

North Hertfordshire Council

Tree Officer comments

File Ref: 25/03251/DOC
Date: 22/01/2026
Planning Officer: Ben Glover
Address: Land Opposite Wymondley Grid Station And To The South
Of Sperberry Hill St Ippolyts Hertfordshire
Subject: Details of Condition : Details reserved by condition 17
(Arboricultural Method Statement) of planning permission
reference 24/02455/FP granted 08.01.2025.

1.0 Policy position: NPPF / Local Plan / Supplementary Planning Document

- 1.1** Paragraph 136 of the Achieving well-designed places chapter in the current Framework, addresses the integration of trees within new development. Draft NPPF Policy N3 (December 2025) proposes that trees in new development is included within the natural environment section to ensure consistency and alignment with wider environmental objectives.
- 1.2** North Hertfordshire Local Plan 2011-2031 Chapter 11 deals with the natural environment.

Policy NE2: Landscape Planning permission will be granted for development proposals that: a) Respect the sensitivities of the relevant landscape character area and have regard to the guidelines identified for built development and landscape management; b) Do not cause unacceptable harm to the character and appearance of the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this; c) Are designed and located to ensure the health and future retention of important landscape features; and d) Have considered the long-term management and maintenance of any existing and proposed landscaping

2.0 Observations

- 2.1** Submitted accompanying Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in the main appears to afford retained trees and hedgerows the adequate protection required during the demolition and/or construction of the above development.

2.2 A significant part of the Root Protection Areas (RPA) of trees T16 and T17 2x Hornbeam Cat A and Cat B trees and G7 Oaks Cat B group are located inside the development area outside the Construction Exclusion Zone (CEZ) Deer fencing, that is acting as the tree protection barrier in these locations. The RPA of G7 is particularly close to the position of the panels and could be subject to intrusion during construction. No ground protection is provided at these potential points of intrusions into the RPAs.

2.3 BS5837:2012 states *“Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.”*

“The locations and design for temporary ground protection should be shown on the tree protection plan and detailed within the arboricultural method statement”

2.4 This could be easily remedied either by the use of suitable ground protection in these areas, adjustment of the deer fencing position to be outside the RPAs of T16 and T17 or the erection of temporary fencing in line with extremities of the RPAs in these locations.

3.0 Conclusion

3.1 The submitted AMS on the whole affords retained trees adequate protection during construction, however details of suitable temporary ground protection or adjustments to Deer fencing or the installation of addition temporary protective fencing for trees where their RPAs are open to intrusion outside the CEZ and inside the development area should be provided, as the objective should be to avoid compaction of the soil, especially in wet conditions or on wet non free draining soils, so that tree root functions remain unimpaired.

4.0 Recommendation

4.1 It is recommended the implementation of the protective measures and working methods as specified in associated supporting Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) documents be secured by condition.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

Francis Mabbett
Tree and Landscape Officer