



ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Benton House
Front Street
Benton,
Newcastle upon Tyne,
NE7 7XE

ISSUE DATE

26th January 2024

SEED REF

1685-AIA-V1-A

CLIENT

Outcomes First Group Ltd

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
26.01.2024	Sam Selwyn <i>Dip arb L4 (abc), TechArborA</i>	SH	Rev A

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LIMITATIONS

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Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.



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Plans

Tree Constraints Plan

Ref: 1685-TCP-001-A Revision: A

Arboricultural Impact Plan

Ref: 1685-AIP-002-A Revision: A

Tree Protection Plan

Ref: 1685-TPP-003-A Revision: A



1. Introduction

Background & Instruction

- 1.1.1. This report has been prepared by Sam Selwyn *Dip Arb L4 (abc), TechArborA*. Sam is a Technician Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. Sam holds the LANTRA certificate in Professional Tree Inspection.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Outcomes First Group Ltd in support of a planning application seeking permission for the “*Change of use from conservative club (Class E) to education use (Class F1), associated internal and external alterations to the building, and alterations to the grounds including provision of a multi-use games area and new fencing.*” at Benton House, Front Street, Benton, Newcastle upon Tyne NE7 7XE (hereafter referred to as the ‘site’).
- 1.1.3. The planning application is to be submitted to North Tyneside Council (NTC).

Purpose

- 1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.
- 1.1.5. This AIA report:
- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
 - Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan

Site Description

- 1.1.6. The site is centred at UK National Grid Reference (NZ 27260 68406) and comprises of Benton House, a car park with access road and open ornamental lawn areas. Mature trees are present on site with a large tree group located on the site’s southern boundary. The main access into the site is via Hoylake Avenue to the south. The Newcastle Reformed Evangelical Church borders the site to west and Front Street is adjacent to Benton House on the north. The application boundary is illustrated on the Site Location Plan (**Appendix 1**).

Reference Documents

1.1.8. **Table 1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	-	-	-
Proposed Site Layout Plan	23.017(g)-002	Space architecture and design limited	January 2024

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 136**

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. **Paragraph 180 (b & d)**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

2.1.4. **Paragraph 186**

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

2.1.5. This AIA has considered the following relevant Local Planning Policies in respect of arboriculture.

North Tyneside Local Plan 2017 - 2032

Policy DM5.9 – Trees, Woodlands and Hedgerows.

Statutory Tree Protection & Designations

2.1.6. A search using the online mapping services available from NTC confirmed that trees within the site are protected by Tree Preservation Orders:

- T34, T35 & G4 - 92/00073/TPO Fairways Estate, Longbenton Tree Preservation Order 1992

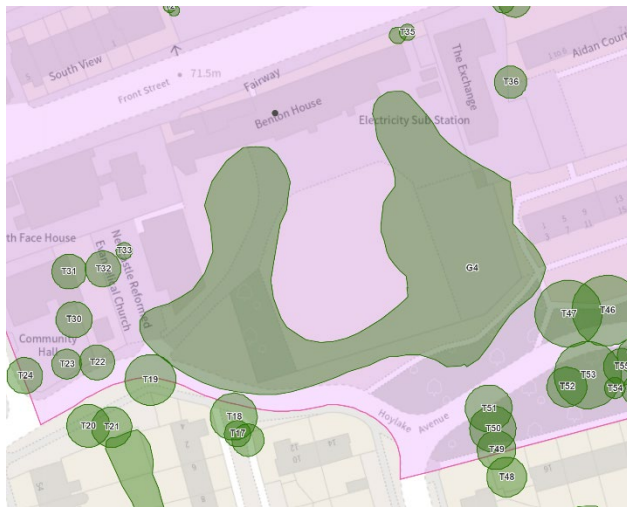


Image 1 - Extract from TPO map

2.1.7. The site is positioned within a local Conservation Area.

2.1.8. No Ancient Woodland¹ designations are present upon or adjacent to the site.

Felling Licence

2.1.9. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”

2.1.10. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

2.1.11. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

¹ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website (<https://magic.defra.gov.uk/MagicMap.aspx>) has been used to search for ancient woodland on or adjacent to a site.

3. Baseline Tree Survey

- 3.1.1. The tree survey was undertaken on 12th December 2023, by Sam Selwyn, *Dip Arb L4 (abc) TechArborA*.
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 3**) together with details of the constraints to new development in accordance with BS5837, including:
- Tree Retention Category
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 2**), including reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

- 3.1.5. The survey recorded 9no. individual trees, comprising of 3no category A, 3no. category B, 2no category C & 1no category U retention value.

Groups

- 3.1.6. The survey recorded 4no. groups of trees, comprising of 1no category A and 3no category B retention value.

4. Impact Assessment

- 4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plans (**Appendix 3**).
- 4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to the building and engineering requirements there is conflict with trees which is considered unavoidable.
- 4.1.3. Consideration has been given to the practical requirements of construction and where possible, solutions such as sensitive working methods can be implemented to reduce the impact upon retained trees. These special measures will be implemented wherever feasible.
- 4.1.4. Table 2 details the tree and group removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

	Retention Category				Total
	A	B	C	U	
Trees to be removed for Proposed Development	-	-	T1	T9	2
Total	0	0	1	1	2

None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

Mitigation

- 4.1.5. New soft landscaping will be undertaken within the site following development to mitigate the loss of trees.
- 4.1.6. New planting with a variety of suitable species will provide long-term tree cover and much needed diversity among tree species for futureproofing against pests, diseases and the effects of climate change.

Root Protection Areas (RPAs)

- 4.1.7. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.1.8. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could

alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

- 4.1.9. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at **Appendix 3**.
- 4.1.10. There are no new RPA incursions as a result of the Proposed Development in all areas.

Working within RPAs – Removal / Replacement of Hard-Surfacing

- 4.1.11. Areas of existing hard surfacing within the RPAs of several trees (T3, T4, T5, T6, T7) and two groups (G1 & G2) will be removed and replaced with hard surfacing as part of the development proposals.
- 4.1.12. Areas of existing hard surfacing within the RPAs of T6, T7 G1 & G2 will be removed and replaced with soft landscaping as part of development proposals. If undertaken with due care, these operations within RPAs will not have a detrimental impact upon the retained trees.
- 4.1.13. An example methodology for the process is provided within Section 5 of this AIA. Full details of tree protection and construction methods should be detailed within an AMS following planning approval.

Tree Canopies & Shade

- 4.1.14. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 3**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 4.1.15. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.
- 4.1.16. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits”.
- 4.1.17. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Future growth

- 4.1.18. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.
- 4.1.19. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

- 5.1.1. An overview of the recommended tree protection measures has been provided within this AIA please see Tree Protection Plan (TPP) at **Appendix 3**.
- 5.1.2. Full details of tree protection measures including construction methods, schedule of arboricultural supervision and specific forms of tree protection should be provided within a detailed Arboricultural Method Statement following planning approval.
- 5.1.3. To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed Project Arboriculturist (PA). The PA will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

Tree Protection Fencing

- 5.1.4. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.
- 5.1.5. The indicative location of Tree Protection Fencing (TPF) is illustrated on the Tree Protection Plans at **Appendix 3**.
- 5.1.6. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the Project Arboriculturist and, where necessary, approval from the Local Planning Authority.
- 5.1.7. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- 5.1.8. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 4**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 5.1.9. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 4**).
- 5.1.10. At the end of the project the fence will be removed only after confirmation by the Project Arboriculturist and the Council that this is appropriate.

Removal / replacement of hard surfacing within RPAs.

- 5.1.11. The removal of existing surfacing within the RPAs of retained trees should be carried out with arboricultural supervision initially, following the methodology set out below:
- 5.1.12. Tree Protection Fencing should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses.
- 5.1.13. If the Tree Protection Fencing needs to be moved during this work, temporary tree trunk protection should be in place prior to the commencement of this stage. An example of temporary tree trunk protection is provided on the TPP at **Appendix 3**.
- 5.1.14. The removal of existing surfacing should be carried out beginning closest to the trees and working backwards, away from the trees, so no machinery stands on the exposed ground. The use of large plant machinery should be avoided where possible.
- 5.1.15. Hard surfaces should be broken up using a pneumatic breaker or hydraulic breaker attached to a mini excavator.
- 5.1.16. Debris should be removed from the RPA as the operation progresses, so there is no requirement for machines to encroach onto the exposed unsurfaced ground.
- 5.1.17. Tree Protection Fencing should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses.
- 5.1.18. Once complete, the area should be protected with Tree Protection Fencing as shown on the Tree Protection Plan until completion of the development.
- 5.1.19. Where new surfacing is to be laid, the existing sub-base should be retained and augmented as required.
- 5.1.20. In areas to be replaced with soft landscaping and shrub planting where possible, the existing sub-base should be retained to minimise root disturbance. The unsurfaced ground can be augmented by hand during the soft landscaping works.

6. References

- 6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 6.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.1.4. National Planning Policy Framework (NPPF) 2023
- 6.1.5. The Forestry Act 1967
- 6.1.6. The Town and Country Planning Act 1990
- 6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.



Appendix 1 – Site Location Plan



Appendix 2 – Tree Schedule

BS5837:2012 TREE SCHEDULE

DATE OF SURVEY: 12.12.2023

CLIENT: Outcomes First Group Ltd

SITE: Benton House, Newcastle

REFERENCE: 1685-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Lawson's cypress	<i>Chamaecyparis lawsoniana</i>	10	300	3	2	3	1	0	S/Mat	Good	Good	Part of landscape planting. Located on the western boundary of the site in close proximity to the neighbouring property. Fair condition- has been topped historically. Lateral branches have been removed on the trees west side to accommodate the neighbouring property. Plenty of future growth can be expected.	Remove tree to ground level due to future incompatibility with neighbouring property	C1	41	3.60
T2	Common beech	<i>Fagus sylvatica</i>	12	570	6	5	5	4	3	E/Mat	Good	Fair	Located close to the western boundary. Open grown tree with well formed canopy. Co dominant stems at 1.5m from ground level, tight union. Recent coarse branch removal on the north side at 1m from ground level. Future growth can be expected and the tree has good potential to grow into a valuable specimen.	No work recommended at time of survey.	B1	150	6.90
T3	Sycamore	<i>Acer pseudoplatanus</i>	18	1011	4	7	8	6	0	Mat	Good	Fair	Growing in grass, located close to existing building adjacent to car park. Highly prominent tree with large spreading canopy. Minor deadwood and one hanging branch over car park entrance. Three main stems divide at 1.5m above ground level. Numerous small pruning wounds are present. Overall T3 is a high quality tree which makes a positive contribution to the amenity value of the area.	No work recommended at time of survey.	A1	452	12.00
T4	Sycamore	<i>Acer pseudoplatanus</i>	17	1065	7	7	8	6	4.5	Mat	Good	Fair	Located in car park area surrounded by tarmac which shows cracks. Good condition. Twin stemmed at 1.8m with a cup union. Evidence of lower branch removal, all pruning wounds have healed well. Minor internal deadwood present. An important tree to the site highly visible and makes a positive contribution to the arboricultural value of the area.	No work recommended at time of survey.	A1, 2	523	12.90

BS5837:2012 TREE SCHEDULE

DATE OF SURVEY: 12.12.2023

CLIENT: Outcomes First Group Ltd

SITE: Benton House, Newcastle

REFERENCE: 1685-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T5	Sycamore	<i>Acer pseudoplatanus</i>	17	760	6	5	4	7	5	Mat	Good	Fair	Located in car park area surrounded by tarmac, very close to neighbouring property on the north eastern boundary. Good condition overall. Evidence of lower branch removal all pruning wounds have healed well. Minor internal deadwood present. Relatively little buttress flare, slight ground mounding around the base. Overall the tree is high quality and makes a positive contribution to the arboricultural value of the area.	No work recommended at time of survey.	A1	254	9.00
T6	Common beech	<i>Fagus sylvatica</i>	20	820	7	6	5	6	3	Mat	Fair	Fair	Located on north eastern boundary surrounded by tarmac/hard standing and logs. The tree is showing dead branch tips on the south western side where there is also a large stub where a primary lower branches has failed. On the main stem at 4m on the south west there is a cavity which can be seen to extend into the main stem, adaptive growth is present. A large tree located close to T6 has been felled, exposing T6 on the south west side. Overall, a tall open grown tree that adds to the landscape and arboricultural value of the area, it's condition degrades its retention category to moderate.	No work recommended at time of survey	B1, 2	308	9.90
T7	Sycamore	<i>Acer pseudoplatanus</i>	16	950	5	6	6	6	3	Mat	Fair	Fair	Growing in car park area adjacent to a brick retaining wall on the north eastern boundary. Co dominant stems at 1.8m showing strong attachment union. Numerous branch stubs on the north eastern side, where branches have cut to accommodate a neighbouring property. Minor to moderate deadwood throughout. Fair condition and contribution, the tree does add landscape value to the site.	No work recommended at time of survey.	B1	408	11.40
T8	Lawson's cypress	<i>Chamaecyparis lawsoniana</i>	6	224	1	2	2	2	0	Yng	Good	Good	Located centrally on site growing on slopping ground adjacent to central grass area and car park. Currently a insignificant tree but tremendous future growth can be expected.	No work recommended at time of survey.	C1	23	2.70

BS5837:2012 TREE SCHEDULE

DATE OF SURVEY: 12.12.2023

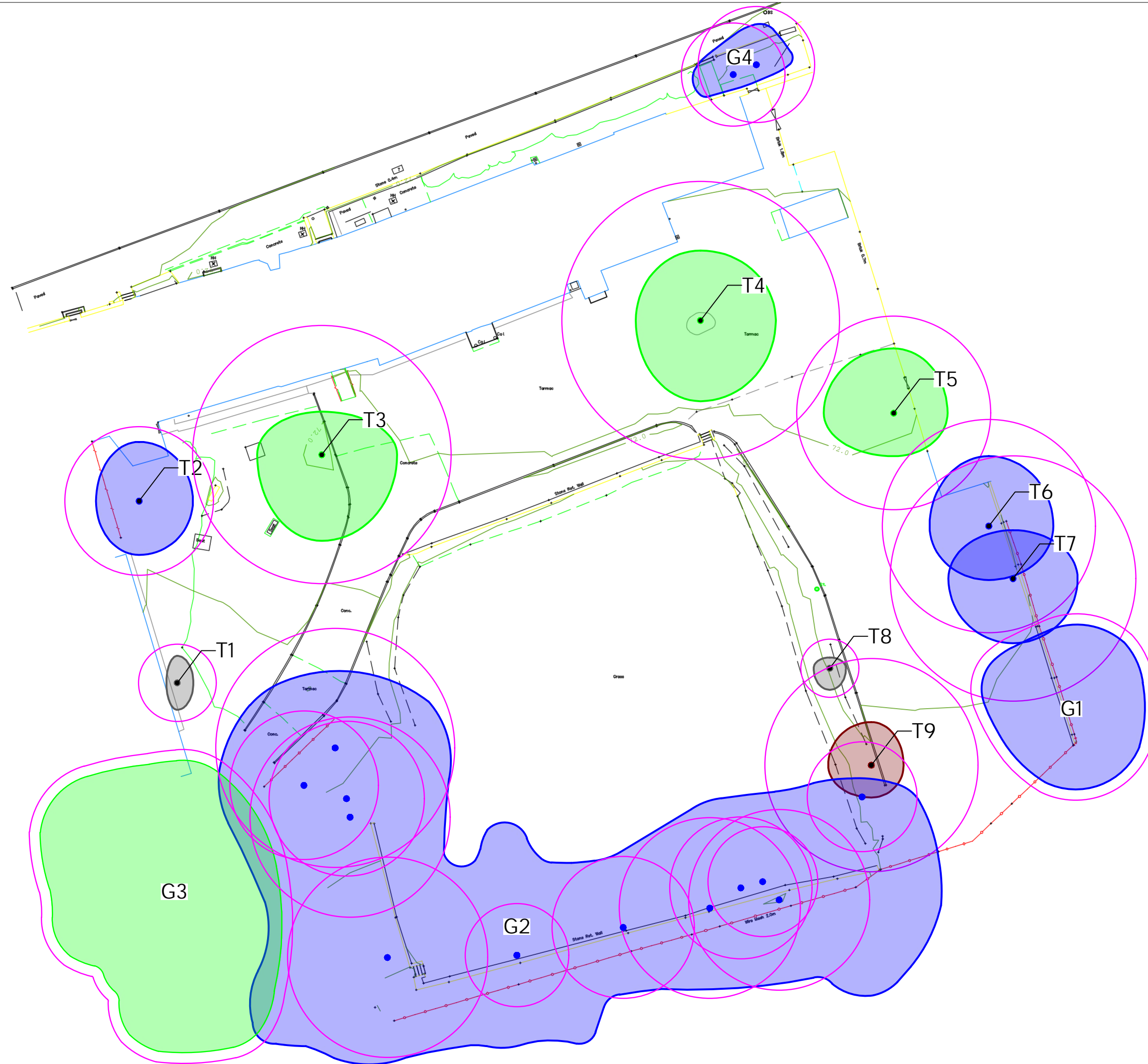
CLIENT: Outcomes First Group Ltd

SITE: Benton House, Newcastle

REFERENCE: 1685-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T9	Common lime	<i>Tilia x europaea</i>	14	815	4	3	3	4	2.5	Mat	Fair	Poor	Located on sloping ground adjacent to the central grass area and the car park. Dieback and dead branches observed in crown. Extensive decay in the main stem, large open cavity extending in to the root plate. No long term future and no arboricultural value.	Remove the tree to ground level as part of good aboricultural management.	U	308	9.90
G1	Sycamore		Ave 17	2	See associated plans				2	Mat	Fair	Fair	Offsite group of two trees. Inspection limited and attributes estimated. Dense ivy coverage. One large hanging over the car park at 2m south. Makes a positive contribution to the wider amenity value of the area.	No work recommended at time of survey.	B1	See associated plans	
G2	Sycamore, Common ash, Common apple		Min 10 - Max 18	0	See associated plans				5	Mat	Good	Fair	A group of mainly Sycamore trees growing along the southern boundary. All trees covered with ivy limiting inspection. Minor deadwood throughout. The group merges into street trees to the south. Overall an important and significant group of trees to the site, can be viewed from both on and off site. Provides both arboricultural and landscape benefit.	No work recommended at at time of survey.	B1, 2	See associated plans	
G3	Sycamore		Ave 18	16	See associated plans				4.5	Mat	Good	Fair	A group of mature trees forming a small copse at the entrance to the site. All trees in good condition. Highly visible and important to the site and wider area.	No work recommended at time of survey.	A1, 2	See associated plans	
G4	Common lime		Ave 13	2	See associated plans				3	E/Mat	Good	Fair	Located on the northern boundary. Adjacent to pavement and road. A pair of Lime trees sharing a mutual canopy. Phone lines are in contact with the canopies of both trees. Overall good condition with strong potential and future growth. Highly visible from roadside and street making a positive contribution to the amenity value of the area.	No work recommended at time of survey.	B1, 2	See associated plans	

Appendix 3 – Plans



- KEY:**
- Trees / Groups
 - Canopy Spread
 - Tree Stem
 - Root Protection Area
 - A Category Tree (High quality / retention value)
 - B Category Tree (Moderate quality / retention value)
 - C Category Tree (Low quality / retention value)
 - U Category Tree (No remaining retention value)
 - Hedgerows (Not assigned BS5837:2012 category)

Rev	Description	Date
Rev A	Issue to client	13.12.2023
Rev	Description	Date



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PROJECT Benton House, Newcastle	
TITLE Tree Constraints Plan	
DRAWING REF 1685-TCP-001-A	DRAWING NO 001
SCALE 1:350 @ A3	REVISION Rev A



- KEY:**
- Trees / Groups
 - Canopy Spread
 - Tree Stem
 - Root Protection Area
 - A Category Tree (High quality / retention value)
 - B Category Tree (Moderate quality / retention value)
 - C Category Tree (Low quality / retention value)
 - U Category Tree (No remaining retention value)
 - Hedgerows (Not assigned BS5837:2012 category)

- ARBORICULTURAL IMPACT**
- Tree / Group to be REMOVED
 - Existing Hard Surfacing within RPA To be replaced with MUGA
 - Existing Hard Surfacing within RPA To be replaced by soft landscaping



Rev	Issue to client	24.01.2023
Rev	Description	Date



SEED Arboriculture Ltd
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PROJECT Benton House, Newcastle	
TITLE Arboricultural Impact Plan	
DRAWING REF 1685-AIP-002-A	DRAWING NO 002
SCALE 1:400 @ A3	REVISION Rev A

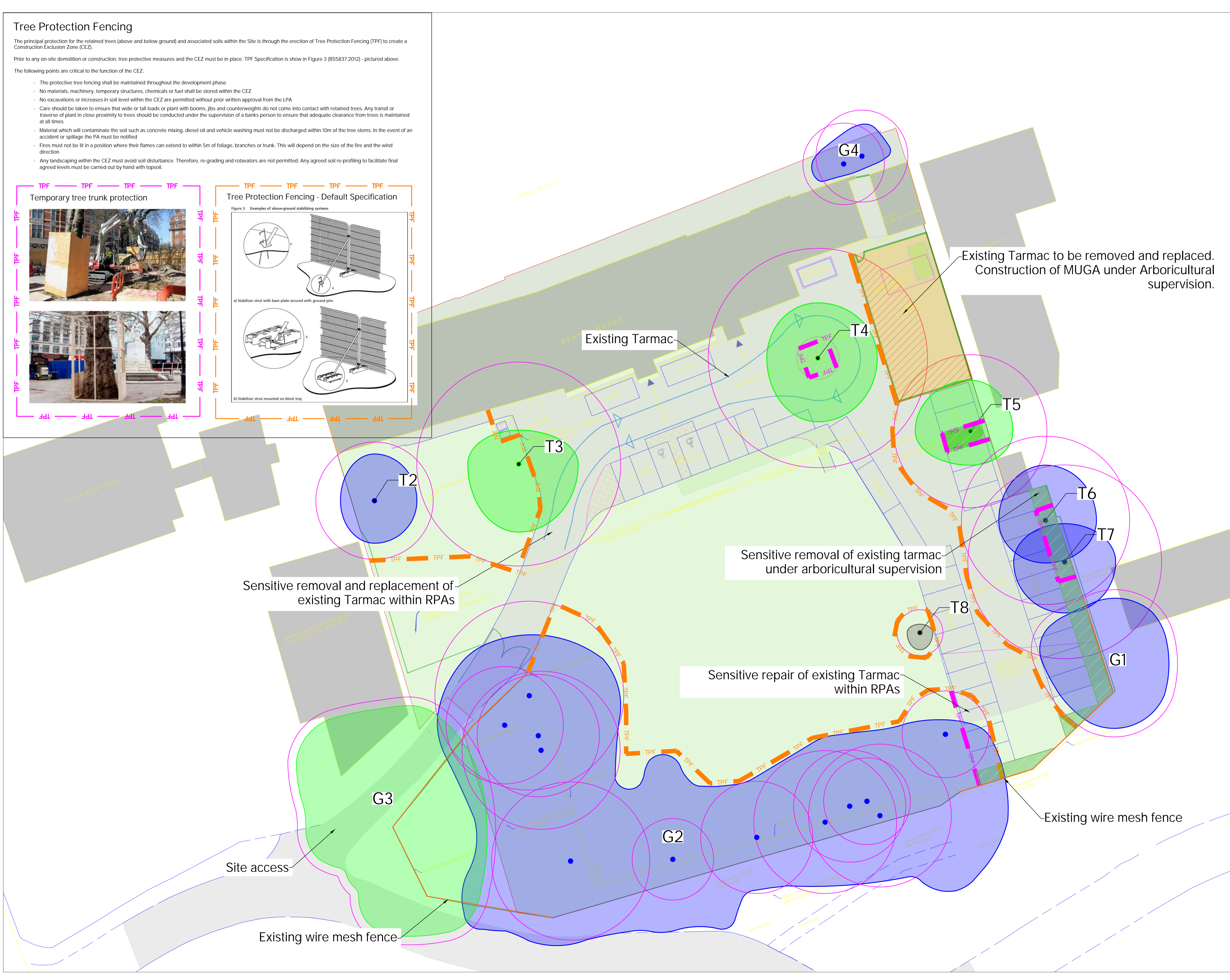
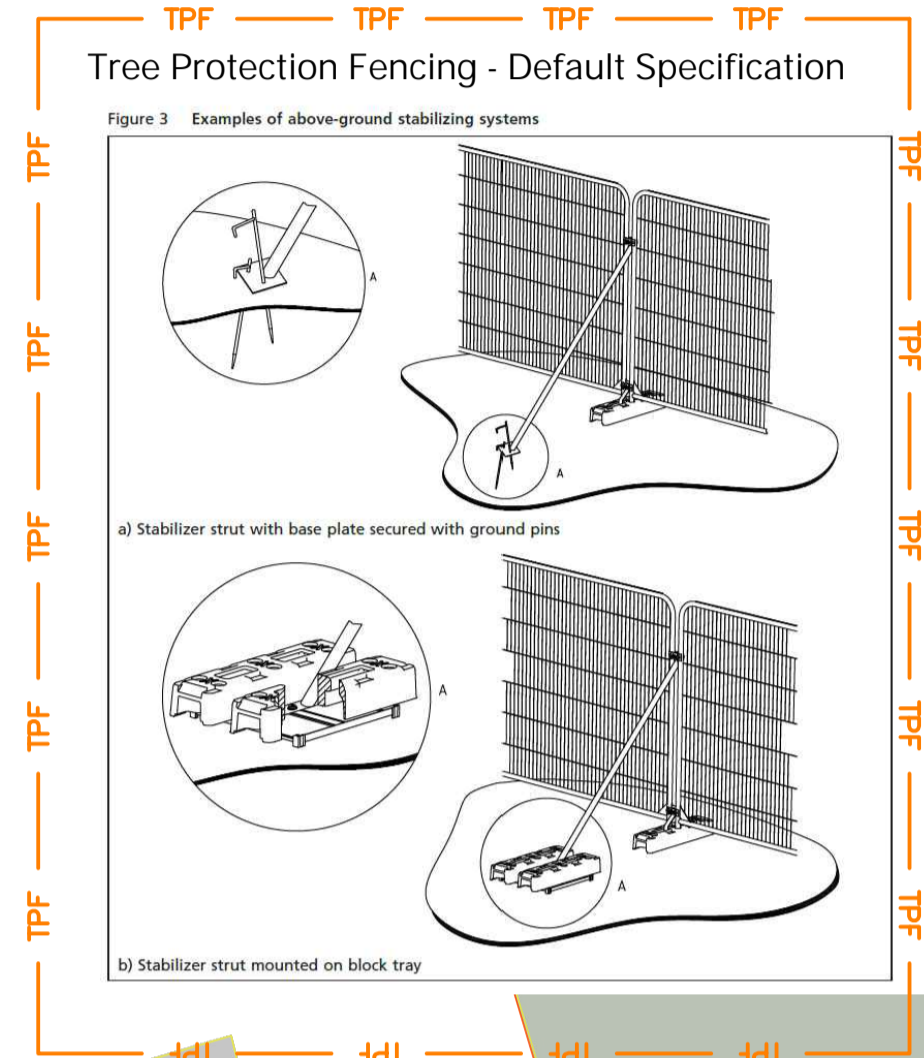
Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.



KEY:

- Trees / Groups
 - Canopy Spread
 - Tree Stem
 - Root Protection Area
- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

TREE PROTECTION

- Tree Protection Fencing
- Tree Trunk Protection during construction
- Existing fencing
- Removal of existing hard surface and construction of MUGA
- Removal of existing hard Surfacing within RPA Under arboricultural supervision

Rev A	Issue to client	24.01.2023
Rev	Description	Date

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
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PROJECT
Benton House, Newcastle

TITLE
Tree Protection Plan

DRAWING REF
1685-TPP-003-A

DRAWING NO
003

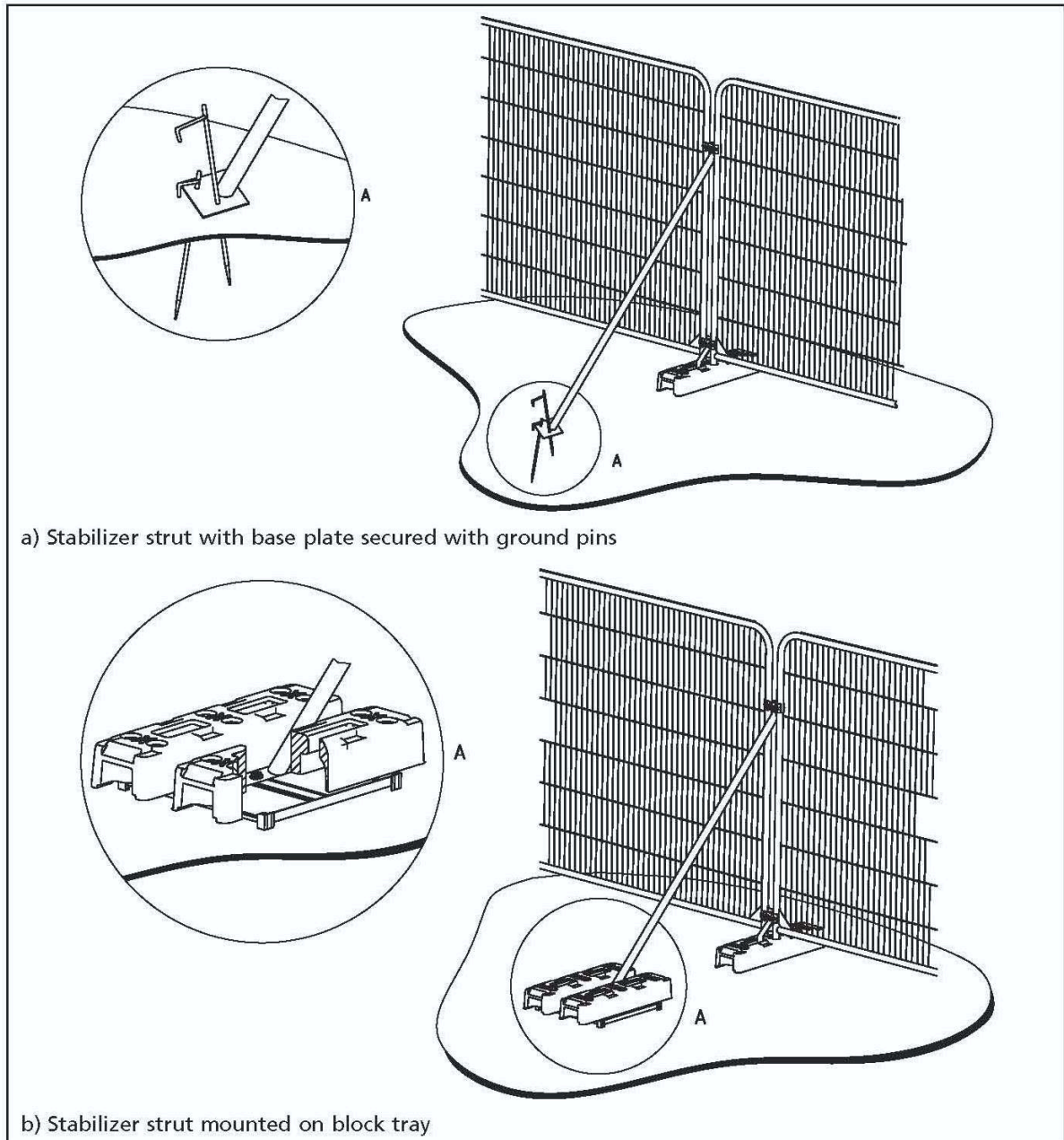
SCALE
1:200 @ A1

REVISION
Rev A

Appendix 4 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems



TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.



ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

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