



**ARBORICULTURAL IMPLICATIONS ASSESSMENT and
METHOD STATEMENT**

RESIDENTIAL DEVELOPMENT

LAND AT PIER VIEW HOTEL SHARPNESS

Date: August 2023
Revised: November 2023

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1.0 Introduction

- 1.1 [REDACTED] I am a Senior Arboricultural Consultant with Tree Maintenance Limited. I have 37 years' experience in arboriculture; I am a Fellow of the Arboricultural Association and a Chartered Arboriculturalist through the Institute of Chartered Foresters.
- 1.2 I have been instructed by Mr G F Coletto of GFC Ltd to provide an Arboricultural Implications Assessment (AIA) and Tree Removal and Protection Plan (TR&PP) in support of a Planning Application for the construction of nine dwellings on land to the side and rear of Pier View Hotel, Sharpness.
- 1.3 The following plan is provided for consideration and has been used in the production of the Tree Removal Protection Plan (TR&PP) 15646/70777 REV A (Appendix 2).
- PL01 Planning Layout
 - Tree officer comment (S.23_921_FUL-TREE_OFFICER_COMMENTS-3061815)
 - 19227 PDL -01 Rev C Drainage Strategy
- 1.4 This Arboricultural Implications Assessment (AIA) has been written in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations 2012. It follows on from the earlier tree survey (15646/68951 dated October 2022) and constraints advice already provided to the client for consideration as part of the design process.
- 1.5 This AIA and the TR&PP (15646/70777 REV A) together identify the trees to be retained and those to be removed to facilitate development. They identify the minimum tree protection requirements to be employed to ensure that those trees shown for retention are maintained in a safe and healthy condition during and following development.
- 1.6 At this stage, the tree protection strategy has been formulated without consultation with the main ground work contractor who is yet to be appointed. If amendments are required for operational reasons these will be submitted to and approved in writing by Stroud District Council prior to the amendments being implemented.
- 1.7 Tree numbers in this document and associated drawings follow the numbering system in the Tree Survey and Tree Constraints report and Constraints Plan produced by Tree Maintenance Ltd (15646/68951, dated October 2022).
- 1.8 This revision takes into account the alterations to the proposed drainage scheme which significantly conflicted with the root protection area of retained trees. These have now been redesigned to have minimal impact as shown on 19227 PDL -01 Rev C Drainage Strategy.

2.0 Site Description

- 2.1 Pier View Hotel is located on the east side of Oldminster Road, Sharpness (see Figure 1). It consists of a detached operational hotel with access and car parking to the east and large paddock type fields to the northeast and south of the property. The boundary of the property abuts woodland to the north, agricultural fields to the east, a public footpath to the south and residential properties and Oldminster Road to the west (Figure 2).
- 2.2 The site is located on rising ground which slopes from east to west, being relatively exposed to south westerly winds along the Bristol Channel. Some site preparation works have been

carried out recently, including the removal of low quality vegetation and demolition of outbuildings.

- 2.3 Trees are generally of low importance within the local or wider landscape, although one Oak and one Monkey Puzzle on the eastern boundary do provide landscape punctuation when viewed from the southeast, and the low-quality boundary groups provide both visual containment of the site and visual separation from the adjacent agricultural fields.

Figure 1. Approximate site location (Google Earth 2022)



Figure 2. Approximate site outline (Google Earth 2022)



3.0 Tree Loss and Retention

- 3.1 Six individual trees and eight groups on or adjacent to the site were surveyed.
- 3.2 Tree loss is minimal, with only the southern end of low grade group 1 being removed to provide safe access into the site.

4.0 Arboricultural Implications

- 4.1 Trees close to construction operations are at risk of damage that could affect their health and longevity. These risks include:
 - Excavation and/or severance of roots during demolition and construction operations.
 - Impact damage to trunks and branches.
 - Soil compaction.
 - Physical damage to the surface roots, trunk and branches.
 - Flooding of the rooting environment.
 - Poisoning of the roots by the accidental spillage of harmful chemicals and fuels.
 - Root asphyxiation by excessive level increases, or by covering soft landscape areas with impervious hard surfacing.
- 4.2 There is minor encroachment into groups 2, 3, 4 and 5. Groups 3, 4 and 5 are overgrown hedgerow groups. Encroachment is minor and can be reasonably offset into the fields and soft landscape areas off site.
- 4.3 Group 2 Poplar is a somewhat larger group but again encroachment is minimal and capable of being offset into neighbouring land. The RPA of trees 7 and 8 are also encroached to a limited degree but given their edge position, vitality and species, I do not believe the minor disturbance of roots will be detrimental to the health or longevity of the trees as, again, their RPAs can be reasonably offset by the same degree as the limited incursion.
- 4.4 Tree 734 Sycamore substantially overhangs and dominates the rear gardens of plots 1 and 2 and is close to the rear elevation of the buildings. Aphid colonisation and the excretion of Honey Dew, with the current crown form, will result in parts of the garden being unusable during late summer. It is therefore proposed to crown lift the tree to 12 metres on the south side and reduce back longer branches to provide 3-4 metres clearance of the building line. This will match the rest of the crown and allow reasonable use of the garden space, but it is recognised that future works will be required, as is always the case with trees in residential gardens.

5.0 Pre-construction Works

- 5.1 A pre-commencement site meeting shall be held before any works commencing on site to agree on all approved processes with the Arboricultural Consultant, tree works contractor, construction personnel and Stroud District Council. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work.

5.2 At the time of the meeting it is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:-

- Arboricultural Consultant.
- Project Architect.
- Highways Engineer.
- Structural Engineer.
- Drainage Engineer.
- Landscape Architects.
- Stroud District Council's Tree Officer.
- Stroud District Council's Planning Case Officer.
- Site Supervisor and Foreman.

5.3 All permitted or approved tree works shall be carried out to the highest standards, based on British Standard 3998:2010 'Recommendations for Tree Work' and current best practice. To ensure standards are met, it is recommended that a contractor from the Approved List of the Arboricultural Association be used (01242 522152 www.trees.org.uk). Under no circumstances shall site personnel undertake any tree-pruning operations. All tree surgery works should be carried out prior to the erection of protective fencing and before site preparation works are started.

5.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, work to retained trees should ideally be carried out during the dormant period from November through to February and then again from June to August. Consideration should also be given to nesting birds and tree works should not normally be undertaken between March and May; however, care should be taken to inspect trees during the summer months for evidence of nesting birds.

5.5 Should additional tree works become apparent during the construction process, written consent will be required from Stroud District Council prior to these additional works being undertaken.

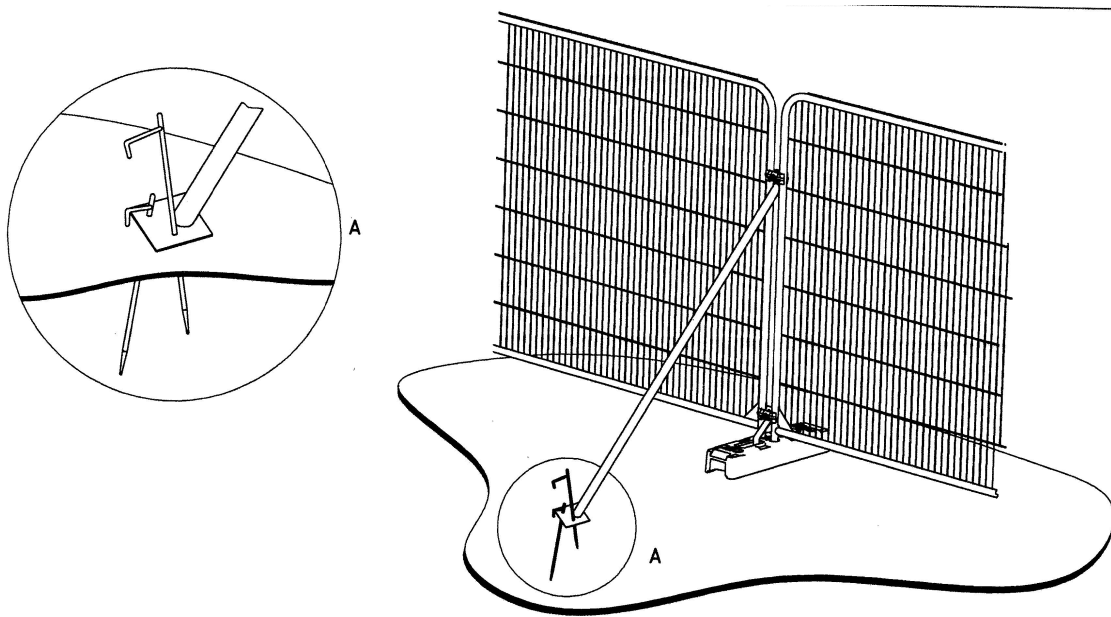
5.6 Schedule of Tree Works (refer to Tree Removal and Protection Plan 15646/70777 Rev A)

Tree numbers	Works required
Southern end of Group 1	<p>Fell trees to ground level.</p> <p>Excavate to remove stumps where they are outside the RPA of retained trees.</p> <p>Grind stumps to 300mm below ground level within the RPA of retained trees.</p>
Sycamore 734	<p>Crown lift to 12 metres above ground level on south side.</p> <p>Reduce remaining overhanging branches to provide 4 metres clearance of building line. Reduction to be back to a suitable growing point that maintains a flowing branch line and the character of the tree.</p>

6.0 Installation and Maintenance of Tree Protection

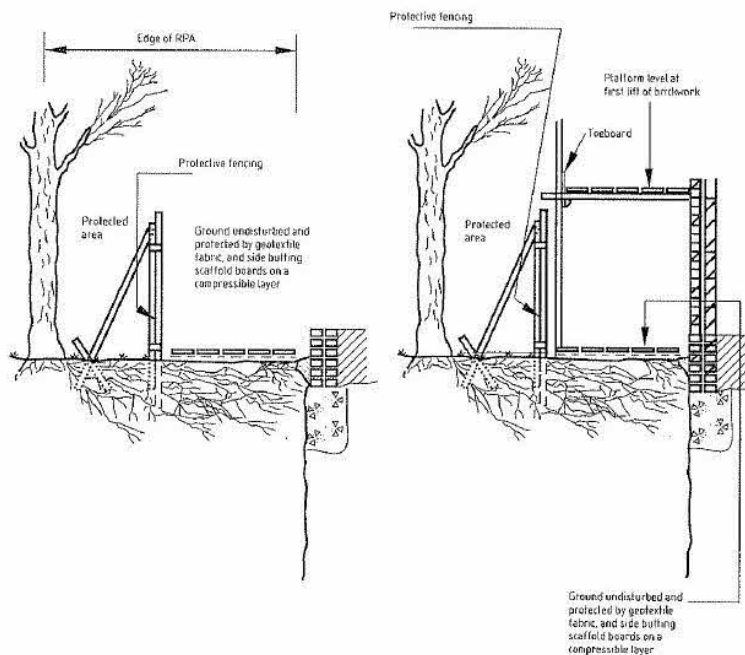
- 6.1 Fencing will be installed following the completion of tree works and prior to the commencement of site preparation works as per Tree Removal and Protection Plan (15646/70777 REV A). A copy of the Tree Removal and Protection Plan will be displayed in the site office and canteen as a point of reference for all site operatives.
- 6.2 The barrier will comprise of weld mesh panels supported on concrete or rubber feet that are pinned to the ground. Panels will be braced and pinned at regular intervals to resist impacts. (Figure 3).

Figure 3. Protective Fencing



- 6.3 Access for construction works is required within the root protection areas of trees 7 and 8 and groups 4 and 5. In these instances, fencing will be set back and ground protected with a geotextile membrane, a 150mm compressible layer of woodchip and covered with butt-joined scaffold or other robust man-made boards (see Figure 4). This ground protection will be installed at the outset of construction and maintained until final landscaping is required. Ground protection will be for pedestrian access only.

Figure 4. Ground protection for pedestrian Access within the RPA of retained trees.



- 6.4 If machinery access is required, ground protection will need to be engineer-designed and will consider the ground surface and applied load. Any ground protection installed will be agreed in advance of works with Stroud District Council's Tree Officer and installed prior to works starting.
- 6.5 Once fencing is installed, all-weather notices shall be fixed to the inside faces of the barriers reading "Root Protection Area – No Access".
- 6.6 Once in place, the fences and ground protection shall be regarded as sacrosanct and shall not be moved (even on a temporary basis) without the prior consent of the project's Arboricultural Consultant and Stroud District Council.
- 6.7 There shall be no storage of materials or spoil, or access by machinery, within the protected areas.
- 6.8 There shall be no underground service trenching, other excavation or use of machinery including rotavators, etc within the root protection area of the retained trees.
- 6.9 No notice boards, cables, nails or other items shall be attached to any part of any retained tree.
- 6.10 Site operations such as deliveries, site machines, crane jibs, etc shall be organised to avoid damaging the trunk or crown of retained trees. A banksman shall be employed if machinery is passing or working close to retained trees. If conflict is unavoidable then facilitation pruning shall be carried out in advance, rather than after damage has occurred.
- 6.11 Material which could contaminate the soil e.g. concrete mixing, fuel, vehicle washings etc shall not be discharged within 10.0m of the stem of any retained tree, and not on ground which slopes down to any retained tree.
- 6.12 Fires shall either not be permitted, or else not lit where flames could extend to within 5.0m of the foliage, branches or trunk of any retained tree.

- 6.13 The fence shall remain in place until the development is completed, and all site machinery and materials are taken off site.

7.0 Service Installation

- 7.1 Drainage plans have been redesigned to minimise the impact on retained trees; however, minor encroachment still occurs. Any new service will be installed following Section 7.7 of BS5837:2012. The least damaging method of installation will be used wherever practical. All service installation within the RPA of retained trees will be supervised by the retained Arboricultural Consultant.

8.0 Site Monitoring and Supervision

- 8.1 On-going arboricultural site monitoring for the duration of the proposed development will be carried out by the project's Arboricultural Consultant at pre-determined and agreed time intervals, and governed by the type, timing, location and intensity of site works.
- 8.2 Site monitoring will take the form of regular inspections. This is to be agreed, but at least one visit per month during the construction phase of the development is advised, together with additional visits to supervise works with the RPA of retained trees. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Stroud District Council and its Tree Officer.
- 8.3 A site visit report will be provided listing the efficiency of the tree protection measures, any defects requiring rectification and other relevant comments relating to the management of the tree stock. The report will be provided to the client, the Contractor/Site Manager and the Stroud District Council Tree Officer.
- 8.4 In addition, a site logbook for tree protection measures is to be kept recording all stages of the development, from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and Stroud District Council, if required, to show evidence of continuous site monitoring.
- 8.5 The Stroud District Council Tree Officer (or appropriate representative) will have agreed access to the site and will report on any problem areas directly to the project's Arboricultural Consultant, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

9.0 Final Completion

- 9.1 The protective fencing will be dismantled only when the development phase is complete, all drainage and service runs are in place, all site machinery has been removed and any landscaping for the principal area of the site has been implemented.
- 9.2 This fence dismantling must be undertaken with great care and will need to be supervised to avoid heavy machinery being used within the root protection areas. Hoarding, scaffolding and other fencing materials will need to be removed from site immediately.
- 9.3 Once the fencing has been dismantled and removed from site, landscaping within the RPA will be completed in accordance with the approved landscape proposals.

10.0 Completion Meeting

- 10.1 Upon completion of all the works specified above, and in line with procedures specified, the retained Arboricultural Consultant will invite Stroud District Council Tree Officer to meet on site to discuss the project and to agree on any remedial works required.

11.0 Conclusions

- 11.1 The development proposals for the construction of nine residential dwelling on land to the rear and side of the Pier View Hotel has been assessed in accordance with British Standard 5837:2012 – “Trees in relation to design, demolition and construction – Recommendations”.
- 11.2 It is my opinion that the trees identified for retention can be afforded due respect and provided adequate protection, ensuring their safe and healthy retention during the development process.
- 11.3 Only the southern end of low quality ‘C’ grade group 1 is proposed for removal for construction purposes.
- 11.4 The loss of these trees will be mitigated by new tree planting proposals within the Landscape Proposals. New trees will provide a more diverse species mix for both individual specimens and boundary groups. They will complement the new land use and provide sustainable, long term features within the local landscape.
- 11.5 Provided the recommendations included within this report are strictly adhered to, I believe the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

12.0 References

- British Standard 5837:2012 Trees in relation to design, demolition construction – Recommendations.
- British Standard 3998:2010 ‘*Tree work – Recommendations*’
- Through the Trees to Development. Arboricultural Practice Note 12 (APN12). Arboricultural Advisory & Information Service, 2007.
- Tree Roots in the Built Environment. Roberts, Jackson & Smith. DCLG/TSO 2006
- Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG4). National Joint Utilities Group, 2007.

APPENDIX 1
TREE SURVEY 15646/68951
October 2022

Tree

Maintenance Ltd

GFC Property Ltd

PRE-DEVELOPMENT TREE SURVEY AND CONSTRAINTS

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Registered Consultant

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1.0 INTRODUCTION

- 1.1 [REDACTED] I am a senior Arboricultural Consultant with Tree Maintenance Limited. I have 36 years' experience in arboriculture; I am a Fellow of the Arboricultural Association and a Chartered Arboriculturalist through the Institute of Chartered Foresters. I am also a qualified Professional Tree Inspector as assessed by the industry lead body, Lantra.
- 1.2 In accordance with quotation 15646 / 68728 dated 16th September 2022 I have been instructed by Mr G F Coletto to:
- Attend Pier View Hotel, Sharpness, GL13 9NA and to carry out a tree survey in accordance with section 4.4 of British Standard 5837 Trees in relation to design, demolition and construction – Recommendations 2012 (BS 5837:2012);
 - Provide a schedule of findings;
 - Using and relying upon the accuracy of the Topographical Plan supplied, provide a Tree Survey and Constraints Plan showing the position, crown spread, dimensions and grade of each tree surveyed, and Root Protection Areas calculated, in accordance with section 5.2 British Standard 5837: 2012.
 - Provide information in electronic format.
- 1.3 An explanation of the survey methodology and abbreviations are included at Appendix 1, survey schedules for both individual trees and groups are attached at Appendix 2 with the Tree Survey and Constraints Plan included at Appendix 3.

2.0 SUMMARY

- 2.1 Six individual trees and eight groups on or adjacent to the site were surveyed.
- 2.2 There are no 'U' grade trees, there is one 'A' grade trees, three 'B' grade trees, and two 'C' grade trees (see Figure 1 below). Groups consist of eight 'C' grade groups.
- 2.3 With regard to individual trees, there are no young, semi-mature or over mature trees. There is one middle aged tree and five mature trees (see Figure 2). This is a poor age spread overall and could be improved as part of future landscape proposals.
- 2.4 The assessed physiological condition of the individual tree population consists of four *good* and two *fair* with no *poor* or *dead* trees (see Figure 3).
- 2.5 The assessed structural condition of the individual tree population consists of three *good* and three *fair* with no *poor* or dangerous trees (see Figure 4).

Fig.1 Tree Grade

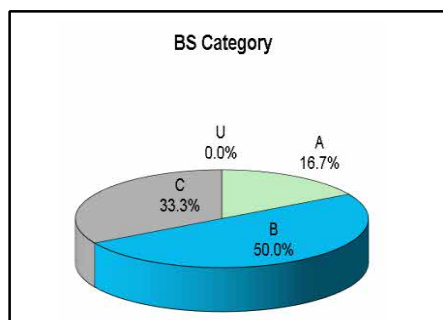


Fig.2 Age Spread

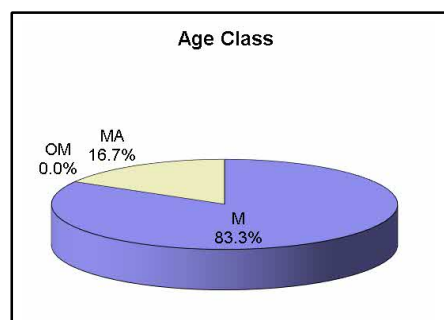


Fig.3 Physiological Condition

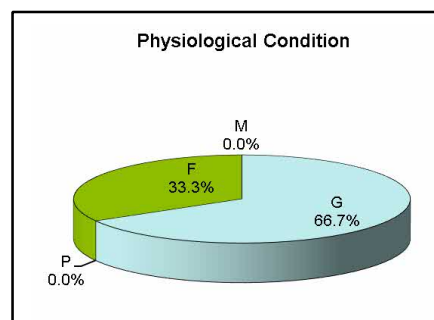
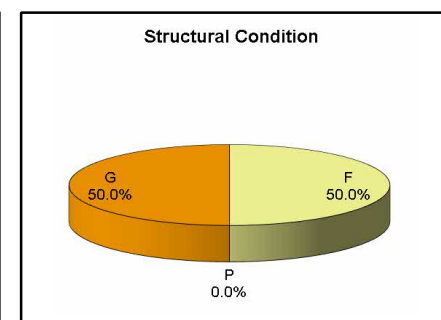


Fig.4 Structural Condition



- 2.6 Overall, the tree population is in *fair* condition. The tree stock is likely to decline without future management and consideration should be given improving this as part of future landscape proposals.
- 2.7 Trees contribute to the local landscape. Trees around the edge of the site provide a high degree of screening, site enclosure and privacy. Those internal to the site and to the rear provide limited amenity at present; however, consideration should be given to retaining grade A and B trees where possible, and C grade trees where these do not significantly impact on the optimum design layout.

3.0 SITE DESCRIPTION

- 3.1 Pier View Hotel is located on the east side of Oldminster Road, Sharpness (Figure 5). It consists of a detached operational hotel with access and car parking to the east and large paddock type fields to the northeast and south of the property. The boundary of the property abuts woodland to the north, agricultural fields to the east, a public foot path to the south and residential properties and Oldminster Road to the west (Figure 6).
- 3.2 The site is located on rising ground which slopes from east to west being relatively exposed to south westerly winds along the Bristol Channel. Some site preparation works have been carried out recently including the removal of low quality vegetation and demolition of outbuildings.
- 3.3 Trees are generally of low importance within the local or wider landscape, although one Oak and one Monkey Puzzle on the eastern boundary do provide landscape punctuation when viewed from the south east, and the low quality boundary groups provides both visual containment of the site and visual separation from the adjacent agricultural fields.
- 3.4 Trees are generally of low importance within the local or wider landscape, although one Oak and one Monkey Puzzle on the eastern boundary do provide landscape punctuation when viewed from the south east, and the low quality boundary groups provides both visual containment of the site and visual separation from the adjacent agricultural fields.

Figure 5. Approximate site location (Google Earth 2022)



Figure 6. Approximate site outline (Google Earth 2022)



Site: PIER VIEW HOTEL, SHARPNESS, GL13 9NA
TM/KS/15646 / 68951

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4.0 SOILS AND DRAINAGE

- 4.1 Basic soil information has been obtained using the Cranfield University web site. (Soil data © Cranfield University (NSRI) and for the Controller of HMSO 2014 www.landis.org.uk) and provides a broad overview of the soils within the general locality.
- 4.2 The soils are likely to consist of slightly acid loamy and clayey soils with impeded drainage. Loam clay soils are likely to have moderate to good fertility and capable of supporting a wide range of species.
- 4.3 At the time of the tree survey, the site was well drained and free of areas water-logging or ponding. Given that the soil has a clay content with impeded drainage, careful consideration will need to be given of its use, as part of the design process, in terms of soil protection, management, construction activity and future landscaping. Saturated soils have low load bearing capacity and will be prone to compaction, especially if trafficked, and may benefit from improving surface water drainage.
- 4.4 As the soil appears to contain a clay element, it may be prone to volumetric change as a result of past, existing and future vegetation. This will need to be considered when designing foundations if future damage is to be avoided. Clay soils are also prone to compaction, especially if trafficked when wet or with heavy, wheeled machinery. Compaction will be detrimental to tree establishment and the future health of existing trees. Ideally, landscape areas should not be compacted so as to avoid additional remediation works prior to final landscaping.
- 4.5 As a minimum, soils should be handled and managed in accordance with BS 3882 Top Soil 2015 and DEFRA guidance Construction Code of Practice for Sustainable Use of Soils on Construction Sites 2009 (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/716510/pb13298-code-of-practice-090910.pdf). It is advised that any imported soil has a certificate of compliance from the soil supplier.

5.0 TREE CONSTRAINTS

5.1 Primary Constraints.

- 5.1.1 Below ground constraints (Root Protection Areas (RPAs)) are shown on the Tree Survey and Constraints Plan (15646/68951 Appendix 3). This is the minimum area which should remain undisturbed and protected from construction activity. At this stage it is represented as a circle centred on the trunk of each tree. Groups of small trees are shown with root protection areas 1 metre outside the plotted canopy, groups of large trees are based on the largest stem diameter within the group to ensure sufficient space has been provided. As a default position, construction, services and working space should not be required within the RPAs of retained trees.
- 5.1.2 Subject to assessment by the project's Arboriculturalist, the shape of the RPA may be changed providing adequate protection can be afforded to the root system to meet the existing and long term biological requirements of the tree. Generally, any new hard surfacing, or structures, should not exceed 20% of any unsurfaced ground within the RPA. Where hard surfacing or structures must be proposed within the RPA, they should be designed to completely avoid or at least require minimal excavation. Foundation designs should consider the use of surface mounted slabs or ground beams with pile, pad or cantilevered supports. New hard surfaces should be designed with a porous surface and sub base. Levels of these surfaces must be taken into account at the outset as an increase in final floor levels and damp proof courses will be required.
- 5.1.3 The size and shape of the RPAs will be considered during the Arboricultural Implications Assessment. Consideration will be given to the likely shape and extent of the root system which may have been influenced by past or existing site conditions. Consideration will also be given to the likely tolerance of the particular tree to root disturbance, damage and general construction pressures.
- 5.1.4 Where trees are to be retained as part of the new layout, all efforts should be made to retain existing levels and to avoid the installation of services within their RPAs; by so doing, this would remove the additional costs of specialist installation methods and arboricultural supervision during installation. Service installation, level changes and landscaping details within the RPA of retained trees require careful consideration, as the cumulative effect of seemingly minor construction operations can have a significant detrimental effect on the health and longevity of retained trees.
- 5.1.5 Detailed information on soil type, structure, site topography, existing underground structures and drainage will be of assistance when determining and justifying changes to RPAs. The draft and final Tree Protection Plans (TPP) will show the required protected area shown as a polygon, as opposed to a circle. This might include temporary site huts as part of the protection and could have implications for the layout, implementation and traffic plan.

5.2 Secondary Constraints

- 5.2.1 The future growth of retained trees must be considered at the design stage if future pressure to inappropriately prune or remove the retained tree/s is to be avoided. This is of particular importance where trees are young, semi mature and middle aged as these trees will have the greatest potential for further growth.

Group 1 if retained, requires additional space for future growth beyond that currently shown for crown spreads and RPAs, as part of the design.

The Poplars in group 2 are already large specimens and, although located off site along the northern boundary, will dominate this part the site. As they are nearing maturity, they will have an increasing propensity to shed large limbs in storm conditions.

The Oak, tree 7, is the best specimen on the site but is large and will have increased maintenance costs. Ideally, this tree should either be positioned in open space or under the ownership of persons with sufficient funds to maintain the tree going forward.

- 5.2.2 Group 1 and tree 735 are large specimens with high crown density and a propensity to be colonised by aphids which then deposit Honey dew on the ground beneath the canopies making the areas unsuitable for private amenity use.

- 5.2.3 Obstruction of sun and daylight. Sunlight obstruction has been crudely estimated on the tree constraints plan. It is represented by a grey segment the height of the tree from east through north to south west, centred on the trunk of the tree. This depicts the approximate area of shade from May to September between 10.00am to 6.00pm daily. Detailed sunlight and daylight obstructions were not requested at the time of the instruction but can be provided subject to agreement of costs.

Those trees on the south and west boundary are likely to require the greatest consideration.

- 5.2.4 Construction requirements. At this stage no information has been provided regarding the layout, method and phasing of demolition or construction. Ideally, site offices, permanent and temporary access, material storage, contractor parking, working space and scaffolding should be provided without encroaching on the RPA of retained trees.

- 5.2.5 Consideration will need to be given to the positioning of new underground services which should be located outside the RPA of retained trees if specialist installation methods are to be avoided.

- 5.2.6 New hard surface installation may be possible within the RPA of retained trees. This will need to be considered at the outset of the design as the increased levels may impact on the required finished levels of floor slabs and connecting surfaces. New surfaces should be constructed using a 'no dig' construction method using a porous sub base and wearing surface. Depending on the load exerted, some form of three dimensional load suspension system may be required to prevent ground compaction during and following construction. Working methods should also be considered, as new surfaces should be constructed as a rolling programme, working over the engineered surface.

5.2.7 Areas for new landscape planting should be identified as part of the design process. Large areas of amenity space should be protected from degradation of the soil quality and compaction with either ground protection or fencing. As part of any design, consideration should be given to the genetic suitability of species, their mature size and biological requirements to ensure their needs are met throughout their lives. Poor species selection, compacted sub-soils, shallow or limited soil volumes or contaminated soils will all have a significant and detrimental effect on the long term health and longevity of installed trees. Tree Maintenance Ltd is able to provide assistance in the design and implementation of new planting to ensure it meets its full design potential.

6.0 PLANNING CONSIDERATIONS

6.1 A trawl of The Stroud District Council web site (<https://stroud.maps.arcgis.com/apps/webappviewer/index.html?id=f0a09333db6b43e592288452e6969147>) confirmed that no Tree Preservation Order applies to this site and that it does not lie within a designated Conservation Area. Therefore, there are no planning restrictions to prevent the recommended works going ahead.

7.0 WILDLIFE ISSUES

- 7.1 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat' (Countryside and Rights of Way Act 2001 and further strengthened by other legislation). Where work is being carried out and bats are present, or if the tree is a known roost, consultation must be made with the Statutory Nature Conservation Organisation, Natural England (<https://www.gov.uk/government/organisations/natural-england>). A European Protected Species Habitat Regulations Licence is likely to be required. Work to trees with the potential for roosting bats is best done from late August to early October. March through to April is also suitable although this may conflict with nesting birds (see below).
- 7.2 Birds. It is an offence under Section 1 of The Wildlife and Countryside Act 1981 (as amended) to kill, injure or take any wild bird; intentionally or recklessly disturb any wild bird or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore, work likely to disturb nesting birds should be avoided from late March to August.
- 7.3 All trees requiring work should be evaluated prior to work starting as part of a normal on-site risk assessment. If bird or bat issues are suspected, then the tree works will be suspended and further advice from our office should be sought.
- 7.4 Ivy has significant ecological benefit, as a late nectar source, as habitat for insects, and as a nesting or roosting site for birds and bats. It is non-parasitic, only using the tree for support and to reach the light. However, when extensive it can become disadvantageous to the tree through displacing foliage, preventing new shoots arising (making a 'hollow' crown), masking defects, preventing a proper inspection and, in particular, by

adding wind load. Therefore, it has been recommended for removal or severing at the base (after which it will die off) where the growth is extensive, defects are suspected or the location of the tree is critical to safety.

- 7.5 As with ivy, dead trees, cavities and deadwood often provide important habitat and often do not constitute a danger where they are positioned away from targets. Therefore, they normally only warrant action when the assessed risk is considered high. Where risks remain acceptable, all efforts should be made to retain deadwood within and adjacent to sites.

8.0 LIMITATIONS

- 8.1 This report has been compiled as a preliminary assessment of the current health and condition of trees within and immediately adjacent to the site. It provides guidance on their suitability for retention when considering future development. This is an initial survey and no detailed tree inspection or invasive investigation to confirm suspected defects has been carried out. Where this is considered necessary, it will be highlighted in recommendations.
- 8.2 It is a data collection exercise from which broad constraints advice is provided. It is not an Arboricultural Implications Assessment of the scheme or, full or detailed safety survey. The assessment considers the trees only within their existing setting and does not consider any future development requirements.
- 8.3 Due to the changing nature of trees – and possibly other site circumstances – the dimensions given within this report are limited to a two year period after which time a resurvey of trees will be required. Observations relating to health and condition of the tree are valid on the day of the survey and could possibly change between the survey and submission of a Planning Application. The project's arboriculturalist must be notified by the client if any significant changes are thought to have occurred.
- 8.4 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage. This report could be invalidated if any alterations are made to the site that could change the conditions as seen at time of inspection.
- 8.5 Under certain circumstances, roots can affect existing foundations, drains and other underground services. These issues are beyond the scope of instruction and have not been addressed by this report. Whilst comments relating to built structures and soil data appear any opinion expressed is qualified as that of a competent arboriculturalist and should be confirmed by an appropriately qualified professional.
- 8.6 All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without written permission from Tree Maintenance Limited. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Tree Maintenance Limited.



Senior Arboricultural Consultant

DATE: 19th October 2022

9.0 REFERENCES

British Standard 5837:2012 *Trees in relation to demolition design and construction – Recommendations*

British Standard 3998:2010 '*Recommendations for Tree Work*'

Diagnosis of ill-health in trees.
Strouts & Winter. DOE/HMSO. 1994.

Principles of Tree Hazard Assessment and Management.
Lonsdale. DETR/HMSO. 1999.

Tree Roots in the Built Environment
Robert, Jackson & Smith. HMSO 2006

The Body Language of trees.
Mattheck & Breloer. DOE/HMSO. 1994.

Updated Field Guide for Visual Tree Assessment.
C. Mattheck. Karlsruhe Research Centre. 2007

APPENDIX 1. METHOD AND DEFINITIONS

- A.1 Trees have been surveyed using the Visual Tree Assessment method expounded by Mattheck and Breloer (The body language of trees, DoE Booklet Research into Amenity Trees No. 4, 1994 and Mattheck, Updated Field Guide for Visual tree Assessment 2007). It is a preliminary assessment from ground level using binoculars to inspect crown features where necessary. Suspected defects have been subject to cursory ground level investigation using a light steel probe and/or soft faced mallet. Where considered necessary, further investigations may be recommended within the Survey Schedule.
- A.2 **Tree No.** Trees are identified with sequentially numbered metal tags. Where possible these are installed at 1.5-2 metres on the north side of the trunk. Numbers are recorded within the Survey Schedule and shown on Tree Survey and Constraints Plan 15646 / 68951 included at Appendix 2. Groups, woodlands and hedges are not numbered on site but are marked on the plan. Trees are marked (Y) yes or (N) no on the tree number column on the survey schedule to indicate if they were tagged or not, as access allowed.
- A.3 **Species.** Both common and botanical names are given. Botanical names are *italicised*. *sp.* after the genus name indicates that genus only has been identified. For groups, hedges and woodlands the first five most common species are listed with common name only together with the estimated number of each of the main species. There may be other less frequent species included in the group which are not listed but will be reflected in the number of trees within a group.
- A.4 (Yes), (No) or (TBC (to be confirmed)) beneath the name indicates if the tree or group are at the time of survey known to be protected by a Tree Preservation Order (TPO) or located within a Conservation Area. Private Covenants and land charges have not been investigated.
- A.5 **Age Class.** This is a best predicted assessment considering the tree species together with its environment.

NP	New Planting	Recently planted young trees capable of easy relocation.
Y	Young	Newly established trees of less than ¼ life expectancy.
SM	Semi mature	Established trees between ¼ but less than ⅓ predicted life expectancy.
MA	Middle Aged	Trees within ⅓ and ⅔ predicted life expectancy.
M	Mature	Trees over ⅔ predicted life expectancy with limited potential for future growth.
OM	Over mature	Towards end of normal life expectancy and showing some signs of decline.
V	Veteran	Over mature trees which have significant cultural, landscape or biological interest.

A.6 **Number of Trunks.** Identifies the number of vertical trunks assessed and recorded. Up to 10 individual trunks are recorded followed by ranges 10-20 or more than 20.

A.7 **Measurements.** (E) Indicates that measurements are estimated, (M) indicates diameters are measured. Where trees are located offsite or in inaccessible locations within the site, all measurements will be estimated and a 'best available' assessment made.

Trunk Diameters. Measured using a metric diameter tape which provides an average stem diameter in millimetres. Trees are measured at 1.5 metres above ground level including those with more than one trunk (up to 5 stems are recorded). Where trees have more than 5 stems all stems are measured but only the mean average stem diameter and numbers of stems are recorded. (BS 5837: 2012 Section 4.6). On sloping ground all measurements are taken on the uphill side of the trunk but below bulges and flares where these would significantly distort the measurements. Measurements are rounded up to the nearest 10mm. Trees within a group are awarded a single trunk measurement of the largest tree measured within the group.

Tree Height. Measured with an optical measuring device to ensure consistency where a clear view can be made otherwise heights are estimated to the nearest metre.

Branch Spread. Measured and rounded up to the nearest metre. For individual trees these are recorded in the four compass point directions from the centre of the trunk. Groups are recorded to the maximum canopy extent in each of the four compass point directions.

Height and Direction of First Branch. Estimated in metres from ground level and expressed in the main four compass point directions.

Height of Crown above Ground Level. This is estimated in metres to the lowest point in the four cardinal compass point directions. Trees with extensive basal growth or drooping crowns may be recorded as a zero height.

A.8 **Physiological Condition.** An assessment of the tree's overall health (ability to resist strain) which affects its ability to tolerate changes such as, climate, local environment and colonisation by pests and diseases. The assessment is based on bud density and distribution, leaf size and colour, crown density, annual extension and wound closure compared with similar species within the locality.

G	Good	A tree with a fully functioning biological system showing evidence of strong sustained growth.
F	Fair	A tree with fully functioning biological system showing evidence of continuing growth which has the potential to improve or decline depending on environmental conditions and future management.
P	Poor	A tree with a biological system of limited functionality and declining health, unlikely to recover but which may remain in a moribund state for a significant period of time.

D **Dead** A tree which lacks any significant live tissue or functioning biological systems.

A.9 **Structural Condition.** This relates to the physical condition of a tree including its roots, trunk, branch unions and limbs. It is an overall assessment of bio mechanical strength based on visible defects or defect indicators identified at the time of the survey.

G **Good** No significant structural defects.

F **Fair** Structural defects which can be improved or removed through moderate remedial tree surgery or other management practices.

P **Poor** Significant structural defects which cannot be alleviated through moderate tree surgery or other management practices.

A.10 **Observations and Comments.** Provides specific descriptive and analytical comments on the tree and its environment. These are likely to be of assistance at later stages of the design process in determining suitability of trees for retention, tree protection requirements and necessary management works. It will identify major observable defects and signs of ill health.

A.11 **Useful Life Expectancy.** A best assessment given the tree's environment, health and structural condition at the time of the survey. This estimate does not take into account the possible effects of future development on the trees health and longevity. The trees are assessed as being within the broad bands of <10, 10-20, 20-40 or 40+ years.


A.12 **BS Category.** Based on the above information trees are classified into one of the following categories as defined in section 4.5 and Table 1 of BS 5837:2012. Trees may be given one or more sub categories however this does not increase the value of the tree but indicates identifiable attributes. Where trees cannot be fully assessed due to access they will be awarded they highest possible grade they could reasonably achieve but may be reviewed following access being obtained and trees being re-surveyed at a later date.

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

- A.13 **Recommendations.** Are those required for reasons of health and safety which a prudent owner may wish to carry out. If necessary further investigation works may be recommended to ascertain the extent and implications of suspected major defects. Works necessary to facilitate development have not been included as part of this exercise but will form part of a comprehensive schedule of works included within the draft arboricultural implications assessment and final arboricultural method statement (if required). Specified works should be completed within the designated time frame to ensure compliance with owner/occupiers general duty of care. All works should be completed in accordance with British Standard 3998 Tree work – recommendations 2010 by a suitably competent, qualified and insured arboricultural contractor.
- A.14 **Priority.** For specified works and are the reasonable recommended time frames in which work should be reasonably completed in order to comply with the general duty of care or obtain further data to guide the design process.

Months	Priority	Definition
1 - 3	Urgent	Indicates works that are and relate to imminently dangerous trees or tree parts and should be completed without delay.
3, 6, 12	Works required	A guide in which non urgent but necessary works should be completed. Most re-inspection works should be completed within 1-3 months in order to guide the design process.
ABA	As budgets Allow	Non urgent works, mainly for cultural future management.
N/A	Not Applicable	No works specified at the time of survey.

APPENDIX 2. TREE SURVEY SCHEDULES

	TREE SURVEY SCHEDULES	
	Client: GFC Property Ltd	Site: Pier View Hotel, Sharpness, GL13 9NA
	Date: 17 October 2022	[REDACTED]
Tagged: Yes	Weather: Overcast	

Tree No. (Tagged Yes/No)	Species Common Name <i>(Botanical name)</i> (Legal Protection)	Age Class	No. of Stems (Measured (M) / Estimated (E))	Stem Diameter	Height (M)	Crown Spread (M)				Ht. & Direct. 1 st Branch (M)	Crown Height (M)				Physiological Condition	Structural Condition	Observations and comments	Useful life Expectancy. (Yrs.)	BS Category	Recommendations	Priority	RPA Radius (M) (RPA (m2))
						N	E	S	W		N	E	S	W								
734 (Y)	Sycamore <i>(Acer pseudoplatanus)</i> (TBC)	M	1 (M)	540	19	8	1	1	0	0-5-S	3	2			G	G	Boundary edge tree. Growing on slope. Off site tree. Part of linear group. Provides visual containment of site. Provides screening of site. Woodland edge tree. Unable to verify health and condition due to dense Ivy on trunk. Unable to verify health and condition due to restricted access. Ivy on trunk and throughout crown. Minor deadwood in crown. Crown shape distorted due to group pressure.	20 to 40 yrs	B1 +2	No works required at time of survey.	N/A	6.48 (131)
7 (Y)	Common Oak <i>(Quercus robur)</i> (TBC)	M	1 (E)	1050	20	4	9	4	9	3s	6	4	4	3	G	G	Boundary edge tree. Growing on slope. Part of linear group. Unable to verify health and condition due to restricted access. Large buttress roots. Crown weighted to South. Crown weighted to West. Major deadwood in crown. Epicormics in crown.	>40 yrs	A1 +2	Stabilise dead wood.	12	12.6 (498)

Site: PIER VIEW HOTEL, SHARPNESS, GL13 9NA

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Tree No. (Tagged Yes/No)	Species Common Name (Botanical name) (Legal Protection)	Age Class	No. of Stems		Stem Diameter	Height (M)	Crown Spread (M)				Ht. & Direct. 1 st Branch (M)	Crown Height (M)				Physiological Condition	Structural Condition	Observations and comments	Useful life Expectancy. (Yrs.)	BS Category	Recommendations	Priority	RPA Radius (M) (RPA (m2))
			(Measured (M) / Estimated (E))				N	E	S	W		N	E	S	W								
8 (Y)	Field Maple (<i>Acer campestre</i>) (TBC)	M	10 (E)		280	12	3	3	3	4	1 E	1	1	3	3	G	F	Boundary edge tree. Growing on bank. Part of linear group. Tree growing in rear garden. Epicormics on trunk. Multi stemmed at ground level. Bark wound occluding. Crown shape distorted due to group pressure. Tight forks with included bark where fence attached and running through entire group.	20 to 40 yrs	B1 +2	No works required at time of survey.	N/ A	10.6 (354)
9 (Y)	Monkey Puzzle Tree (<i>Araucaria araucana</i>) (TBC)	M	1 (M)		670	18	3	3	5	3	5 S	5	5	5	5	F	G	Growing on slope. Old pruning wounds on trunk occluded. Major deadwood in crown. Individual Specimen, recent ground disturbance south side.	20 to 40 yrs	B1 +2	Remove major dead wood.	3	8.04 (203)
735 (Y)	Sycamore (<i>Acer pseudoplatanus</i>) (TBC)	M	5 (M)		320 300 280 270	15	8	9	3	5	3 N	4	3	3	4	G	F	Boundary edge tree. Existing wall West side. Tree growing in rear garden. Basal suckers. Large buttress roots. Ivy on trunk. Multi stemmed at ground level. With included bark. Major deadwood in crown.	10 to 20 yrs	C1 +2	Remove major dead wood.	6	7.8 (1936)

Tree No. (Tagged Yes/No)	Species Common Name (Botanical name) (Legal Protection)	Age Class	No. of Stems		Stem Diameter	Height (M)	Crown Spread (M)				Ht. & Direct. 1 st Branch (M)	Crown Height (M)				Physiological Condition	Structural Condition	Observations and comments	Useful life Expectancy. (Yrs.)	BS Category	Recommendations	Priority	RPA Radius (M) (RPA (m2))
			(Measured (M) / Estimated (E))				N	E	S	W		N	E	S	W								
11 (Y)	Nootka Cypress <i>(Chamaecyparis nootkatensis)</i>	MA	2 (E)		230 250	16	2	2	3	2	3w	3	3	3	3	F	F	Boundary edge tree. Part of group. Vulnerable to windthrow if exposed. Ivy on trunk and throughout crown. Multi-stemmed at ground level. With included bark.	10 to 20 yrs	C1	No works required at time of survey.	N/A	4.0604 (52)

Group No.	Species (Common name)	Age Class	No. of Trees	Average Stem Diameter	Height (M)	Average Crown Height (M)	Condition		Observations and comments	Useful life Expectancy. (Yrs.)	BS Category	Recommendations	Priority (Months)	Root Protection Area (M) (Beyond group outline)
							Physiological	Structural						
Grp. 1 TBC	Sycamore (20) Hawthorn (16) Cherry (1)	Y. M A	21 to 30	300	18	2	G	F	Crown shape distorted due to group environment. Boundary edge feature. Growing on bank. Tall and etiolated due to group environment. Vulnerable to wind throw if exposed. Multi stemmed at ground level. Ivy on trunks. Multiple trees with tight forks and included bark. Minor deadwood in crowns. Provides visual containment of site.	10 to 20 yrs	C1 +2	No works required at time of survey.	N/A	1
Grp. 2 TBC	Poplar (3)	M	3	600	24	5	G	G	Boundary edge feature. Off-site feature. Tall and etiolated due to group environment. Vulnerable to wind throw if exposed. Unable to verify health and condition due to restricted access. Ivy on trunks. Crown shape distorted due to group pressure. Broad spreading form with multiple end loaded limbs. Trees prone to failure in maturity.	10 to 20 yrs	C1 +2	Re-inspect following provision of agreed safe access.	3	2
Grp. 3 TBC	Hazel (8) Elder (1) Holly (1)	M	10	300	5	1	F	F	Crown shape distorted due to group environment. Boundary edge feature. Ground level changes within RPA. Off-site feature. Multi stemmed at ground level. Epicormics on trunk. Ivy on trunks. Crowns recently reduced over site.	10 to 20 yrs	C1 +2	No works required at time of survey.	N/A	1
Grp. 4 TBC	Maple (3)	M	3	300	12	1	G	F	Boundary edge feature. Crown shape distorted due to group environment. Growing on bank. Unable to verify health and condition due to restricted access. Multi stemmed at ground level. Epicormics on trunk. Ivy on trunks. Multiple trees with tight forks and included bark. Crown shape distorted. Minor deadwood in crowns. Epicormics in crowns.	20 to 40 yrs	B1 +2	No works required at time of survey.	N/A	2

Site: PIER VIEW HOTEL, SHARPNESS, GL13 9NA

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Group No.	Species (Common name)	Age Class	No. of Trees	Average Stem Diameter	Height (M)	Average Crown Height (M)	Condition		Observations and comments	Useful life Expectancy.(Yrs.)	BS Category	Recommendations	Priority (Months)	Root Protection Area (M) (Beyond group outline)
							Physiological	Structural						
Grp. 5	Hawthorn (30-40) Blackthorn (10) Holly (13)	M A. M	41+	200	7	0	F	F	Closely planted. Crown shape distorted due to group environment. Boundary edge feature. Growing on bank. Hedge, poorly maintained, with significant gaps. Linear feature. Over grown native mixed hedge. Tall and etiolated due to group environment. Multi stemmed at ground level. Extensive bramble throughout.	10 to 20 yrs	C1 +2	Management - Consider management plan as part of landscape proposals.	ABA	2
Grp. 6 TBC	Hawthorn (20) Elder (2)	M A	21 to 30	180	10	2	F	F	Closely planted. Crown shape distorted due to group environment. Boundary edge feature. Hedge, poorly maintained. Continuous with significant gaps. Vulnerable to wind throw if exposed. Deadwood and stubs in crowns. One tree dead. Remaining trees tall, drawn and spreading.	10 to 20 yrs	C1 +2	Management - Consider management plan as part of landscape proposals.	ABA	2
Grp. 7 TBC	Unknown (50+)	M A	41+	20	4	0	G	F	Closely planted. Boundary edge feature. Growing on bank. Off-site feature. Shrub mass (over grown). Tall and etiolated due to group environment.	10 to 20 yrs	C1 +2	No works required at time of survey. Management - Consider management plan as part of landscape proposals.	N/A	1
Grp. 8 TBC	Hazel (1) Bay (1) Hawthorn (4) Spruce (1)	M A. S M	11 to 15	150	8	0	F	F	Shrub mass (over grown) with specimen trees. Tall and etiolated due to group environment. Vulnerable to wind throw if exposed. Ivy on trunks. Crown shape distorted.	10 to 20 yrs	C1 +2	No works required at time of survey. Management - Consider management plan as part of landscape proposals.	N/A	1

APPENDIX 3. TREE SURVEY AND CONSTRAINTS PLAN
15646 / 68951

**Pier View Hotel, Sharpness, Glos , GL13 9NA.
Tree Survey and Constraints Plan**

SCALE : 1 : 500 DATE : 19/10/2022

MAP FILENAME 15646 / 68951

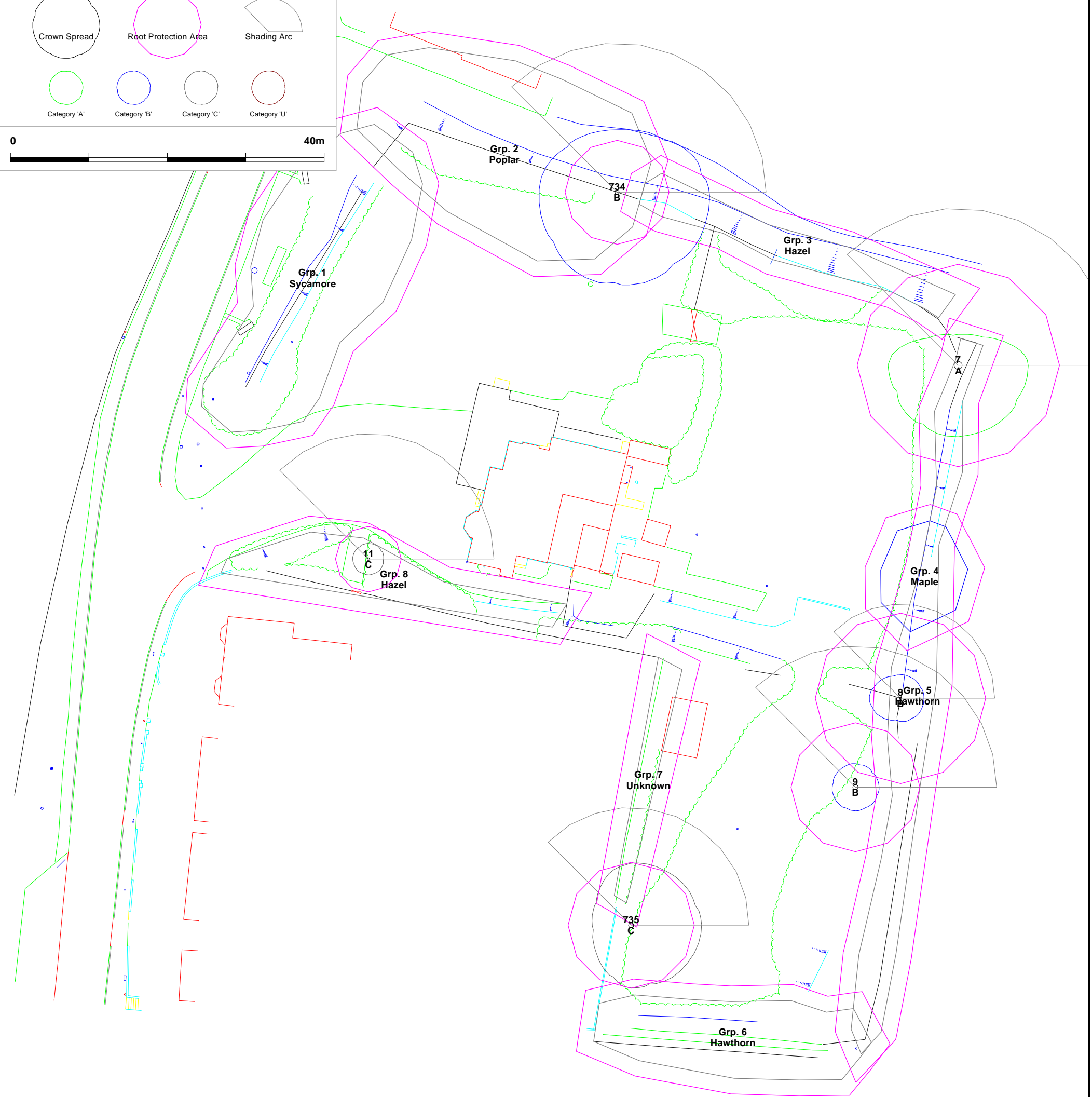
*Based on Topographical Plan provided by client.
This plan must be read and reproduced in colour.*

Legend

Crown Spread Root Protection Area Shading Arc

Category 'A' Category 'B' Category 'C' Category 'U'

0 40m



APPENDIX 2

TREE REMOVAL AND PROTECTION PLAN

**15646/70777 REV A
November 2023**

APPENDIX 3
TREE PROTECTION FENCING SIGNAGE
November 2023



**PROTECTIVE FENCING.
THIS FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT**

**(TOWN AND COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS PROTECTIVE FENCING ARE
PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE
SUBJECT OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION.**

**ANY ALTERATION TO THE FENCING OR INCURSION INTO
MUST BE WITH THE WRITTEN PERMISSION OF
STROUD DISTRICT COUNCIL.**