



108 Churchway
Haddenham

Details for discharge of condition 8
Of application
22/00046/REF
appeal APP/W/22/3292222

Job Ref	Version	Author	Agent	Client	Date
AAS/0231	Rev 01	RR		Mr J Munday	11/02/2024



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Agent				
Client	Mr J Munday	-	-	
Local Authority	Buckinghamshire Council	-	0300 131 6000	



Roz Richardson

Relevant Qualifications

Technicians Certificate in Arboriculture (ABC)

Arborist Certificate (International Society Arboriculture)

Certificate Arboriculture (Royal Forestry Society)

LANTRA Professional Tree Inspection

BSc Hon Environment Management (Forestry, Plant Biology & Soils Modules)

HND Environmental Land Management (Forestry, Woodland Management, Soils & Plant Biology modules)

ND Countryside Recreation, (Woodland Management, Soils and Plant Biology modules)

Professional Membership

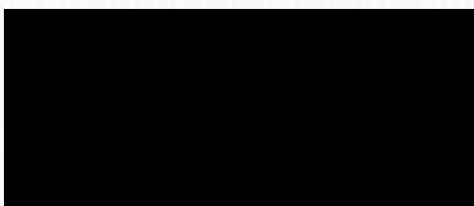
Professional Member of the Arboricultural Association since 2019

Membership number PR7134



Experience

My industry experience comprises 20 yrs. as an Arboricultural/Tree Officer at four local authorities, with a supporting background in land management, soil water management, tree surgery and contract forestry.



1.0 Introduction and Term of Reference

1.1 Planning application ref 21/00863/APP was refused by Buckinghamshire Council on the 9th November 2021, with the reason stated below:-

The reasons for refusing your application are:-

1 The proposed extension, by reason of its excessive combined depth and width, dominates the host property and is out of character with the application site and the prevailing pattern of development. The proposal would therefore harm the character and appearance of the host building and the surrounding area, contrary to the aims of policy BE2 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework 2021.

1.2 The applicant appealed the decision, ref 22/00046/REF, appeal ref APP/O405/W/22/3292222), and the appeal was allowed with condition 8 pertaining to the trees and landscaping on site.

8) Prior to commencement of the development hereby permitted, the following information shall be provided: Full details of Tree Protection Measures in accordance with guidance set out in BS5837:2012, including: fencing, ground protection, foundation design, details of appropriate working practices in the vicinity of trees, and an auditable system of site monitoring; Full details of soil remediation works/replacement of hard landscape with soft landscape in so far as these may affect trees; and full details of new planting, including planting specifications and a plan of aftercare, taking into account guidance within BS8545:2014. The development hereby permitted shall be carried out in accordance with the approved details

1.3 Arc Arboricultural Solutions Ltd has been instructed by their client to provide details to discharge condition 8.

1.4 These are addressed in the following details: -

Tree protection following guidance in BS 5837 2012

Foundation design – this detail is to be supplied by and engineer not the arboriculturalist in this report.

Working practices around trees, general guidance

Site monitoring

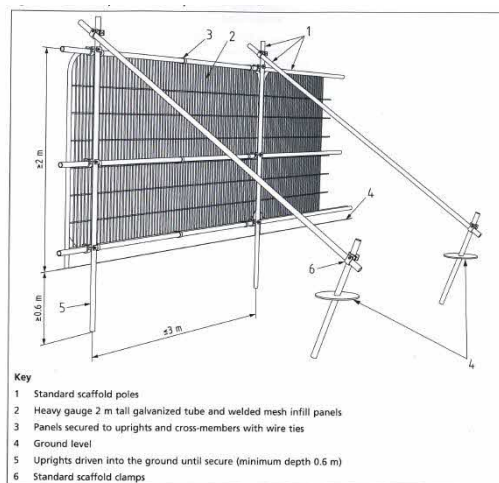
Remediation of the blacktop to grass

Landscaping

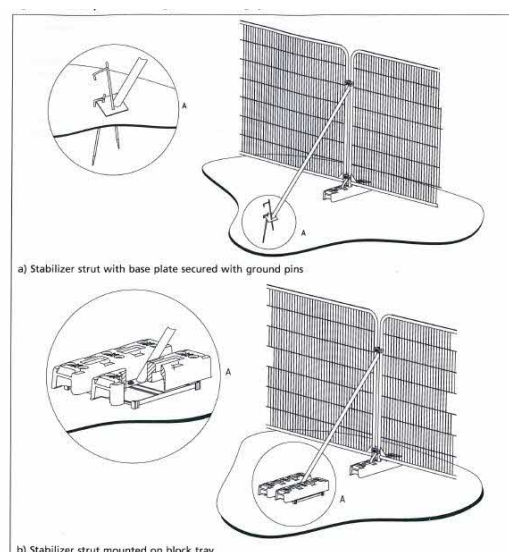
2.0 Tree Protection – Details of tree protection following industry guidance BS 5837 2012 Trees in relation to demolition, design, and construction recommendations, are taken from the arboricultural report submitted with the original suit of documents ref AAS/0231 Rev 01 25th February 2021. The details show the garages as they exist on site reflecting the inspectors ref to the alterations to car ports being omitted.

Tree protection fencing will be heras style fencing, see examples below.

BS 5837:2012 Specification for protective barrier



Examples of above ground stabilization systems





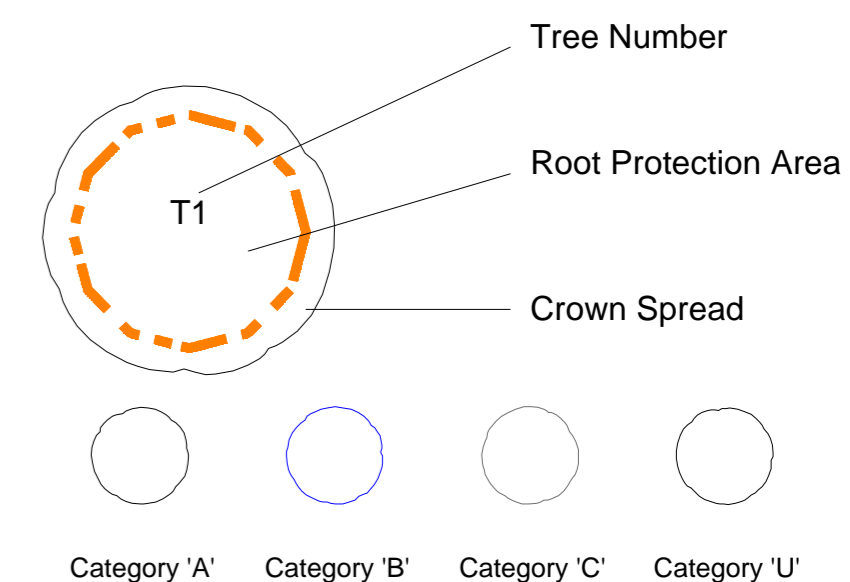
Arc Arboricultural Solutions

108 Churchway, Haddenham Tree Protection Plan - Proposed Layout

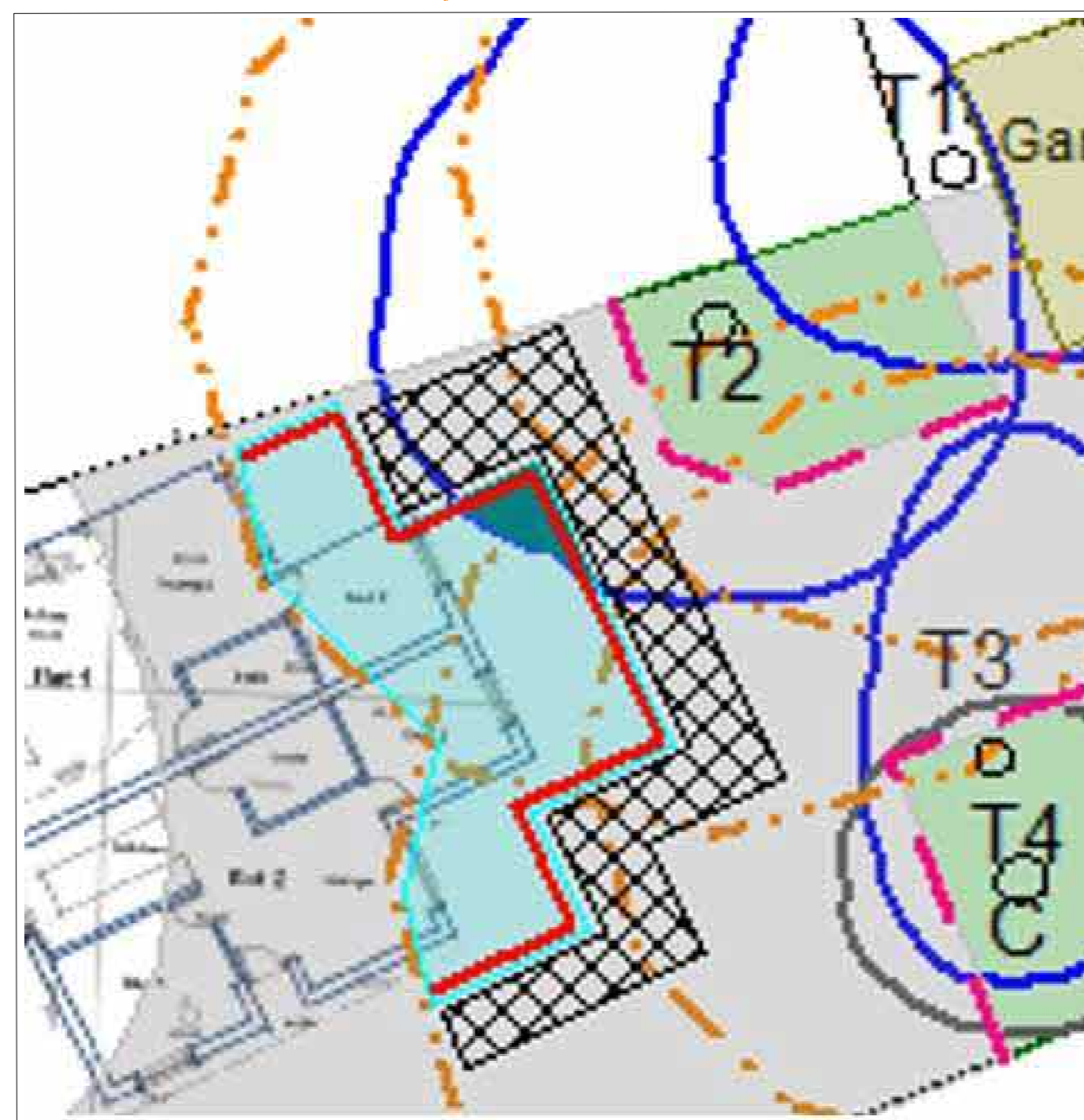
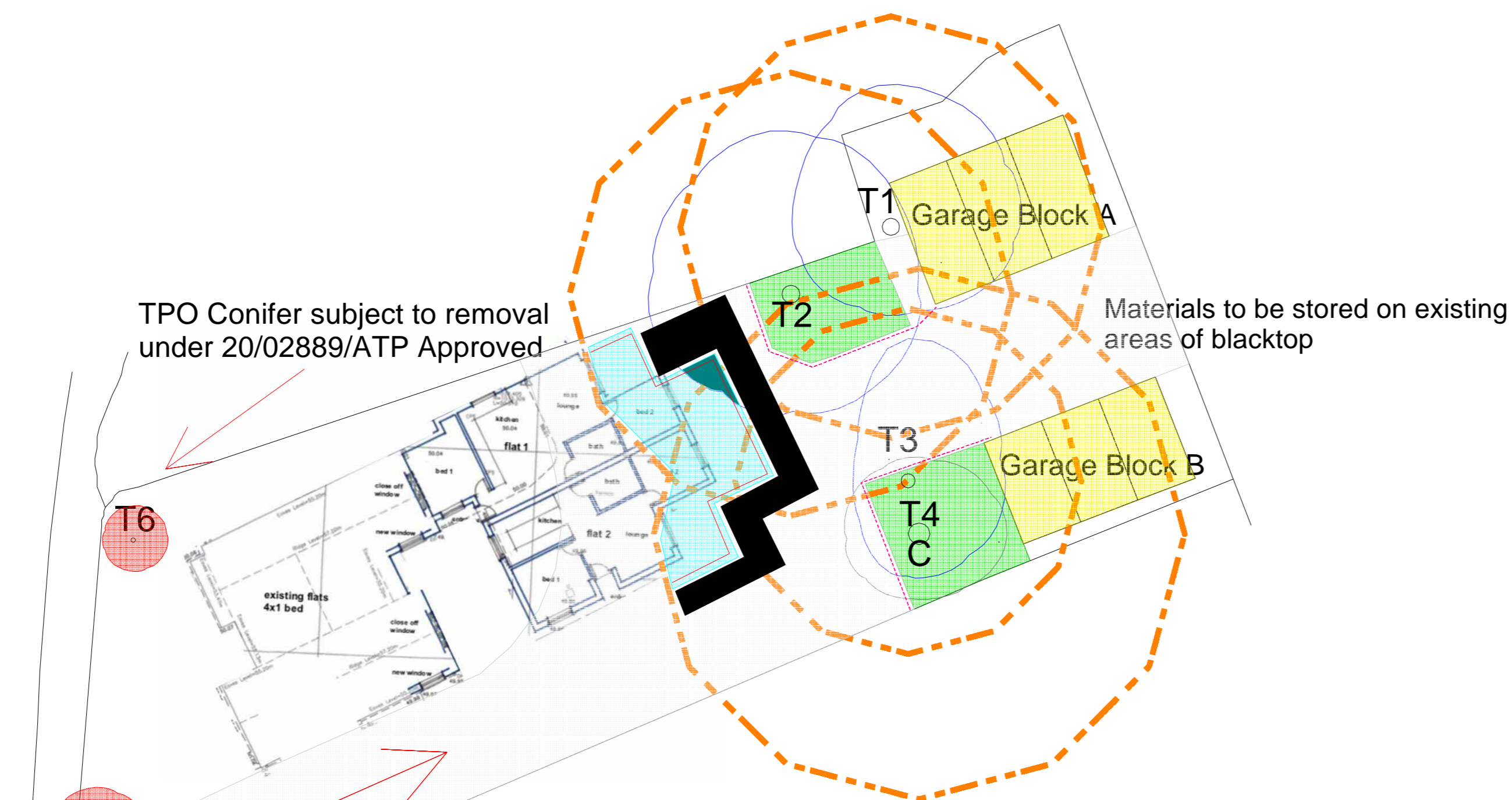
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AAS/0234 - TPP - Rev 03 Feb 2021

PLAN TO BE READ IN COLOUR



- Grass Area
- Existing Blacktop
- Encroachment into RPA
- Canopy Encroachment
- Scaffold
- No-Dig foundation
- Tree Protection Fencing



3.0 Working practices around trees –

The following general precautions must be taken during the construction phase in conjunction with the tree protection plan.

No materials or fuel shall be stored close to or within the RPAs of trees to be retained or where new trees are to be established.

There shall be no bonfires within 10m of the outer edge of the crown or RPA of a tree to be retained.

Mechanical equipment must not be refuelled within the RPAs of retained trees or areas where new trees are to be established.

No cement shall be mixed or stored within the RPAs of retained trees or areas where new trees are to be established.

Cement mixers must not be washed within or uphill of the RPAs of retained trees or areas where new trees are to be established.

The soil level within the RPA of a retained tree must not be raised or lowered without the agreement of the local authority Tree Officer.

No plant shall be operated within the RPAs of retained trees unless the soil is suitably protected against compaction.

Excavation should not take place within the RPAs of retained trees unless an arboricultural consultant or the local authority Tree Officer is supervising the work.

The guidance provided by NJUG (2007) should be followed when installing underground services within the RPAs of retained trees.

Surface water runoff must not be redirected into or out of the RPA of a retained tree.

No materials shall be dumped within the RPA of a tree, whether in a skip or on the ground.

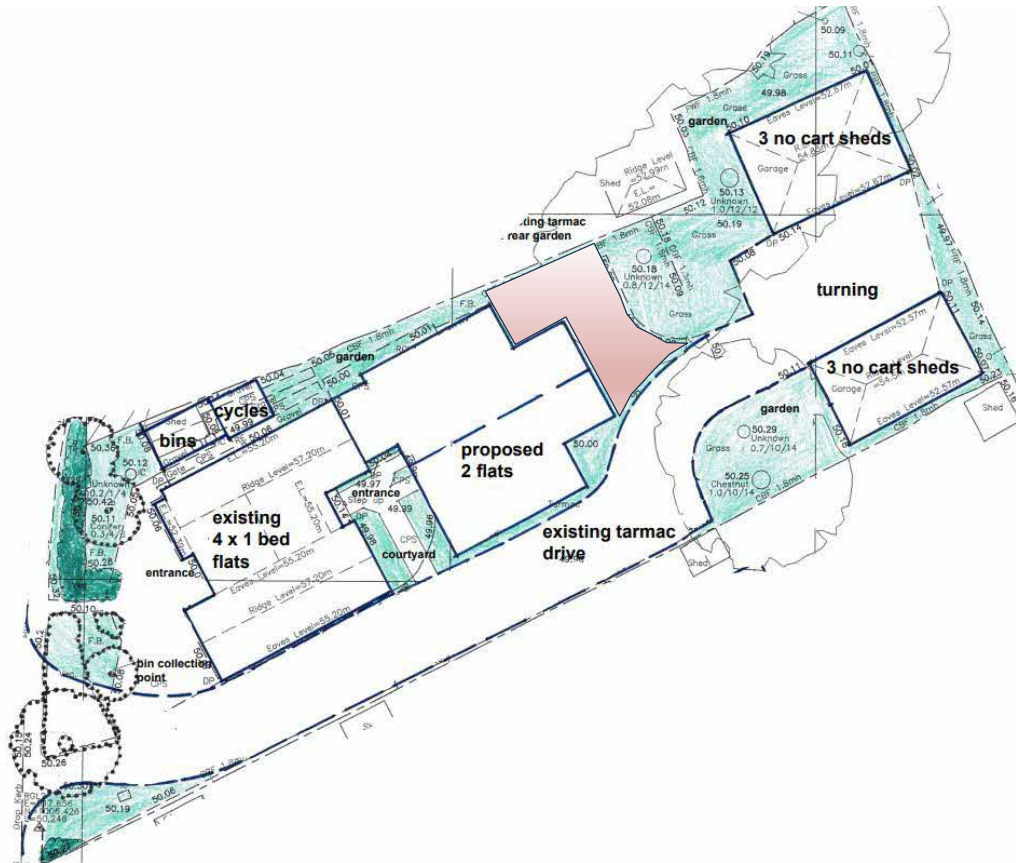
No vehicles shall be parked or operate within the RPA of a retained tree.

4.0 Site monitoring

Task	Date Completed	Signed (Project arboriculturalist)	Signed (Site Manager)
Pre-commencement site meeting			
Sign off of the location and specification of the protective measures			
Supervised excavation for the foundations of extension T1 – T4			
Completion of construction			
Removal of machinery and materials from site			
Removal of blacktop for landscaping phase			
Completion of Landscaping			
Sign off from project arboriculturalist			

5.0 Remediation and Landscaping

Remediation of the area shaded red will be carried out to remove the blacktop and return it to soft landscaping, namely, to be put down to grass.

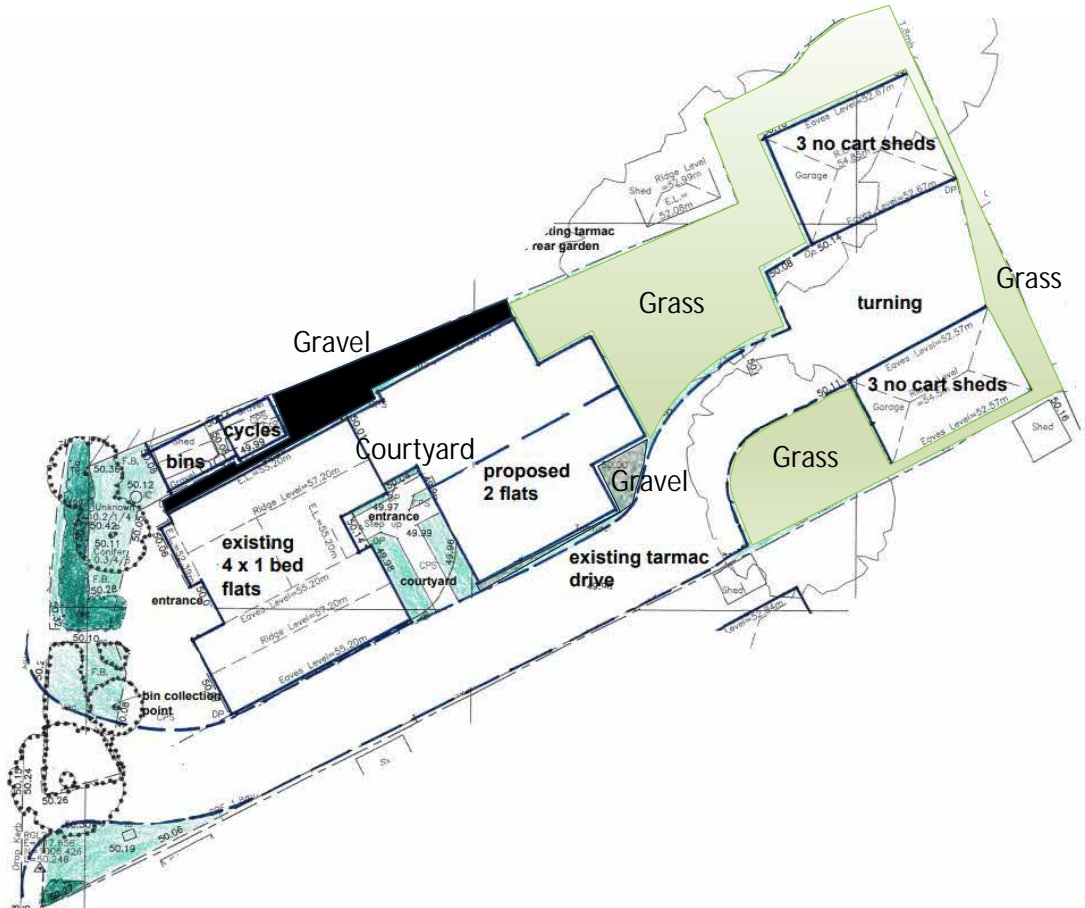


Once the build phase is completed and all scaffold and materials are removed from site the tree protection will be removed. The blacktop will be broken up using a hydraulic breaker to break up the surface and subbase to a depth of up to 250 – 300mm depending on the site conditions.

The broken material will be removed by hand out of the RPA, and the area de-compacted using an air-spade and a topsoil incorporated meeting BS 3882 2015 Topsoil.

In the unlikely situation that any roots are uncovered they will be covered with damp hessian during the removal of the blacktop.

Landscaping of the site will be predominantly laying the areas shaded 'green' to grass using turf.





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Solutions

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