; this may be based on criteria such as the tree's condition, species, crown spread and any barriers to growth. Any alteration must be justifiable but is made at the Arboricultural Consultants discretion.

Recommendations

Recommendations for arboricultural works, etc. are based on the **current** land use, and take into account the tree or group attributes without bias to the proposed development.

Estimated Remaining Contribution

An estimation of the life expectancy as healthy functioning tree. This will be influenced by species and the condition of the tree at the time of survey.

Long	> 40 years
Medium	20 – 40 years
Short	less than 20 years

APPENDIX B: Survey Method

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

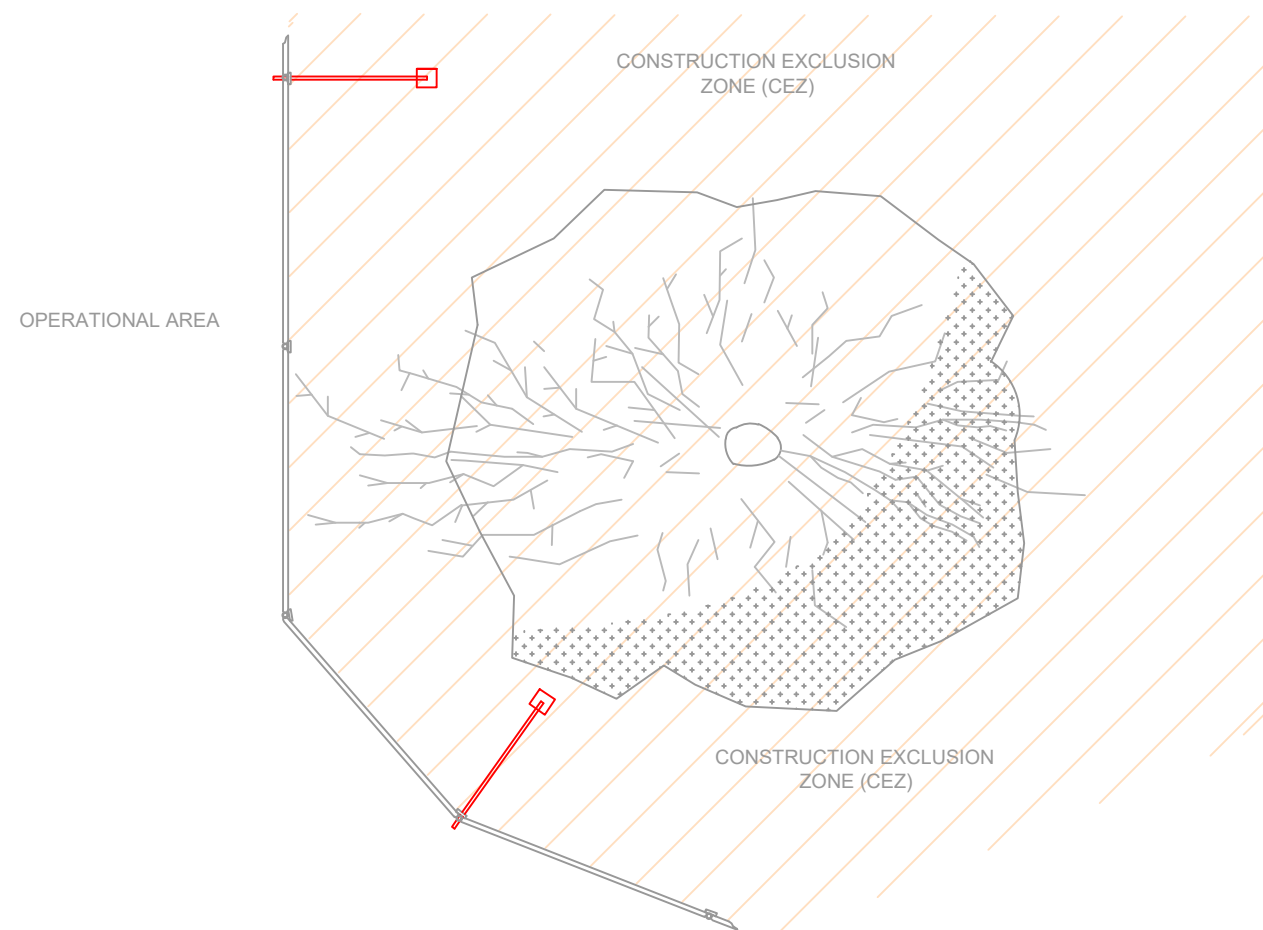
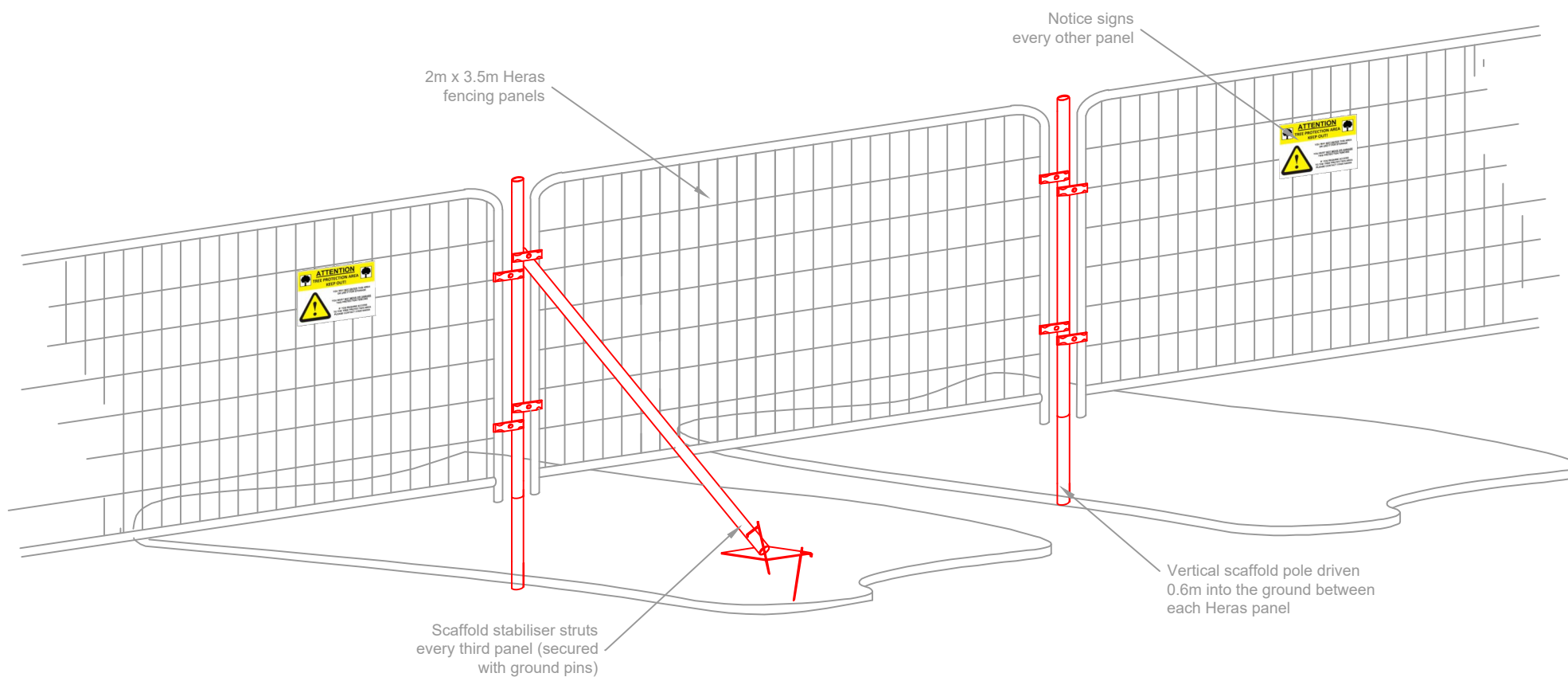
British Standards Institute (2012) BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.
p.9

NOTES:

All young trees are assessed as quality category 'C' but this does not preclude their retention within a development.

For hedges the height, canopy spread and number of stems is recorded but they are not assigned a quality category.

APPENDIX C: Specification Drawings



Per 3No. Heras panels (10.5m)	
Component	Quantity
2m x 3.5m Standard Heras panels	3
3m Galvenised steel scaffold pole	3
Heras fecurity fence clip	12
Heras stabilising support bar	1
Stabilising pin	2
Tree protection notice	2

Notes:

Rev	Description	Drawn	Approved	Date
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Project

Title
Temporary tree protection fencing for use on soft surfaces

Drawing Number
TEP.ARB.FEN.001

Drawn	Checked	Approved	Scale	Date
TDP	RMG	JGS	(not to scale) @ A3	08/07/2019

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