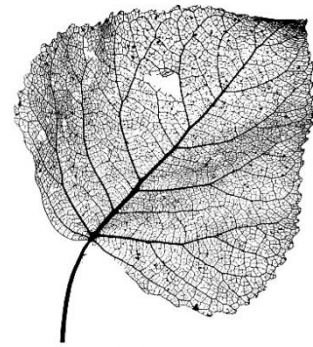




Sharon Hosegood
ASSOCIATES

ARBORICULTURAL IMPACT ASSESSMENT REPORT

BS 5837:2012 'Trees in relation to design, demolition and construction. Recommendations'

report

SITE

Land West of Tuthill House,
Kelshall Tops,
Therfield,
Hertfordshire

CLIENT

Quanta Homes 6 Ltd

Sharon Durdant-Hollamby

FICFor FArborA BSc (Hons) Tech Cert (ArborA)

DATE: 21 November 2021

OUR REF: SHA 1089 Rev D June 2024

OUR CONTACT DETAILS: 01245 210 420
sharon@sharonhosegoodassociates.co.uk

Executive summary

This report is submitted in connection with a full planning application for Redevelopment of existing storage yard including erection of 3 dwellings and associated amenity, parking and landscaping at land west of Tuthills House, Kelshall Tops, Therfield, Hertfordshire. I have provided all information in accordance with the British Standard (BS 5837: 2012 '*Trees in relation to design, demolition and construction. Recommendations*' (referred to as BS).

The plot is not protected by a Tree Preservation Order, and it is not in a Conservation Area.

The site is a yard in a poor state of repair with vegetation on, and adjacent to, the boundaries. This comprises low quality hedging on the northern and eastern boundaries, a mix of pines and native planting just outside the southern boundary and ash trees outside the western boundary. Herts County Council Highways have been informed as the ash trees T3 – T6 overhang the footpath and T7 is withing falling distance of the road.

To prepare for this report, a walk over survey to observe any changes was carried out on 2 November 2021, and a re-survey made on June 13th 2024.

The scheme retains all trees except 20m of hedgerow trees in G9 which are required for removal for site splay. The remainder of G9 will be crown lifted to enable clear visibility for the new access and the low quality hedge G26 will be coppiced.

Trees will be protected by tree protection fencing, and as the proposed buildings and drive are remote from the root protection areas and crown spreads of trees, there are no requirements for arboricultural method statements.

The scheme provides an opportunity for active tree management and new planting which will result in a **positive arboricultural impact** and a **net gain** in tree numbers.

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1. Introduction:

- 1.1. This report accompanies a planning application made by Phase 2 Planning on behalf of Quanta Homes 6 Ltd to North Herts District Council for a full planning application for the Redevelopment of existing storage yard including erection of 3 dwellings and associated amenity, parking and landscaping. The work is in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction. Recommendations*' (referred to as BS).
- 1.2. This report details tree condition, the impact of the proposal on, and from, the existing trees and the measures taken to protect trees to be retained. It also includes tree surgery recommendations.
- 1.3. The survey has resulted in a layout as shown in the tree protection plan at Appendix 3. Where technical terms are used, explanations are found in the glossary.

2. Statement of instructions and the issues addressed:

- 2.1. I was instructed by Quanta Homes 6 Ltd to:-
 - 2.1.1. Carry out a tree survey in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS);
 - 2.1.2. Analyse the proposals and the impact on trees to be retained;
 - 2.1.3. Produce a tree protection plan, showing the location of the tree protection fencing in accordance with the BS and a specification for the protection of the existing trees;
 - 2.1.4. Provide a tree surgery schedule which includes work to facilitate construction, based on the layout of, and works to, trees due to their condition or previous management;
 - 2.1.5. Provide arboricultural method statements in as much detail as is practical at this stage.
- 2.2. The issues addressed are tree condition, and how the proposal impacts on the site and vice versa.

3. The site:

- 3.1. The site is a commercial yard bordered by a road on the northern aspect, a drive leading to residential houses on the eastern aspect, open countryside to the southern aspect and a public footpath on the western aspect, beyond which is arable fields. The site is mostly laid to concrete with vegetation on, or adjacent to the boundaries. There is an earth bund on the western aspect and the site in general is in a poor state of repair.

3.2. *Site soils:* An assessment of soils on-site was carried out by a desktop analysis using the National Soil Resources Institute website which identified the soils as likely to be slightly acid loamy and clayey soils with impeded drainage. This is a guide only and detailed on-site soil analysis should be undertaken by the project engineer to inform the foundation design.

4. The trees:

4.1. *Generally:* There are 22 individual trees, and 5 groups of trees which form the subject of this survey. Full details are found in the survey sheets at appendix 1 and their location on the tree survey plan *SHA 1089 TSPA* at appendix 2.

4.2. *Legislation:* The plot is not protected by a Tree Preservation Order, nor does it lie within a conservation area.

4.3 *BS retention category:*

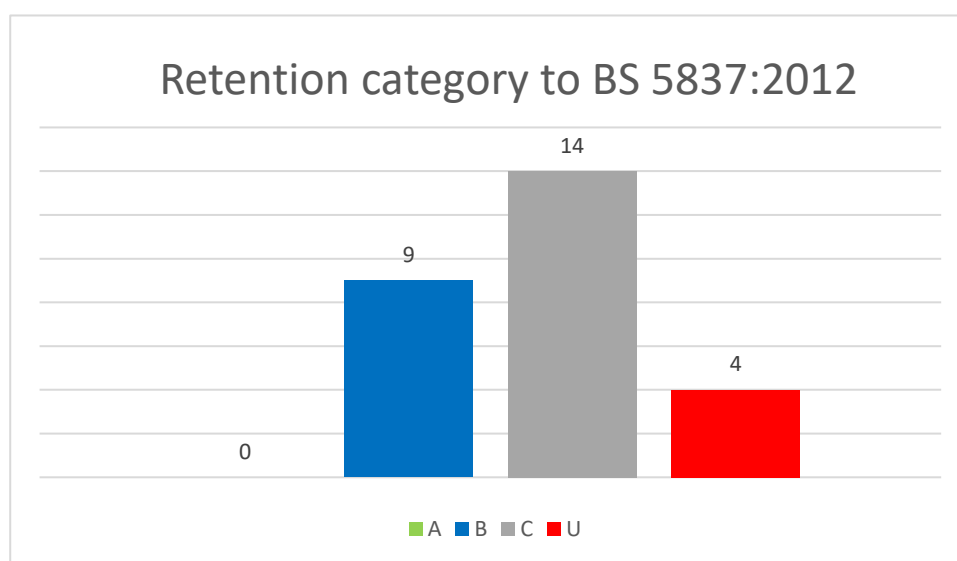


Table 1 – Retention category

A – high quality

B – moderate quality

C – low quality

U – unsuitable for retention

5. The Proposal

- 5.1. For a full planning application for Redevelopment of existing storage yard including erection of 3 dwellings and associated amenity, parking and landscaping at Land west of Tuthills House, Kelshall Tops, Therfield, Hertfordshire

6. Arboricultural impact assessment:

- 6.1. *Summary of the impact on trees:* Development can adversely impact on trees by causing them to be removed to facilitate the development, or in the future, by adversely affecting their potential for retention through disturbance in root protection areas (RPAs) or through post development pressure to prune or remove.
- 6.2. Tree roots can be asphyxiated and die if the rooting zone becomes compacted and soil structure damaged which can easily occur, particularly on clay soils, even with the passage of light vehicles. At the design stage, disturbance within the RPA should be avoided. If unavoidable (which may need demonstrating), consideration must be given to any construction activity such as demolition, including removal of existing hard surfaces, changing soil levels and the provision of services where within RPAs, as well as new surfaces and structures.
- 6.3. At the planning stage, any works proposed with RPAs must be shown to be achievable with minimal impact on retained trees. Areas should be identified where a detailed Arboricultural Method Statement will be required post planning consent.
- 6.4. Building lines ideally should be at least 2m outside of the RPA to allow for scaffolding and other build-ability issues and to allow for service runs and paths around the edge of buildings. Trees are long-lived organisms which take a long time to mature and if considered at an early stage can complement and increase the value of a development.
- 6.5. *Comments on specific trees and the arboricultural impact: Trees on the western boundary: T3 & T4 ash (category U under the BS – unsuitable for retention), T5 ash (category B – moderate value), T6 ash (C), T7 ash (U), T10 cherry (C) and T11 field maple (B).*
This line of trees is growing adjacent to the western boundary of the site, immediately between a raised 2m high grassed bund and a public footpath. T2 is a large ash which has collapsed and only a large sucker remains.

T3 and T4 are smaller ash trees with poor shape and form with wounds, decay and dieback. Whilst not imminently dangerous, they are unsuitable for retention. T5 is a large prominent ash in a reasonable condition, but with some woodpecker holes indicating decay and old stubs and scars from historic storm damage and decay fungi *Inonotus hispidus* is present. T6 ash is a moderately sized tree with defects, including a large branch that has collapsed in the distant past and rooted. Tree works and further inspection are recommended in the tree surgery schedule at appendix 4. As these are offsite trees, this is a matter for the owner.



Photo 1 of the western boundary looking from the site. June 2024.

T7 is an ash tree with a large open cavity on the stem on the eastern and southern side. It appears that the tree is completely hollow with only a narrow band of live wood. There is a high risk of failure into the road, exacerbated by the dense ivy growth. The dangerous trees have been reported to Herts County Council Highways.



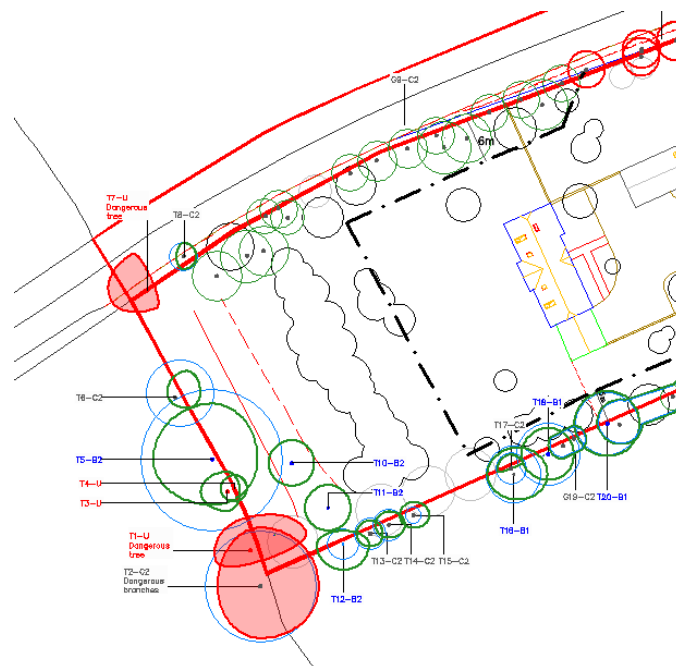
Photo 2 of the hazardous tree, T7 ash. June 2024

T10, T11 and T12 are semi mature and internal to the site. They have a good form and condition and are growing on the western side of the bund, and provide no meaningful amenity from outside the site.

Arboricultural impact assessment:

All will be retained and protected during works. They benefit the site by providing offsite screening.

- Green circle** – trees to remain
- Blue circle** – root protection area
- Red solid circle** – hazardous trees requiring urgent attention
- Red circles and diagonal hatching** – low quality scrub and hedgerow to be removed
- Black dashed line** – tree protection fencing comprising braced Heras panels



Plan 1 – extract from SHA 1089 TPPC . Do not scale. North is vertical.

The location for the tree protection fencing is shown at appendix 3 (SHA 1089 TPPC) and the specification is found at appendix 5. Tree root barriers for the blackthorn are available commercially, and I recommend <https://www.greenblue.com/gb/products/reroot-2000/>.

6.6. *Group of hedgerow trees on the northern boundary: T8 field maple (C), G9 predominantly hawthorn with some blackthorn, elder, dogwood and spindle (C).*

T8 is a modest twin stemmed hedgerow field maple with potential to mature, especially given that T7 will be removed. The group G9 is primarily individual hawthorn trees at maturity either side of the dilapidated fence. Within the site are a dense group of suckering blackthorn up to the edge of the concrete. If this was removed, they will continue to sucker into the site. There is occasional dogwood, elder and spindle bushes. There is potential to increase the quality and species diversity of this group and to manage the weaker specimens by pruning. The lowest quality area is in the centre. Never the less, the trees have collective landscape and ecological value and provide some screening.



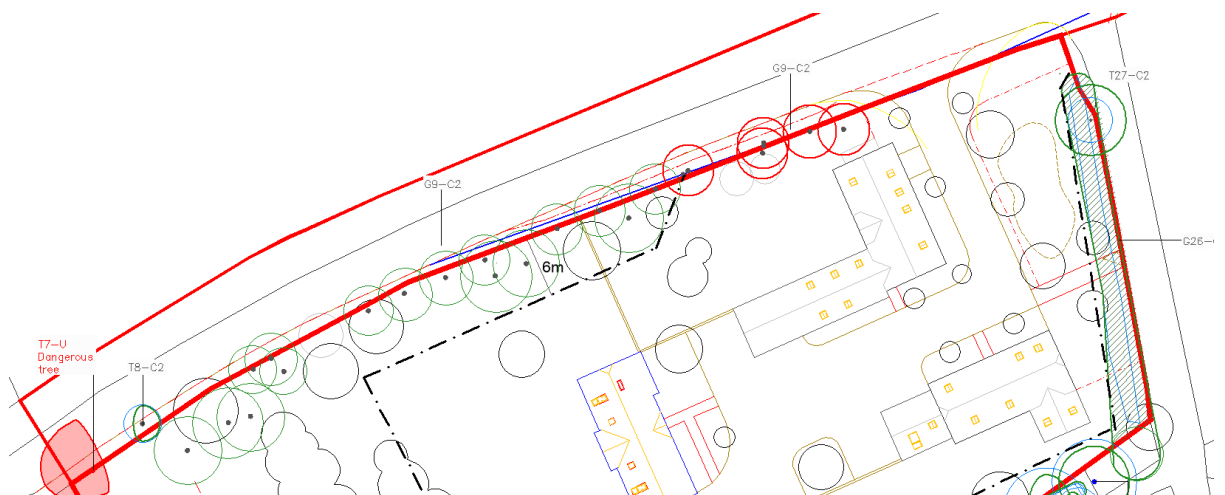
Photo 3 of G9 looking south-west. June 2024.



Photo 4 of the group G9 from the inside of the site, looking north east. June 2024.

Arboricultural impact assessment:

20m length in the group G9 will be removed and the remainder crown lifted to enable site splay visibility. All other trees can be retained, but I recommend that an area of blackthorn shown red hatched on the plan 2 below is removed to create reasonable side garden. The remainder will be retained and protected during works, but there is potential for active management with infill planting. This will be discussed with the ecologist and landscape architect post planning. I recommend a linear root barrier in front of retained blackthorn to prevent suckering and spreading.



Plan 2 – extract from SHA 1089 TPP C. Do not scale. North is vertical.

6.7. T12 field maple (B), T13 – T15 & T17 hawthorn (C), T16 field maple (B), T18, T20 & T23 pine (B), G19 & G21 hawthorn (C), T22 pine (C), T24 whitebeam (B) and G25 hawthorn (C).

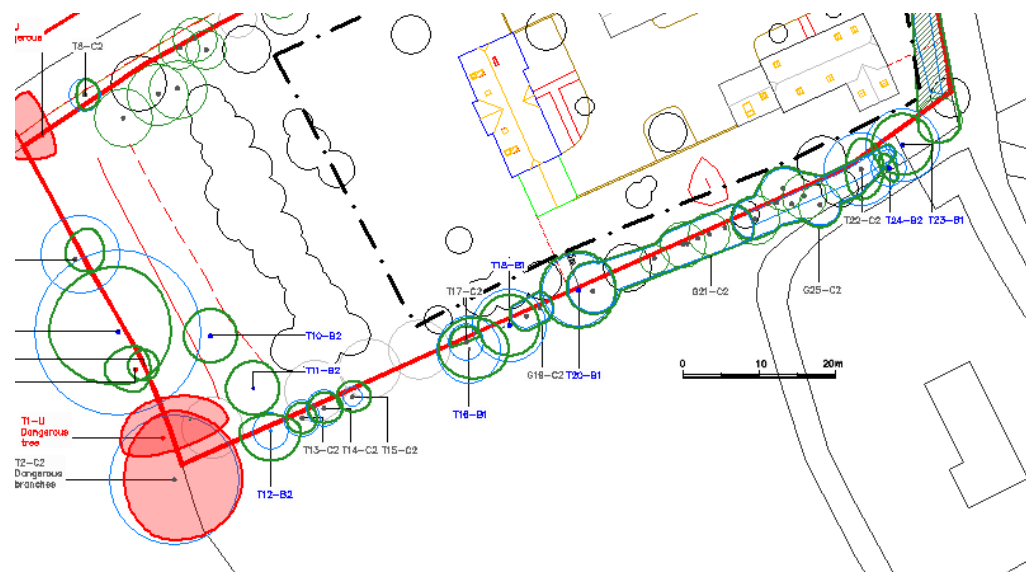
This attractive line of trees is just offsite, next to the southern boundary. The pines are the prominent trees, and have yet to reach full maturity. They provide softening and screening between the site and open countryside to the south. The groups of hawthorn are patchy but provide low level screening.



Photo 5 of T16 and T20 pine looking south with G19 hawthorn. June 2024.

Arboricultural impact assessment:

All will be retained and the crown spreads and root protection areas are remote from the proposed buildings. The trees will be protected by tree protection fencing.



Plan 3 – extract from SHA 1089 TPP C. Do not scale. North is vertical.

6.8. *Trees and hedgerow on the eastern boundary: G26 hawthorn and blackthorn (C) and T27 ash (C).*

The group is a mix of unmanaged hawthorn and blackthorn which is swamped with ivy and has a poor structural form. It is just offsite and growing behind a dilapidated boundary fence, arching over the site. The ash tree is a self-sown semi-mature tree, growing close to the telegraph pole.



Photo 6 of the low quality scrubby hedge G26 with offsite poplars in the background. Looking south-east. June 2024

Arboricultural impact assessment:

I recommend coppicing the hedge, removing all ivy and infill planting with native trees and shrubs between gaps. The area is shown to be protected by tree protection fencing to ensure that the ground is undisturbed for new planting. I recommend a root barrier to prevent the blackthorn from suckering into site. The ash is to be monitored for ash dieback disease and any dead wood removed for safety reasons.

7. Conclusions:

7.1. The site is low quality in landscape and arboricultural terms and the proposal has little negative arboricultural impact. Trees requiring work for safety reasons have been identified, and this work may have been carried out by the time this report is assessed. A small amount of suckering blackthorn will be removed and the low quality hedge coppiced.

7.2. Trees to be retained will be protected by tree protection fencing during work. This is a simple site to develop in arboricultural terms, with no requirement for bespoke arboricultural method statements. It will be straightforward to avoid the root protection areas for new services and surfacing and all building is remote from the crowns and root protection areas.

7.3. Five trees will be removed to enable site splay visibility in G9. This will be more than compensated with new planting.

7.4. The scheme provides an opportunity for active tree management and new planting which will result in a **positive arboricultural impact** and a **net gain in tree numbers**.

8. Recommendations:

8.1. That a copy of this report, and subsequent more detailed arboricultural method statement, is kept on site, including A3 colour copies of the tree protection plan. The arboricultural documents will be part of site induction by the main contractor to all sub-contractors.

8.2. That the foundation design takes into account trees to be retained, trees to be removed and trees to be planted.

8.3. That there are no ground level changes with the area shown on the plan by tree protection fencing.

8.4. That the line of the underground services should be ideally located outside of Root Protection Areas. However, as a precaution the final service plan should be assessed by an arboriculturist. If it is unavoidable that services are to be located in RPAs, then a method statement must be produced.

8.5. That the landscaping scheme includes a mix of native trees from a cross section of species to ensure biosecurity against host specific pests and diseases. The trees must be planted and maintained in accordance with BS 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations*.

- 8.6. That no tree works take place until consent is granted other than to dangerous trees and for safety reasons.
- 8.7. That the tree protection fencing is installed before machinery enters the site and remains in place until the soft landscaping stage.
- 8.8. That the locations of the exploratory intrusive investigation for contamination are assessed by the arboricultural consultant and that the ground remediation methodology near trees is discussed with the arboricultural consultant.
- 8.9. That the drainage strategy detailing on and/or offsite drainage works, including SUDS, is reviewed by the arboricultural consultant to ensure minimum impact on trees to be retained and is mindful of new trees to be planted.

Sharon Durdant-Hollamby

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

Director

Sharon Hosegood Associates Ltd

Appendix 1

Tree survey sheets updated June 2024

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T1	Fraxinus excelsior (Ash)	M	420 350	2	10(0)	12	5	9	2	6	Poor	<10	U	6.56	135.21	Not present	
T2	Fraxinus excelsior (Ash)	M	500	2	15(0)	20	9	9	8	7	Fair	<10	C2	8.48	225.94	Collapsed tree with only a large sucker remaining	
T3	Fraxinus excelsior (Ash)	SM	300	1	5(1)	6	3	2	3	4	Poor	<10	U	3.6	40.72	Poor shape & form. Declining. Part of linear group. Leaning South-East. Decay present on stem. Cavity on stem. Major bark wounding on stem. Major deadwood in crown. Unbalanced crown shape. Crown distorted due to group pressure. Huge old linear wound at 1.5m due to stem tear out.	Remove tree and root.
T4	Fraxinus excelsior (Ash)	SM	320	1	9(1)	15	2	2	2	2	Poor	<10	U	3.84	46.33	Poor shape & form. Declining. Part of linear group. Leaning South-East. Decay present on stem. Cavity on stem. Major bark wounding on stem. Major deadwood in crown. Unbalanced crown shape. Crown distorted due to group pressure. Decay at base on western aspect.	Remove tree and root.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T5	Fraxinus excelsior (Ash)	M	910	1	12(4)	18	9	7	7	9	Fair	20+	B2	10.92	374.67	Part of linear group. Dieback in crown. Broken branches in crown. Major deadwood in crown. Prominent tree in reasonable form and condition. Long heavy over extended branches. Woodpecker holes on second main branch over footpath. Old stubs and scars from historic storm damage.	Remove major deadwood. Carry out aerial inspection.
T6	Fraxinus excelsior (Ash)	M	700	1	11(2)	15	8	5	6	7	Fair	<10	C2	8.4	221.7	Part of linear group. Ivy on tree. Unable to inspect stem due to ivy. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Large branch on Southern aspect at 1.5m has torn off a long time ago on the southern aspect and has bent down to the ground and rooted into the ground. Crown vigorous and reasonably balanced. Fungal brackets at base West.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T7	Fraxinus excelsior (Ash)	M	900	1	9(4)	15	5	1	4	6	Poor	<10	U	10.8	366.48	Poor shape & form. Declining. Ivy on tree. Unable to inspect stem due to Ivy. Decay present on stem. Cavity on stem. The Eastern and South eastern side of the trunk is a wide open cavity to where the trunk becomes two stems at 2m. Difficult to judge due to ivy, but it appears that the entire tree is hollow with a narrow band of live wood. Next to road. Tree failure highly propbable.	Remove tree and retain root. Works immediate. Owner to be informed on day of survey.
T8	Acer campestre (Field Maple)	SM	150 100	2	6(0)	18	2	2	2	1	Fair	20+	C2	2.16	14.66	Unable to inspect stem due to undergrowth. Stem divides at ground level. Crown distorted due to group pressure.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
G9	Crataegus monogyna (Hawthorn), Sambucus nigra (Elder), Cornus sanguinea (Dogwood), Euonymus europaeus (Spindle), Prunus spinosa (Blackthorn)	M	150	2	6(0)	11	3	3	3	3	Fair	20+	C2	2.54	20.27	Tree located within hard surface area. Part of linear group. Ivy on tree. Unable to inspect stem due to Ivy. Suckers around stem base. Stem divides at ground level. Predominantly hawthorn. Unmanaged. Continually on the road side, dense line of suckering blackthorn on the other side of the fence. Concrete slab on site side right next to blackthorn.	Control ivy. Light trimming of weaker and dead branches. Infill planting on road side with native species.
T10	Prunus avium (Wild Cherry)	SM	200	1	8(2)	18	4	4	4	4	Good	40+	B2	2.4	18.1	Good form and condition. Growing the other side of earth bund.	
T11	Acer campestre (Field Maple)	SM	250	1	8(1)	18	4	4	4	4	Good	40+	B2	3	28.28	Good form and condition. Growing the other side of earth bund.	
T12	Acer campestre (Field Maple)	SM	200	1	6(1)	18	2	4	4	4	Good	40+	B2	2.4	18.1	Unbalanced crown shape. Crown distorted due to group pressure. Good form and condition. Growing the other side of earth bund.	
T13	Crataegus monogyna (Hawthorn)	SM	200	1	5(0)	11	2	2	2	2	Fair	10+	C2	2.4	18.1	Unable to inspect stem due to undergrowth. Suckers around stem base. Typical for species.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T14	Crataegus monogyna (Hawthorn)	SM	200	1	4(0)	11	2	3	2	2	Fair	10+	C2	2.4	18.1	Unable to inspect stem due to undergrowth. Suckers around stem base. Typical for species.	
T15	Crataegus monogyna (Hawthorn)	SM	100	1	2(0)	11	2	3	2	2	Fair	10+	C2	1.2	4.52	Stunted. Unable to inspect stem due to undergrowth. Suckers around stem base. Typical for species. Recent trenching to the south of the tree.	
T16	Acer campestre (Field Maple)	EM	350	1	7(0.5)	18	4	5	4	4	Good	40+	B2	4.2	55.42	Good form and condition with potential to become a good specimen. Recent trenching to the south of the tree.	
T17	Crataegus monogyna (Hawthorn)	SM	200	1	5(0)	11	2	2	0	2	Fair	10+	C2	2.4	18.1	Unable to inspect stem due to undergrowth. Suckers around stem base. Unbalanced crown shape. Crown distorted due to group pressure. Typical for species. Recent trenching to the south of the tree.	
T18	Pinus nigra (Austrian Pine)	EM	400	1	12(0.2)	22	4	4	4	4	Good	40+	B1	4.8	72.39	Leaning East. Good form and condition. Prominent tree viewed from the site. Recent trenching to the south of the tree.	
G19	Crataegus monogyna (Hawthorn)	EM	200	1	4.5(0)	11	3	3	3	3	Fair	20+	C2	2.4	18.1	Unmanaged group of 8 of varying sizes. Recent trenching to the south of the tree.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T20	Pinus nigra (Austrian Pine)	EM	400	1	12(0.2)	22	5	5	5	5	Good	40+	B1	4.8	72.39	Good form and condition. Prominent tree viewed from the site. More densely branched with fuller crown. Recent trenching to the south of the tree.	
G21	Crataegus monogyna (Hawthorn)	EM	200	2	6(0)	11	3	3	3	3	Fair	20+	C2	3.4	36.32	Unmanaged group of varying sizes. Recent trenching to the south of the tree.	
T22	Pinus nigra (Austrian Pine)	EM	400	1	6(2)	12	4	3	4	2	Fair	10+	C2	4.8	72.39	Poor shape & form. Leaning West. Decay present on stem. Top broken out at 5m resulting in elongated branches at right angles from top of trunk.	
T23	Pinus nigra (Austrian Pine)	EM	400	1	12(0.2)	22	4	4	4	4	Good	40+	B1	4.8	72.39	Good form and condition. Prominent tree viewed from the site.	
T24	Sorbus aria (Whitebeam)	SM	200	1	9(1)	12	2	1	2	1	Fair	10+	B2	2.4	18.1	Unbalanced crown shape. Crown distorted due to group pressure. Reasonable form and condition.	
G25	Crataegus monogyna (Hawthorn)	EM	200	2	6(0)	11	3	3	3	3	Fair	20+	C2	3.4	36.32	Unmanaged group of varying sizes.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
G26	Crataegus monogyna (Hawthorn), Prunus spinosa (Blackthorn)	M	200	2	8(0)	11	3	3	3	3	Poor	<10	C2	3.4	36.32	Poor shape & form. Low vitality. Part of linear group. Ivy on tree. Unable to inspect stem due to Ivy. Unmanaged group of varying sizes. Swamped with ivy. Growing the other side of dilapidated fence.	
T27	Fraxinus excelsior (Ash)	SM	200	1	9(2.5)	22	4	4	4	4	Fair	20+	C1	2.4	18.1	Ivy on tree. Unable to inspect stem due to Ivy. Self sown tree growing right next to telegraph pole, with overhead wires passing through crown. Offsite. Plotted by eye.	

Explanation of the tree survey sheets

The tree survey has been carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Below is an annotation of the abbreviations in the sheet and their meanings.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m²)	Comments	Recommendations

1 Tree

T - Tree, **G** - Group of trees, **H** - Hedge and **S** -shrub mass

2 Species - Botanical name and (Common name)

3 Age

NP – Newly planted, **Y** – Young - an establishing tree that could be easily transplanted

SM - Semi-mature - an established tree still to reach its ultimate height and spread with considerable growth potential.

EM – Early mature – a tree reaching its ultimate height and whose growth is slowing, however it will still increase considerably in stem diameter and crown spread.

M – Mature – a tree with limited potential for further significant increase in size, although likely to have a considerable safe useful life expectancy

OM – Over-mature – a senescent or moribund tree with a limited safe useful life expectancy

V – Veteran – a tree older than typical for the species and of great ecological, cultural or aesthetic value.

4 Dia (mm)

Diameter of the stem in millimetres at 1.5m above ground level for single stemmed tree or in accordance with Annex C of BS 5837 for multi-stemmed trees or trees with low forks or irregular stems.

5 Stems

Number of stems. Multi-stemmed is m/s

6 Height (Crown height)

Height in metres from the ground to the top of the crown

(Crown height) – height of canopy above ground level

7 Ult ht (m)

Height in metres that could be reasonably expected for the species given its condition, past management and location.

8 NSEW

The crown spread from the trunk to the tips of the crown at the four cardinal points

9 Cond

Physiological condition. Good, fair, poor or dead

10 Life Exp

Estimated remaining contribution in years; <10, 10+, 20+ and 40+.

11 BS Cat

Category in accordance with Table 1 and section 4.5 of BS

U – unsuitable for retention. Existing condition is such that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. Note, category U trees can have existing or potential conservation value which might be desirable to preserve.

A – high quality and value (non-fiscal) with at least 40 years remaining life expectancy

B – moderate quality and value with at least 40 years remaining life expectancy

C – low quality and value with at least 10 years remaining life expectancy, or young trees with a stem diameter below 150mm

A, B and C category trees are additionally graded into: 1 – mainly arboricultural values, 2 – mainly landscape values and 3 – mainly cultural values including conservation

12 RPR (m)

RPR – Root protection area radius (m)

13 RPA – Root protection area (m²)

14 Comments

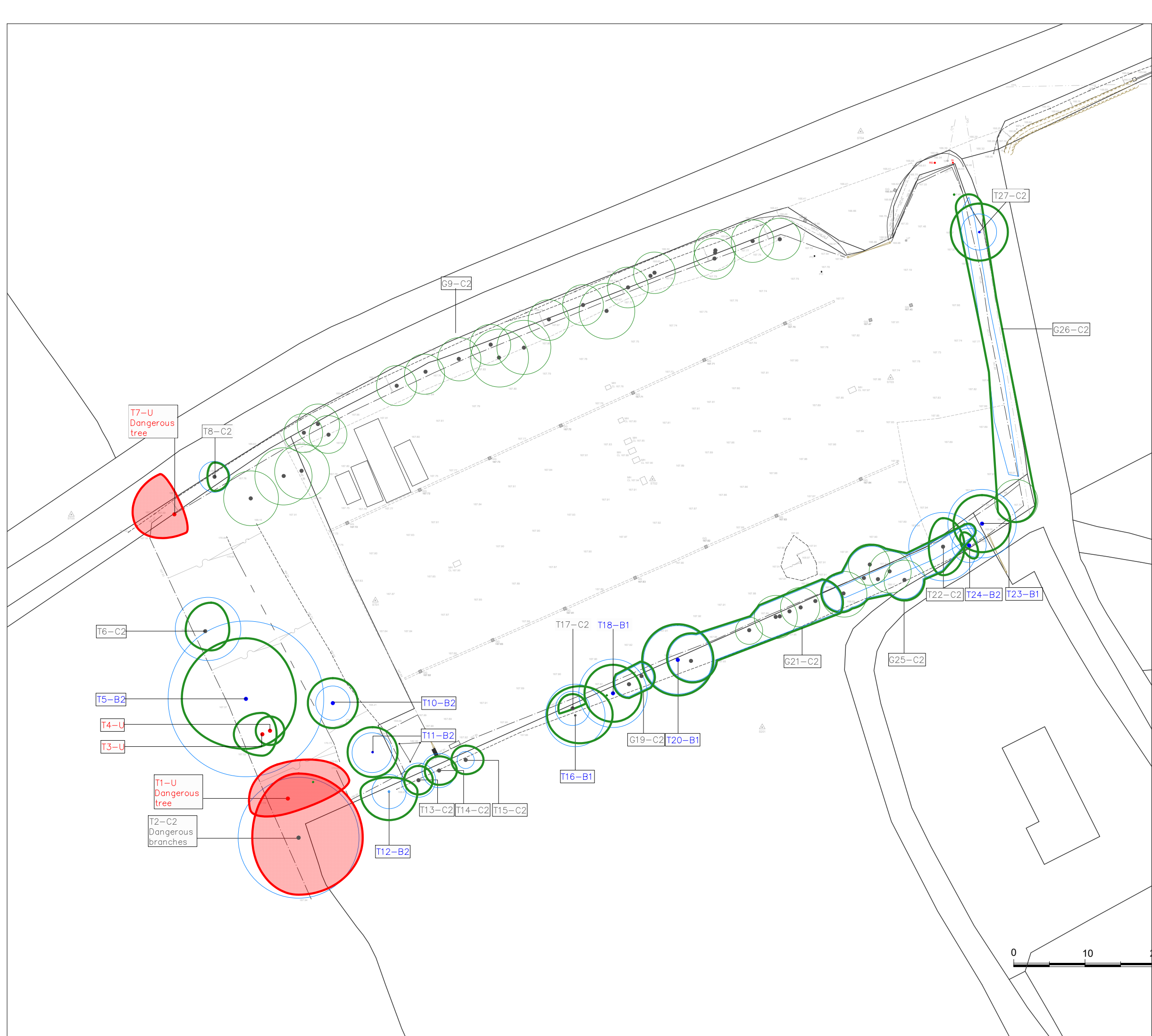
Detailed comments about the tree

15 Preliminary recommendations

Recommendations based on the tree's conditions and its current surroundings.

Appendix 2

Tree survey plan SHA 1089 TSP Rev A



- T1-A Category A - high quality and value
- T1-B Category B - moderate quality and value
- T1-C Category C - low quality and value
- T1-U Category U - unsuitable for retention

• Crown spread

○ RPA - root protection area as defined by Table 2 BS 5837:2012

▭ Group

• Trees requiring urgent works for safety reasons:

T1 ash - fell
T2 ash - remove split branch as a minimum or high pollard
T7 ash - fell

Notes

1. Contractors to check all dimensions on site
2. Discrepancies must be reported to the Arboricultural Consultant before proceeding
3. The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
4. It is the responsibility of the contractor to ensure necessary consents for tree works are in place
5. This drawing is copyright © Sharon Hosegood Associates Ltd

Rev : A Description : updated tree survey June 24 Authorized : SMD-H 28.06.2024



Sharon Hosegood Associates

t: 01245 210420
www.sharonhosegoodassociates.co.uk

Client

Quanta Homes 6 Ltd

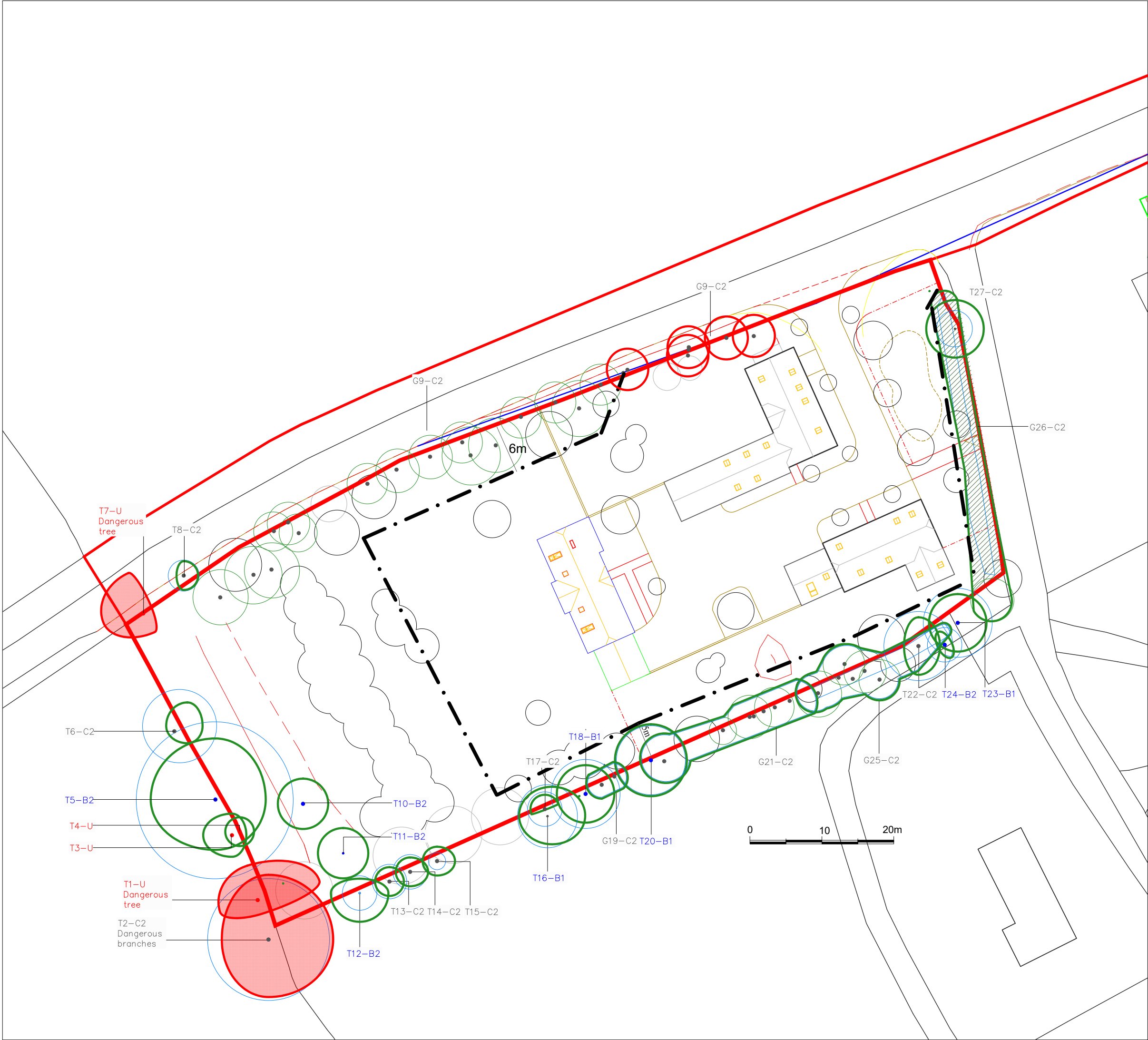
Site Address

Land West of Tuthill House, Kelshall Tops
Therfield, Hertfordshire

Drawing Title	Orientation	Drawn	Authorized
Tree Survey Plan		ND-H	SMD-H
Date	Drawing Number	Scale	Drawing Status
21.11.19	SHA 1089 TSP	1:500@A3	For Issue
Revision A			

Appendix 3

Tree protection plan SHA 1089 TPP Rev D



- T1-A Category A - high quality and value
- T1-B Category B - moderate quality and value
- T1-C Category C - low quality and value
- T1-U Category U - unsuitable for retention
- Trees to be retained
- RPA - root protection area as defined by Table 2 BS 5837:2012
- ◻ Group to be retained
- Trees requiring urgent works for safety reasons:
 - T1 ash - fell
 - T2 ash - remove split branch as a minimum or high pollard
 - T3 - T6 remove dead branches over footpath
 - T7 fell
- ◻ Area of scrub/informal hedgerow to be thinned/coppiced and infill planted.
- Tree protection fencing comprising braced Heras panels
- Hedgerow trees to be removed

Rev :D	Description : New layout 24.6.24	Authorized : SMD-H 27.6.24
Rev :C	Description : new layout 19.11.21	Authorized : SMD-H 19.11.2021
Rev :B	Description : new layout 26.3.21	Authorized : SMD-H 29.03.2021
Rev :A	Description : new layout	Authorized : SMD-H 02.12.2020

Sharon Hosegood Associates



Sharon Hosegood
ASSOCIATES

t: 01245 210420
www.sharonhosegoodassociates.co.uk

Client

Quanta Homes 6 Ltd

Site Address

Land West of Tuthill House, Kelshall Tops
Therfield, Hertfordshire

Drawing Title	Orientation	Drawn	Authorized
Tree Protection Plan		SMD-H	SMD-H
Date	Drawing Number	Scale	Drawing Status
21.11.19	SHA 1089 TPP	1:500@A3	For Issue
Revision	D		

Appendix 4

Tree surgery schedule

Tree surgery schedule

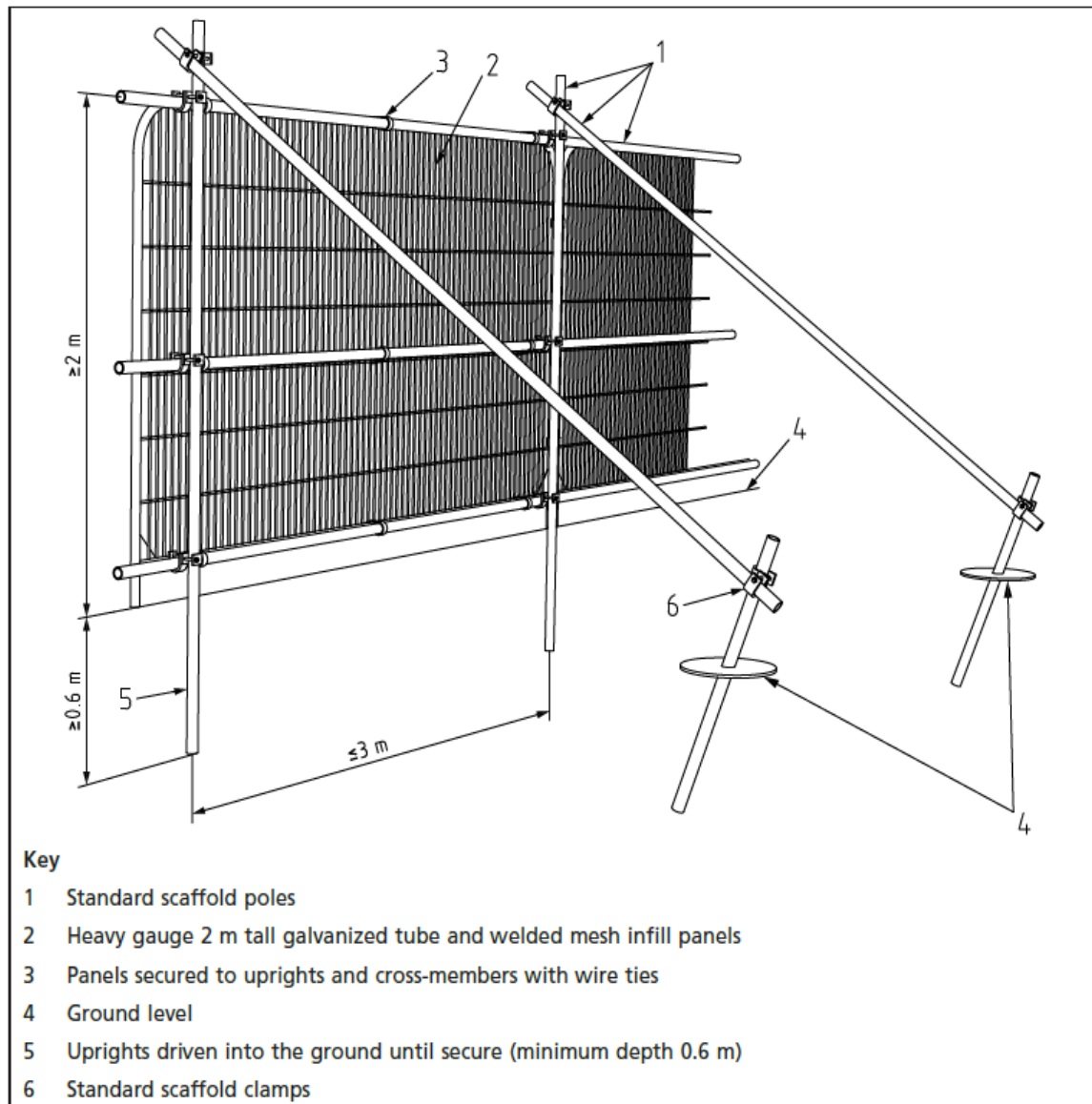
All works to be carried out in accordance with BS 3998:2010 'Tree works – Recommendations'. All pruning cuts to be made at suitable growing points in the line with the principles of 'Natural target pruning'. An ecological check is required by a competent person prior to tree works being carried. Works should not take place until planning permission is granted and all pre-commencement conditions are discharged.

Tree no.	Species	Proposed works	Reason
T3 and T4	Ash	Advisory: Remove tree and retain root.	For safety reasons as the tree is decayed. Not in connection with the proposal. Responsibility of the owner and not in connection with the proposal.
T5 and T6	Ash	Advisory: remove major dead wood. Carry out aerial inspection and remove any dead wood or defective branches.	For safety reasons Responsibility of the owner and not in connection with the proposal
T7	Ash	Fell to ground level and retain stump	For safety reasons Works urgent and not in connection with the proposal
G9	Mixed native, predominantly hawthorn	20m length to be removed as shown red on the plan and crown lift remainder to achieve 600mm clearance	To enable site splay
G26	Hawthorn and blackthorn	Coppice if within site control	Very low quality patchy hedge swamped with ivy

Appendix 5

Tree protection specification

Figure 2 Default specification for protective barrier



Tree protection fencing specification from BS 5837:2012 Figure 2

Section 6.2.2 of BS.

Barriers should be fit for purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees(s). Barriers should be maintained to ensure that they remain rigid and complete.

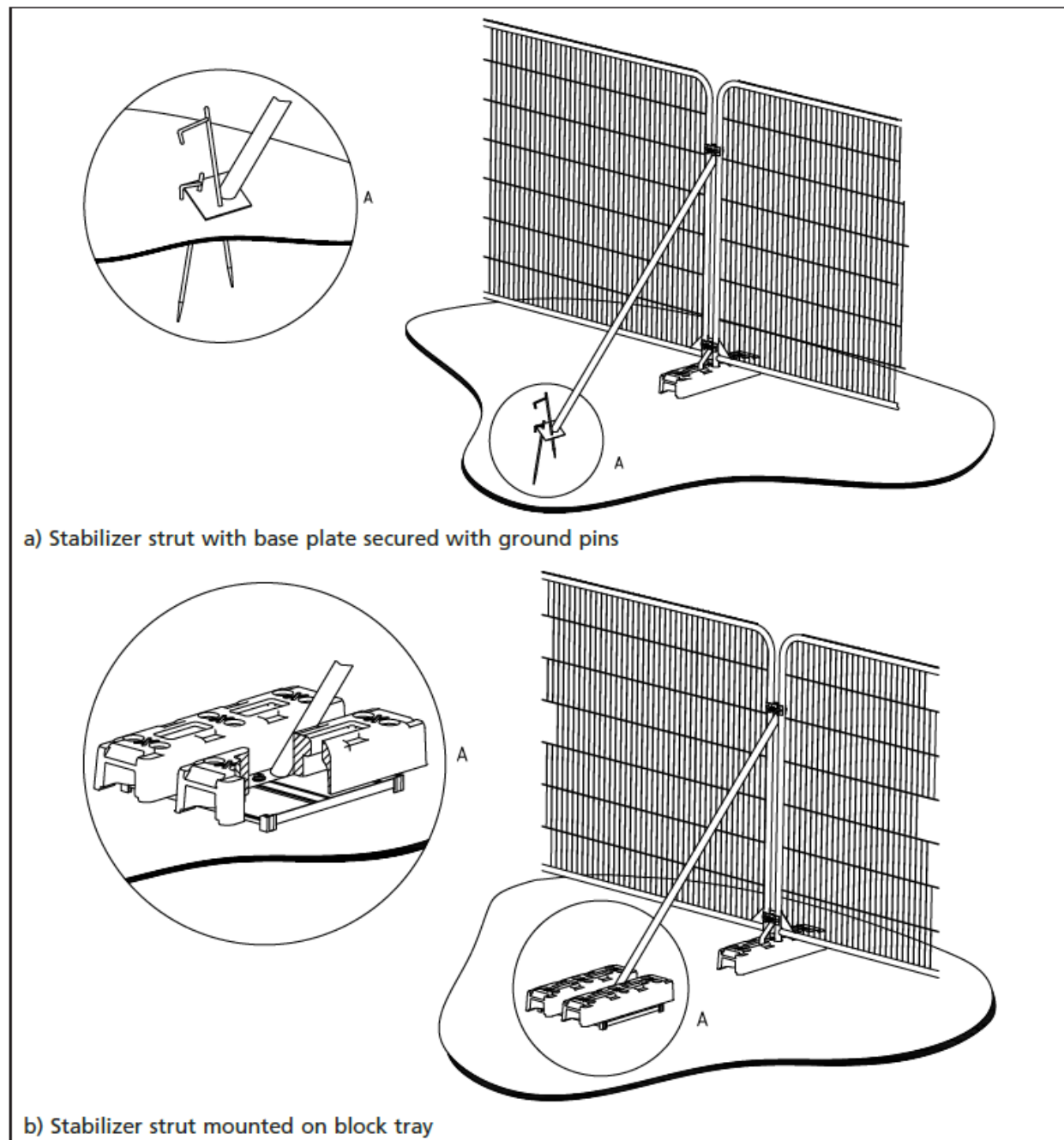
The default specification is shown above at Figure 2. Care should be taken when locating the vertical poles to avoid underground services and structural roots. Where it is not possible to drive a pole into the ground, for example on hard surfacing, figure 3 overleaf, applies.

The location for the tree protection fencing is shown on the tree protection plan delineated by a black dashed line. The location of the fencing is out the outer edge of the root protection area and the dimensions from fixed points are shown on the drawings. All weather signs should be affixed to the barriers, no more than 12m apart.

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems



Suggested site warning sign format



Appendix 6

Arboricultural method statement

Tree works:

Recommendations for tree works can be found in the tree surgery schedule in Appendix 5. All works shall be in accordance with BS 3998:2010 '*Tree work. Recommendations*'. The use of a competent and insured tree surgery contractor is necessary to comply with this. The main contractor and tree surgery contractor must ensure that any necessary consents have been received from the local authority and that no protected species are harmed whilst carrying out site clearance or tree surgery works. Within root protection areas, stumps, shrubs and other vegetation must be removed by hand or using stump grinding machinery to minimize root damage of retained trees. Where poisoning of stumps is specified, this must be carried out by competent operatives. Only chemicals approved for this purpose and used in accordance with the manufacturer's instructions will be used.

The following information must be sought:

- Current employers, public and product liability insurance
- Waste carriers' licence
- Qualification and experience of key personnel, including relevant NPTC certificates
- COSHH assessment
- Tool and task based risk assessment, including a Working at Height Risk Assessment
- Site specific risk assessment
- Emergency procedure plan
- Method Statement

A list of suitable tree surgeons is found at:

<http://www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons>

Bio security measures are important and found at:

<https://www.forestry.gov.uk/biosecurity>

Fires: Fires on site should be avoided if possible. If unavoidable, they should be situated far enough so that there is no risk of damage to the trees, taking into consideration the wind direction.

Site and fuel storage, cement mixing and washing points: All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside root protection areas unless otherwise agreed with the Local Planning Authority. No discharge of potential contaminants should occur within 10m of a retained tree stem or where there is a risk of run off into Root Protection Areas.

Temporary buildings for site use: Site cabins, trailers and other temporary buildings can sometimes be used in root protection area if consent is agreed by the local planning authority. This can be very useful if there is a robust existing hard surfacing in place. The method for installing the buildings, and assessment of whether ground protection is needed is to be agreed with the Arboriculturist and specified prior to installation.

Protection of tree canopies: Piling rigs and cranes are often used close to trees. Work must be carefully planned so that there is sufficient room to avoid hitting the canopy during transportation or operation. Arboricultural supervision may be required, however, it is the responsibility of the contractor to assess and plan the work. Any access facilitation pruning required is detailed in the tree surgery schedule.

New landscaping: Within the root protection areas of trees to be retained, the preparation of soil for planting and turfing will be carried out by hand. Cultivation will be kept to a minimum and new topsoil must not exceed 100mm in depth within 1m of the stem. Top soil and other materials will be transported by wheelbarrow on running boards when working near trees.

Arboricultural site supervision

An initial site meeting:

Before works have started, but after the tree surgery and tree protection measures are in place. At this meeting the site manager, contractor, arboricultural consultant should discuss methodology and the tree protection measures will be examined. A '*What you need to know about working near trees at Tuthills Yard, Therfield, Royston SH8 9TT*' sheet will be issued which includes contact details.

After each site supervision, a short report will be sent to the contractor, client and local authority as a record of compliance.

Appendix 7

Tree related legislation and National Policy

Tree preservation orders

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

No tree preservation orders affect the site. This was checked with Thomas Howe from North Herts District Council on 14 November 2019.

Conservation Area:

The site does not lie in a conservation area.

Ecological considerations

The Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2010 and the Countryside and Rights of Way Act 2000, provide statutory protection to species of flora and fauna including birds, bats and other species that are associated with trees.

Occupiers Liability Act 1957 and 1984

The Occupiers Liability Act (1957 and 1984) places a duty of care to ensure that no reasonably foreseeable harm takes place due to tree defects. Therefore, this report includes recommendations within the tree tables for work required for safety reasons. 'Common sense risk management of tree (National Tree Safety Group 2012)' states that *'The owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care at Common Law to all people who might be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a reasonably foreseeable risk of injury to persons or property'*.

This report includes recommendations to trees for safety reasons, with T1 – T6 being offsite. I recommend that details of the dangerous trees are sent to the owner.

Common law enables pruning back to the boundary line providing the work is reasonable. Other restrictions, such as tree preservation orders/conservation areas still apply.

The owner of a tree is not obliged to trim their trees or hedges to prevent them from crossing over a boundary. Whilst the tree owner is not obliged to cut back the branches, the person whose property is overhung has the right to cut back the branches to the boundary providing there are no planning or legal restrictions on the trees such as Tree Protection Orders or if they are located in a church yard, in which case suitable consent must be obtained. Such pruning works must be undertaken to a suitable standard and must not cause damage to the tree.

The resulting debris remains the property of the tree owner, but you must not cause any damage to their property when returning it back to them and you do not have the right to trespass on the tree owner's property in carrying out the works. In the interests of good neighbourly relations, we would encourage neighbours to discuss their intentions with each other before carrying out such works, providing the work is reasonable and that the trees are not subject to TPO or Conservation Area protection.

Felling licence

A felling licence is required to fell more than 5 cubic metres of timber in a calendar quarter.

Applications typically take 13 weeks to process and are administered by the Forestry Commission.

Exemptions include:

- Tree surgery other than felling
- Trees smaller than 8cm at 1.3m
- Trees growing in a garden, orchard, and churchyard or designated open space.
- Works to facilitate planning permission once all pre-commencement conditions are discharged
- Works to dangerous trees

National Policy**National Planning Policy Framework December 2023**

186. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- 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 reasons⁶⁷ and a suitable compensation strategy exists; and
- 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.

Appendix 8

Statement of methodology and reference material

Statement of methodology

Review of supplied plans and information

Site visit made by Sharon Durdant-Hollamby on 14.11.19 and updated in June 2024.

Tree survey using Visual Tree Assessment carried out in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS). All investigations were from ground level only and binoculars were used when necessary. All trees with a trunk diameter of 75mm or above were surveyed. Obvious hedges and shrub masses were identified where appropriate. Information collected is in accordance with recommendations in subsection 4.4.2.5 of BS and include species, height, diameter, branch spread, crown clearance, age class, physiological condition, structural condition and remaining contribution. Each tree was then allocated one of four categories (U, A, B or C).

TPO/Conservation Area check on 14.09.19.

Discussion with client regarding dangerous trees on 14.09.19.

Re survey on 2 November 2021 and June 13th 2024.

Reported dangerous trees to Herts County Council Highways as the trees are outside of site control.

Received material

994_100_ext site plan_ TOPO OVERLAY,

Extended Redline sketch

dapa_1549_300_04_Prop Site Layout + Roof Plan only_p

PEA Report 20101 R1 v2 Apr21 final

1549_01_300_Prop Site Layout + Roof Plan_P01

Reviewed text

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

North Herts District Council website

C. Mattheck 'The body language of trees' 2015

Appendix 9

Caveats & Exclusions

Specific report caveats

1. At the time of writing this report, the protected tree status is correct. However, this can change. Therefore, I advise that a further check is made with North Herts District Council before any works to trees take place.
2. No internal diagnostic equipment was used other than a sounding mallet and probe and all inspections were from ground level only, with the aid of binoculars where necessary.
3. The survey is concerned solely with arboricultural issues.
4. Any changes in ground level, or excavations near to tree roots not discussed within this report may change the stability and condition of the trees and a further examination would be required.
5. As trees are a dynamic living organism this report is only valid for a period of 12 months, in respect to their health and condition.
6. Only the trees listed in this report have been examined.
7. The measure of offsite trees has been estimated, except any crown within the site overhang which is measured. Where the crown of an onsite tree overhangs the boundary, the crown spread in this direction is also estimated.
8. The base and trunk of the offsite trees could not be examined, and therefore a full assessment of the trees condition could not be made.
9. Dense ivy and undergrowth prevent a full condition survey being carried out. The vegetation may be hiding structural defects.
10. The tree information is from the time of the survey. Some pests, diseases and fungi only appear seasonally, therefore it is possible not all issues that may affect the health of the trees could be observed.

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Appendix 10

My experience and qualifications



Sharon Durdant-Hollamby

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 a contractor 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 past President of the Institute of Chartered Foresters (May 2021 – April 2023). She joined Essex Quality Review Panel in May 2023 as an arboricultural expert and has been awarded an Honorary Fellowship of Myerscough College. She is the host of Tree Lady Talks podcast and a regular speaker home and abroad.

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:

- Immediate Past President of the Institute of Chartered Foresters
- Fellow of the Institute of Chartered Foresters (ICF)
- Fellow of the Arboricultural Association

Qualifications:

- Cardiff University Law School Bond Solon Civil Expert Certificate
- Arboricultural Associations Technicians Certificate
- BSc (Hons) Geography and Landscape Studies
- Managing Safely IOSH (2017)

Awards:

- Top student award for the Technician's certificate in 2005
- The Broomfield Hospital Woodland Management project she has managed between 2009 -2015 won the following awards:
 - The Essex Biodiversity Awards (nomination)
 - The Excellent Community Engagement Award (NHS Forest)
 - Green Flag and Green Apple Award
 - Highly commended for the Health Sector Journal Award 2013
 - Honorary College Fellow (Services to Arboriculture and Forestry) University Centre, Myerscough

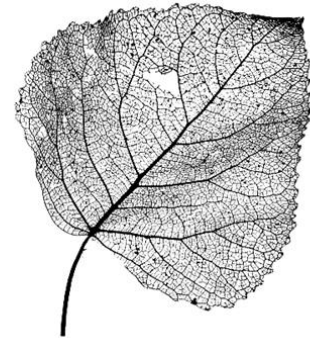
Appendix 11

Glossary

Arboriculture	Formerly all aspects of the culture of trees, especially for forestry. Latterly, the art and science of cultivating and managing trees as groups and individuals, primarily for amenity and other non-forestry purpose.
Arboricultural method statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience in the field of trees in relation to construction.
Architecture	In a tree, a term describing the pattern of branching of the crown or root system.
Biodiversity	The variability among all living organisms of an ecological complex.
Biomechanical	Pertaining to the mechanical functions and properties of living organisms, such as trees.
Body language	In trees, the outward display of growth responses and/or deformation in response to mechanical stresses.
Branch	A limb extending from the main stem or parent branch of a tree.
Canopy	The topmost layer of twigs and foliage in a tree.
Co-dominant	In trees, a similarity between two or more stems or branches with regard to their size and their position within the canopy.
Column	In the wood or phloem of a tree, an axially elongated zone of tissue that is distinguished from the surrounding tissue; e.g. Live versus dead or decayed versus non-decayed.
Construction exclusion zone	An area based on the root protection area from which access is prohibited for the duration of the project.
Crown	In arboriculture, the main foliage-bearing portion of a tree.
Crown lifting	The removal or shortening of the branches that form the lower part of the crown of a tree.
Crown reduction	Pruning in order to reduce the size of the crown of a tree.
Crown thinning	Pruning inside the crown of a tree in order to reduce its density.
Defect	In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.
Dieback	The death of part of a plant, usually starting from a distal point and often progressing proximally in stages.
Direct damage	Direct physical damage to a structure of surface from pressure exerted by the trunk or growing roots.
Ecosystem services	The benefits that a particular species or range of species bestow upon others (including humans) through ecological relationships. Such services can sometimes be estimated in a form that allows them to be included in financial accounting.
Epicormic	Pertaining to shoots or roots which are initiated on mature woody stems; shoots can form in this way from dormant buds or they can be adventitious.
Failure	In connection with tree hazards, a partial or total fracture within woody tissues or loss of cohesion between roots and soil.

Flush cut	A pruning cut close to the parent stem which removes part of the branch bark ridge.
Foreseeable	In hazard assessment, pertaining to failure and associated injury of damage which are predictable on the basis of evidence from a tree and its surroundings.
Fungi	Organisms of several evolutionary origins, most of which are multicellular and grow as branched filamentous cells within dead organic matter or living organisms.
Hazard	A thing, a process or a potential event that has the potential to cause harm.
Heartwood	The dead or predominantly dead central wood of various tree species whose outer living wood, sapwood, has a finite and pre-determined lifespan.
Independent in the landscape	Point at which a newly planted tree is no longer reliant on excessive or abnormal management intervention in order to grow and flourish with realistic prospects of achieving its full potential contribute to the landscape.
Landscape character	A distinct, recognisably and consistent pattern of elements in the landscape that make one landscape different from another, rather than better or worse.
Pollard	A term for a pollarded tree
Pollarding	The complete or partial removal of the crown of a young tree so as to encourage the development of numerous branches; also, further cutting to maintaining this growth pattern.
Probability	A statistical measure of the chance that a particular event (e.g. a specific failure of a tree or specific kind of harm to persons or property) might occur.
Risks	The likelihood of the potential harm from a particular hazard becoming actual harm.
Root protection area	A layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. BS 5837:2012 ' <i>Trees in relation to design, demolition and construction – Recommendations</i> '.
Service	In construction, any above-or below-ground structure or apparatus for utility provision.
SULE	Safe useful life expectancy of a tree (Barrell)
Stag-headed	In a tree, a state of dieback in which dead branches protrude beyond the current living crown.
Stress	In plant physiology, a condition under which one or more physiological functions are not operation within their optimum range, for example owing to lack of water, inadequate nutrition or extremes of temperature.
Stub cut	A pruning cut which is made at some length distal to the branch bark ridge.
Target pruning	The pruning of a twig or branch so that tissues recognisably belonging to the parent stem or branch are retained and not damaged.
Targets	In tree hazard assessment, persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it.

Tree Preservation Order	In Great Britain, an order made by a local authority, whereby the authority's consent is generally required for the cutting down, topping or lopping of specified trees.
Tree protection plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposal, showing trees for retention and illustrating the tree and landscape protection measures.
Utility	An undertaker by statute that has a legal right to provide customer services (e.g. communication, electricity, gas and water).
Veteran tree	<i>'A tree that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species'</i> . Ancient Tree Guide No. 4 (ATF, 2008).
Vigour	In tree assessment, an overall measure of the rate of shoot production, shoot extension or diameter growth.
Vitality	In tree assessment, an overall appraisal of physiological and biomechanical processes, in which high vitality equates with near-optimal function, in which high vitality equates with healthy function.
Visual Tree Assessment (VTA)	In addition to the literal meaning, a system expounded by Matlack and Breloer (1995) to aid the diagnosis of potential defects through visual signs and the application of mechanical criteria.
White-rot	Various kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded.
Wound	Injury caused to a tree by a physical force.



Sharon Hosegood
ASSOCIATES

ARBORICULTURAL IMPACT ASSESSMENT REPORT
BS 5837:2012 'Trees in relation to design, demolition and construction.
Recommendations'

SITE

Land West of Tuthill House,
Kelshall Tops,
Therfield,
Hertfordshire

CLIENT

Quanta Homes 6 Ltd

DATE: 21 November 2019
OUR REF: SHA 1089 Rev D June 2024

Sharon Hosegood Associates
T: 01245 210420 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.Durdant-Hollamby