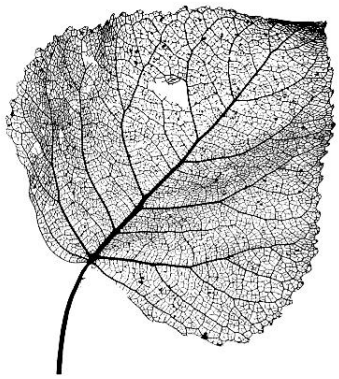


Sharon Hosegood
ASSOCIATES

# Independent Arboricultural assessment of an outline planning application for 8 dwellings

SITE

Land East of Briary Lane and South of Sun Hill

Royston

Hertfordshire

report

Planning application 18/00587/OP

On behalf of Royston Says No To Gladman

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

**DATE: 12 May 2018**

**OUR REF: SHA 720**

**OUR CONTACT DETAILS: 01245 608 362**

sharon@sharonhosegoodassociates.co.uk

## Contents


| Paragraph number | Paragraph contents | Page number |
|---|---|---|
| 1 | Introduction and background | 3 |
| 2 | The issues addressed and a statement of instructions | 3 |
| 3 | The background, site and trees | 3 |
| 4 | The Arboricultural impact assessment | 7 |
| 5 | My opinion | 11 |
| 6 | Conclusion | 12 |
| 7 | Recommendation | 13 |


## Appendices


| | | |
|---|---|---|
| 1 | My experience and qualifications | 14 |
| 2 | National and North Hertfordshire District policies | 16 |
| 3 | Reviewed documents and literature | 24 |
| 4 | Magic Map | 26 |
| 5 | Methodology | 28 |

## 1.0 Introduction and background

1.1 This report has been commissioned to provide an independent arboricultural assessment of the following:- *'Outline application (all matters other than layout reserved) for residential development, comprising eight dwellings. Renewal of Application as Approved under Ref: 14/02341/1'.* The application was validated on 27 February 2018 and is reference 18/00587/OP. To provide my assessment, I visited the site on 8 May 2018, reviewed the application, and North Hertfordshire District Council policies.

1.2 *Writer*

I am Sharon Hosegood. My specialist field is arboriculture and I am a Chartered Arboriculturist and am a Fellow of both of my professional organizations. Full details of my qualifications and experience entitling me to give expert opinion evidence, are at appendix 1.

1.3 *Summary of my conclusions*

This report shows that, whilst at first glance the proposal retains tree, there is a risk of large scale tree removal due to the impact of upgrading the bridleway to adoptable Highway, the bringing into private ownership of the woodland, and a lack of detail in the submitted arboricultural report.

I recommend that a Tree Preservation Order is served on the trees along the bridleway and on the southern and eastern boundaries, and in the absence of detailed arboricultural information, the application to renew the previous consent is refused.

## 2.0 The issues to be addressed and a statement of instructions

2.1 *Statement of instructions*

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

2.2 *The purpose of the report*

To assist North Hertfordshire District Council in determining planning application 18/00587/OP.

## 3.0 The background, site and trees

3.1 *Planning background* – Barker Parry Town Planning Statement February 2018

The application, made by the Conservators of Therfield Heath and Greens, is a renewal of consent 14/02341/1 for eight dwellings. Consent was granted in May 2015 subject to conditions, but I note that there were no tree related conditions. The proposal is to use the bridleway as access subject to

suitable surfacing. The planning statement states in 2.7 that 'the existing road, plus a verge area along the Heath side, is capable of accommodating the 6.1m width.'

3.2 *Size, location and use*

The site is Common Land 'Therfield Heath', accessed by Public Bridleway 13 from Sun Hill in the north to open arable landscape to the south.

3.3 *Woodland description and condition*

The eastern boundary contains a line of mostly sycamore trees, some of which have been historically coppiced, forming a dense continual screen between the bridleway and Therfield Heath. The trees are semi-natural in character and form a link between the town and open countryside to the south and provide a high level of visual amenity to Sun Hill, Briary Lane, the bridleway and Therfield Heath. The trees have a good vitality with no obvious defects that could be easily observed (note, some are densely ivy clad). They have grown tall and slender due to their close proximity to each other and have collective, rather than individual, value.

The site has a wooded area on the eastern and southern boundary. This is mostly sycamore with some scrubby under storey. I understand that the centre strip of the eastern woodland was excavated in the past and that the woodland has subsequently seeded on that land. The trees generally have a high vitality and provide a visual amenity to the common, the bridleway, Sun Hill, Briary Lane and The Dell. Many of the trees in eastern woodland are very slender with a poor stem taper as they grow up towards the light. Some are of low quality, but the majority are in a reasonable condition and provide high collective landscape value.



*Photo 1 of the site looking south from Sun hill and Briary Lane*



*Photo 2 of the bridleway looking north towards Sun Hill*



*Photo 3 of the site looking east towards the wooded area.*

3.4 *Designations and legislation*

The trees are not protected by a tree preservation order or within a Conservation Area. They are protected by virtue of the need to apply for a Felling Licence from the Forestry Commission. They are classified as a BAP priority Habitat.

3.5 *Ecological report* – (Updated Ecological Appraisal by ELMAW Consulting dated February 2018)

The submitted report finds that the woodland is species poor and lacking in diversity as it is mainly sycamore. The ecologist finds that the woodlands have potential to support nesting birds and hedgehogs, and that there are no obvious features for bats or badgers.

3.6 *Arboricultural impact assessment* – (Report on tree amenity value and condition by John Cromar's Arboricultural Company Limited dated 28 May 2014)

This report finds that *'The en-masse effect is considerable, the trees forming, as viewed from the rising lands of the main heath to the W and the suburban fringe of Royston to the E and SE. In isolation however, hardly any of the trees are of good from, nor reasonable viable as stand alone trees' (Section 05.01).*

Observation 1: The report is four years old. Tree condition changes over time, and most arboricultural reports are time limited to 1 year.

Observation 2: The report excludes the north-western line of trees next to the bridleway and is therefore incomplete.

Observation 3: The report does not include a tree protection plan based on the proposed outline layout. This is a standard requirement of an arboricultural impact assessment as this important plan is used on site by contractors to ensure that trees are protected.

Observation 4: The report does not include a tree surgery schedule to inform what works are required to trees.

Observation 5: The report does not include any measures to protect the roots of the trees along the bridleway from compaction by construction vehicles during work.

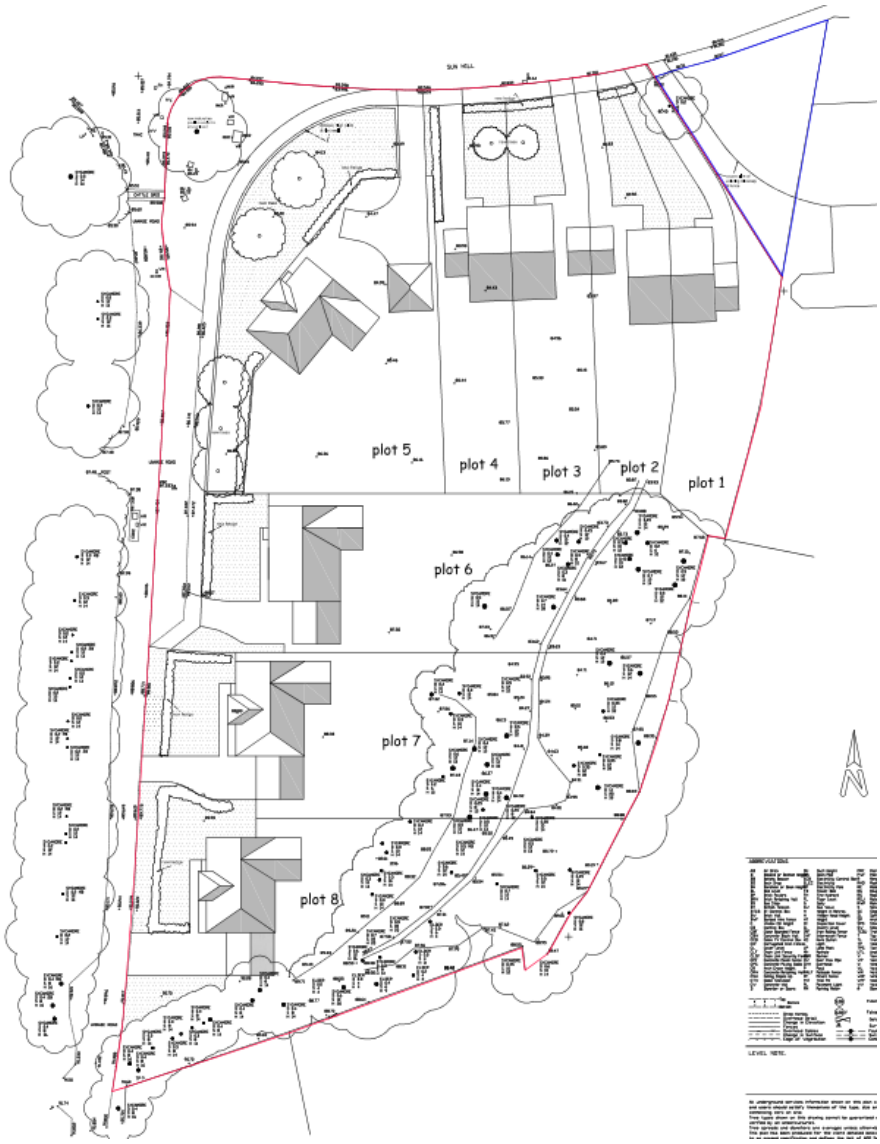
Observation 6: The report discusses future planting but does not address the issue of management of the woodland area.

Observation 7: The report fails to address the effect on trees of the upgrading of the bridleway to an adoptable standard

Observation 9: The report fails to address the issues of shading and the inevitable pressure to prune and fell trees.

## 4.0 The Arboricultural impact assessment

4.1 The application is not accompanied by an arboricultural impact assessment which fully considers the proposal. The layout accompanying the application is shown below:-




*Plan 1 – extract from 'Proposed residential development at Therfield Heath, Royston. Drawing number HEA/14/02B.*

4.2 The Planning Statement at section 6.7 states that the council recommended that the wooded part of the site to the east be transferred to plots 6 – 8, and no longer in the public realm. This land is largely inaccessible with challenging topography and is densely overgrown.



*Photo 4 of the tall drawn up trees in the wooded area to the east of the proposal.*



*Photo 5 of the tall drawn up trees in the wooded area to the east of the proposal.*

Currently the wooded area acts as a dense screen between the residential development of The Dell and The Common. The trees exceed 20m and provide continual canopy cover. The ecological report recognizes that the group provides habitat for nesting birds and hedgehogs and is a BAP priority habitat. I found it difficult to walk through at the time of the survey (8 May 2018) as it is densely overgrown.



*Photo 6 view from The Dell showing how the high tree cover provides an important visual amenity and enhances the landscape character.*



*Photo 7 view from The Dell showing how the high tree cover provides an important visual amenity and enhances the landscape character.*

Once the land is transferred into private domestic ownership and within a garden, the trees are exempt from the requirement of a Felling Licence. There are no tree preservation orders and the site is not in a Conservation Area. There were no tree related planning conditions placed during 2014 approval, and in the absence of this, there will no restrictions (other than preventing

disturbance of nesting birds) to clear felling. The woodland does not constitute typical garden planting, and the garden of plot 8 is 80% covered in trees.

The trees will cast shade to plot 8 at all times, and to the plots 1,2,6,7 and 8 during the morning and mid-day.

There are risks of damage to the trees during the construction phase from contractor parking storage, excavations and other unforeseen activities. The widening of the bridleway and re-surfacing would have multiple effects on the trees. It would not be a case of simply re-surfacing, but excavation to create an adoptable Highway. This typically involves excavating down to 600mm deep to create a suitable construction. The carriageway would need to be widened and this would result in digging into the slightly higher verge near the trees. Tree roots of sycamores of this age are typically within the top 1.5m, and extend out beyond the crown. The root protection areas of the trees (a calculation from the BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*') extends into the bridleway. There are specialist methods to achieve minimal dig construction, but these are rarely adopted by the Highway. The reality is that roots will be severed which will compromise the health and structural stability of the trees, resulting in them being felled. This will create a considerable loss of amenity to Therfield Common which is a Site of Special Scientific Interest.



*Photo 8 of the bridleway which would need to be widened into the verge*



*Photo 9 view of the bridleway trees looking east from one of the footpaths on Therfield Heath*

## 5.0 My opinion

5.1 *Impact of the upgrading of the bridleway to adoptable Highway*

Widening and excavation of the bridleway will inevitably lead to tree removal; the detail and extent of which have not been determined. Absence of such information makes an informed decision impossible. I appreciate that this is an outline application, but the lack of tree related conditions in the last consent could lead to a repeat decision which will fail to have a mechanism for securing the proper impact assessment of the bridleway trees.

These trees provide a high level of visual amenity to the area (see photos 8 and 9) and provide continual canopy cover. They are in a reasonable condition and provide a buffer between the SSS1 and residential area to the east. I believe these trees have collective landscape value and are worthy of protection by means of careful design and a Tree Preservation Order.

5.2 *Impact of the construction process on the trees*

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

5.3 *Impact of the private ownership of the wooded area into plots 6, 7 and 8*

The absence of legislative control (other than for avoiding disturbance of nesting birds) means that the owners will have the right to fell the trees in what will be their garden. This will have a dramatic impact on the visual amenity, ecology and sense of place. It is very likely to have an adverse effect on surface water run off (trees act as sponges) and modify the micro climate. The Dell would be exposed. It could be that the new owners love trees and woodland, and see the ownership as a privilege. However, plot 8 is 80% covered in trees. It seems probable that the owner will want to fell some trees to create a reasonable garden, not least to control shade.

Based on my 11 years' experience as a tree officer, I consider it highly likely that some trees would be removed by the future occupiers, thus changing the character of the area.

**6.0 Conclusions**

6.1 This application at first glance seems to retain all trees. When looked at in more detail, there is the potential risk of trees on the bridleway being removed (partially or entirely) and there will be pressure to remove the southern and eastern wooded area. I accept that wholesale removal of the eastern boundary wood is unlikely, but once they are within gardens, there are no legislative controls. If the woodland is thinned, the retention of individual trees is unlikely to be sustainable as they have grown in crowded conditions and have poor stem taper (i.e. they are tall and whippy). The removal would completely change the character of the area.

6.2 There is no arboricultural impact assessment or method statement supplied in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction. Recommendations'.* This information would enable a fuller assessment of the following:

- the suitability of trees for retention.
- the effect of the resurfacing and widening of the bridleway to adoptable Highway
- the location for the tree protection fencing
- the level of arboricultural supervision
- how the woodland will be managed

I respect the fact that this is an outline application, but in the absence of tree related planning conditions, I am concerned that tree retention will be left to chance, and the ideology of the future owners.

6.3 The trees meet the criteria for a Tree Preservation Order (TPO) as they clearly provide a strong visual amenity, are in a reasonable form and condition, and it is expedient to serve the order in the light of development proposals. The legislation places no barriers on species, nor seeks the trees to be in an excellent condition. Common Land is not exempt from TPO legislation. Planning Authorities have a statutory duty to consider trees as a material consideration and to serve TPOs when it is 'expedient in the interests of amenity'. The absence of a tree officer does not preclude the council from these obligations. I do not advocate complete tree retention, and consider that woodland management is beneficial, but this should be controlled by the means of planning condition and Tree Preservation Order applications.

6.4 The council's own policies (see appendix two) seek to maintain the countryside and improve the rural environment. This proposal has the potential to result in significant tree loss, creating a detrimental change on this gateway between the town and countryside.

**7.0 Recommendations**

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

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

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



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

Director
Sharon Hosegood Associates Ltd

# Appendix 1

## My experience and qualifications

Sharon Hosegood

FICFor FArbor A BSc (Hons) Tech Cert Arbor A

# Profile

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

| | |
|---|---|
| **Specialties:** | Trees in relation to development, including appeals and planning hearings |
| | Tree root investigations, including TreeRadar |
| | Tree hazard evaluation |
| | Tree preservation orders |
| | Trees and well-being with community engagement |
| **Professional bodies:** | Fellow of the Institute of Chartered Foresters (ICF)<br>Councilor for the ICF<br>Assessor for the ICF examination board |
| | Fellow of the Arboricultural Association |
| **Qualifications:** | Cardiff University Law School Bond Solon Civil Expert Certificate<br>Arboricultural Associations Technicians Certificate<br>BSc (Hons) Geography and Landscape Studies<br>Managing Safely IOSH (2017) |
| **Awards:** | Top student award for the Technician's certificate in 2005 |
| | The Broomfield Hospital Woodland Management project she has managed since 2009 has won the following awards: |
| | The Essex Biodiversity Awards (nomination)<br>The Excellent Community Engagement Award (NHS Forest)<br>Green Flag and Green Apple Award<br>Highly commended for the Health Sector Journal Award 2013 |

# Appendix two

## National and North Hertfordshire District Council Policies

**National Policy Framework 2012**

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

11. Conserving and enhancing the natural environment
109. The planning system should contribute to and enhance the natural and local environment by:
●***protecting and enhancing valued landscapes***, geological conservation interests ***and soils***;
● recognising the wider benefits of ecosystem services;
● ***minimising impacts on biodiversity and providing net gains in biodiversity*** where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
● preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ***soil***, air, water or ***noise pollution*** or land instability

**Tree Preservation Orders**

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

The following is taken from:-

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

**Who makes Tree Preservation Orders and why?**

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

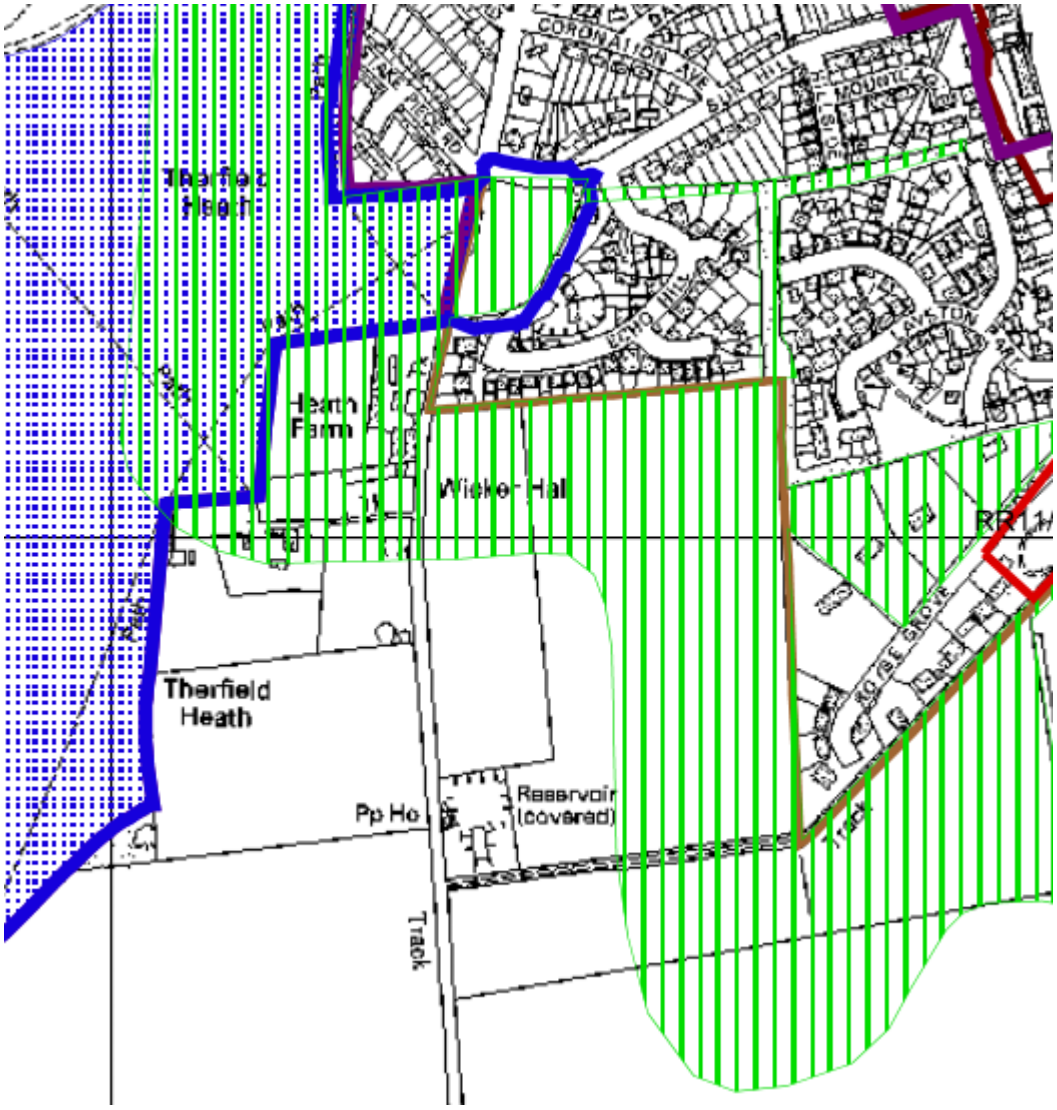
Authorities can either initiate this process themselves or in response to a request made by any other party. When deciding whether an Order is appropriate, authorities are advised to take into consideration what 'amenity' means in practice, what to take into account when assessing amenity value, what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

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

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

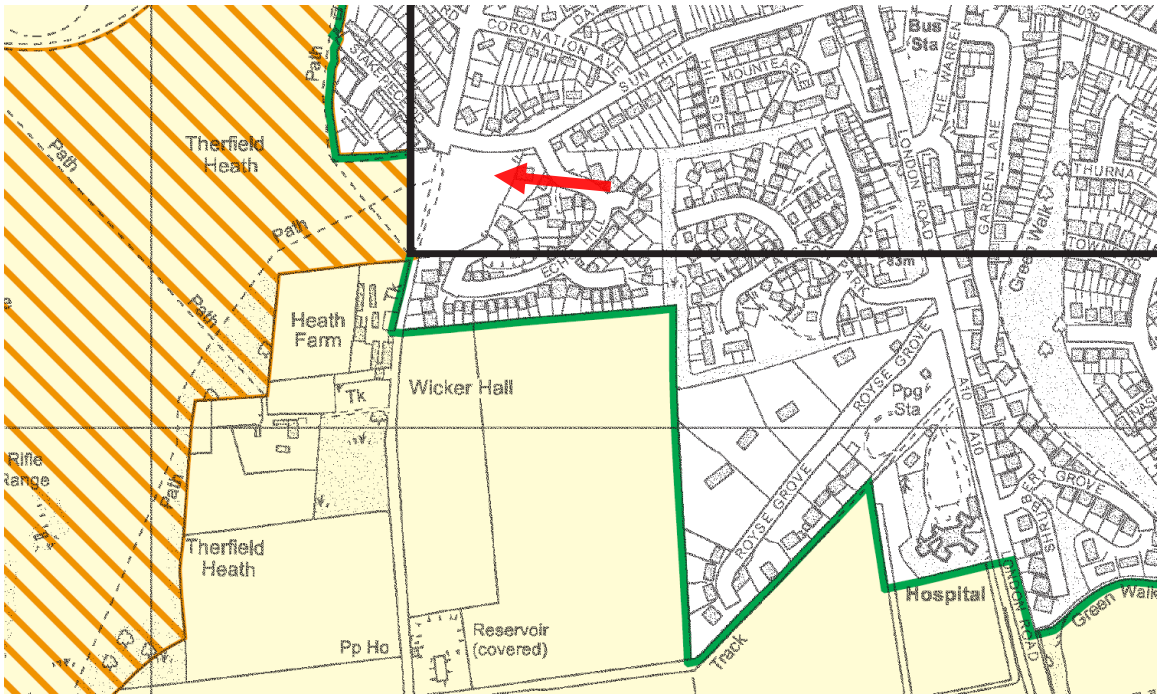
**North Hertfordshire District Local Plan No.2 with Alterations**

**Royston Town Centre plan extract**




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

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




*Royston Area in the Proposed submission Local Plan 2011 – 2031. Do not scale. North* ↑

*Site shown arrowed*

**Saved Local Plan Policies**

## Policy 6: Rural Areas beyond the Green Belt

In Rural Areas beyond the Green Belt, the Council will maintain the existing countryside and villages and, and their character. Except in Selected Villages (Policy 7), a development proposal will normally only be allowed if:

- it is strictly necessary for the needs of agriculture, forestry or any proven need for local community services, provided that:
  - the need cannot practicably be met within a town, excluded village or selected village, and
  - the proposal positively improves the rural environment; or
- it would meet an identified rural housing need, in compliance with Policy 29; or
- it is a single dwelling on a small plot located within the built core of the settlement which will not result in outward expansion of the settlement or have any other adverse impact on the local environment or other policy aims within the Rural Areas; or
- it involves a change to the rural economy in terms of Policy 24 or Policy 25

***Comment – the policy is to maintain the existing countryside***

***Comment – the proposal does not positively improve the rural environment***

**Policy 21: Landscape and Open Space Patterns in Towns**

In towns, the Council will maintain a general pattern of landscape features, and of public and private open spaces, as shown on the Proposals Map:

- by normally refusing development proposals which would have a significantly detrimental effect on the character, form, extent and structure of the pattern;

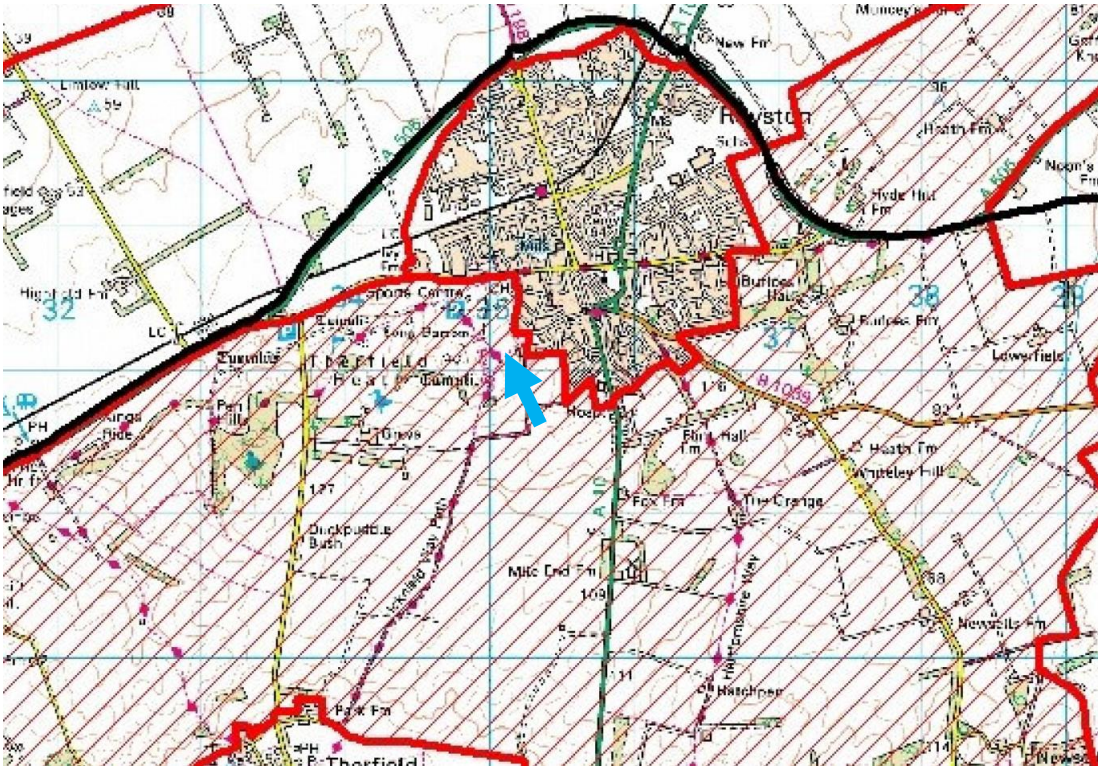
- if development is acceptable in these terms, by requiring the character, form and layout of the development proposals to retain and/or reinforce the pattern through appropriate landscape and open space provision and quality of design;
- by managing appropriate land for open spaces;
- by encouraging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

- ***Comment – the policy is to maintain a general pattern of landscape features, and of public open spaces***

- ***Comment – the policy is to encourage positive use and management of land for amenity and nature conservation***

**North Herts Landscape Study (Character, Sensitivity and Capacity)**

**The Landscape Partnership 2011**




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

| | |
|---|---|
| **KEY CHARACTERISTICS**<br>_ Incised chalk scarp slope<br>_ Large scale pattern of rectilinear fields<br>_ Long straight roads, open and without hedge boundaries, climbing the face of the scarp<br>_ Absence of larger settlements<br>_ Long distance views<br><br>Therfield Heath, SSSI is the single largest area of unimproved chalk grassland in the county. It comprises coombes, downland and areas of mixed scrub home to an array of plants and invertebrates including pasque flower, perennial flax, bastard toadflax and burnt tip orchid and the largest colony of chalkhill blue in the county. Coombe Bottom is another key chalk grassland area occurring on steep scarp slopes. Woodland communities on these slopes are primarily broadleaved, with beech being a notably successful species. Other important sites occur at Deadman's Hill, Heath Farm, Barkway Road, Whiteley Hill and the A505 cutting at Burloes. | **VISUAL AND SENSORY PERCEPTION**<br>Expansive open area with long distance views to the north.<br><br>**Rarity & distinctiveness**<br>The chalk scarp is a comparatively common feature in North Hertfordshire however the openness, lack of development (particularly in the west) and the history of this character area make it almost unique in the county.<br><br>**VISUAL IMPACT**<br>Scarp provides a vantage point for long distance views over Royston to the north.<br><br>**ACCESSIBILITY**<br>Pattern of roads and footpaths runs up and down the scarp face. Connections radiate out from Royston. Icknield Way and Hertfordshire Way long distance paths cross the Character Area.<br><br>**COMMUNITY VIEWS**<br>Hertfordshire County Council (HCC) have undertaken Tier B (Community of Place) consultations. Views of the local community have been sought and contributor's responses to each of the Character Areas will be analysed<br><br>**CONDITION**<br>Land cover change: Insignificant<br>Age structure of tree cover: Over mature<br>Extent of semi-natural habitat survival: Relic<br>Management of semi-natural habitat: Poor<br>Survival of cultural pattern: Declining/Relic<br>Impact of built development: Moderate<br>Impact of land-use change: Low<br>**Matrix Score: Poor**<br><br>**ROBUSTNESS**<br>Impact of landform: Prominent<br>Impact of land cover: Prominent<br>Impact of historic pattern: Apparent<br>Visibility from outside: Widely visible<br>Sense of enclosure: Open |

| location | assessment | **evaluation** | guidelines | SCARP SLOPES SOUTH OF ROYSTON | Area 228 |
|---|---|---|---|---|---|

**EVALUATION**

**CONDITION**

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

**ROBUSTNESS**

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

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

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

**North Hertfordshire District Council Tree Strategy 2017**

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

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

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

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

# Appendix three

## Reviewed documents and literature

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

- All documents submitted with the planning application 18/00587/OP including:

Report on tree amenity value and condition by John Cromar's Arboricultural Company Ltd dated 28 May 2014

Updated Ecological Appraisal by ELMAW Consulting dated February 2018

Planning Statement by Barker Parry Town Planning dated February 2018

Site plan reference HEA/14/02B

Location plan

All matters relating to the previous consent 14/02341/1

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

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

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

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

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

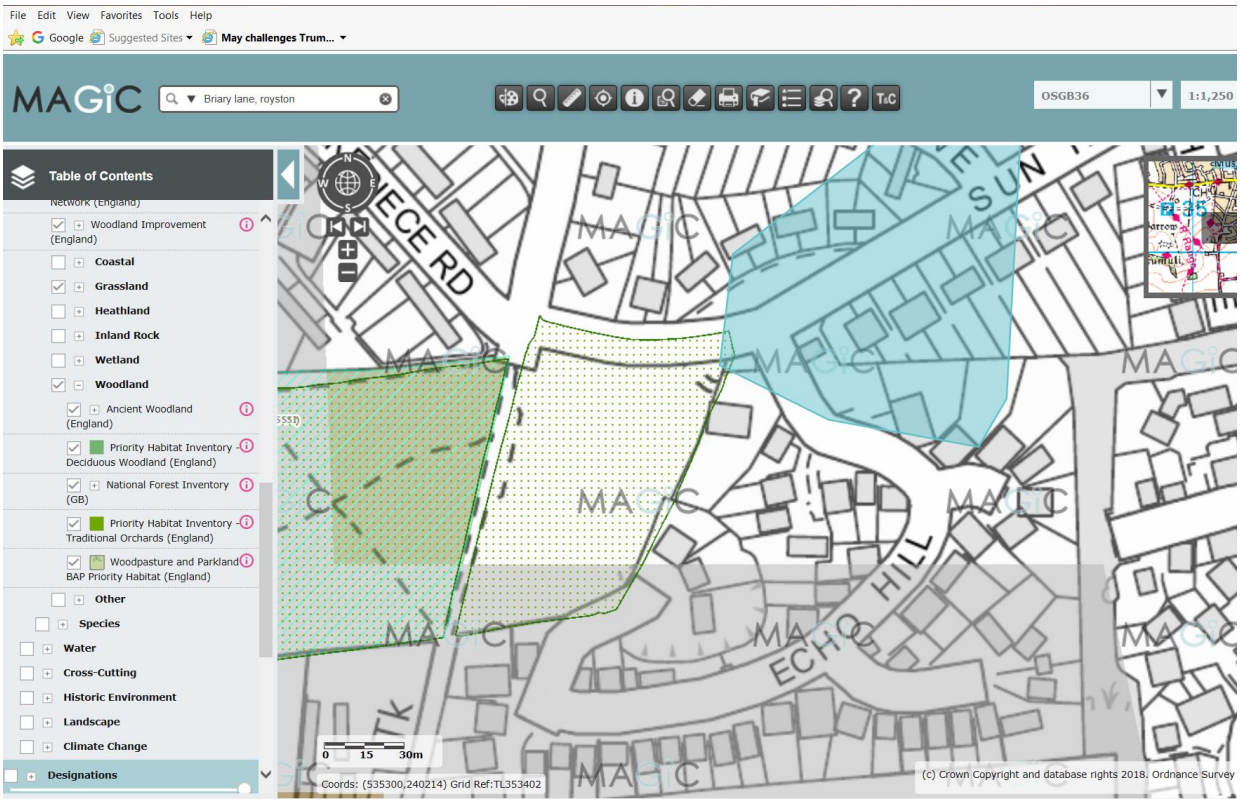
C. Mattheck 'The body language of trees' 2015

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

# Appendix four

# Magic Map

## Magic Maps




Map 1 extract from http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx

- Registered Common Land – Therfield Heath
- Site of Special Scientific Interest – Therfield Heath SSSI (offsite to the west)
- Priority Habitat Inventory – Lowland Calcareous Grassland (offsite to the west)

# Appendix five

# Methodology

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

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

- Reviewed submitted detail with the planning application

- Reviewed local, regional and national policies

Sharon Hosegood
ASSOCIATES

# Independent Arboricultural assessment of an outline planning application for 8 dwellings

SITE

Land East of Briary Lane and South of Sun Hill,

Royston,

Hertfordshire

Planning application 18/00587/OP

On behalf of Royston Says No To Gladman

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

**DATE: 12 May 2018**

**OUR REF: SHA 720**

**OUR CONTACT DETAILS: 01245 608 362**

sharon@sharonhosegoodassociates.co.uk

Sharon Hosegood Associates Unit 5, Old Park Farm, Ford End, Chelmsford, CM3 1PL
T: 01245 608362 www.sharonhosegoodassociates.co.uk
Registered Office: Fisher Michael Chartered Accountants, The Old Grange, Warren Estate,
Lordship Rd, Writtle, Chelmsford, Essex CM1 3WT
Company Registration Number: 9361038 Director: Sharon M.Hosegood