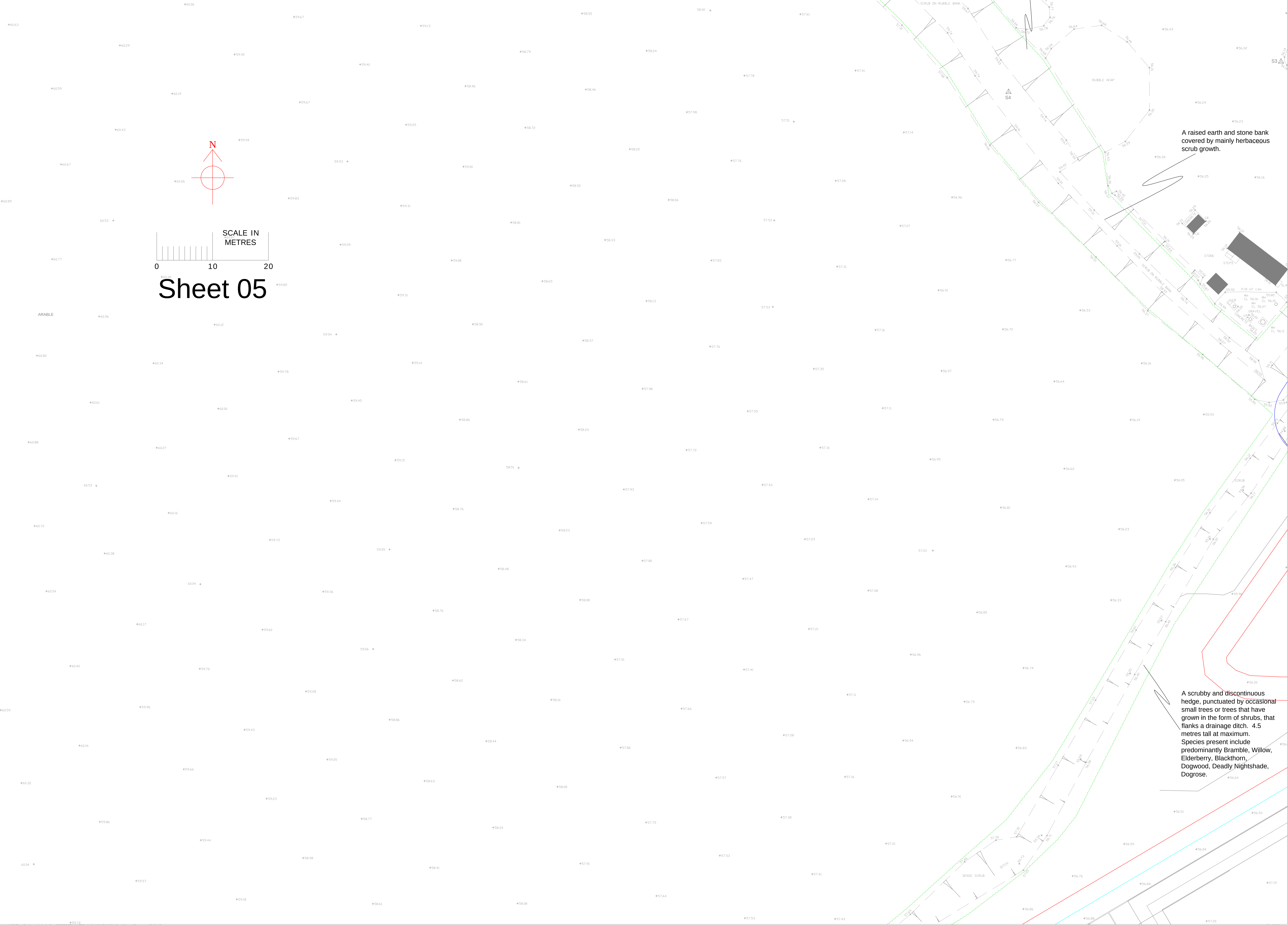




ARABLE

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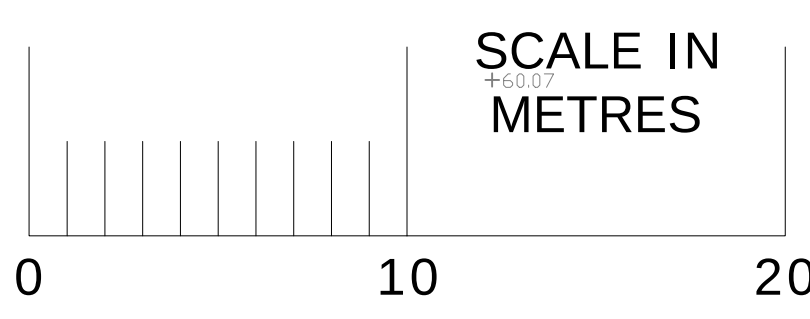
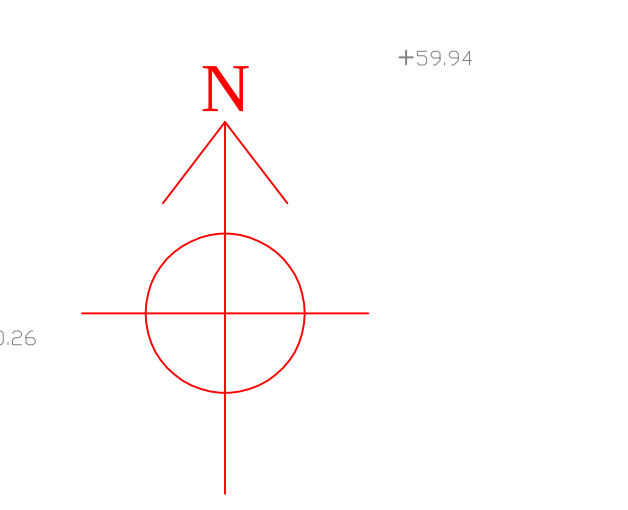
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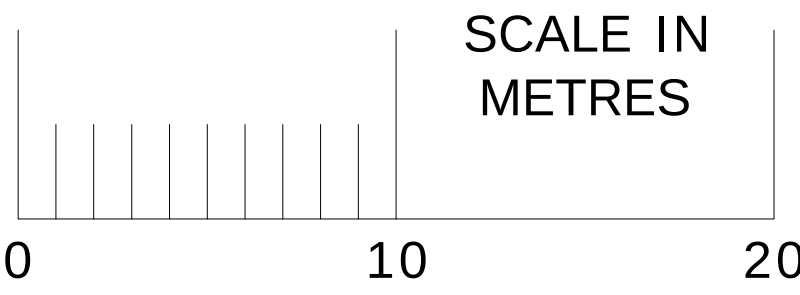
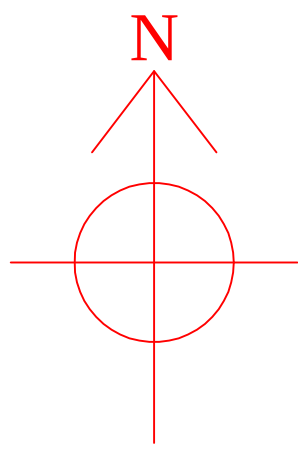
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Sheet 05

A raised earth and stone bank covered by mainly herbaceous scrub growth.

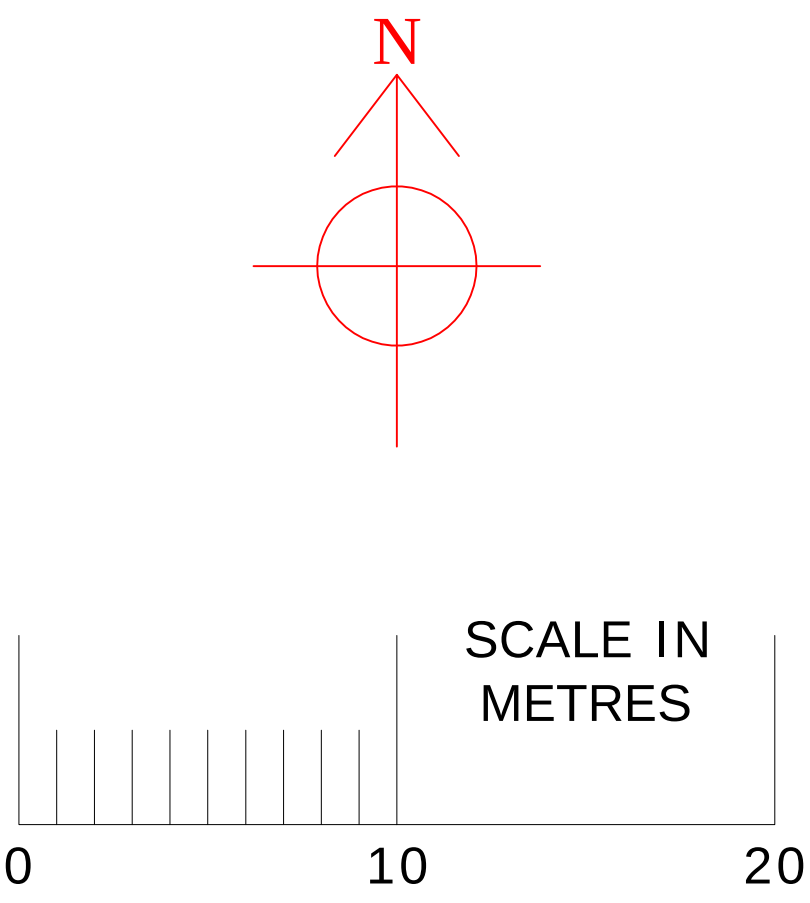
A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.



Sheet 06

BOUNDARY NOT DEFINED

ARABLE



Sheet 07

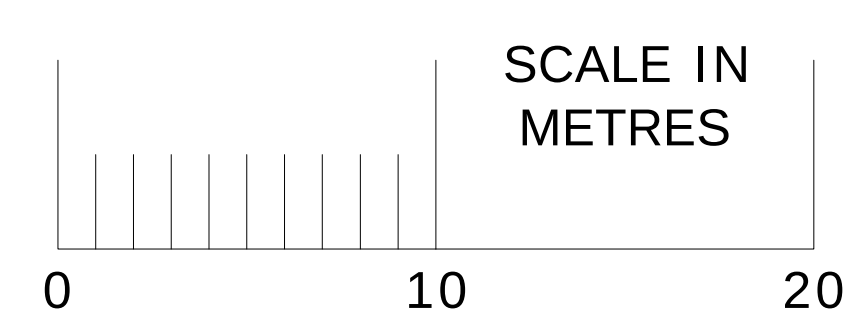
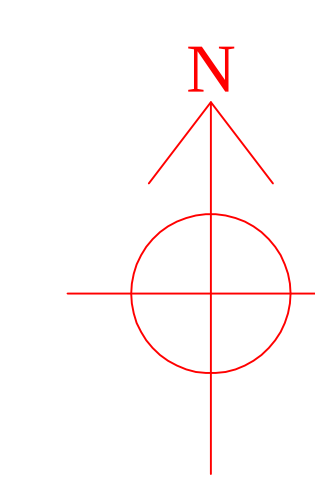
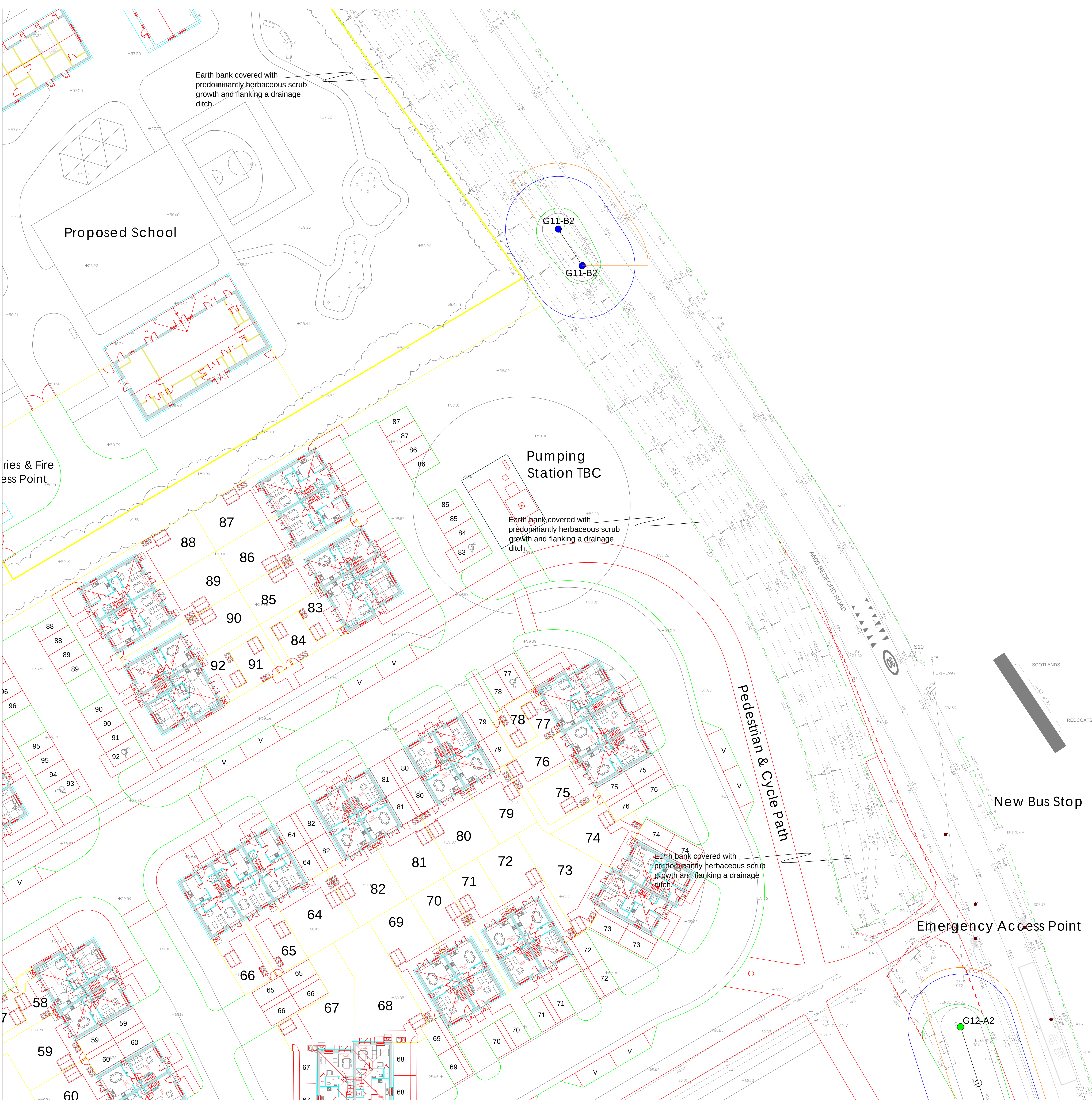
BOUNDARY NOT DEFINED

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have

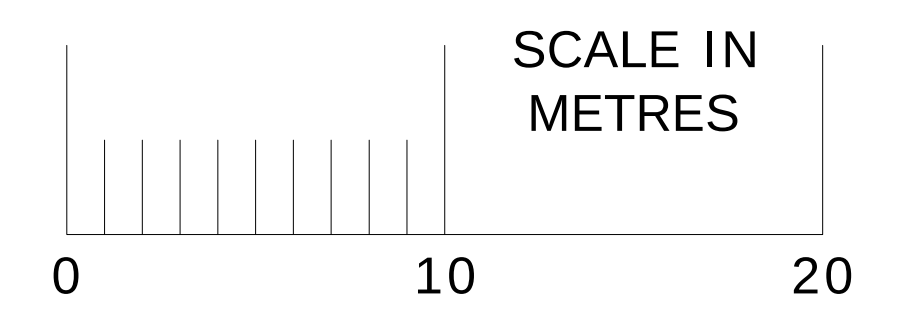
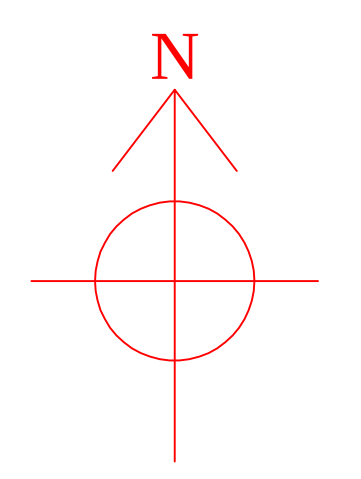
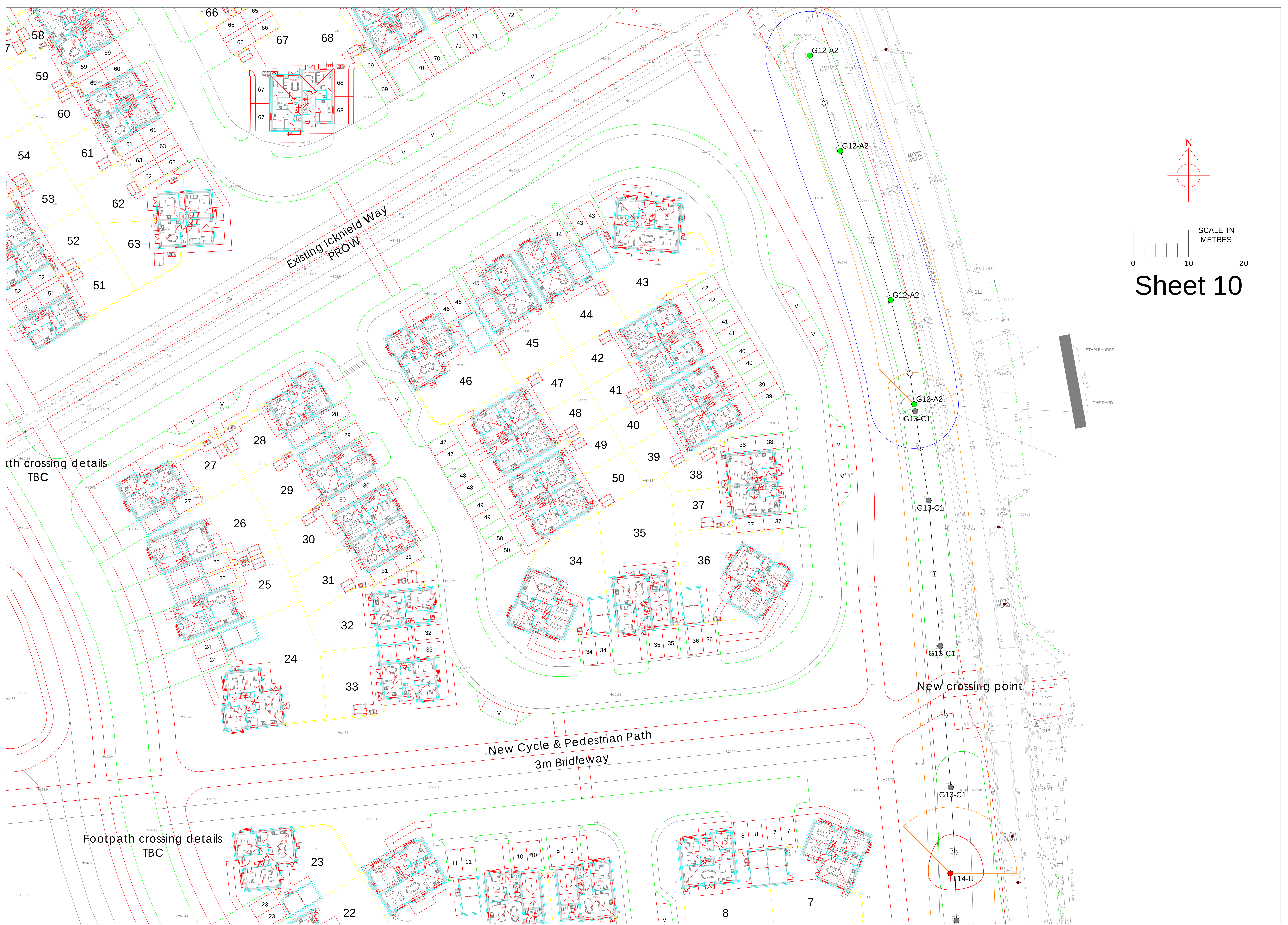
A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

A scrub hedge, p small tre grown in flanks a metres t Species predomi Elderber Dogwood Dogrose





Sheet 09

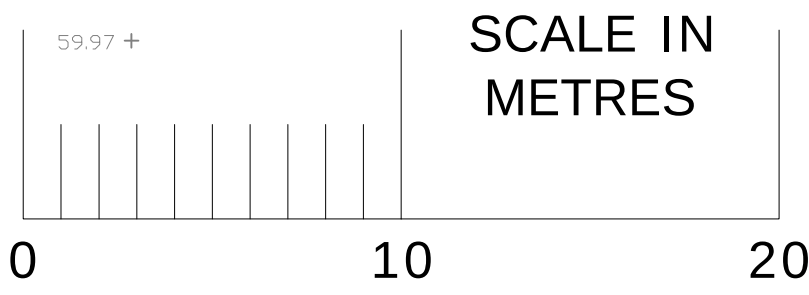
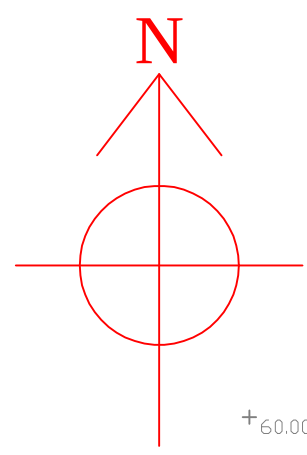


Sheet 10

with crossing details
TBC

Footpath crossing details
TBC

New crossing point



Sheet 11

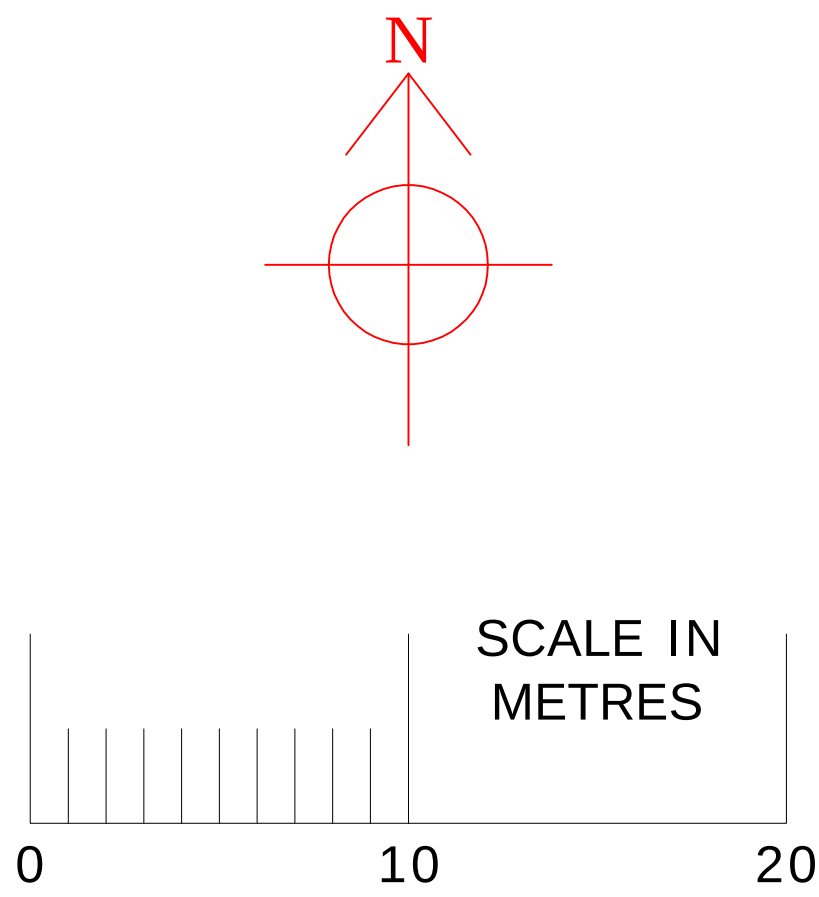
ARABLE

Play Area

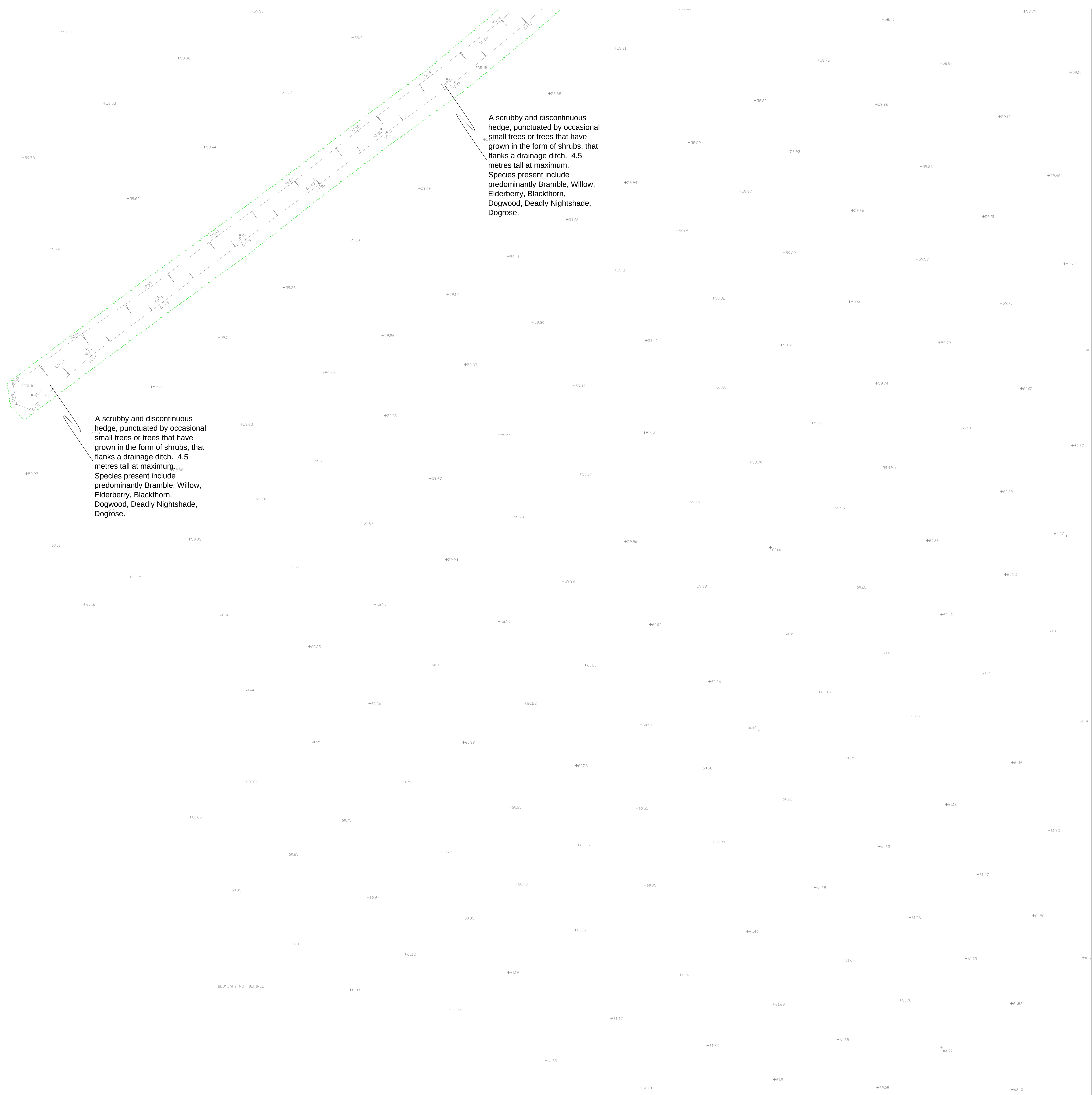
SUDS Drainage Basin

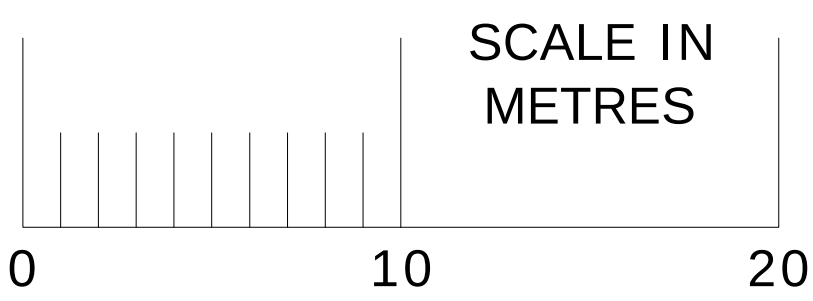
Footpath crossing details
TBC

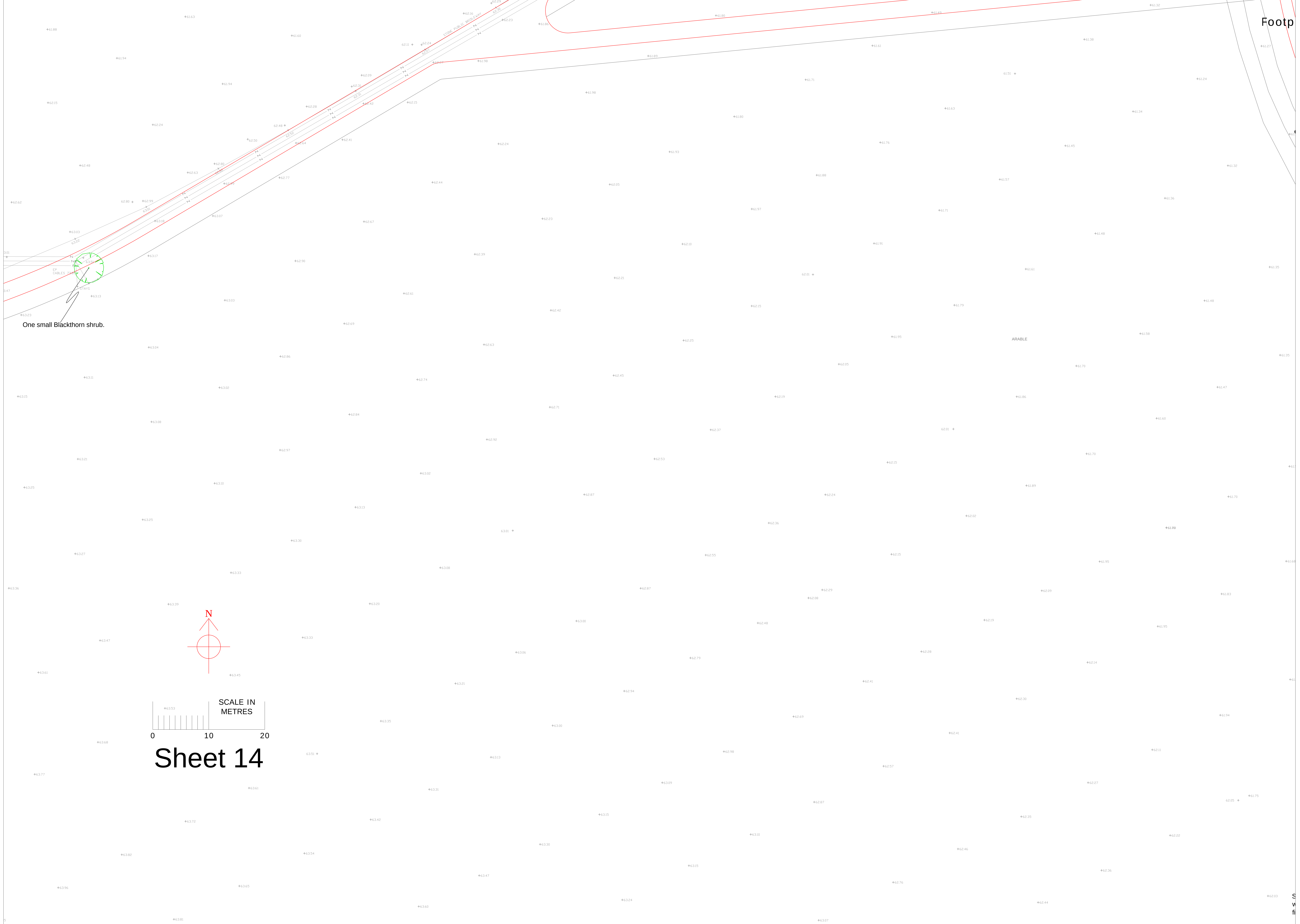
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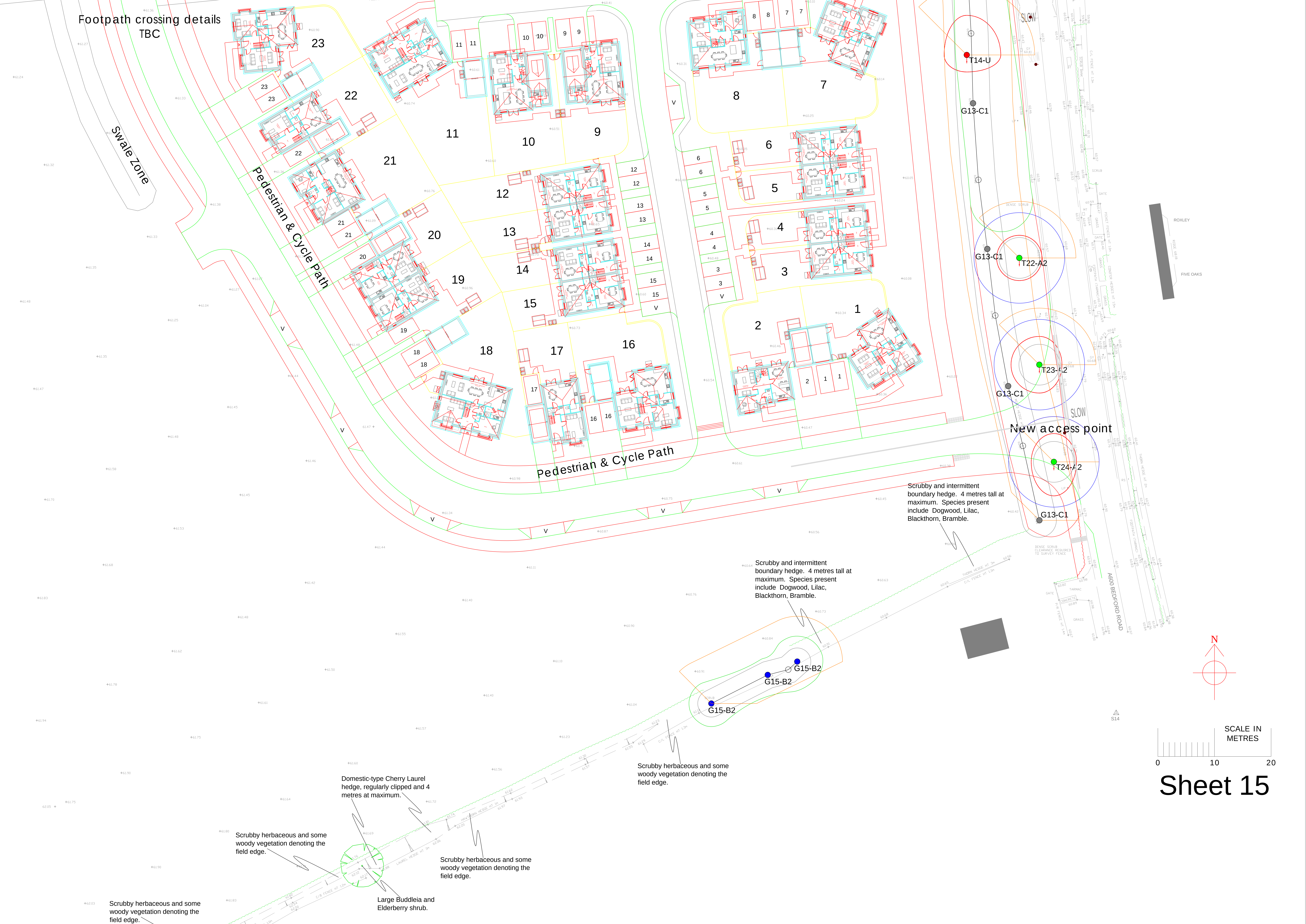


Sheet 12

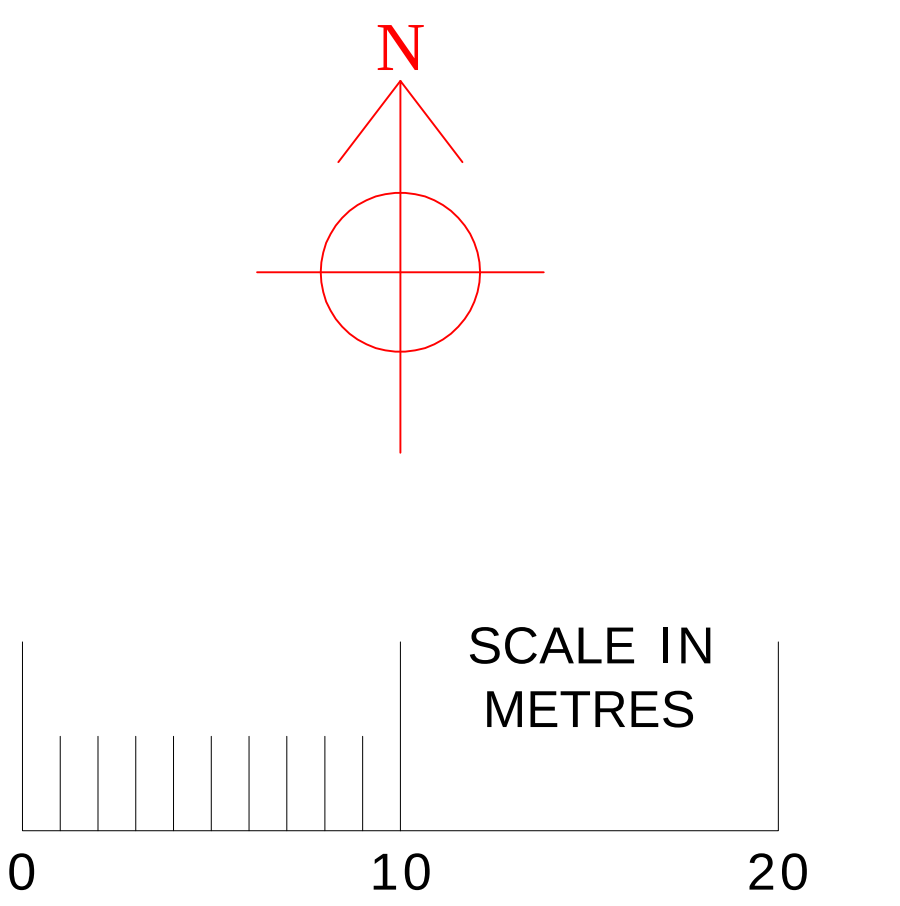




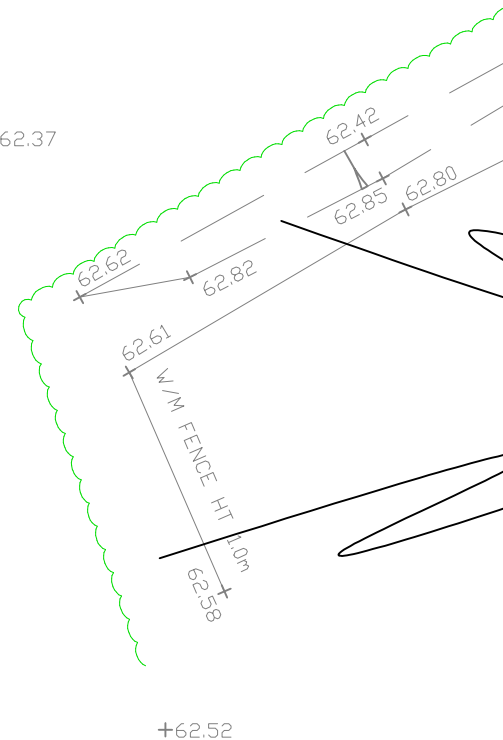


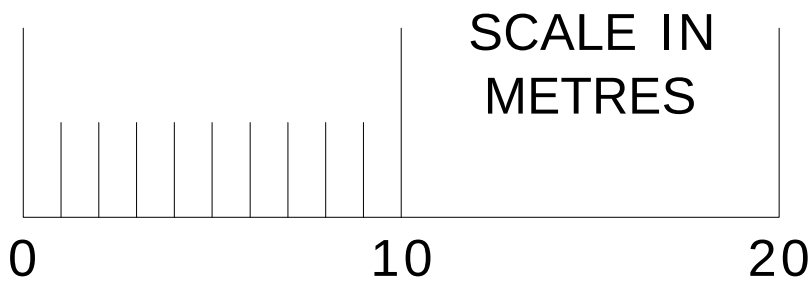
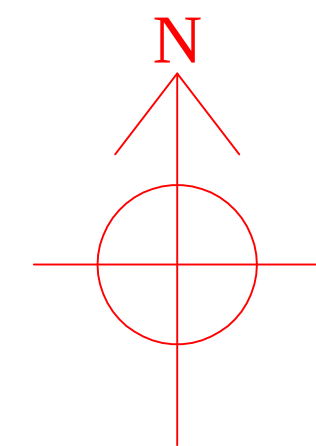


Sheet 15

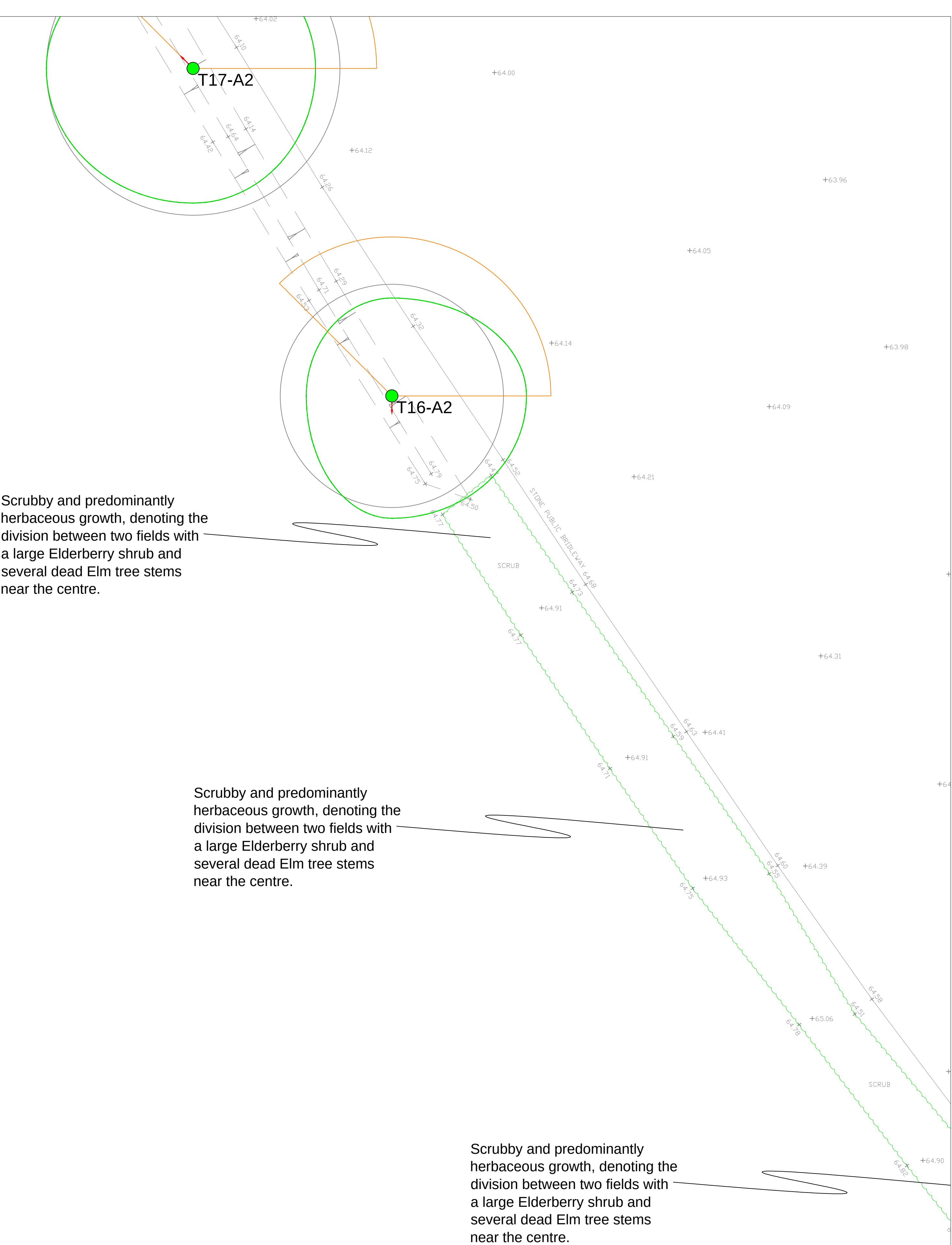


MJC Tree Services Limited - Rep BS5837 TS AJA TPP AMS MJC-25-0162A Rev3 Pound Farm east 30 01 26





Sheet 18



Appendix 3A In-drawing text from the Arboricultural Impact Assessment drawing

Arboricultural Impact Assessment

1.0 Introduction

- 1.1 *It is proposed to develop the eastern part of the site for residential use with a new school, playing fields, with three new accesses off Bedford Road, namely one vehicle access, one pedestrian and cycle path access, and an emergency vehicle access, all as illustrated in this drawing.*
- 1.2 *The western part of the site will be the subject of a separate planning application for residential development.*
- 1.3 *The trees, their constraints, and the arboricultural impacts of the proposed development, are illustrated in accordance with the key.*

2.0 Tree Works.

- 2.1 *The proposed development requires the following tree works to be carried out.*
 - 2.1.1 *Fell tree nos. T14, T22, T23 and T24, one part of group no. G12, two parts of group no. G13, and three areas of scrub growth. These trees are illustrated in this drawing with complete red crown margins. This group and the areas of scrub growth are illustrated with partial red and green crown margins in this drawing, i.e. the red crown margin indicates the parts of the group and scrub vegetation to be felled, and the green crown margin indicates the parts of the group and scrub vegetation to be retained.*
- 2.2 *These tree works are required, and are considered acceptable in arboricultural planning terms, for the following reasons.*
 - 2.2.1 *Tree no. T14 to be felled.*
 - 2.2.1.1 *Tree no. T14 needs to be felled in the current context of the site due to the risk of harm it poses to users of Bedford Road, see the Tree Survey Schedule record of this tree for details. Therefore, the felling of this tree should not be regarded as a consequence of the proposed development as it should be felled irrespective of any proposed development of the site.*

2.2.1.2 Tree no. T14 is a 'U' grade with regard to its quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as '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'.

2.2.1.3 Such a tree cannot be considered to be of high public amenity value, and the required removal of such a low grade tree cannot form a legitimate reason for the Local Planning Authority (LPA) to object to the proposed development.

2.2.2 One part of G12 and two parts of Group no. G13 to be felled.

2.2.2.1 If the site is to be developed as proposed it is necessary to create new vehicle, pedestrian, and cycle accesses off Bedford Road with the necessary visibility splays, and this makes it inevitable that some parts of the groups alongside Bedford Road will need to be removed to create these accesses.

2.2.2.1.1 For reasons of health and safety, the design team have separated the vehicular access from the pedestrian and cycle access, which is why two accesses in addition to the emergency access onto Bedford Road are proposed.

2.2.2.1.2 It must also be noted that the location of both these accesses onto Bedford Road have been carefully located so as to avoid removing any substantive parts of the 'A' grade group no. G12.

2.2.2.2 Group no. G13 is a 'C' grade with regard to its quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.

2.2.2.2.1 *Such trees cannot be considered to be of high public amenity value as individuals, although they may collectively accrue some public amenity value if they are present in sufficient numbers. The required removal of these trees is unlikely to form a substantive reason for the LPA to object to the proposed development. However, the LPA may take note of the collective loss of verdant mass represented by the removal of these trees, and to require the planting of new trees as part of the proposed development to compensate for this collective loss. Therefore, the required removal of these trees should not form a substantive reason for the LPA to object to the proposed development providing adequate mitigation planting of new trees is carried out as part of the proposed development.*

2.2.2.3 *Group no. G12 is an 'A' grade group with regard to its quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'Trees of high quality with an estimated remaining life expectancy of at least 40 years'.*

2.2.2.3.1 *The required removal of 'A' grade trees is likely to form a substantive reason for the LPA to object to a proposed development. However, in this case, G12 is merely being side trimmed to a small degree along its roadside face. As such, this work is no more than could reasonably be carried out in the current context of the site for highway and verge maintenance reasons. Therefore, the required side trimming of group no. G12 should not form a substantive reason for the LPA to object to the proposed development.*

2.2.2.4 *A comprehensive soft landscaping proposal for the proposed development is being submitted as part of the application bundle. This soft landscaping proposal has, in part, been informed by the identified tree losses and it includes more than sufficient new tree planting to compensate for the loss of these two parts of G13 in arboricultural planning terms. The LPA can ensure the proposed soft landscaping proposal is implemented by granting planning permission for the proposed development subject to an appropriately worded planning condition requiring the implementation of the proposed soft landscaping proposal.*

2.2.3 Tree nos. T22, T23 and T24 to be felled.

2.2.3.1 *These trees need to be felled to accommodate the new vehicle access onto Bedford Road and the required visibility splays.*

2.2.3.1.1 *For reasons of health and safety, the design team have separated the vehicular access from the pedestrian and cycle access, which is why two accesses in addition to the emergency access onto Bedford Road are proposed.*

2.2.3.1.2 *In order to allow the efficient development of the site, and to maintain good separation distances between the proposed dwellings and the site boundaries, a generally peripheral route is required for the main internal roads serving the proposed development. This has made it necessary for the vehicular access to be located in the south eastern corner, and this will result in the loss of these three trees.*

2.2.3.1.3 *Consideration was given to locating the vehicular access where the pedestrian and cycle path is proposed. However, the pedestrian and cycle path has been carefully located so as to align with the existing bridleway on the far side of Bedford Road. Therefore, this location was ruled out as far as vehicle access is concerned.*

2.2.3.2 *These trees are all 'A' grade with regard to their quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'Trees of high quality with an estimated remaining life expectancy of at least 40 years'.*

2.2.3.3 *The required removal of 'A' grade trees is likely to be of concern to the LPA in arboricultural planning terms. However, in this case, the removal of these three 'A' grade trees is considered acceptable in arboricultural planning terms for the following reasons.*

2.2.3.3.1 *Despite being 'A' grade trees, all three trees are still small for their species, and this can be seen by comparing their existing crown spreads with their anticipated potential future crown spreads. Therefore, these trees have yet to achieve their maximum public amenity value, and this reduces the impact of their felling in arboricultural planning terms.*

2.2.3.3.2 *The small size of these trees makes it easier to adequately compensate for their felling with new tree planting alongside Bedford Road, and this can be carried out as part of the proposed development.*

2.2.3.3.3 *A comprehensive soft landscaping proposal for the proposed development is being submitted as part of the application bundle. This soft landscaping proposal has, in part, been informed by the identified tree losses and it includes specific new roadside tree planting to compensate for the loss of these three trees. The LPA can ensure the proposed soft landscaping proposal is implemented by granting planning permission for the proposed development subject to an appropriately worded planning condition requiring the implementation of the proposed soft landscaping proposal.*

2.2.4 Three areas of scrub growth to be removed.

2.2.4.1 *These three areas of scrub growth need to be removed in order to accommodate the proposed bus stop and associated pavement, to improve the width available for the emergency access, and to create the required visibility splays.*

2.2.4.2 *Scrub growth is not a significant material consideration in arboricultural planning terms. Therefore, the required removal of these two areas of scrub growth should not form a substantive reason for the LPA to object to the proposed development.*

3.0 Root Protection Areas (RPA).

3.1 *The proposed development footprints have avoided the RPA of all the retained trees. Therefore, the proposed development does not have any direct impact on the RPA of the retained trees. However, construction access and storage of plant and materials may encroach over the RPA of some retained trees and the following measures will need to be taken.*

3.1.1 *Tree protection barriers will need to be erected at the outset of the construction stage. See the enclosed Tree Protection Plan & Arboricultural Method Statement drawing for details of these barriers.*

- 3.1.2 *It is likely that the tree protection barriers can be combined with the site hoarding in order to avoid erecting dual barriers in the vicinity of trees. However, the location of the site hoarding will not be defined until after planning permission has been granted and the construction stage commences. Therefore, it will be necessary to update the Tree Protection Plan & Arboricultural Method Statement after planning permission has been granted in order to design an efficient layout for the combined tree protection barriers and the site hoarding.*
- 3.1.3 *The LPA can ensure this update takes place by granting planning permission for the proposed development subject to an appropriately worded planning condition requiring the pre-commencement submission and approval of a final Tree Protection Plan & Arboricultural Method Statement.*

4.0 *Future Pressures to Unreasonably Prune or Fell Retained Trees*

- 4.1 *The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made during the design phase.*
- 4.2 *Crown proximity.*
 - 4.2.1 *The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 26 metres. This is considered a more than sufficient separation distance to avoid the creation of legitimate feelings of overbearance and dominance in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*
 - 4.2.2 *Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than the 21 metres. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

4.2.3 *None of the proposed gardens are overhung by existing and potential future crown spreads. Therefore, tree crowns will have no impact on the useable amenity space in the proposed gardens, and will not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

4.3 *Tree shade.*

4.3.1 *At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.*

4.3.2 *This assessment indicated that none of the proposed dwellings and gardens would experience any significant tree shade. Therefore, tree shade will not result in any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

5.0 *Summary.*

5.1 *There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement drawing are updated and implemented as suggested above, along with the implementation of the proposed soft landscaping for the site. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to an appropriately worded planning condition requiring the following:*

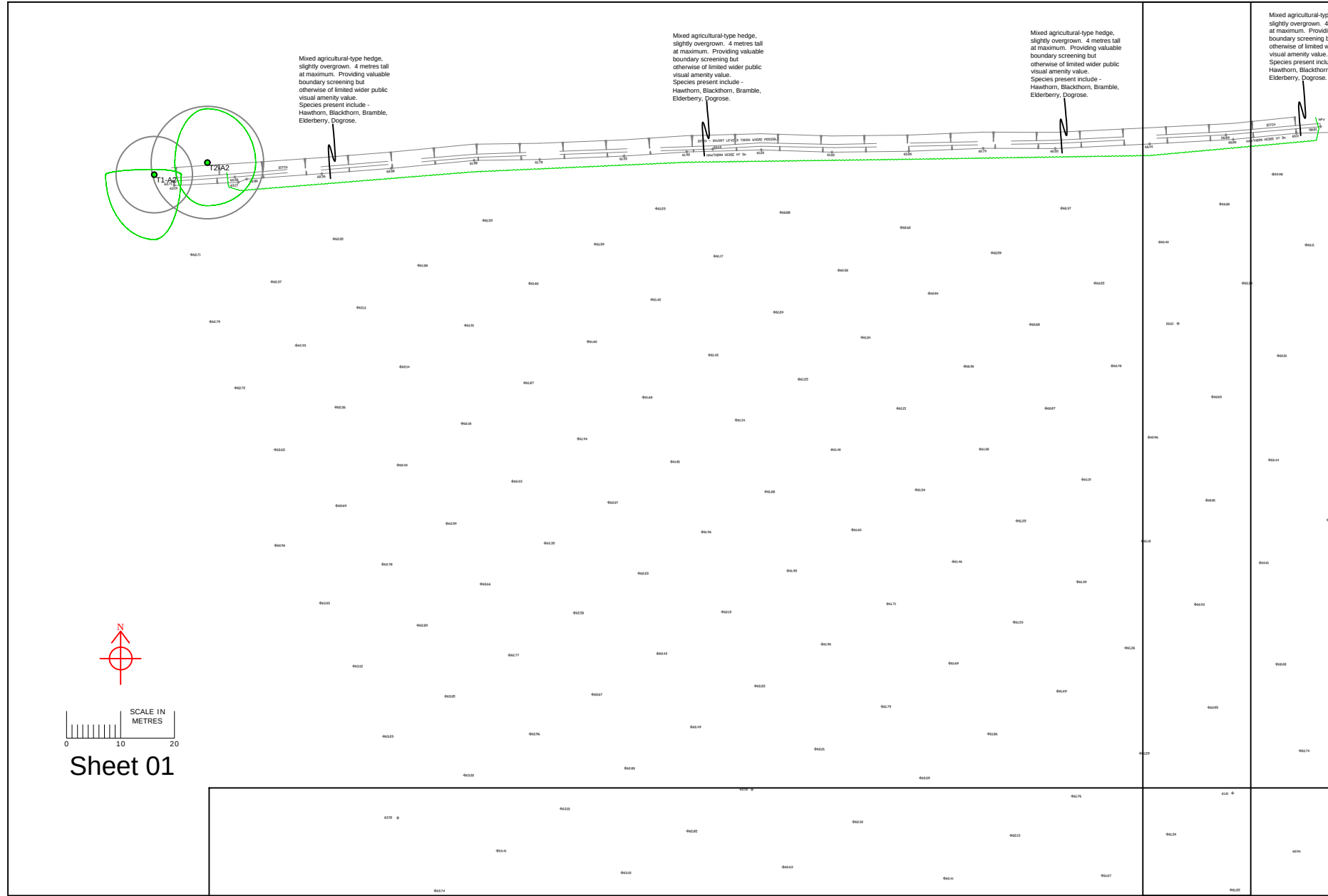
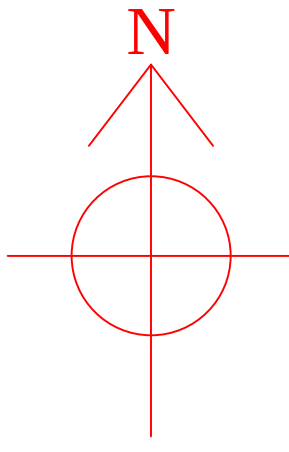
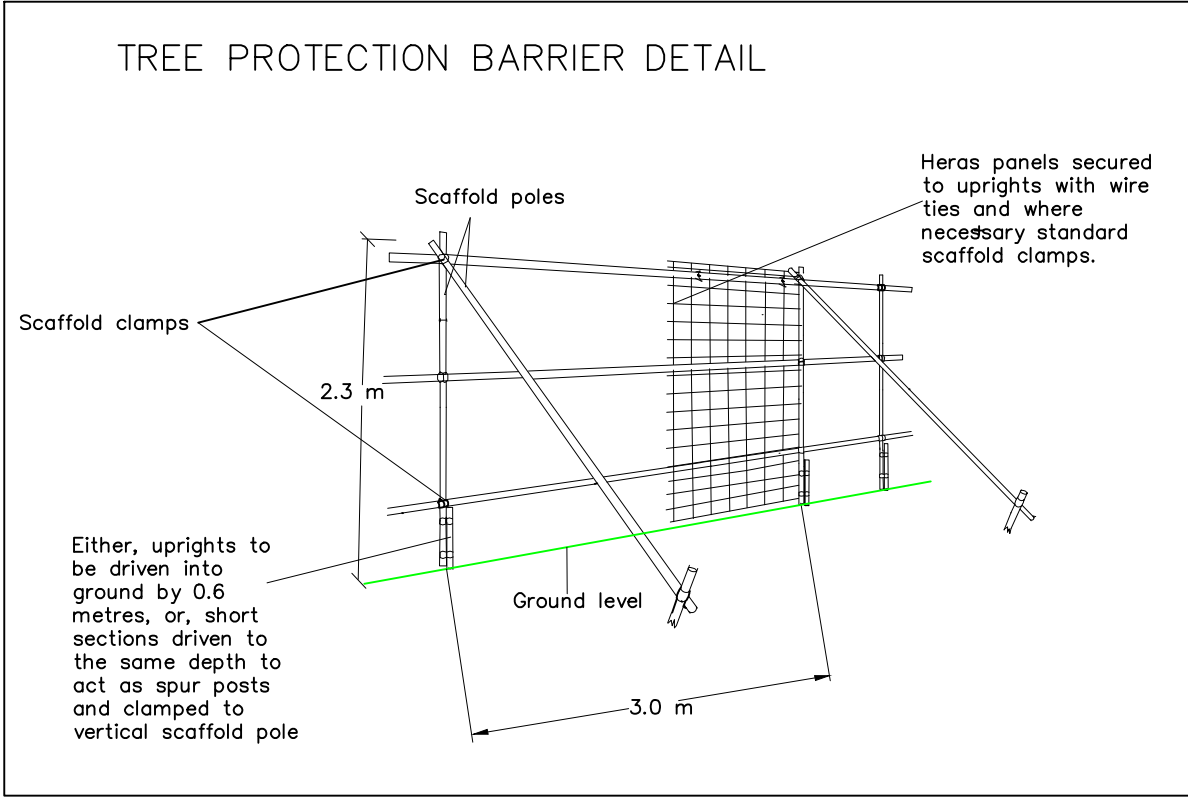
5.1.1 *The pre-commencement updating, submission, approval and implementation of the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0162A-03 rev.3 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing):*

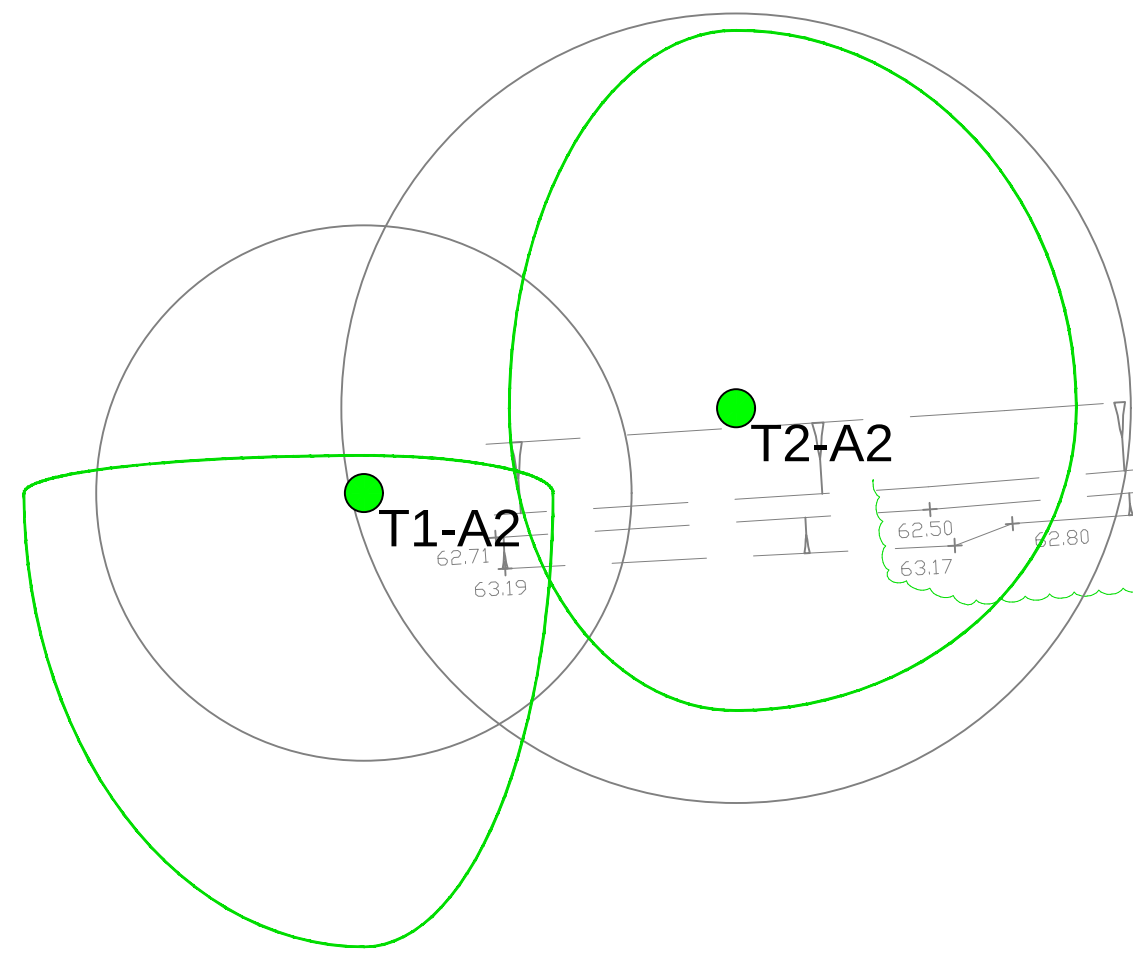
5.1.2 *The implementation of the proposed soft landscaping scheme for the site as part of the proposed development.*

5.2 *The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.*

Appendix 4

Tree Protection Plan & Arboricultural Method Statement drawing

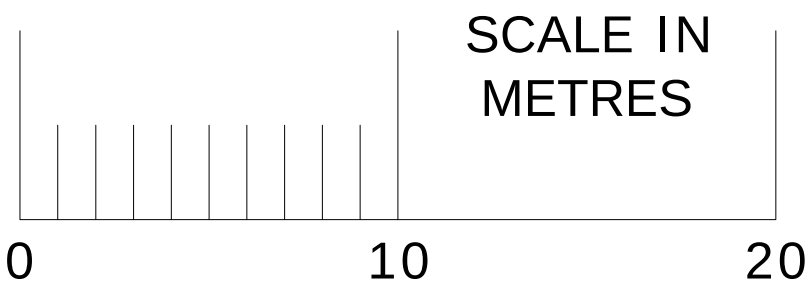
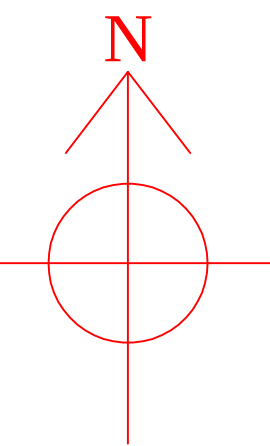




Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value. Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.

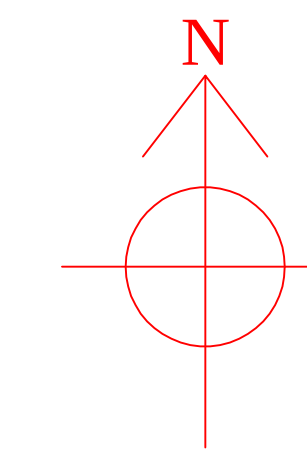
Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value. Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.

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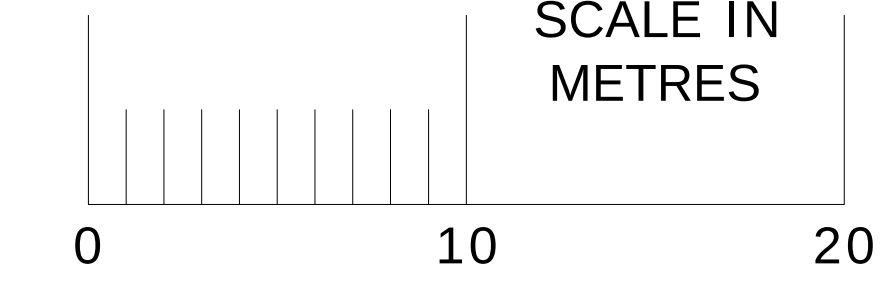


Sheet 01

Mixed agricultural-type hedge, slightly overgrown. 4 metres tall at maximum. Providing valuable boundary screening but otherwise of limited wider public visual amenity value.
Species present include - Hawthorn, Blackthorn, Bramble, Elderberry, Dogrose.



SCALE IN
METRES

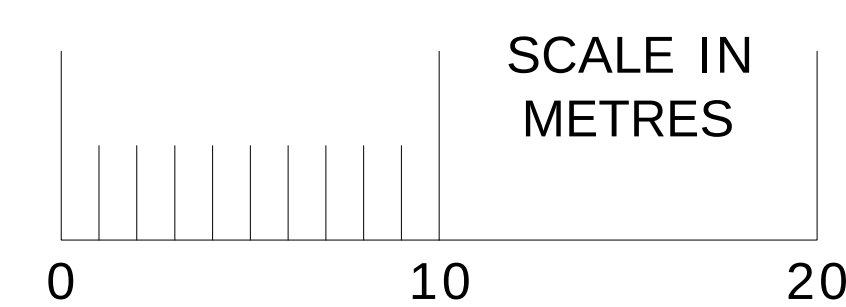


Sheet 02

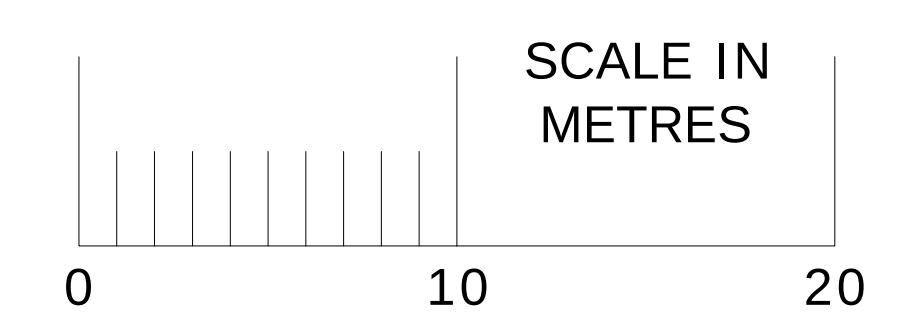
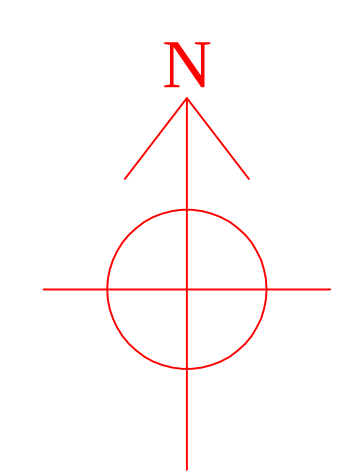
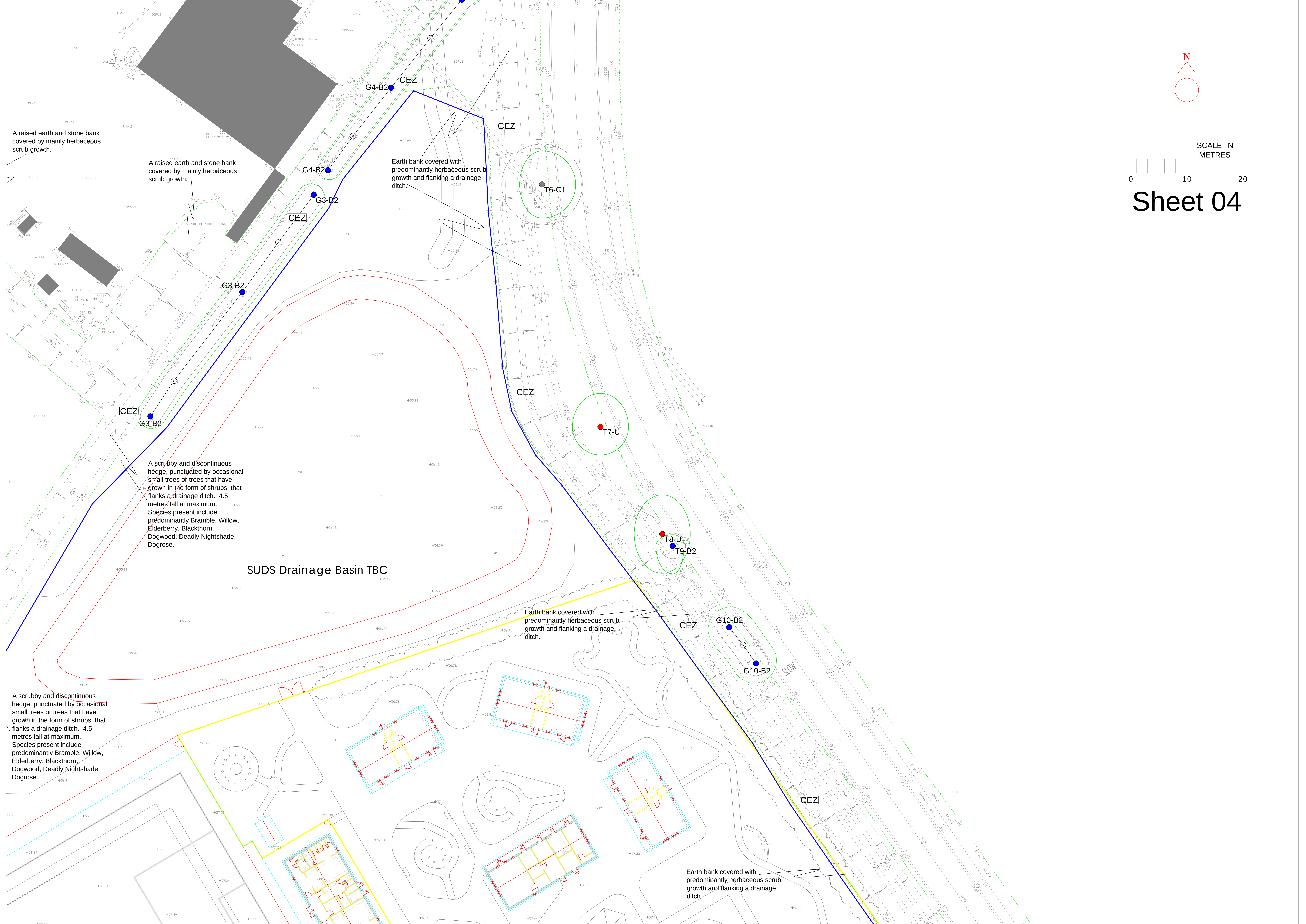
A raised earth and stone bank covered by mainly herbaceous scrub growth.

A raised earth and stone bank covered by mainly herbaceous scrub growth.

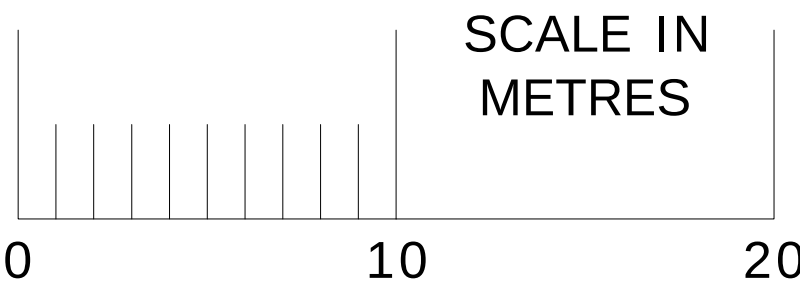
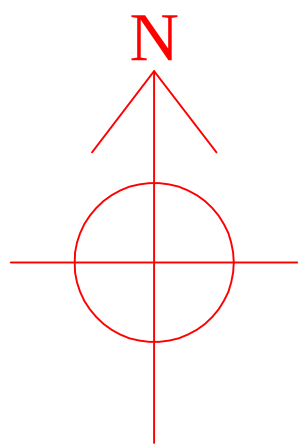
A raised earth and stone bank covered by mainly herbaceous scrub growth.



The site plan map displays the proposed development areas (T5-B2, G4-B2, CEZ) and surrounding infrastructure. The map includes a north arrow, a scale bar (0 to 100m), and various site features like roads, fences, and vegetation. Annotations include 'A raised earth and stone bank covered by mainly herbaceous scrub growth.' and 'A raised earth and stone bank covered by mainly herbaceous scrub growth.'



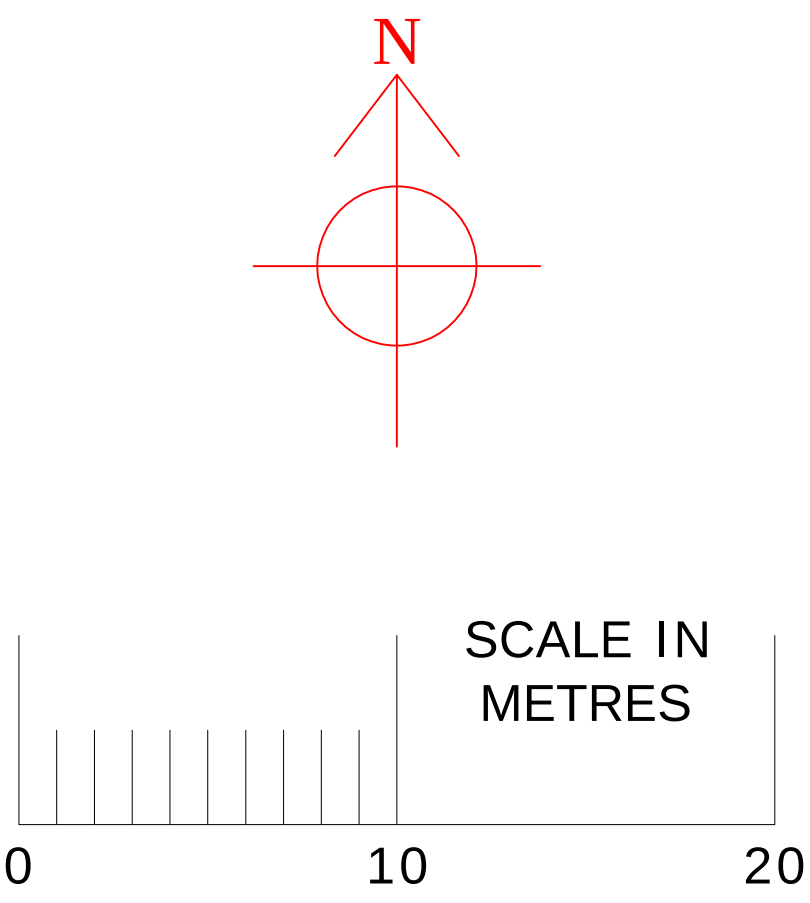
Sheet 04



Sheet 06

BOUNDARY NOT DEFINED

ARABLE



Sheet 07

BOUNDARY NOT DEFINED

CEZ

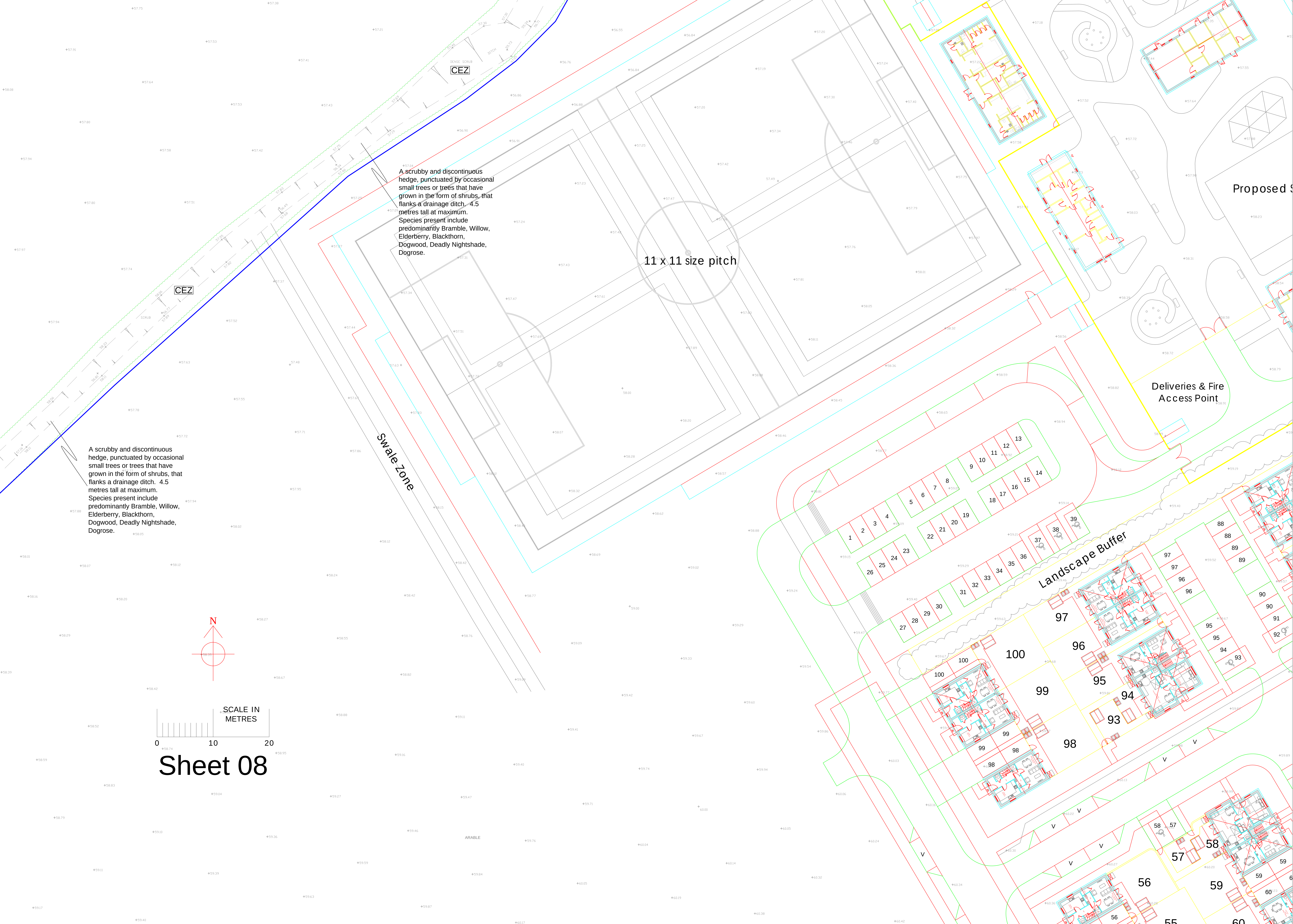
CEZ

CEZ

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have

A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

A scrub hedge, p small tre grown in flanks a metres t Species predomi Elderber Dogwood Dogrose



A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch, 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

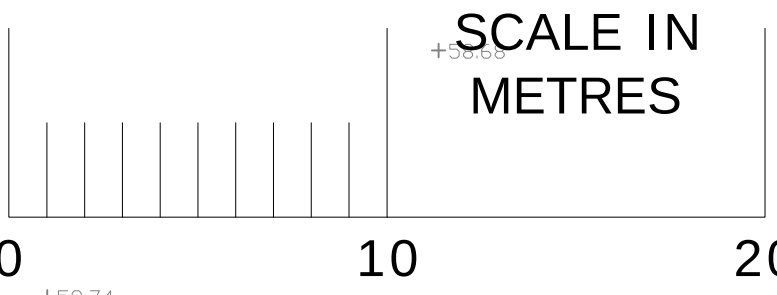
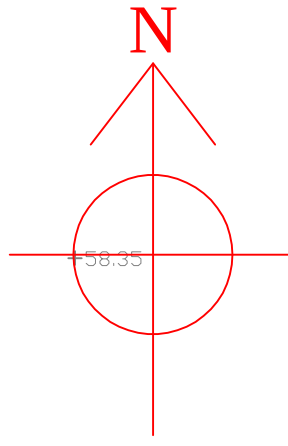
A scrubby and discontinuous hedge, punctuated by occasional small trees or trees that have grown in the form of shrubs, that flanks a drainage ditch. 4.5 metres tall at maximum. Species present include predominantly Bramble, Willow, Elderberry, Blackthorn, Dogwood, Deadly Nightshade, Dogrose.

11 x 11 size pitch

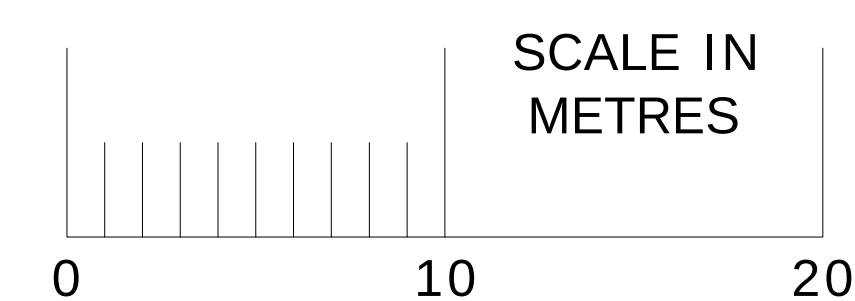
Swale-Zone

Deliveries & Fire Access Point

Landscape Buffer

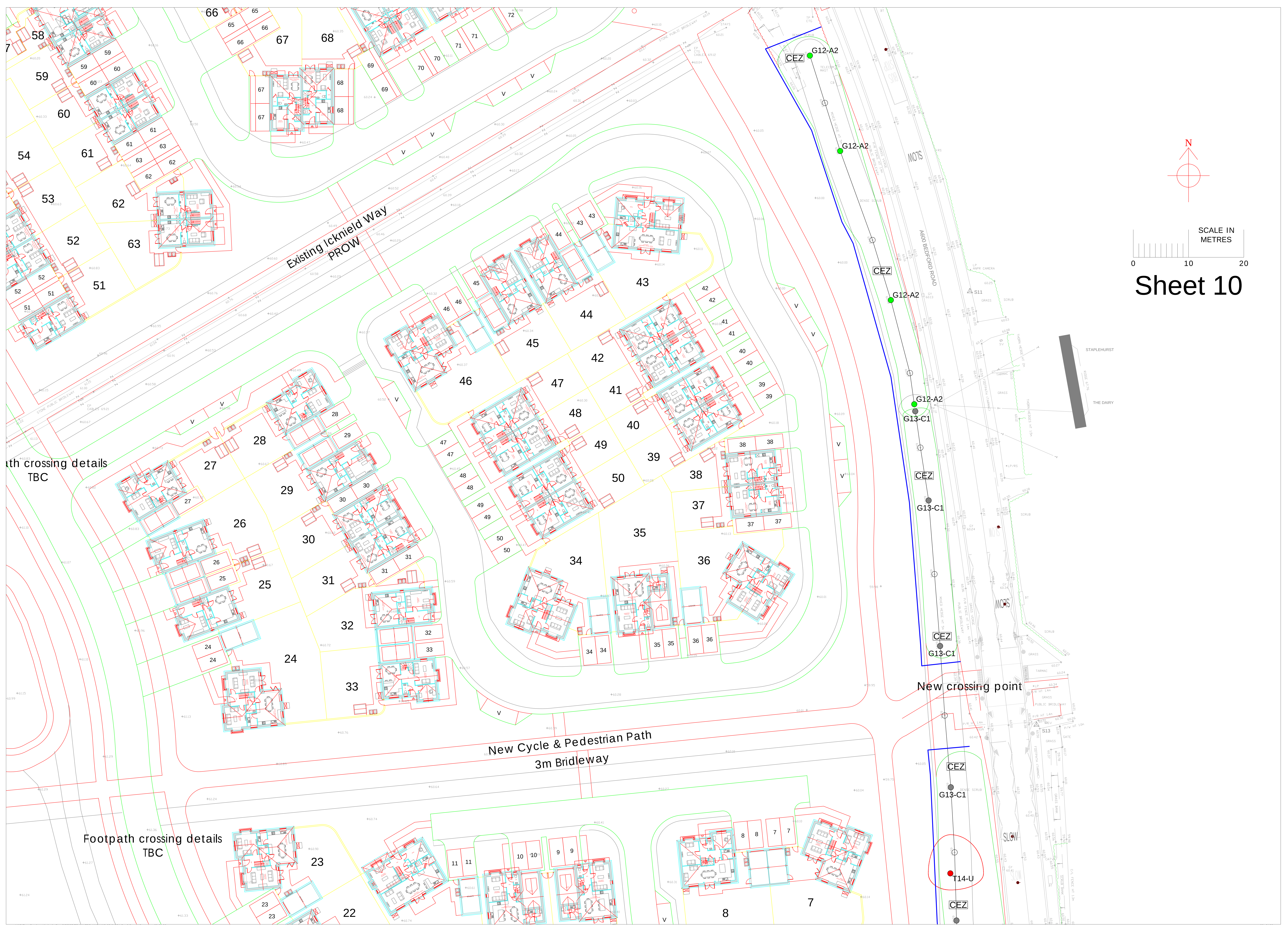


Sheet 08



Sheet 09

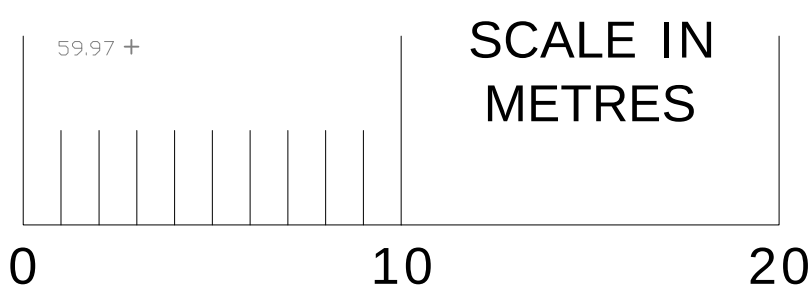
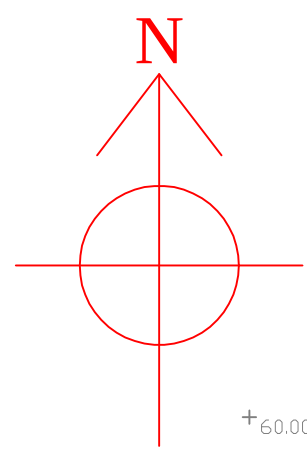




with crossing details
TBC

Footpath crossing details
TBC

New crossing point



Sheet 11

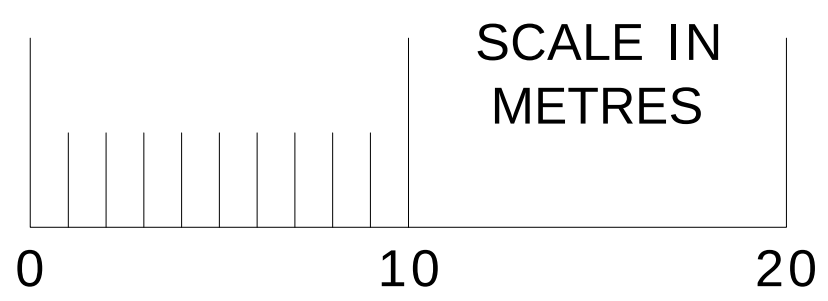
ARABLE

Footpath crossing details
TBC

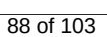
SUDS Drainage Basin

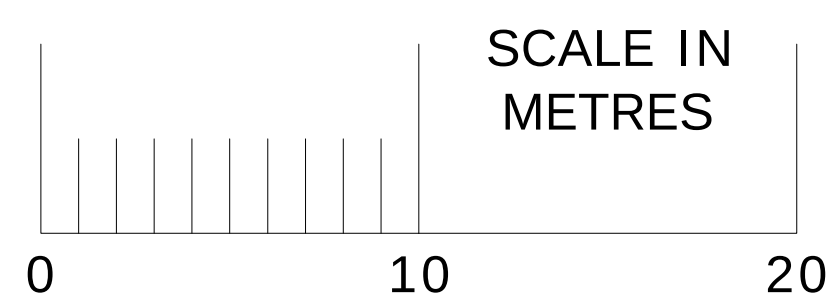
Play Area

Footp



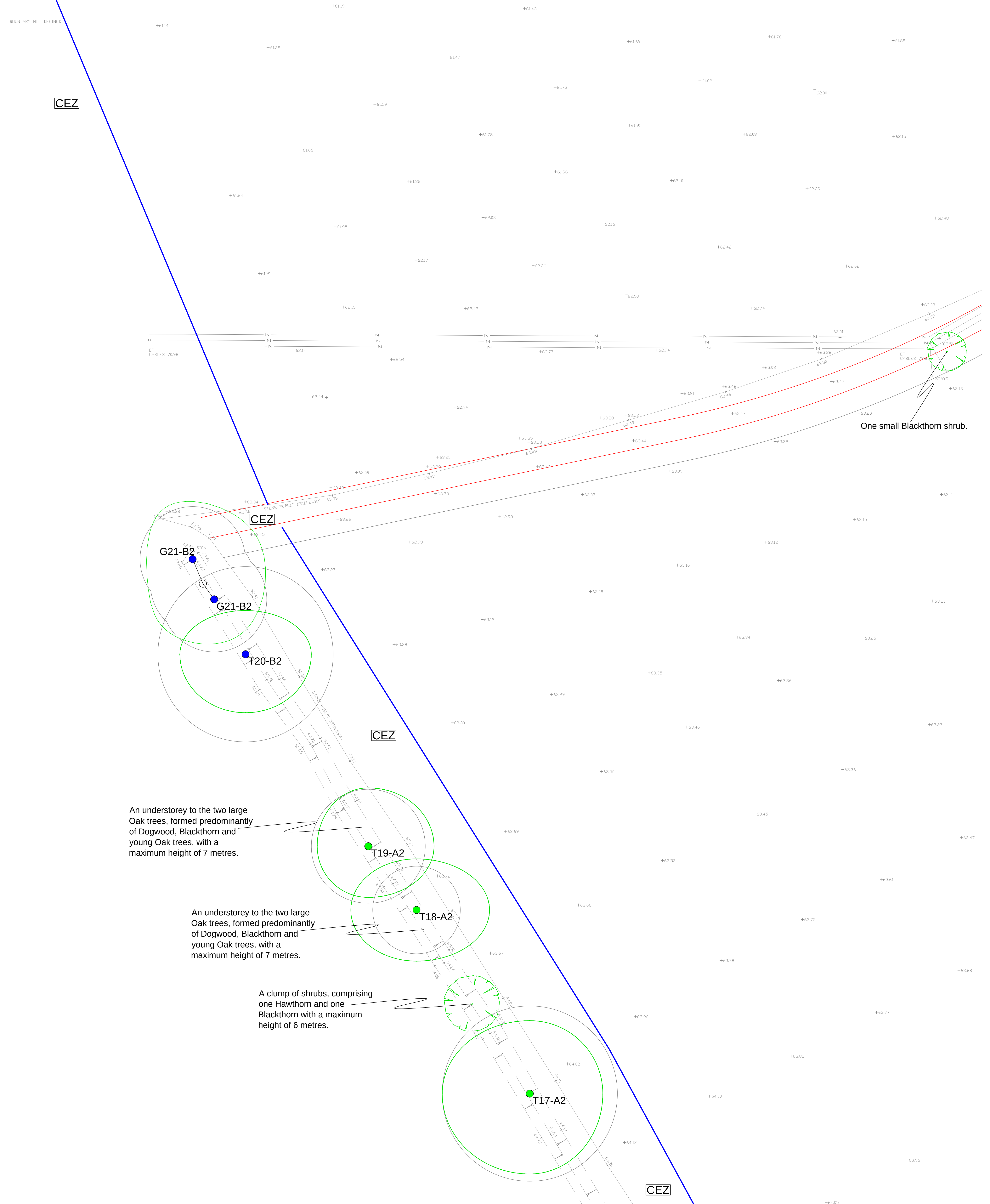
MJC Tree Services Limited - Rep BS5837 TS AJA TPP AMS MJC-25-0162A Rev3 Pound Farm east 30 01 26





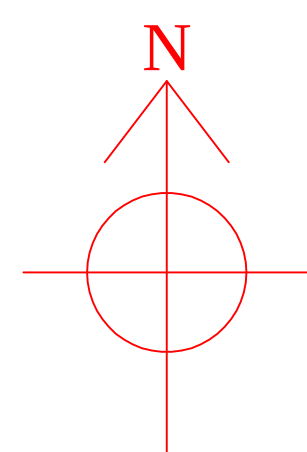
0 10 20

SCALE IN METRES



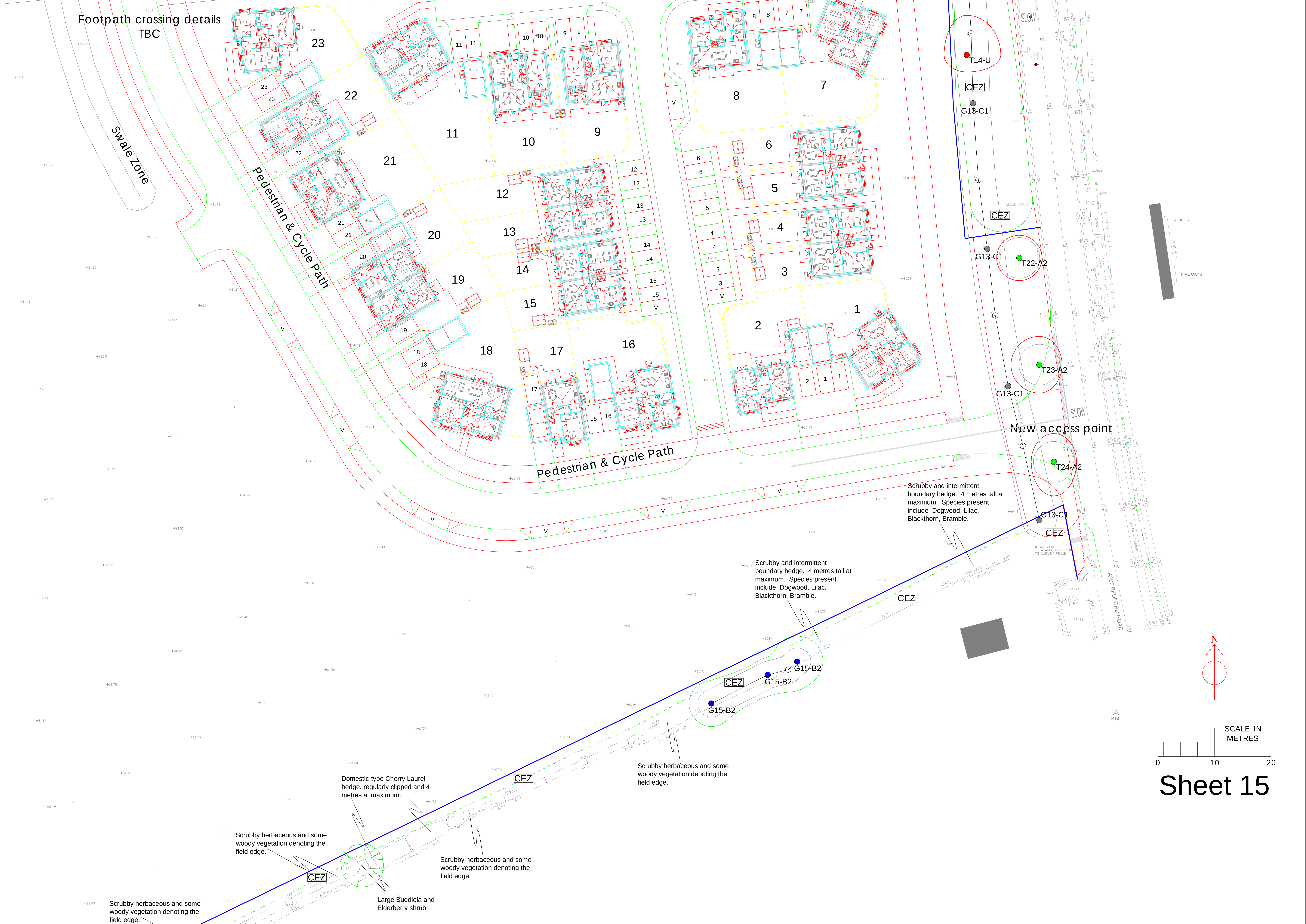
Footp

One small Blackthorn shrub.



SCALE IN
METRES

Sheet 14

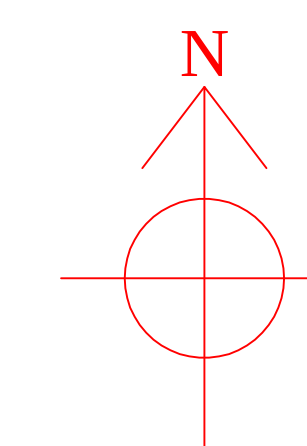


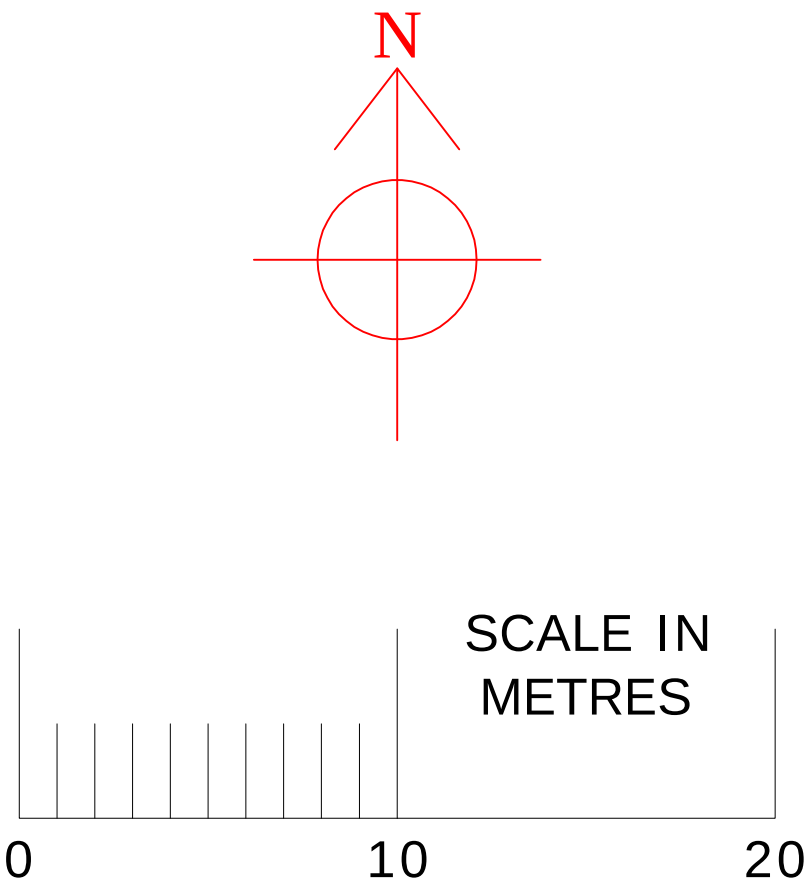
Sheet 15

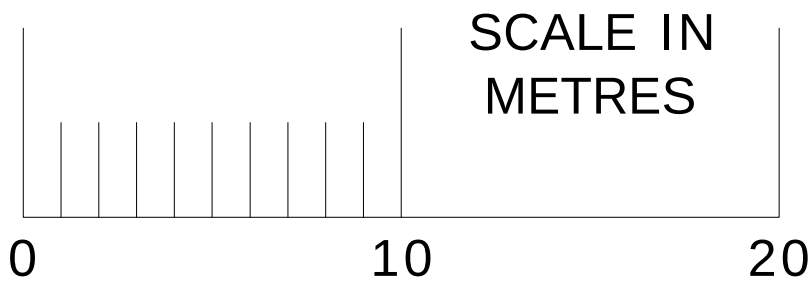
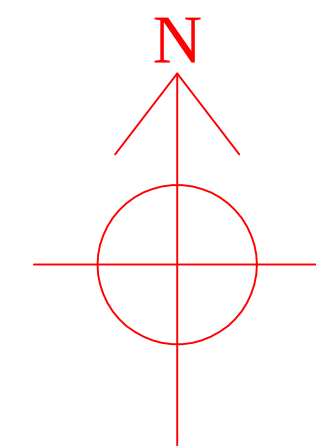
SCALE IN METRES

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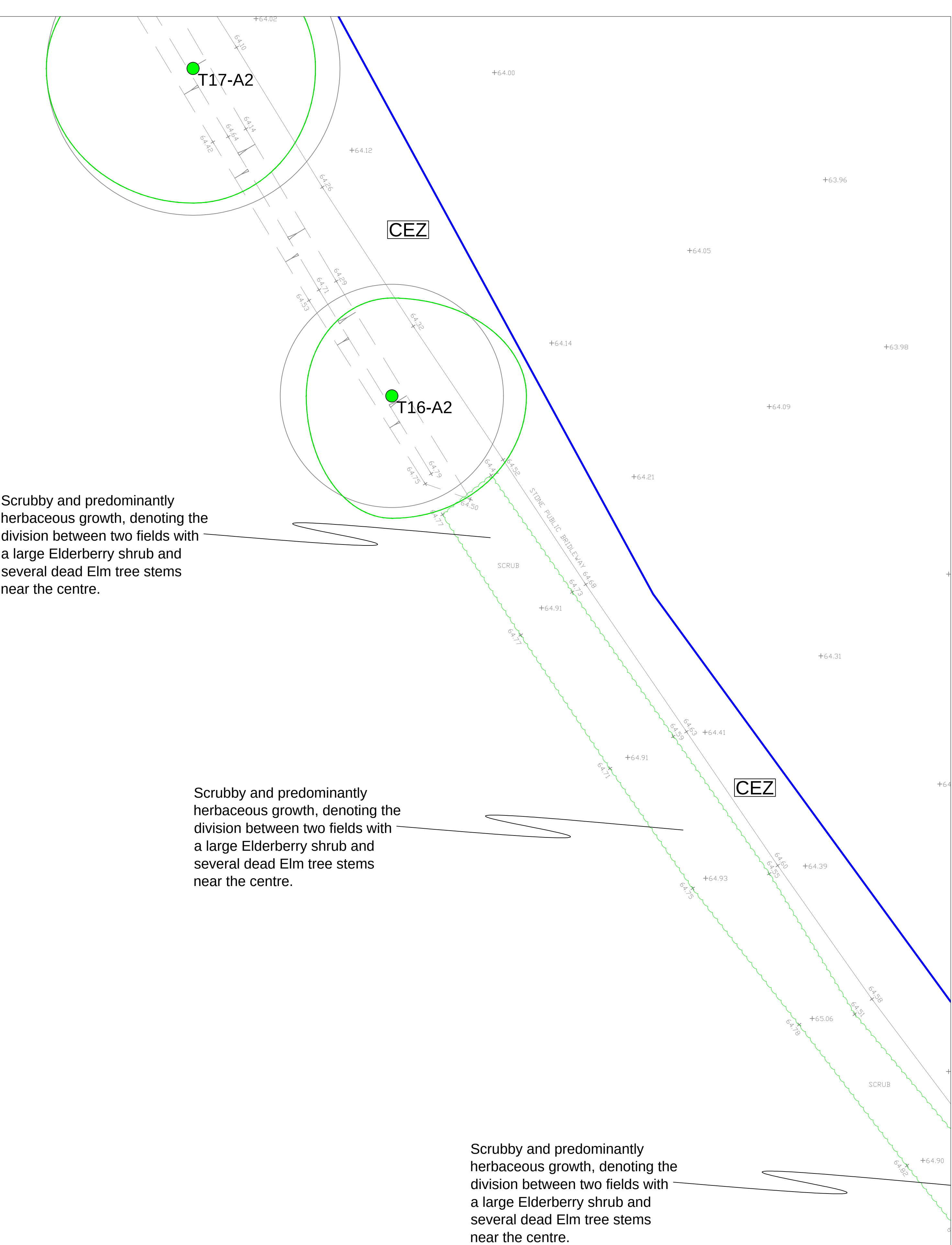
N







Sheet 18



Appendix 4A In-drawing text from the Tree Protection Plan & Arboricultural Method Statement drawing

Tree Protection Plan & Arboricultural Method Statement.

- 1.0 *The proposed development will be carried out in strict accordance with the following Tree Protection Plan & Arboricultural Method Statement, and in the following sequence of events. This plan and statement will cover the following heads of terms, see separate notes below for the specific tree protection measures and methodologies for each head of terms:*
 - 1.0.1 *Appointment of the Responsible Person:*
 - 1.0.2 *Agreement of the arboricultural monitoring timetable:*
 - 1.0.3 *Distribution of Tree Protection Plan and Arboricultural Method Statement:*
 - 1.0.4 *General measures, including access, storage of materials etc.:*
 - 1.0.5 *Tree works:*
 - 1.0.6 *Tree protection barrier erection:*
 - 1.0.7 *Stump grubbing out:*
 - 1.0.8 *Fencing works in the RPA of retained trees:*
 - 1.0.9 *Soft landscaping in the RPA of retained trees.*
- 1.1 *Appointment of the Responsible Person.*
 - 1.1.1 *Before any site works, including site clearance, take place, a person will be made responsible for the correct and full implementation of this Tree Protection Plan & Arboricultural Method Statement (the Responsible Person). The Responsible Person will typically be the project manager or site manager, but whoever is appointed they will be responsible for the full and correct implementation of this Tree Protection Plan & Arboricultural Method Statement, and will be deemed liable for any failure to correctly and fully implement this Tree Protection Plan & Arboricultural Method Statement.*
 - 1.1.2 *When appointed, the Responsible Person will inform the Local Planning Authority and the project Arboriculturist of their appointment and will supply both with a full set of contact details.*

1.2 Agreement of the arboricultural monitoring timetable.

1.2.1 *If specifically requested by the Local Planning Authority, before any site works, including site clearance, take place, a site meeting will be held with the Responsible Person, the site/project manager, the Local Planning Authority's Tree Officer and the project Arboriculturist. The purpose of this meeting will be to confirm the tree protection measures required by this Tree Protection Plan & Arboricultural Method Statement, a timetable of ongoing site monitoring and reporting to be carried out by the project Arboriculturist.*

1.2.2 *Further arboricultural monitoring and reporting will be carried out by the project Arboriculturist in accordance with the timetable agreed at the above meeting.*

1.2.3 *A brief letter report will be produced by the project Arboriculturist following each site visit and a copy of this letter supplied to the Responsible Person and the Local Planning Authority's tree officer.*

1.3 Distribution of the Tree Protection Plan & Arboricultural Method Statement drawing.

1.3.1 *It is the responsibility of the Responsible Person to ensure that all staff and contractors working on the development are aware of and abide by this Tree Protection Plan & Arboricultural Method Statement.*

1.3.2 *It is the responsibility of the Responsible Person to ensure that a scale copy of this drawing will be attached to the site office notice board, and that copies of this drawing will always be available for taking out on site as necessary.*

1.3.3 *It is the responsibility of the Responsible Person to ensure that reference to this Tree Protection Plan & Arboricultural Method Statement forms part of the standard induction briefing for all personnel coming onto site.*

1.4 General measures, including access, storage of materials etc..

1.4.1 *The following measures and restrictions will apply at all times.*

1.4.2 *Before any construction works commence and before any construction equipment, vehicles and materials are delivered to site, with the exception of those necessary for carrying out the tree works specified below and the installation of tree protection barriers, the tree works will be completed, the tree protection barriers erected, and the temporary ground protection installed.*

- 1.4.3 *All construction traffic access will be via the existing access off Bedford Road, and as the construction works progress the newly constructed accesses onto Bedford Road will also be used.*
- 1.4.4 *When any large and/or tall and/or jibbed vehicles/equipment are operating or manoeuvring close to the crowns of trees to be retained, a specific banksperson will be appointed to supervise the movement and ensure that no damage is caused to the crowns of these trees through impact.*
- 1.4.5 *All activities usually carried out in the compound area, e.g. the storage of materials and equipment, the mixing of concrete and mortar, the siting of rest cabins and the site office etc., will take place outside the construction exclusion zones created by the tree protection barriers.*
- 1.4.6 *Any facilities for the storage of oils and/or fuels and/or chemicals shall be located outside the construction exclusion zones created by the tree protection barriers. These substances will be stored in either securely bunded cabinets/lockers/tanks, or secure cabinets/lockers/tanks on impervious bases and surrounded by impervious bund walls. The volume of the bund shall be at least equivalent to the maximum capacity of the cabinet/locker/tank plus 10%.*
- 1.4.7 *All underground services and drains will be carefully routed so as to avoid crossing the RPA of all the retained trees.*
- 1.4.8 *No fires will be permitted on site withing 30 metres of the crown edge of any retained trees, hedges and scrub growth.*

1.5 *Tree Works.*

- 1.5.1 *Before any construction works commence, and before any construction vehicles, equipment and materials are delivered to site, with the exception of those necessary for carrying out the tree works specified below, the following tree works will be carried out.*
 - 1.5.1.1 *Fell tree nos. T14. T22, T23 and T24, one part of group no. G12, two parts of group no. G13, and three areas of scrub growth. These trees are illustrated in this drawing with complete red crown margins. This group and the areas of scrub growth are illustrated with partial red and green crown margins in this drawing, i.e. the red crown margin indicates the parts of the group and scrub vegetation to be felled, and the green crown margin indicates the parts of the group and scrub vegetation to be retained.*

1.5.3 All tree works will be carried out in accordance with the following stipulations.

1.5.3.1 All tree works will be carried out in accordance with BS3998:2010 wherever that Standard is applicable.

1.5.3.2 All works will be carried out in accordance with all applicable health & safety and environmental protection legislation.

1.5.3.3 All tree works will be carried out in such a way that no unintended collateral harm is caused to trees to be retained.

1.5.3.4 All arisings will be disposed of in an approved manner and off site unless otherwise instructed by the client or site manager.

1.5.3.5 The stump of tree no. T14 will be cut close to ground level and left in place.

1.5.3.6 The stumps of all remaining trees may be mechanically grubbed out, but this grubbing out may only take place after the tree protection barriers have been erected.

1.6 Tree protection barrier erection

1.6.1 After the tree works are completed, but before any stumps are grubbed out, and before any construction works commence, and before any construction vehicles, equipment and materials are delivered to site, with the exception of those necessary for carrying out the tree works specified above and the erection of the tree protection barriers, the tree protection barriers will be erected at the positions illustrated in this drawing.

1.6.2 This barrier will comply with the recommendations in BS5837:2012 i.e. as a first choice the barrier design illustrated in this drawing will be used. Where this design of barrier is not feasible the barrier will comply with the following specification.

1.6.2.1 The barrier will comprise a minimum 2m tall welded mesh fence panels on rubber or concrete feet secured with ground pins.

1.6.2.2 The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.

1.6.2.3 The distance between the fence couplers should be at least 1m and should be uniform throughout the fence.

1.6.2.4 *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.*

1.6.2.5 *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.*

1.6.3 *The barrier will have an A3 size informative/warning notice attached on the construction site side, at approximately 1.6 metres above ground level, and at no more than 6 metre intervals. An example of a suitable notice follows this drawing.*

1.6.4 *No construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers unless specifically stated in the following method statements.*

1.6.5 *The tree protection barriers will be retained in place and intact until all construction activities have been completed and all construction materials, equipment and vehicles have been removed from the site unless specifically stated otherwise in the following method statements.*

1.7 *Stump grubbing out.*

1.7.1 *After the tree protection hoarding and barriers have been erected and the temporary ground protection installed, the remaining tree stumps may be mechanically grubbed out.*

1.7.2 *No access into the construction exclusion zones formed by the tree protection barriers will be permitted as part of this work.*

1.8 *Fencing works in the Root Protection Area (RPA) of retained trees.*

1.8.1 *Where fences are to be erected in the RPA of retained trees they will be installed as follows.*

1.8.1.1 *The fences will be erected as part of the post construction landscaping works. If the tree protection barriers are still in place, pedestrian access to the Construction Exclusion Zones (CEZ) will be permitted as necessary to carry out this fencing work.*

1.8.1.2 *Post holes will be excavated by hand. If a significant root is encountered i.e. a root over 25mm in diameter, the post hole must be re-positioned so that it avoids the root.*

- 1.8.1.3 *Any roots encountered that are less than 25mm in diameter will be carefully cut back to the edge of the excavation using either a sharp pruning saw or a sharp pair of loppers.*
- 1.8.1.4 *The post and/or upright can be secured with either rammed earth or concrete. If concrete is to be used, the post hole must first be lined with an impermeable and continuous membrane to prevent the leaching of toxic compounds into the root zone.*
- 1.8.1.5 *Mechanical augers and excavators will not be used within the RPA's.*
- 1.8.1.6 *No vehicular access across the RPA will be permitted as part of these works beyond the existing or new hard surfaces.*

1.9 *Soft landscaping in the Root Protection Area (RPA) of retained trees.*

1.9.1 *Where soft landscaping works are to be carried out in the RPA of retained trees, they will be carried out as follows.*

- 1.9.1.1 *The soft landscaping works will be carried out as part of the post construction soft landscaping works. If the tree protection barriers are still in place, pedestrian access to the Construction Exclusion Zones (CEZ) will be permitted as necessary to carry out these soft landscaping works.*
- 1.9.1.2 *Excavations for landscaping works within the RPA will be carefully carried out with hand tools only, and with no cultivations below 300mm. If significant roots are encountered i.e. roots over 25mm in diameter, these will be dug around and left undamaged.*
- 1.9.1.3 *Powered cultivators will not be used in the RPA.*
- 1.9.1.4 *No vehicular access across the root protection areas will be permitted as part of these works beyond the existing or new hard surfaces.*

Appendix 5

Tree Protection Barrier Sign

**(used with the kind permission of Christopher Skellern –
<https://www.axciscap.com/>)**



**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 THE 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**

Appendix 6

References

BS5837:2012	=	British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
BS3998:2010	=	British Standard 3998:2010 'Tree work – Recommendations'.