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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED TWO HOUSE REDEVELOPMENT**

AT

**HOOKE FARM
EFFINGHAM COMMON
EFFINGHAM
KT24 5JE**

BY

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**Our ref: J64.86
30th November 2023**

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Runnymede Homes Ltd. to undertake an inspection of trees located on and immediately adjacent to the site referred to as Hooke Farm, Effingham Common, Effingham, KT24 5JE. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for the demolition of the existing stables, barn and outbuildings and the construction of two detached houses utilising the existing site access. Details of the proposals will have been submitted by Doug Dadswell Architecture.
- 1.3 The trees were inspected on 26th September 2023 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

2. GENERAL SITE DESCRIPTION

- 2.1 The site is located on the east side of an access track leading to Hooke Farm to the south. The site is roughly square in shape and relatively level, comprising a complex of stables, stores and a barn off an access drive with paddocks to the north and east.
- 2.2 Within the residential garden to the south are a number of developing trees with field/track edge Oaks and hedging around the boundaries and sub dividing the paddocks.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations".

4.2 The tree survey followed the numbered sequence from T1 to T19 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J64.86/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.

4.3 The following categories of information were obtained for each tree. Separate detailed tree survey sheets are attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT – INFORMATIVES

5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.

5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 12 individual trees and seven groups, mostly hedgerows, were inspected, ranging from young Beech and Cypress of under 20 years of age to field boundary Oaks of upto 120 years of age.
- 6.2 The trees in the garden to the south represent a range of planting ages and dimensions with some of the younger trees becoming crowded by the dominant Weeping Willow (T3) and Dawn Redwood (T6).
- 6.3 The Field Maple (T7) has self seeded in an area of low maintenance and has been cut down on at least one occasion in the past.
- 6.4 The various hedgerows are all overgrown but could easily be brought back into active maintenance.
- 6.5 The Oaks along the northern boundary and to the west of the access track are of variable age but have large crowns and are local landscape features.
- 6.6 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS category.

BS Category	Tree No.	Sub Total
A	T6, T13	2
B	T1, T3, T15, T16, T19	5
C	G2, T4, T5, T7, T8, T9, G10, G11, G12, G14, G17, G18	12
U	-	-
	TOTAL	19

6.7 Interpretation of table

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
- Category U** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.

7.2 The table below has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m ²)
T1	Common Oak	B2	c800	c9.6	c290
G2	Beech	C2	<300	<3.6	<41
T3	Weeping Willow	B2	c750	c9	c255
T4	Beech	C2	c350	c4.2	c55
T5	Pear	C2	c350	c4.2	c55
T6	Dawn Redwood	A2	c750	c9	c255
T7	Field Maple	C2	280	3.4	36
T8	Cypress	C2	c150	c1.8	c10
T9	Grey Willow	C2	c350	c4.2	c55
G10	Hawthorn	C2	<150	<1.8	<10
G11	Hawthorn	C2	<150	<1.8	<10
G12	Hawthorn	C2	<150	<1.8	<10
T13	Common Oak	A2	c800	c9.6	c290
G14	Field Maple, Hawthorn, Dogwood	C2	<100	<1.2	<5
T15	Common Oak	B2	c1000	c12	c452
T16	Common Oak	B2	620	7.4	172
G17	Field Maple, Oak	C2	<350	<4.2	<55
G18	Hawthorn, Blackthorn, Dogwood, Field Maple	C2	<100	<1.2	<5
T19	Common Oak	B2	c550	c6.6	c137

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the demolition of the existing stables, barn and outbuildings and the construction of two detached houses utilising the existing site access. Details of the proposals will have been submitted by Doug Dadswell Architecture.
- 8.2 The supplied proposed layout produced by Doug Dadswell Architecture has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J64.86/02 in Appendix 3. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. POTENTIAL IMPACT OF PROPOSALS ON TREES

- 9.1 The proposed site layout has been designed in conjunction with the tree constraints information to minimise potential conflicts with on and offsite trees wherever practical. As a result no trees require removal and there are no tree RPA overlaps with any proposed buildings where there are not already existing building foundations.
- 9.2 For T1 Common Oak there is an indicated very minor outer RPA overlap with the proposed garage. However, actual root presence will have been restricted by the existing outbuilding foundations. The proposed garage reutilises this foundation alignment and therefore there will be no change in circumstances and no adverse impact on the trees roots.
- 9.3 Removal of existing structures, provided they are carefully broken out, within offsite tree RPAs will result in improved future rooting conditions, compared to the existing situation.
- 9.4 Overall the proposals will not adversely impact on any retained trees and there are no grounds for a refusal based on arboricultural matters, provided the trees are appropriately protected during the demolition and construction works.

10. TREE SURGERY REQUIREMENTS

- 10.1 Based on the supplied proposed layout the following tree works are recommended. These primarily represent maintenance operations (for the hedges) and cut back of overhanging canopies that could be undertaken under Common Law Rights at any time without any reference to the Council. All are relatively minor works that will not impact on tree health or public visual amenity.

Table: Tree Surgery Requirements

Tree No.	Species	Works required	Comments
G2	Beech	Reduce overhanging fine branches back by 1.5m and lift crown base to 3m.	Provide garden clearances.
T4	Beech	Cut back fine overhanging branches to boundary.	Building clearance.
G10	Hawthorn	Top at maximum 3m and 1m radius.	Bring back in to regular maintenance.
G11	Hawthorn	Top at maximum 3m and 1m radius.	Bring back in to regular maintenance.
T15	Common Oak	Deadwood crown.	Safety.

- 10.2 All tree work should be carried out by a competent tree surgeon to comply with BS3998:2010 "Tree Work - Recommendations".
- 10.3 All trees recommended for felling or tree surgery works should be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981 and result in prosecution.

11. TREE PROTECTION FENCING

11.1 *Location of fencing*

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

11.2 *Design of fencing*

- 11.2.1 The protective fencing is to be constructed of scaffold uprights driven into the ground to a minimum depth of 0.6m and at no greater than 3m spacing. Uprights to be braced with angled scaffold poles and anchors. On to the uprights weldmesh panels such as "Heras" or a similar product will be securely mounted with all weather notices attached to every 5th panel reading "Keep Out – Protected Area". The fencing will form enclosed areas to which no access will be allowed. This design of fencing is considered appropriate to the site and scale of redevelopment proposed.

- 11.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

11.3 *Timing of fencing*

- 11.3.1 Protective fencing is to be erected prior to commencement of demolition works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction.

11.4 *Additional precautions*

- 11.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

12. GROUND PROTECTION MEASURES

- 12.1 In areas within root protection zones where access around the new building footprints will be required during construction, specific ground protection measures will be necessary. For machinery access these should comprise interlocking, specifically designed load bearing temporary roadway plates, commonly made of steel or specialised plastics. They will minimise any risk of compaction whilst providing a running platform for machinery.
- 12.2 Where foot access only is required, ground protection measures should comprise a base layer of geotextile, over which 100mm of woodchip will be laid, topped by side butting scaffold boards or non-slip surfaced minimum 12mm thick OSB/plywood.

- 12.3 Installation of the ground protection measures should take place at the same time as the protective fencing, prior to demolition, and remain in place until completion of construction. For the area of ground protection adjoining T4, T5 and T7 this will have to be installed once the existing buildings have been carefully removed. The areas requiring ground protection measures are indicated by cross hatching on the Tree Protection Plan.

13. SERVICES/DRAINAGE/SOAKAWAYS

- 13.1 Based on the supplied layout, any new services, drainage or soakaway alignments should be located outside root protection areas. If incursion into the protective areas of retained trees is unavoidable, then the routing should be obtained either by hand tool excavation or air spade, supervised by an arboricultural consultant. Any works within the protective areas will need to be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

14. ARBORICULTURAL METHOD STATEMENT

- 14.1 A separate Arboricultural Method Statement is not considered necessary for this site. Details of the protective fencing and ground protection specification, timing and location are indicated on the Tree Protection Plan, which can be referred to in a specifically worded condition.

15. SUMMARY

- 15.1 The proposed two house redevelopment does not require any tree removal and does not adversely impact on any tree RPAs. Tree surgery requirements are minimal and of limited impact.
- 15.2 Overall there are no arboricultural impacts and no grounds for a refusal on tree related matters.
- 15.3 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained trees are appropriately protected during the demolition and construction works.

Tim Laddiman
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Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
<p>Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management</p>	<ul style="list-style-type: none"> • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality <p>NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
<p>Category A Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)</p>	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
<p>Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)</p>	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
<p>Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.</p>	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T1	Common Oak	18	1	c800	7	8	8	8	M	1+	Unconfirmed	40+	B2	Ivy clad therefore no basal inspection.	
G2	Beech	<11	1/Multi	<300	<6	<5	<4	<5	Y	0.6+	Unconfirmed	20-40	C2	Crowded. Multi stemmed at under 1m.	
T3	Weeping Willow	c13	1	c750	9	c8	c7	c7	M	0+	Unconfirmed	20-40	B2		
T4	Beech	c10	1	c350	5.5	5	c4	5	Y	0+	Unconfirmed	20-40	C2	Crowded.	
T5	Pear	11	1	c350	4.5	3.5	c1.5	5.5	M	1.3+	Unconfirmed	20-40	C2	Crowded. Long limbs over roof of stables and barn. Deadwood. Twin stemmed at 2m. Weak union.	
T6	Dawn Redwood	19	1	c750	5.5	6	c5	6	SM	1+	Unconfirmed	40+	A2		
T7	Field Maple	8	Multi	280	3	4	3.5	3.5	Y	0+	Fair	20-40	C2	Self seeded against barn wall. Topped in past at under 2m.	
T8	Cypress	6	1	c150	2	2.5	c2	1.5	Y	0+	Fair	20-40	C2	Heavily crowded.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T9	Grey Willow	7	Multi	c350	6	5	1.5	5	SM	0+	Unconfirmed	10-20	C2	Multi stemmed near ground level. Stems leaning out. Crowded to S.	
G10	Hawthorn	<6	Multi	<150	<2.5	<1.5	<2.5	<2	M	0+	Good	20-40	C2	Overgrown hedge. Heavy bramble coverage.	
G11	Hawthorn	<4.5	Multi	<150	<1.5	<2.5	<2	<2.5	M	0+	Fair	20-40	C2	Overgrown hedge. Heavily bramble clad.	
G12	Hawthorn	<5	Multi	<150	<2.5	<1	<2.5	<1	M	0+	Fair	20-40	C2	Overgrown hedge. Heavily bramble clad.	
T13	Common Oak	13	1	c800	c8	10.5	10.5	8.5	SM	1+	Good	40+	A2	Open crown from under 3m with long limbs. Minor deadwood. Chainlink fence embedded in lower stem.	
G14	Field Maple, Hawthorn, Dogwood	<4	Multi	<100	<2.5	<2	<2.5	<2	SM	0+	Good	40+	C2	Overgrown hedge.	

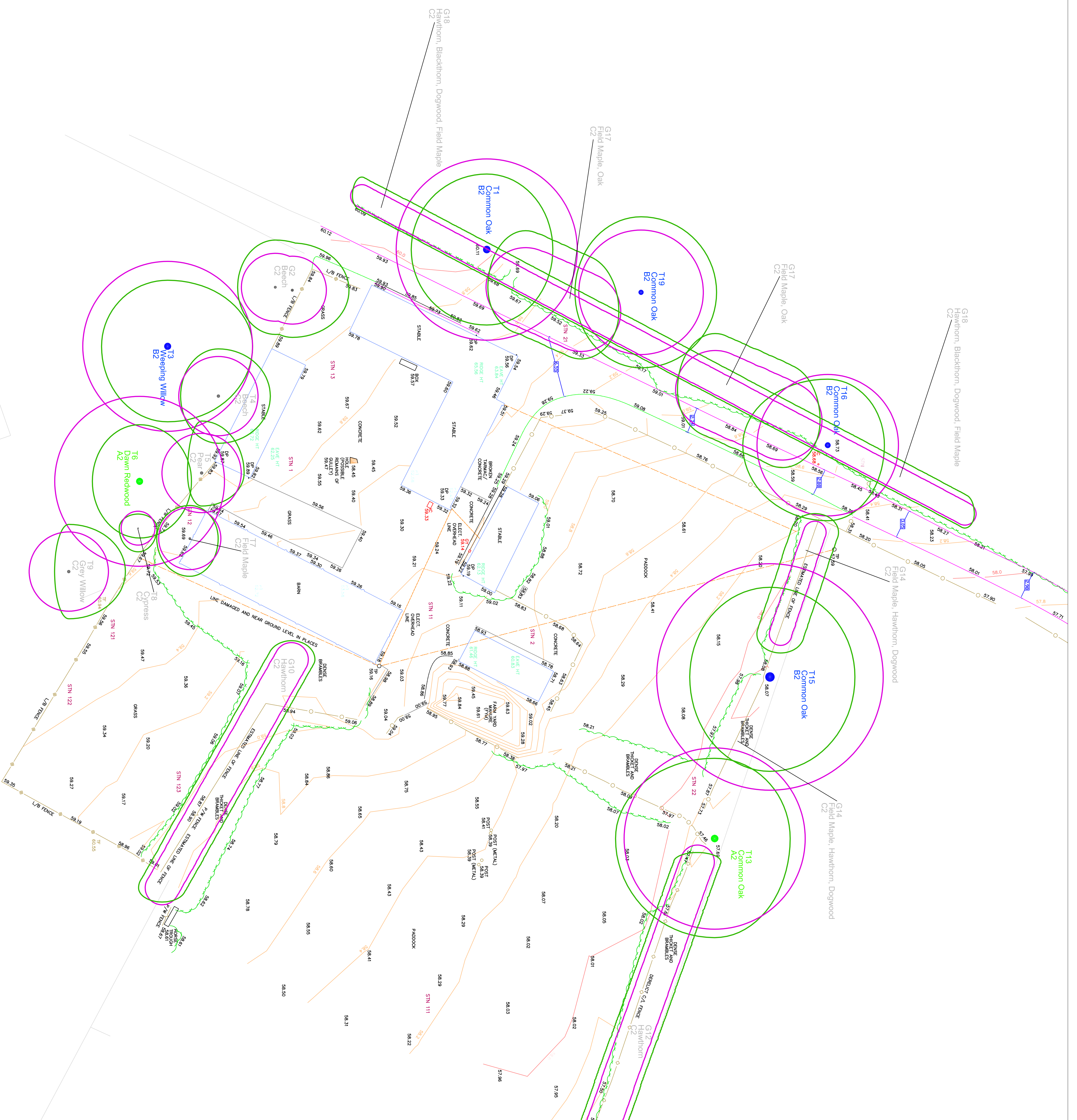
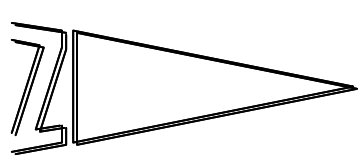
Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T15	Common Oak	18	1	c1000	c9	10	8.5	9.5	M	1.7+	Fair	20-40	B2	2.2m tear wound to W. at 1.8m where second stem lost in past. Deadwood.	
T16	Common Oak	15	1	620	6	8	9	c7	SM	2.6+	Fair	20-40	B2	Multi stemmed at 1.8m. Minor deadwood.	
G17	Field Maple, Oak	<10	1/2	<350	<4	<5	<4	<6	SM	2+	Fair	20-40	C2	Crowded.	
G18	Hawthorn, Blackthorn, Dogwood, Field Maple	<3.5	Multi	<100	<1	<1.5	<1	<2	M	0+	Fair	20-40	C2	Overgrown hedgerow.	
T19	Common Oak	16	1	c550	8	8	7	8	M	2+	Unconfirmed	20-40	B2		

APPENDIX 2

TREE CONSTRAINTS PLAN

- T1 - T19 Tree numbers
- BS Category of Condition
- T6 BS Condition A
- T1 BS Condition B
- T5 BS Condition C
- 0 BS Condition U
- Crown spread
- BS Calculated root protection areas

The root protection areas have been calculated using the measured stem diameter and the formula as described in BS5822:2012. The formula is based on the assumed relationship between stem diameter and root spread. Where existing walls, concrete paths, or other structures are present, it is likely that the structure of root systems will have been affected. The root protection areas shown on this plan are based on the assumed relationship between stem diameter and root spread. The plan is based on the assumed relationship between stem diameter and root spread. The plan is based on the assumed relationship between stem diameter and root spread.



APPENDIX 3

TREE PROTECTION PLAN

T1 - T19 Tree numbers

BS Category of Condition

T6 BS Condition A

T1 BS Condition B

T5 BS Condition C

0 BS Condition U

BS Calculated root protection areas

Crown spread

Tree to be removed for safety/short lifespan

Tree to be removed for development

Protective fencing

Location

Ground protection

TREE PROTECTION INFORMATION

Protective fencing and ground protection measures to be installed at locations specified prior to works.

Protective fencing to comprise scaffold uprights driven into the ground to spacing. Upright to be braced with high usage/contoured/underground areas. Weathered panels to be attached to every 2nd panel.

Protective fencing to be installed in accordance with BS 2 or fig. 3 of section 6.2 of BS5837:2012.

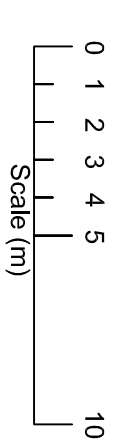
To comprise a single thickness of side building scaffold boards over a 100mm, compressed layer laid on a base of interlocking metal/alastic road plates will need to be used.

Buildings in proximity to protective fencing areas to be demarcated by machinery pulling walls inwards onto the building footprint. Signs around the perimeter protection zones should be placed at intervals and identify areas to be regarded as safeguard and none of the following are to occur within these areas:

- Storage or disposal of any soil, building materials, machinery, fuel or waste residues of any description.
- Siting of any temporary structures of any description including site offices, parking facilities, portable toilets, storage compounds or temporary hard standing areas.
- Excavations, soil/lift stripping, ratioling/lowing of existing levels or alterations to the existing natural ground surface or other description.
- Location of temporary drainage, water underground services.
- No use, movement or parking of any description.
- Additionally, no trees shall be lit within 2m centre line of any independent to be retained.

All services to be installed to the requirements of NLAGS Volume 4.

Guidelines for the Planning, Retention and Maintenance of Living Trees within retained tree root protection areas to either be bore drilled or any form of root barrier to be supervised by the Arboricultural Consultant.



Careful breakout of existing foundations and replacement with ground protection measures



APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

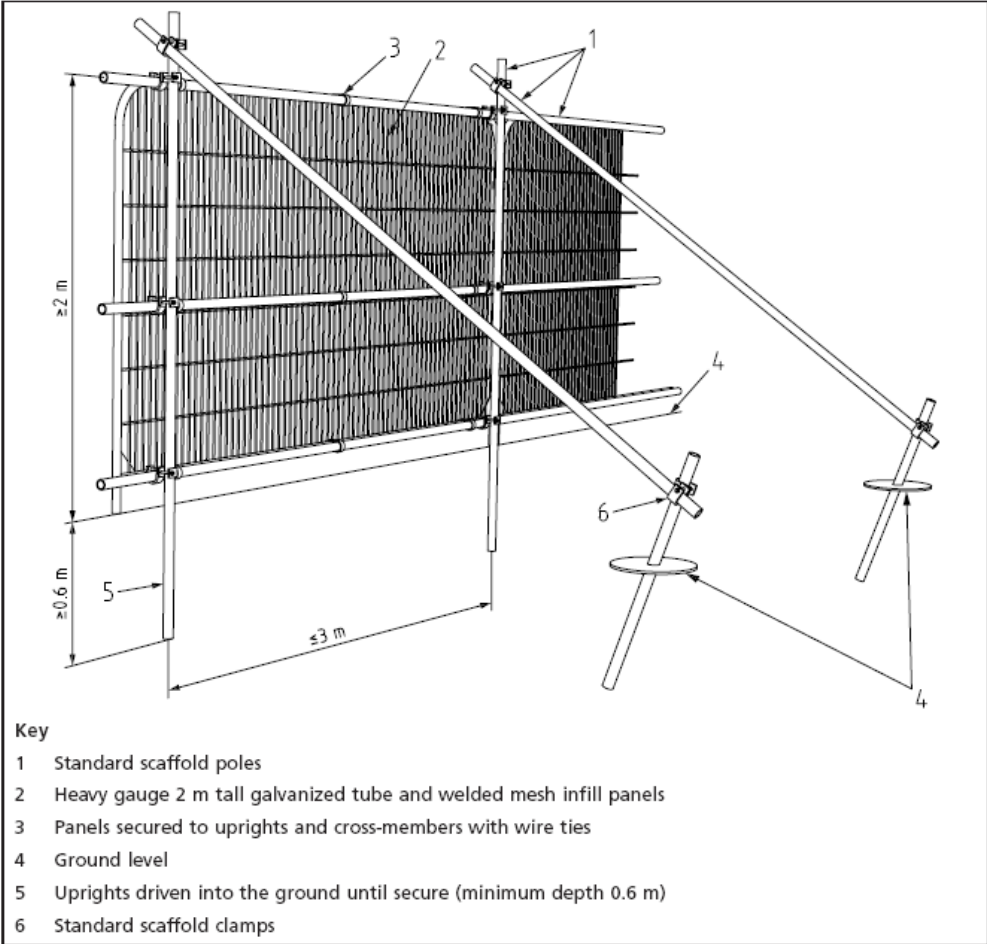
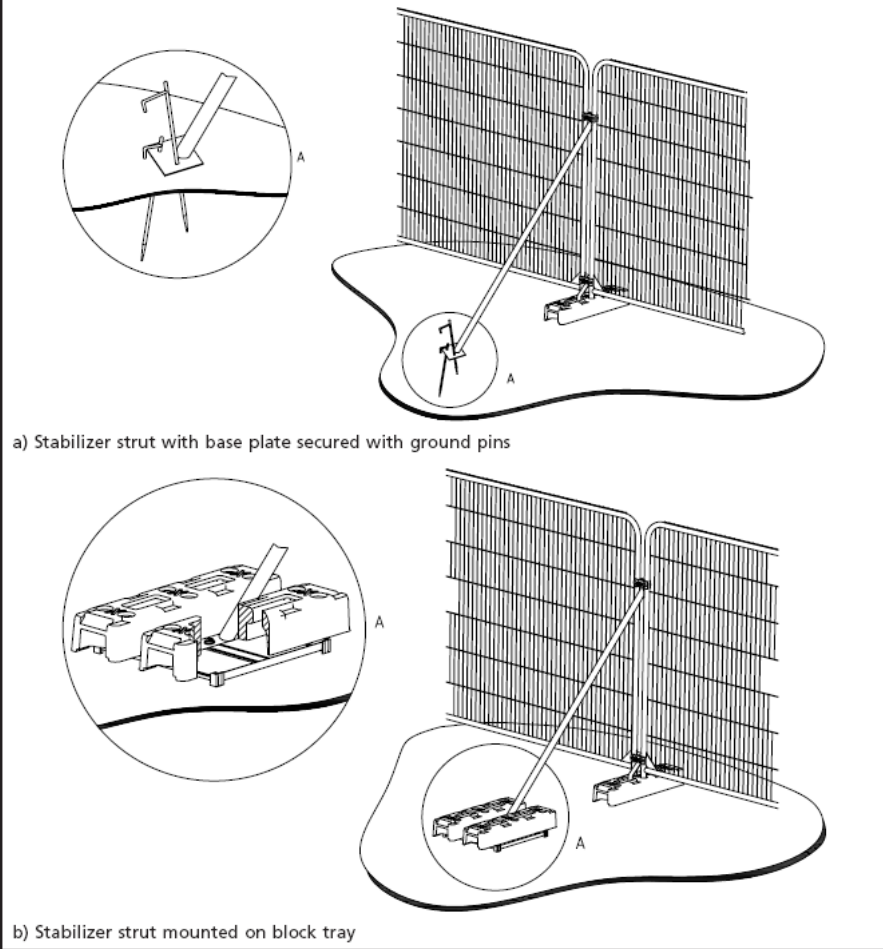


Figure 3 Examples of above-ground stabilizing systems





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

**TREE PROTECTION AREA
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY