



TREE SURVEY  
ARBORICULTURAL CONSTRAINTS  
ARBORICULTURAL IMPACT ASSESSMENT

Highwood Boathouse  
Highwood  
Restronguet Point  
Feock  
Truro  
TR3 6RB

Client: H Ralston & P Unwin  
Reference: EV-3862-2-TS CA AIA  
Site visit Date: September 2023  
Report Date: September 2023

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## 1 INSTRUCTION

- 1.1 Evolve Tree Consultancy, have been instructed by H Ralston and P Unwin, to provide the following:
- Tree Survey
  - Arboricultural Constraints Analysis
  - Tree Constraints Plan
  - Arboricultural Impact Assessment
  - Tree Protection Plan.

## 2 INTRODUCTION

- 2.1 We have been asked to survey the trees to assess their condition with regards the potential for the proposed development.
- 2.2 This report analyses the final design as received and describes the implications of the development on the trees.

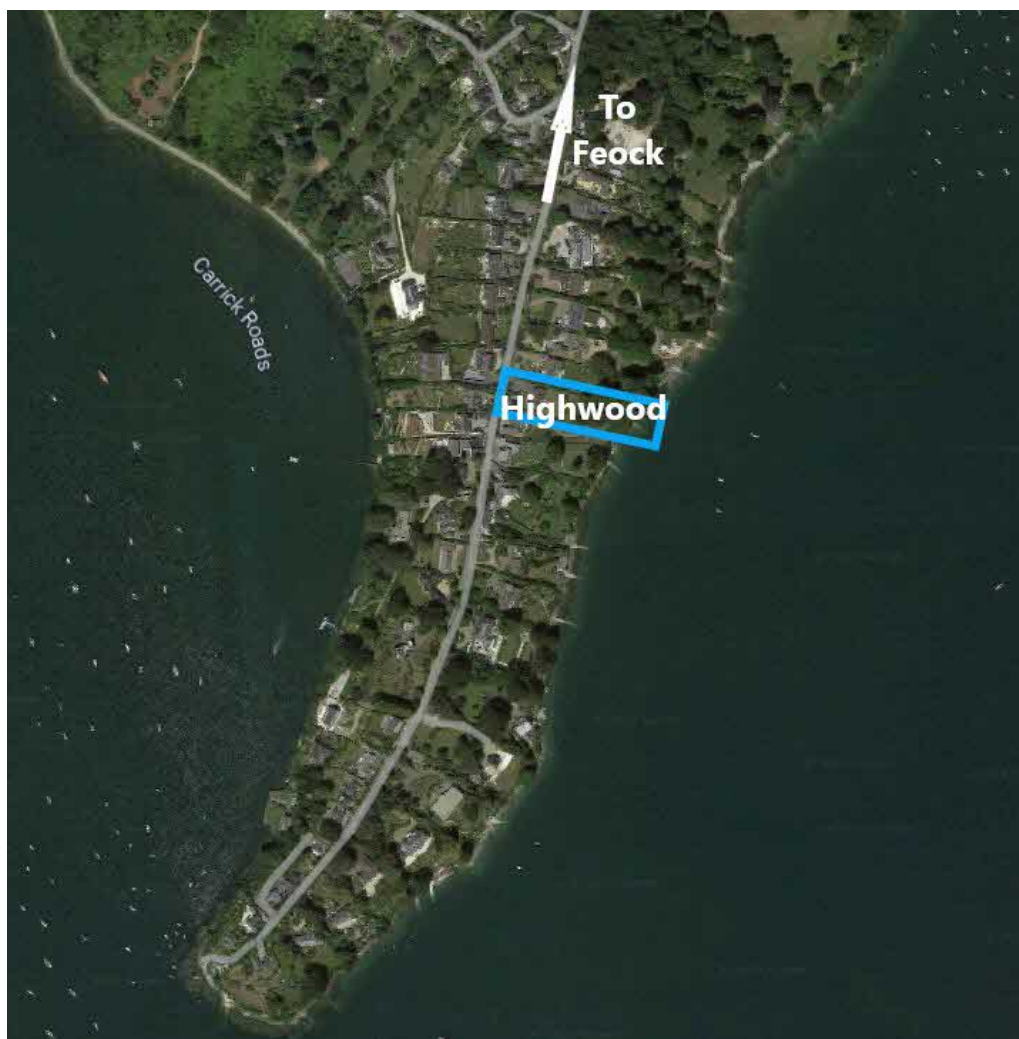


Image 1. Property location. ©Google Map Data 2023.  
Exact site boundary subject to a topographic survey.

### 3 METHODOLOGY

- 3.1 I have undertaken both survey and report to accord with the recommendations in British Standard 5837:2012 Trees in relation to design, demolition & construction - Recommendations (BS 5837). It is not a risk assessment, nor does it assess the risks related to subsidence, heave or other forms of disturbance associated with tree root growth or removal.
- 3.2 My survey was a visual one made from ground level. I did not have access to trees outside the boundary of the site. Any observations of these trees are confined to what is visible from within the property.
- 3.3 Tree Schedule Explanatory Notes & Methodology are presented as Appendix A.
- 3.4 The collected tree data is presented as Appendix B.
- 3.5 Tree positions are indicated on the Tree Constraints Plan (TCP), which is based on the topographical survey provided.
- 3.6 Following the survey I consider the collected data, conduct a search for statutory protections, controls and legal constraints. This information, in addition to planning policies and designations, enables me to analyse the proposal with regard to the trees noted during the survey.

### 4 SUPPORTING DOCUMENTATION

- 4.1 Relevant documents provided to me by include:
  - Topographic Survey prepared by Usk Land Survey drawing number 1131 dated July 2021.
  - Block Plan prepared by Shaun Tanner drawing number 3803/212 Revision B dated February 2022.
  - Boat House Proposed Site Plan prepared by Shaun Tanner drawing number 3803/213 dated February 2022.
  - Studio + Boat House Elevations prepared by Shaun Tanner drawing number 3803/208 Revision E dated February 2022.
  - Studio + Boat House Floor Plans prepared by Shaun Tanner drawing number 3803/207 Revision D dated February 2022.
- 4.2 This report should be read alongside Evolve drawing:
  - Tree Constraints Plan: EV-3862-2-TCP-AIA.

## 5 STATUTORY PROTECTION & OTHER CONTROLS

- 5.1 Tree Preservation Order/Conservation Area: I have used information supplied by the Cornwall Council Interactive map.
  - 5.1.1 Part of the Highwood site is subject to a Tree Preservation Order Area (TPO). Reference: Restronguet Point No 2 Tree preservation Order confirmed in 2007. [https://map.cornwall.gov.uk/reports\\_TPO/C1\\_CK417.pdf](https://map.cornwall.gov.uk/reports_TPO/C1_CK417.pdf)
  - 5.1.2 The site is not within a designated Conservation Area.
- 5.2 Planning Conditions/Covenants: I did not investigate whether any planning conditions or legal covenants relevant to the trees are in place.
- 5.3 Further information is presented as Appendix C Legal Constraints.

## 6 PLANNING POLICY & DESIGNATIONS

- 6.1 The following include planning policies relevant to trees:
  - The National Planning Policy Framework (NPPF) sets out national planning policy
  - Cornwall Local Plan
  - Cornwall Council Climate Emergency Development Plan
  - Cornwall Council Planning for Biodiversity Guide
  - Feock Neighbourhood Development Plan 2017-2030.
- 6.1.1 Further details are presented as Appendix D Statutory Protection and Controls.

## 7 THE SITE

- 7.1 The Site: The survey site is located in the east part of the Highwood property. It comprises the garden covered in trees that slopes down to the existing boat launch area on the riverside.
- 7.2 Access to the site is off the Restronguet Point road and the surrounding land is residential with Carrick Roads to the east.



Image 3. Aerial view. ©Google Map Data 2023.  
Exact site boundary subject to a topographic survey.

## 8 THE TREES

- 8.1 The trees are a typical mix for Restronguet. They are dominated by Turkey oak and beech trees with a minor presence of holm oak and sycamore. There is no meaningful understorey as the land is a managed garden.
- 8.2 The trees are even-aged and early-mature age-class. They have a drawn up form and rely on the other trees in the group for stability.
- 8.3 The trees and woodland along Restronguet point are of very high value and this is recognised in that they are protected by TPOs. The tree cover has been under pressure for many years and the point is slowly losing this cover over time.
- 8.4 Most of the trees are in reasonable condition and have a long, safe useful life expectancy. I have categorised the group overall as A grade with individual trees within the group, if assessed individually as B or C grade. In particular, the holm oak to the west of the group is of poor form and relatively poor condition.

## 9 CONSTRAINTS ANALYSIS & DESIGN CONSIDERATIONS

- 9.1 The key constraints posed by the trees are shown on the TCP drawing. Both the above and below ground constraints have the potential to influence the design.
- 9.2 Tree Quality Assessment: The cascade chart, presented as part of Appendix B, is a construct of the BS5837 designed to help describe the characteristics and relative value of trees. It provides guidance enabling an estimate of which trees are important and which trees are not.
  - 9.2.1 It does not dictate which trees ought to be retained or removed, merely the weight that should be given to them when balancing competing interests. Certain trees may be of such importance and sensitivity that they justify having a major influence on design. Others may be of little significance that could be removed without adverse impacts.
  - 9.2.2 The key trees are identified in the survey schedule presented as Appendix B.
- 9.3 The root protection area (RPA): This is an area (representing a volume of soil) considered necessary to maintain the trees viability. The area represented on the TCP is a minimum recommended by BS5837 and is capped at 707 m<sup>2</sup>.
  - 9.3.1 The shape of the RPA will vary in accordance with site conditions e.g. a road is likely to form a barrier to root growth. Whilst the notional RPA is circular the shape plotted on the TCP may be a polygon to reflect likely barriers to root growth.
  - 9.3.2 Encroachment within the RPA of retained trees will require justification and be supported by a sound rationale from the project arboriculturist.
- 9.4 Tree species: The species will influence a number of factors relevant to design including height (represented by the length of the shade arc), spread (indicated on the TCP), ultimate height and spread (which may be indicated where appropriate), deciduous/evergreen nature, crown density, seasonal nuisance etc.
  - 9.4.1 The proximity of a tree to constructed houses and gardens can be a key factor affecting people's enjoyment of a property.
- 9.5 Age: Mature and over-mature trees are more sensitive to change than young trees. Their inability to adapt to altered soil conditions within or near the RPA means that care is required when designing in these places.
- 9.6 Shade Arc: This is an average pattern of the shade as it passes through the day. It provides an indication of how trees may impede direct sunlight.
- 9.7 Services: It is prudent to locate new services outside the RPA and crown (allowing for future growth) of retained trees. However, the impact of putting services close to trees will be determined by the sensitivity and/or quality of the trees.

## 10 THE PROPOSAL

- 10.1 The indicative proposal for the site is to install a studio and boathouse. This will be on the site of the existing structure. This will not require any further excavation.
- 10.2 Access to the site for both construction and the long-term will be via a concrete path. This can be constructed without damaging the roots or rooting environment enough to cause any decline in condition or stability.

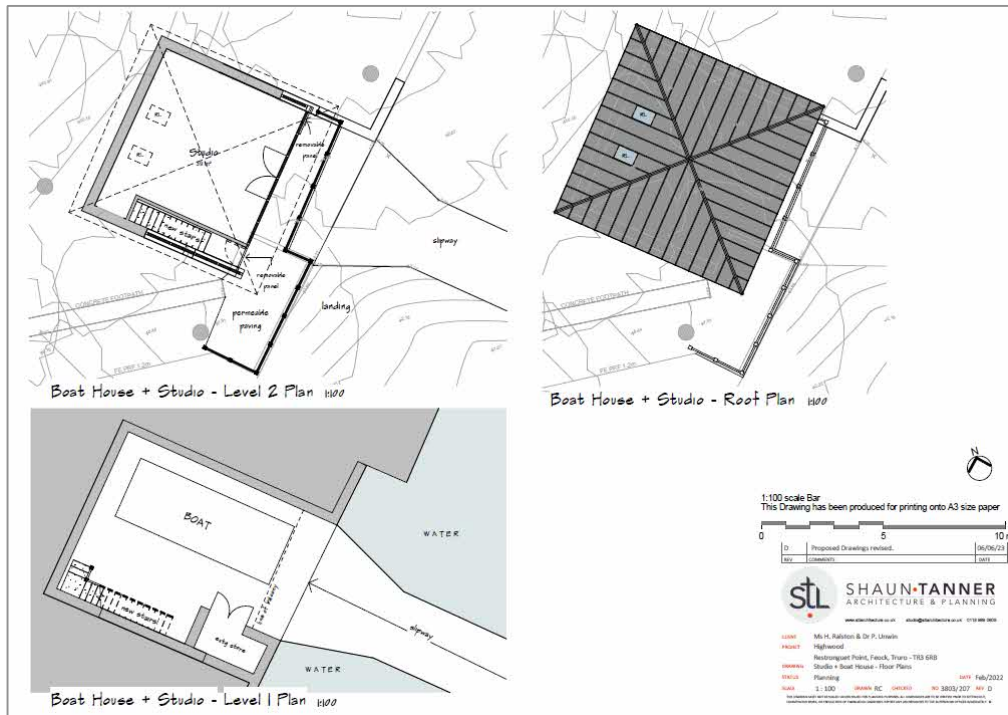


Image 4. Studio & Boathouse – Floor Plans by Shaun Tanner 3803/207 Rev D dated Feb 2022.

## 11 IMPACT OF PROPOSAL ON TREES

- 11.1 My assessment focuses on the impacts relevant to planning merits and is guided by the British Standard BS5837 'Trees in relation to design, demolition, and construction – recommendations'.
- 11.2 Typical considerations include:
- |                               |                      |                   |
|-------------------------------|----------------------|-------------------|
| Use of land near trees        | Construction access  | Shading           |
| Proximity to other structures | Statutory Protection | Infrastructure    |
| Mitigation planting           | Canopy protection    | Design conflicts  |
| Effect on amenity value       | Build practicability | Necessary pruning |
| Removal of structures         | Future conflicts     | Tree loss         |



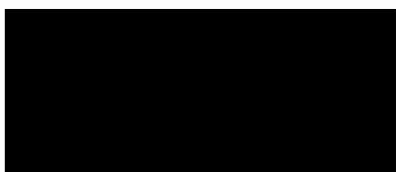
- 11.3 The proposals will have only a very limited impact on the trees. The RPAs of the trees have been amended to reflect the presence of the existing boathouse where there will be no roots.
- 11.4 As has been shown in other properties along this side of Restronguet, carefully managed construction with appropriate arboricultural methods of protection can allow for the safe and reasonable building of the boathouse.
- 11.5 Visual Amenity: The impact on the visual amenity will be low, no trees are to be removed for the purposes of this construction.
- 11.6 Sunlight/Daylight Availability (Shading): The TPP indicates the shade arcs for retained trees and demonstrates that the trees will overshadow the building. This has been addressed by the fenestration for the studio. The issue is reduced by the fact the building is not living accommodation.
- 11.7 Build Practicability: The root protection area (RPA) and canopy of the key trees can be protected during development by using a no-dig construction for the path and sufficient ground protection for the storage of construction materials around the proposed boathouse.
- 11.8 Ground protection measures are shown at Appendix I.
- 11.9 Tree stems adjacent to the build where fencing is not practicable will be protected by marine ply boxing.
- 11.10 The Construction Exclusion Zone (CEZ). The CEZ will be protected by way of a tree protection barrier (TPB) as indicated on the TPP.

## 12 TREE PROTECTION PROPOSALS

- 12.1 Based on the information provided to date, this report and TPP provide defined tree protection proposals (related to this design) which can be implemented without further specification.
- 12.2 The TPP defines the position of tree protection fencing which will be erected prior to the commencement of development and thereafter retained until completion. Please refer to requirements and illustrations of tree protection barriers presented as Appendices E to I.
- 12.3 Arboricultural site considerations are presented as Appendix J.

## 13 CONCLUSIONS

- 13.1 The overall arboricultural impacts of the proposed development are low. Consequently, the proposal does not conflict with either local or national planning policies.
- 13.2 We accept that a planning condition be imposed within any future decision notice which requires the measures outlined within the Tree Protection Plan to be implemented as defined.



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Evolve Tree Consultancy

I am a Fellow of the Arboricultural Association, a Chartered Arboriculturist and a Chartered Surveyor. I hold an honours degree in Forestry and the Royal Forestry Society Professional Diploma in Arboriculture. I have been working as a full-time, professional arboriculturist since 1999.



The authority of this report ceases when any site conditions change or pruning or other works unspecified in the report are conducted to, or affecting, the subject tree(s). The statements made in this report do not consider the effects of extremes of climate, vandalism, or accident, whether physical, chemical or fire. Evolve Tree Consultancy cannot accept any liability about these factors, nowhere prescribed work is not carried out in a correct and professional manner in accordance with current good practice.

The recommendations within this report remain valid for the period stated for re-inspection or twelve months from the date of survey.





The limit of Evolve Tree Consultancy's indemnity over any matter arising out of this report extends only to the instructing client; Evolve Tree Consultancy cannot be held liable for any third-party claim that arises following or out of this report. This report remains the intellectual property of Evolve Tree Consultancy.

## APPENDIX A Tree Schedule Explanatory Notes

Tree Number	Sequential Tree, Group or Woodland Reference Number.	
Name	Scientific name (Common name in brackets).	
Height	Recorded in metres by inclinometer in each discrete area and estimated from the measured tree. (Lwr crn ht - Lower crown height, the height of the canopy above the ground)	
Stem diameter	Tree stem diameter in millimetres at 1.5 metres above adjacent ground level rounded up to nearest 50 millimetres. For multi-stemmed trees, a cumulative diameter is calculated (in accordance with BS 5837:2012 Annex C).	
Branch spread	Measured in metres & taken at four cardinal points (N E S W).	
1st Sig branch	1 <sup>st</sup> Sig branch: Existing height in metres above ground level (agl) of the first significant branch with direction of growth (if available).	
Life Stage	Y Young	Recently planted or established tree
	SM Semi-mature	Age less than one-third life completed. Established tree but one that has not reached its potential ultimate height and has significant growth potential.
	EM Early-mature	One-third to two-thirds life completed. A tree reaching its ultimate potential height, whose growth rate is slowing down but will still increase in stem diameter and crown spread.
	M Mature	Two-thirds plus life completed. Specimen with limited potential for any significant increase in size but with reasonable life expectancy.
	LM Late-mature	Two-thirds plus life completed and declining. A tree that has passed its optimum growth rate and may require specialist management. These trees may offer significant benefits in terms of nature conservation. Referred to as Over-mature in the British Standard.
	V Veteran	A tree that shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
Comments	General observations e.g. collapsing, the presence of any decay and physical defect and including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.	
Life Expectancy	Estimated remaining contribution in years in terms of amenity (<10, 10+, 20+, 40+).	

Physiological Condition	G Good	Tree that appears to be in good condition and healthy without significant defects.
	F Fair	Tree that appears to be structurally sound but due to minor defects is downgraded from good.
	P Poor	Tree which shows signs of poor health, in decline and/or with significant defects.
	D Dead	Tree which is moribund or has died.
Recommendations	Preliminary management recommendations based on the site as surveyed and for any likely pruning likely to be required should any development proceed.	
Category	A grade given in accordance with BS 5837:2012 - Tree Categories (see copy of Table 1 from BS 5837:2012 below).	
RPA-R (m)	Root Protection Area (RPA) Radius - The radius of an indicative circle of the RPA.	
RPA (m <sup>2</sup> )	RPA Area in metres squared.	

Table 1 from BS 5837:2012 Trees in relation to design, demolition & construction – Recommendations. Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<p>Category U</p> <p>Trees unsuitable for retention</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>	<p>Trees that have a serious, irremediable, structural defect, that such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. 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 the 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 it might be desirable to preserve.</i></p>			<p>RED</p> 
<p>Category A</p> <p>Trees to be considered for Retention</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years.</p>	<p>1 Mainly arboricultural qualities</p> <p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).</p>	<p>2 Mainly landscape qualities</p> <p>Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>3 Mainly cultural values, including conservation</p> <p>Trees, groups, or woodlands of significant conservation, historical, commemorative, or other value (e.g. veteran trees or wood-pasture).</p>	<p>GREEN</p> 
<p>Category B</p> <p>Trees of moderate quality</p> <p>Trees with an estimated remaining life expectancy of at least 20 years.</p>	<p>Trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present 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</p>	<p>Trees with material conservation or other cultural value</p>	<p>BLUE</p> 
<p>Category C</p> <p>Trees of low quality</p> <p>Trees with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.</p>	<p>Trees with no material conservation or other cultural value</p>	<p>GREY</p> 

### APPENDIX B Tree Schedule

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1 <sup>st</sup> sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Advice	Cat	RPA R m	RPA A m <sup>2</sup>
				N	E	S	W									
G1	Holm oak, Sweet chestnut, Turkey oak, Austrian pine, Beech	20	950	6	6	6	6	4	EM	Reasonable vitality and condition. Dimensions vary, those recorded are the largest in the group. Individual trees have been identified individually.	40+	Good to fair (mixed)		A2	11	408

## APPENDIX C Legal Constraints

### Trees outside the site or property

Landowners and managers have a duty of care not to damage trees on the neighbouring land. The common causes of damage (root damage, compaction, physical damage and inexperienced pruning) must be avoided through good planning and site management. However, branches and roots from trees on adjacent properties that extend over boundaries can be pruned back to the boundary line without the permission of the owners. However, the branch material belongs to the tree owner and should be returned where appropriate

### Statutory Wildlife Obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All wild birds are protected by law under the Wildlife and Countryside Act 1981, and it is an offence to disturb, injure or kill a nesting bird intentionally or to take, damage or destroy an occupied nest or egg. If nesting birds are discovered, works on the trees should be deferred until the nests are abandoned. Care should be taken during any felling operation, or surgery works to trees to avoid damage or disturbance to birds during the nesting season.

### Tree Preservation Orders and Conservation Areas

The Town and Country Planning Act 1990 states that wilfully cutting, uprooting, damaging or destroying a protected tree without the council's permission is a criminal offence. Exceptions to this law are:

Cutting down a tree when it is already dead,

Cutting down a tree that presents "an immediate risk of serious harm",

Pruning part of a tree that presents "an immediate risk of serious harm",

Removing dead branches from a living tree,

Preventing or controlling a "legal nuisance",

When requested by an organisation listed in the council's regulations,

When it is the interests of national security,

Where the tree is a fruit tree being pruned in accordance with good horticultural practice, or where the tree is in a commercial orchard,

Cutting down trees in accordance with a grant or felling licence obtained from the Forestry Commission,

Where the tree is directly obstructing development for which full planning permission has been granted (not including permitted development).

Important: Exceptions for tree work relating to planning permission and permitted development from the Planning Practice Guidance 15 April 2012 paragraph 36-083-20150415

Under the heading "Is there an exception for the tree work relating to planning permission and permitted development?", the PPG states:

"The authority's consent is not required for carrying out work on trees subject to an Order so far as such work is necessary to implement a full planning permission. For example, the Order is overridden if a tree has to be removed to make way for a new building for which planning permission has been granted.

However, the authority's consent is required for works on trees subject to an Order if:

Development under a planning permission has not been commenced within the relevant time limit (i.e. the permission has 'expired');

Only outline planning permission has been granted; and

It is not necessary to carry out works on protected trees in order to implement a full planning permission

### Forestry Commission Felling Licence

In any quarter (1 January to 31 March, 1 April to 30 June, 1 July to 30 September and 1 October to 31 December), you may fell up to 5 cubic metres on your property without a licence if no more than two cubic metres are sold. Contact your local Forestry Commission office if you are not certain whether these exemptions apply.

Exemptions: Certain types of felling do not need permission from the Forestry Commission. The Forestry Act 1967, as amended, and related regulations give these exceptions in full.

The main categories are listed below:

Lopping and topping (which usually includes tree surgery, pruning and pollarding).

Felling included in an approved dedication plan.

Felling fruit trees, or trees growing in a garden, orchard, churchyard or designated public open space (e.g. under the Commons Act 1899).

Felling trees which, when measured at the height of 1.3 metres from the ground: have a diameter of 8 centimetres or less; or if thinnings have a diameter of 10 centimetres or less; or if coppice (i.e. managed by cutting to promote multi-stemmed growth arising at or near ground level) or underwood, have a diameter of 15 centimetres or less.

Felling trees immediately required for carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) or for work carried out by certain providers of gas, electricity and water services and which is essential for the provision of these services.

Felling necessary for the prevention of danger or the prevention or abatement of a nuisance (e.g. which may involve the threat of danger to a third party). This exemption will only apply if there is a real rather than perceived danger. We may be able to give you advice that would minimise the danger without felling the trees in these circumstances. You may be prosecuted for illegal felling if it is shown that the tree did not present and real or immediate danger.

Felling necessary to prevent the spread of a quarantine pest or disease and done in accordance with a notice served by a Forest Commission Plant Health Officer (under the Plant Health (Forestry) (Great Britain) Order 1993, as amended).

The felling is done in compliance with any obligation imposed by or under an Act of Parliament.

### The Hedgerow Regulations 1997

The hedgerow regulations do not apply to the boundary of a domestic curtilage but will affect those hedgerows that border land used for keeping horses or agriculture. The Hedgerows Regulations 1997 make it an offence to remove most countryside hedges without first giving the local planning authority 42 days' notice.



## APPENDIX D Relevant Planning Policy

### National Planning Policy Framework

Paragraph 131. 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 <sup>50</sup>, 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.

Paragraph 174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (b) 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;

Paragraph 180. When determining planning applications, local planning authorities should apply the following principles:

- (a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- (c) 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 <sup>63</sup> and a suitable compensation strategy exists.

### Cornwall Local Plan

This sets out local planning policy. It includes the following relevant policies:

Policy 12: Design – Development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character.

Policy 22: European Protected Sites – mitigation of recreational impacts from development.

Policy 23: Natural environment. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall’s natural environment and assets according to their international, national, and local significance.

### Cornwall Council Climate Emergency Development Plan Document February 2023

In order to achieve the vision of achieving carbon neutrality by 2030 policies have been developed to:

Decarbonise lifestyles via the reduction of emissions from buildings, travel and leisure

Create resilient communities and nature

Create environmental growth, develop and reinforce natural systems to protect and enhance the environment

Rebalance the need to travel and how people move around and work

Ensure the health and wellbeing of residents

Embed practice and standards to make buildings and places more efficient

Reduce use of material and waste

Develop a whole system approach.

The policies most relevant to trees and development are

#### Policy G1 Green Infrastructure Design and Maintenance

Green infrastructure should be central to the design of schemes, ensuring permeability of the site for wildlife and people and creating a multi-functional; network of spaces and uses. All developments should be planned around the protection and enhancement of nature.

#### Policy G2 Biodiversity Net Gain

All development proposals (except those defined as exempt in secondary legislation) must achieve a minimum of 10% Biodiversity Net Gain (or any higher percentage mandated by national policy/legislation) over the pre-development site value as measured by the latest version of the DEFRA Biodiversity Metric.

#### Policy G3 Canopy

All major development should provide, through the retention of existing and/or the establishment of new, canopy coverage equal to at least 15% of the site area (excluding areas of the site that are priority habitat types) in accordance with a Cornwall Council approved calculator or metric.

Further details of these policies can be found in the Cornwall Council Climate Emergency Development Plan Document February 2023 available on the Cornwall Council website.

#### Cornwall Council Planning for Biodiversity Guide

The guide sits below the Local Plan and provides additional information to guide decisions relying on policies 22 and 23.

Paragraph 10.7.3 states that "Buffering for hedges suggests that for residential developments that an absolute minimum buffer of 2-metre either side of the hedge is required. For industrial and solar farm developments a 5-metre buffer is an absolute minimum. Where woodland is present a 10-metre buffer is absolute minimum."

#### Feock Neighbourhood Development Plan

##### Relevant Policies

#### Policy BIO1: Safeguard and enhance the natural environment

Sites of international importance The highest level of protection will be given to sites of European importance within the Parish (potential, candidate and existing Special Areas of Conservation). Proposals having an adverse impact on the integrity of such sites will not be permitted other than in exceptional circumstances. Measures to avoid any adverse impacts on these sites will be sought as a first principle.

Sites of national importance Sites of national importance (Sites of Special Scientific Interest) will be protected. Development having an adverse impact on these sites will not normally be permitted.

Measures to avoid any adverse impacts on these sites will be sought as a first principle. Sites of local importance Features and locally designated sites of biological or geological interest (County Wildlife Sites, Biodiversity Action Plan habitats and species, Tree Preservation Orders) will be conserved, protected and enhanced. Unavoidable impacts on such sites should be appropriately mitigated or compensated for.

#### Policy BIO2: Tree and hedgerow protection and management

Development proposals should retain and maintain trees subject to a Tree Preservation Order and/or within a Conservation Area and reflect the relevant Hedgerow Regulations. Development proposals should seek to protect and incorporate non designated trees that provide visual amenity and skyline interest and natural shelter/windbreak (including hedgerow trees).

### Policy BIO3: Improving wildlife areas and green spaces

Proposals should enhance the green infrastructure of the parish through retaining and enhancing wildlife areas and green spaces and the connections between them. Development proposals should seek to:

- Avoid designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas
- Where sites contain patches of semi-natural habitat make sure these can be retained and ideally linked together as part of the intended end land-use.
- Ensure there is potential to retain, restore and re-create habitat linkages such as Cornish hedges as part of developments
- Look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site
- Consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'. It may be possible to pool contributions from several developments.

## APPENDIX E Tree Protection Requirements and Barriers

No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the plans and particulars which shall have been previously approved by the local planning authority in writing.

The areas forming the Construction Exclusion Zone are to be protected by Tree Protection Barriers as per the recommendations in BS 5837:2012 (Figure 2) or as specified below at Appendix I.

This fencing is to be erected before any work commences on site and is to remain in place undamaged for the duration of all work or each phase. It will only to be removed once all work is completed and if required by planning condition, with the formal consent of the local planning authority.

If the fencing be broken or removed during the course of carrying out the development, it shall be promptly repaired or replaced to the satisfaction of the local planning authority.

Within any area fenced in accordance with this condition, nothing shall be stored, placed, or disposed of on the above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority.

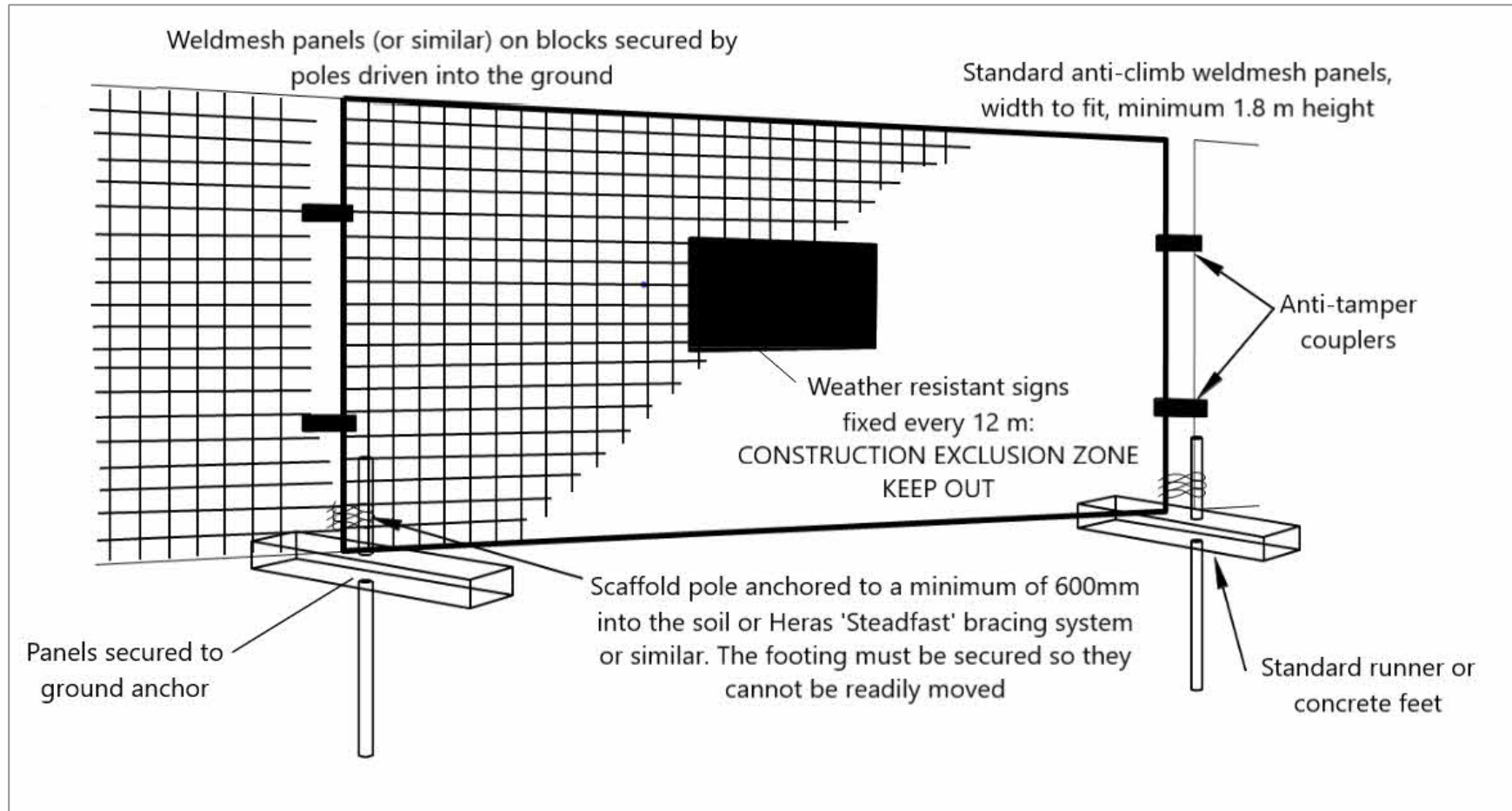
Other than works detailed within this method statement or approved in writing by the local planning authority, no works at all (including storage or dumping of materials) shall take place within the exclusion zones defined by the protective fencing.

The fencing is to carry waterproof warning notices denying access within the RPA. The following signs or similar will be attached to the fence panels.



## APPENDIX G Tree Protection Barriers Medium Construction Pressure

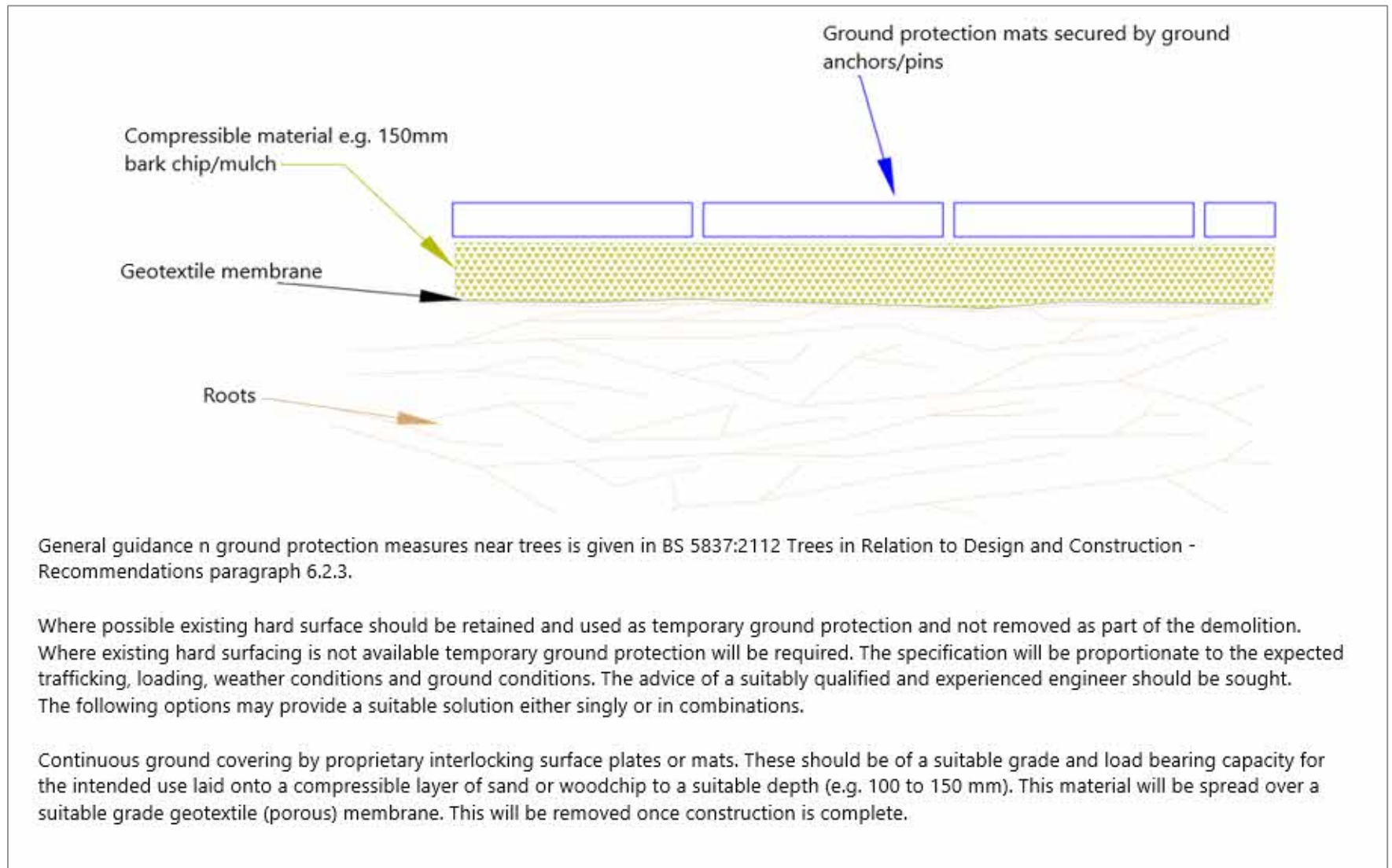
Tree Protection Barriers (derived & amended from BS5837:2012 Figure 2) where there is insufficient space to install bracing. Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18



APPENDIX H Tree Protection Barrier Without Bracing



## APPENDIX I Ground Protection Measures



## APPENDIX J Informative Poster

Arboricultural Site Considerations – To be displayed in a prominent place.

Tree Protective Barriers must be regarded as sacrosanct and must not be removed or altered without prior consultation with either the Local Planning Authority (LPA) or the arboricultural consultant responsible for the site supervision.

Ground protection must not be lifted or removed without prior consultation with either the LPA or the arboricultural consultant responsible for the site supervision.

Damage caused to protective fencing or ground protection must be reported to the site supervisor immediately to ensure efficient repair.

No materials, chemicals, machinery, or vehicles must be stored within the Construction Exclusion Zone as defined on the Tree Protection Plan (TPP) and identified on site by fencing and above ground root protection.

No materials must be rested against a tree's trunk or machinery chained to it.

No pruning of trees may be undertaken by anyone other than an arborist, and all work must be approved by the supervising arboricultural consultant.

Any physical damage caused to a tree retained on site must be reported to the site manager so remedial work can be undertaken without delay.

Builder's sand, which contains salt, must not be used to back fill excavation within or in close proximity to tree roots, as this can have a toxic affect. Sharp sand can be used instead.

Material that will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, must not be discharged within 10 metres of a tree stem.

Fires must not be lit in a position where their flames can extend to within 5 m of foliage, branches, or trunk. This will depend on the size of the fire and wind direction.

Notice boards, telephone cables or other services must not be attached to any part of a tree.



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