

# North Hertfordshire Council

## Tree Officer comments

**File Ref:** 25/02802/DOC  
**Date:** 23/12/2025  
**Planning Officer:** Vicki Wood  
**Address:** Land Between Priory Farm And Wymondley Substation  
Blakemore End Road Little Wymondley Hertfordshire  
**Subject:** Details reserved by condition 8 (Arboricultural method statement) of planning permission reference 24/02333/FP granted 09.07.2025.

### **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 Identified tree impacts in application**

**Conservation Area:**  
**Tree Preservation Order:**

**2.1** The application form confirms that there are tree impacts arising from the proposal. These are illustrated on supporting drawings.

**2.2** The application is not supported by a comprehensive tree survey, Arboricultural Impact Assessment (AIA) & Tree Constraints Plan (TCP),) or Arboriculture Method Statement (AMS) & Tree Protection Plan (TPP) in accordance with BS5837 Trees In Relation to Construction.

### **3.0 Tree considerations and impacts arising from the proposal**

- 3.1 Submitted Arboricultural Method Statement (AMS) provides adequate details of methodology and techniques to be used for installing the underground cable.
- 3.2 Although the submitted AMS details areas where excavations are to be supervised by the Arboricultural Clerk of Works (ACOW), there is no detail provided of any ground protection to be used during the excavations within the RPA of retained trees on unmade ground or reason given for this being omitted.
- 3.3 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”*

### **4.0 Conclusion**

- 4.1 The submitted AMS on the whole affords retained trees adequate protection during construction, however details of suitable temporary ground protection should be provided for excavation works inside the RPAs of retained trees on unmade ground or sufficient reasons given for why it cannot be used in these circumstances, 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.

### **5.0 Recommendation**

- 5.1 To ensure appropriate construction methods/procedures are followed to minimise harm to retained trees I recommend an **amended** Arboriculture Method Statement (AMS) and Tree Protection Plan (TPP) be submitted for approval by the council and the implementation of the protective measures and working methods as specified within these (if approved) be secured by condition.

**Francis Mabbett**  
**Tree and Landscape Officer**