

ARBORICULTURAL IMPACT ASSESSMENT, PROTECTION PLAN AND METHOD STATEMENT

SITE:	19 WALNUT TREE RD, PIRTON, HITCHIN SG5 3PX
SURVEY DATE:	3 NOVEMBER 2025
REPORT DATE:	23 DECEMBER 2025
OUR REFERENCE:	43-2146-9/30/2025
ON BEHALF OF:	Jon Read, Pentangle Design,
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DIGITALLY APPENDED TREE PROTECTION PLAN (IN PDF FORMAT)	

ABBREVIATIONS

AIA	Arboricultural Impact Assessment	CMS	Construction Method Statement
AMS	Arboricultural Method Statement	RICS	Royal Institute of Chartered Surveyors
BRE	Building Research Establishment	RPA	Root Protection Area
BS	British Standard	TPBE	Trees and People in the Built Environment
CCS	Cellular Confinement System	TPO	Tree Preservation Order
CEZ	Construction Exclusion Zone	TPP	Tree Protection Plan



1. INTRODUCTION

- 1.1. Harrison Arboriculture Ltd. was commissioned to provide an arboricultural report to include an arboricultural impact assessment, tree protection plan and preliminary method statement for development proposals at 19 Walnut Tree Rd, Pirton, Hitchin SG5 3PX by Jon Read of Pentangle Design.
- 1.2. The site co-ordinates are 51°58'12.7"N 0°19'40.5"W which lies within the administrative area of North Hertfordshire District Council.

2. TERMS OF REFERENCE

- 2.1. To provide an assessment of the trees on and around the site regarding their suitability for retention within the context of the development based on the details provided. It assesses which of those will either have an impact on and/or be impacted upon by the development. The report includes methods by which those impacts can be mitigated if they are available and adheres to the recommendations provided in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS 5837)
- 2.2. The report includes:

An Arboricultural Survey

The survey provides a plan indicating the size and positions of the trees present at the time of the survey on and close to the site. They are plotted and scaled based on the topographical, the final plan will be at 1:500 or larger as per RICS specification, it provides:

- Identification details and assessment of the current condition of trees within and close to the red line site.
- Recommendations for remedial works necessary and available to maintain their health and/or safety within the context of the development (for trees within the ownership of the applicants).
- Categorisation as per BS 5837 : 2012.

An Impact Assessment (AIA) / Constraints Plan



Based on the tree survey and proposed layout as illustrated by drawing reference 3942 06A Proposed Site provided by Pentangle Design. The impact assessment provides:

- Details of tree loss and works (if any) required in implementing the proposed design.
- Identification of both above and below ground activities proposed in the vicinity of retained trees which may be potentially damaging e.g. removal of existing structures, the installation of hard surfacing, services installation and the location and dimensions of all proposed excavations or changes in ground level, including those necessary for the implementation of the recommended mitigation measures.
- The practicability of the scheme regarding access, adequate working space and provision for the storage of materials.
- Theoretical Root Protection Areas (RPA's) denoted as nominal circular areas centred on the trunk for all trees categorised A and B will be listed in the tree schedule.
- The RPAs for trees categorised C will be included in the tree schedule but will only be relevant where they are not under the ownership or management of the applicant or where they are to be retained within the development.

A Tree Protection Plan (TPP)

This will provide:

- Recommendations for the construction and positioning of suitable tree protection. It includes barrier fencing and both permanent and temporary ground protection where appropriate based on the AIA.
- The report will include possible methods to mitigate the adverse impacts of the development. The TPP illustrates the areas within or close to the RPA's within which measures are necessary to protect the root areas of retained trees.

Predicted impacts plan



- The predicted impacts are provided on plan reference 43-2146-9/30/2025 TPP and assess the expected impacts of the retained trees post development. The shade prediction is based on guidance provided by Building Research Establishment (BRE) in Site Layout Planning For Daylight and Sunlight - A guide to good practice.

An Arboricultural Method Statement

This will provide a precautionary approach appropriate to the proposals. It will describe the methods and sequence of tree protection that should be adopted in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained. It may require relevant information from other specialists. It will include some or all of the following:

- any operations proposed within the RPA (or crown spread where this is greater);
- removal of existing structures and hard surfacing;
- installation of temporary ground protection ;
- excavations and the requirement for specialised trenchless techniques ;
- installation of new hard surfacing including materials, design constraints and implications for levels;
- specialist foundations including installation techniques and the effect on finished floor levels and overall height;
- retaining structures to facilitate changes in ground levels;
- preparatory works for new landscaping;
- An auditable/audited system of arboricultural site monitoring, including a process by which adherence to the agreed methods and phasing within this report can be monitored;
- A schedule of specific site events requiring specialist arboricultural input or supervision; and
- A list of contact details for the relevant parties.



- 2.3. The scope and limitations of the report are listed in Appendix B – Generic Information.

3. DOCUMENTS SUPPLIED

Table 1 - Document summary

Document Title	Provided by	Reference
Proposed Site	Pentangle Design	3942 06A

4. PROTECTION STATUS

- 4.1. Trees subject to constraints such as Tree Preservation Orders and Conservation Areas are protected under the law. It is suggested that written confirmation from North Hertfordshire District Council is sought formally establishing the legal status of these trees prior to any works being undertaken outside the remit of an approved planning application.



ARBORICULTURAL IMPACT ASSESSMENT

5. DEVELOPMENT / SITE APPRAISAL

- 5.1. The site is a residential dwelling at 19 Walnut Tree Rd, Pirton, Hitchin SG5 3PX.
- 5.2. The development proposal is for the retention of the existing dwelling and the current access and boundary to be reconfigured serving the current dwelling only. and the construction of 4 detached dwellings within the existing gardens with a new access via Cotman End.
- 5.3. There are a number of trees within and close to the site boundary. The site slopes slightly overall but there are no significant alteration to the existing ground levels require close to trees.

6. TREE CATEGORISATION

- 6.1. The method of categorisation as provided by BS5837 can be found at Appendix A. The following is a summary of the trees present on the site and their grade (table 1). A and B category trees are a material consideration in the development process; the subcategories 1, 2 and 3 are intended to reflect arboricultural, landscape and cultural values respectively.

Table 2 - Tree Category Summary

C1	10		A	7
C2	0		B	8
C3	0		C	10
B1	0		U	0
B2	4		Total	25
B3	0			
A1	0		T	22
A2	4		G	3
A3	0		H	0
U	0		W	0
B2/C1	4			
A2/B1	3		Total	25
Total	25			



7. DEVELOPMENT IMPLICATIONS

- 7.1. The primary criterion, in Arboricultural terms, is the retention of as many appropriate trees as practicable, allowing development to proceed whilst providing them with space and protection both during and subsequent to the completion of the development. The following is an assessment of the likely impact of the development on trees which are worthy of retention and guidance on the type and extent of protection required to ensure their continued wellbeing within the proposed development and the future landscape.
- 7.2. Most tree roots are typically found in the upper 600mm of soil and any excavation or compaction of the ground within these areas has the potential to damage roots and impact the future health and potentially the stability of the trees.
- 7.3. Soil levels over tree root areas must be left largely unaltered and the soil structure maintained. The recommended root protection area is the theoretical space required sufficient to maintain tree health.
- 7.4. Where the building footprint lies within or close to root areas, traditional concrete filled trench foundations are not viable and pile and beam foundations should be used with ground beams and floor pads positioned above the natural ground level.
- 7.5. The integral garage to plot 4 lies within the RPA of tree no. 17 and 18 in addition to being positioned underneath the canopy of tree no. 18. Tree 18 has a significant lean over the garage. Due to the change in ground conditions due to the proposal, retention is not considered prudent, and it has been recommended for removal. The garage also lies over the RPA of tree 17 which forms a shared canopy with tree 18. Removing tree 18 would result in a one-sided tree open to winds from which it was previously protected. It has also been recommended for removal.
- 7.6. The integral garage in plot 1 lies within the RPA of tree no. 3. Pile and beam foundations, are acceptable within the recommendations provided in BS5837 as they would reduce the amount of excavation required within the root area. Low-impact pile types should be used where possible, for example:



- **Screw / helical piles or micro-piles** (preferable method) - limits soil disturbance and avoids large excavation of the surrounding soil
 - **Hand-cast pile pockets or discrete boreholes** - small, discrete area excavated for each pile only (bored or hand-excavated).
 - **Hand-dig / air-spade before piling** - Where a bored or cast-in-situ piles must be used, hand-dig/air-spade to expose roots at the pile location to assess which roots can be retained/severed.
- 7.7. Temporary ground protection as described in section 11 and positioned as illustrated on plan reference 43-2146-9/30/2025 TPP will be required to facilitate workspace around plot 1.
- 7.8. The existing garden buildings adjacent to the eastern boundary close to tree 9 and the southern boundary close to group 14 and tree 16 are to be removed. Machinery to be used for the demolition/removal is to be positioned outside the RPA. The building can be removed by machine only by pulling the building away from the tree to a position outside of the RPA for disposal. No machine excavation is to be undertaken within the RPA and the building removed to its existing base level or where no base is present to the existing ground level only.
- 7.9. Barrier fence as described in section 10 which is to be installed prior to the start of the development (including demolition) to prevent vehicular movement and storage of materials over the root area can removed for the demolition and removal and replaced when the removal is complete.
- 7.10. The proposed access drive lays over the RPAs of trees no. 3 and 19.
- 7.11. A Cellular confinement system (CCS) installed using “no dig” techniques and of a sufficient depth appropriate to the vehicles expected to use the access will be installed as described in section 10 to provide a surface with sufficient rigidity to spread loads and prevent soil compaction or rutting. Water permeation into the root area will be maintained by the use of a permeable surface.
- 7.12. The prohibition on excavation within the RPA also applies to kerbing. Kerbing must also lie over the existing ground level and pegged into place. Excavation for a concrete kerb bed is not viable. Spikes through the kerb and geotextile



separation layer or support posts sunken 600mm into post holes on the outside of the kerbing reduces the area disturbed.

8. SERVICE RUNS

- 8.1. We have not been provided with details of underground services at this stage of the project.
- 8.2. Underground electricity, gas or foul and grey water services require routing well outside the protection areas of trees which are to be retained. If the route is likely to pass close to or within the RPAs of the retained trees prohibitions on excavation within the RPAs applies. A specific method statement will be required describing the method to be used to minimise any root damage. These may potentially involve hand digging within the root areas and laying pipework between any significant roots or moling from a position outside the RPAs.

9. SITE PARKING, SITE HUTS, MIXING AND MATERIAL STORAGE AREAS

- 9.1. All deliveries, material storage and contractor parking shall make use of the new access and hard surfaces. Materials must not be stored within the root protection areas indicated by the CEZ as illustrated on plan reference 43-2146-9/30/2025 TPP and marked by barrier fence on site. If additional space is required for the storage and/or mixing of building materials within or close to the RPAs of the retained trees, sufficient ground protection must be installed to prevent soil compaction and/or contamination by any spillage.
- 9.2. Only the protected locations agreed can be used throughout both the groundwork and the construction phases. If an alternative location is required, this must be supported with a suitable protection plan and agreed in writing with North Hertfordshire District Council.
- 9.3. It is not known whether site huts are required for the site at this stage. If site huts are to be used, they shall be sited away from the RPA's of retained trees. Site huts in close proximity to the existing tree protective barrier line which require siting on unsurfaced ground, shall have appropriate footings or be situated on a temporary surface. This is to reduce the potential for ground compaction. Site



huts can be used as part of the protective barrier boundary, and in some cases, can be beneficial where installation does not conflict with the aerial parts of the tree.

- 9.4. If it is proposed that site huts, ground protection or stores are to be located within the RPA of retained trees for more than 3 months, a temporary irrigation and aeration system will be installed to ensure that the rooting environment is maintained in a good condition. The system will include a compressible layer of composted wood chip or forest bark over a geotextile separation layer, on which ground protection or site huts can be placed. Watering will depend on permeability of the soil, weather conditions and the extent of the area covered, but should include weekly watering from April to September, when no rainfall has occurred for more than four consecutive days.

10. TREE PROTECTION

- 10.1. Exclusion of construction activity from the unprotected recommended root protection areas from the outset will ensure those trees identified for retention are maintained in a safe and healthy condition preventing the following. They should be retained in place for the duration of the development to prevent:

- Root severance
- Damage to the bark, branches and trunks
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

Barrier Fence

- 10.2. Tree protection barriers will be erected prior to the construction process and shall remain in place until completion of the development. Signs will be attached informing all site staff that the area is to remain fenced, examples of signage can be found at the end of this document which can be laminated, or generic signs can

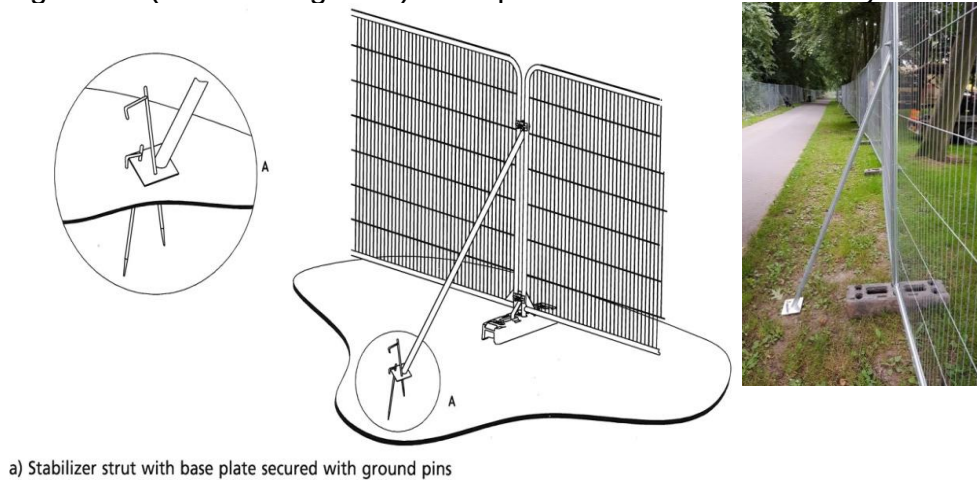


be purchase online.

- 10.3. The barrier fence in accordance with BS5837 2012 Section 6 Figure 3 (figure 1) is considered fit for purpose for this site given the size of the development and the degree of works taking place in proximity to the retained trees. The position of the Tree Protection Fencing is shown on the Tree Protection Plan reference is 43-2146-9/30/2025 TPP appended at the end of this document. This should be constructed with weld mesh panels, at least 2m high, securely fixed together with wire or scaffold clamps and braced with ground anchored supports at a maximum spacing of one every two Heras panels (every 6m) to brace the fence sufficiently to resist impacts. The BS figure has been reproduced at the end of this section.
- 10.4. Any adjustments or removals of the tree protection measures will only be carried out following consultation and agreement with the project arboriculturalist and/or the Local Authority tree officer.
- 10.5. The following shall apply to the areas within the tree protection area:
- No mechanical excavation and excavation by other means only with Arboricultural supervision
 - Hand digging shall only be carried out following a written method statement approved by the project arboriculturalist
 - No adjustment to ground levels,
 - No storage of plant or material,
 - No storage or handling of any chemicals including cement washing,
 - No vehicular access,
 - No fires.



Figure 1 - (BS5837 Figure 3) example of fence stabilization system



11. GROUND PROTECTION

- 11.1. Ground protection will be required where construction activity within or access across the RPA's is necessary. This is to prevent root damage and soil disturbance or compaction and is required for the duration of the development. This will be temporary where incursion is to facilitate the construction and permanent where traffic over the root area is required subsequent to the completion of the development.
- 11.2. Permanent Ground protection is required to facilitate activity within the RPAs of trees no. 3 and 19 and temporary protection for tree no. 3.

Permanent Ground Protection

- 11.3. Most tree roots are typically found in the upper 600mm of soil and the traditional construction of roads and paths which require excavation of the soil and compaction of multiple load bearing sub layers is not available within such areas. In addition, increasing the depth of soil over the roots can impede the movement of oxygen and water to the root area. Therefore, soil levels over tree root areas must be left largely unaltered.
- 11.4. Where construction activity is necessary close to trees for example roads,



driveways, paths and parking areas (within or close to the recommended RPA's) ground protection is required to prevent root damage, disturbance of the soil structure and/or compaction.

- 11.5. A Cellular confinement system (CCS) allows a “no dig” solution, providing a surface with sufficient rigidity to spread loads and prevent significant soil compaction and rutting. Cellweb™ or ACO Ground Guard (figure 2) are examples of suitable systems.
- 11.6. When installing a CCS using ‘no dig’ techniques it should be a minimum distance of 500mm from the tree base, no more than 5m wide and there must be:
- No excavation within the root protection area – roots must not be cut, ripped, broken or severed.
 - No soil stripping or grading within the root protection area – ground levels must not be changed
 - No compaction within the root protection area – all traffic must be excluded from the area
 - CCS construction should not be undertaken while soil is saturated as it is less prone to compaction when dry.
- 11.7. Prior to commencing any construction, including surface protection, protective fencing must be erected around trees as per section 9 in positions denoted on plan reference 43/2146/9/30/2025 TPP to form an exclusion zone. This will ensure roots within the exclusion zone will not be severed and the soil will not be compacted during the construction work, allowing continued water permeation and oxygen diffusion to the soil beneath.

Permanent Ground Protection Construction

- 11.8. The CCS must be installed at ground level. High spots must not be graded off and hollows should be filled with clean sharp sand. This may raise final levels which should be considered by architects and designers.
- 11.9. Once the surface layer has been removed there should be no vehicular

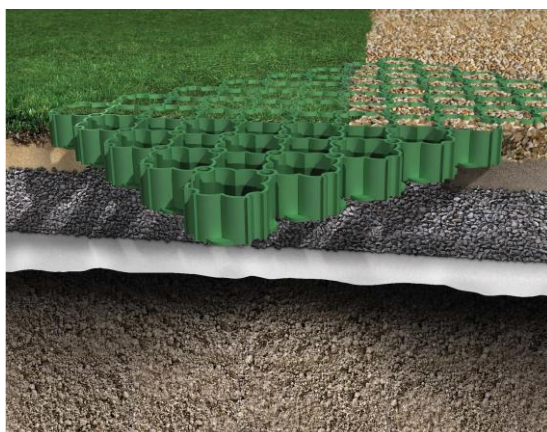


movement over the root area until the CCS has been installed and then only those for which it has been designed.

11.10. The CCS will be installed in the following sequence.

- Following the removal of the existing surface layer the structure will be constructed over a geotextile separation layer placed on the ground. This prevents material being pressed into the underlying soil.
- The prohibition on excavation within the RPA also applies to kerbing. Kerbing may be concrete or wooden but in any case must lie over the existing ground level and pegged into place using spikes through the geotextile separation layer. This will contain the cellular confinement system preventing lateral spread.
- A three-dimensional CCS made out of High-Density Polyethylene (HDPE) and conforming to ISO 13426-1:2003 is placed over the geotextile separation layer. The CCS requires expanding to its maximum and secured to the kerbing and filled with no fines angular aggregate.
- The required thickness of CCS is dependent on the California Bearing Ratio (CBR) of the soil. Typically, 100mm in depth is sufficient to support light traffic such as cars and light vans for soil with a CBR >3 and 200mm in depth if heavier vehicle use is expected. The project engineer should specify the appropriate depth based on the CBR.
- A further geotextile is to be placed over the CCS and the final porous wearing layer laid over the top of that.

Figure 2 - Permanent ground protection examples



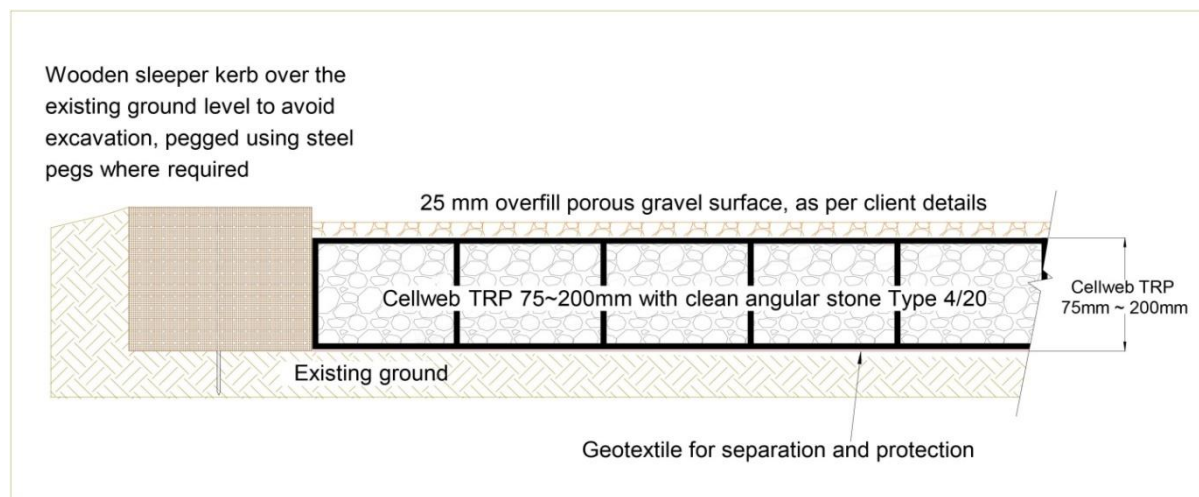
Ground Guard



Cell Web



Figure 3 - Example specification for permanent ground protection (Cellweb)



Temporary Ground Protection

11.11. The principle of ground protection is to spread the weight of anything using the area to prevent rutting or soil compaction and prevent any spillage leaching into the soil. It must be fit for purpose and designed to support the expected traffic. It should consist of a rigid surface layer over a compressible base (e.g. wood chip) laid over a separation membrane typically of geotextile.

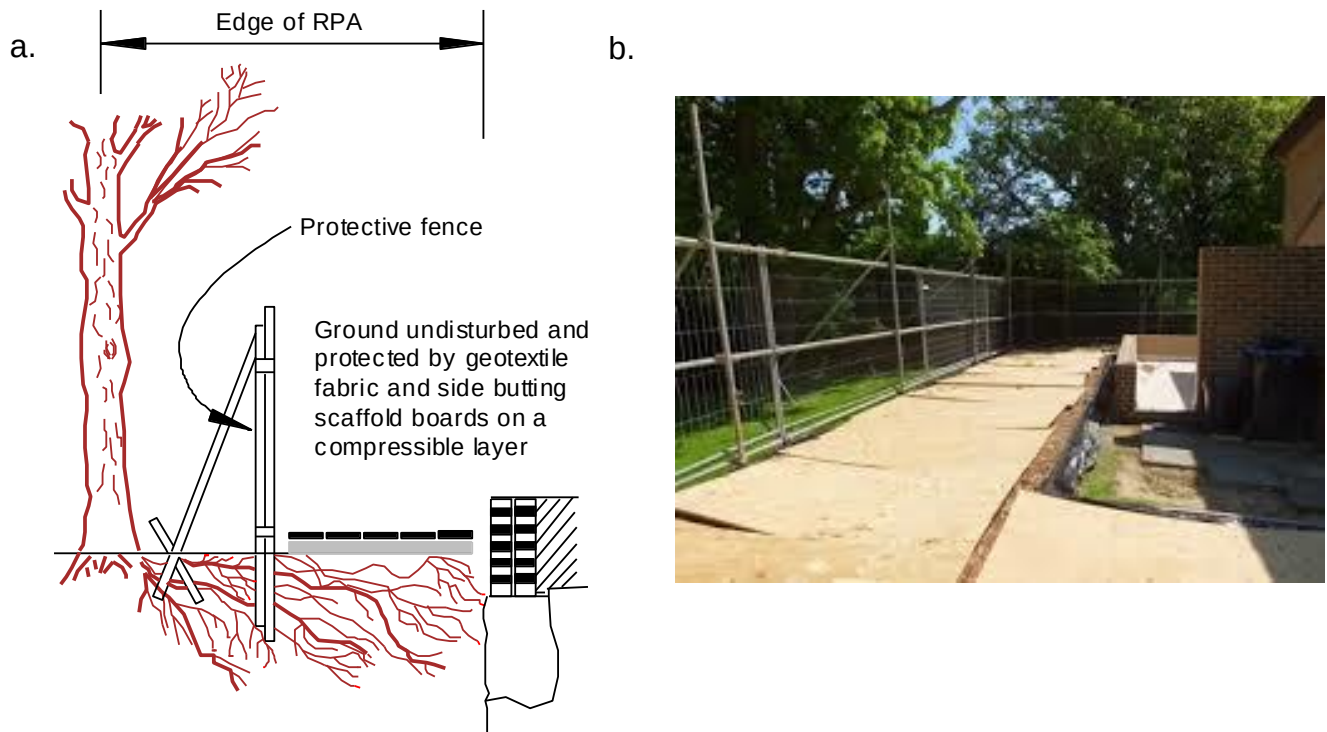
The ground protection might comprise one of the following:

- a. for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;*
- b. for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;*
- c. for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be*



subjected. (British Standards Institute, 2015).

Figure 3: a. Diagrammatic illustration of ground protection within the RPA b. example of temporary ground protection.



12. Construction Considerations

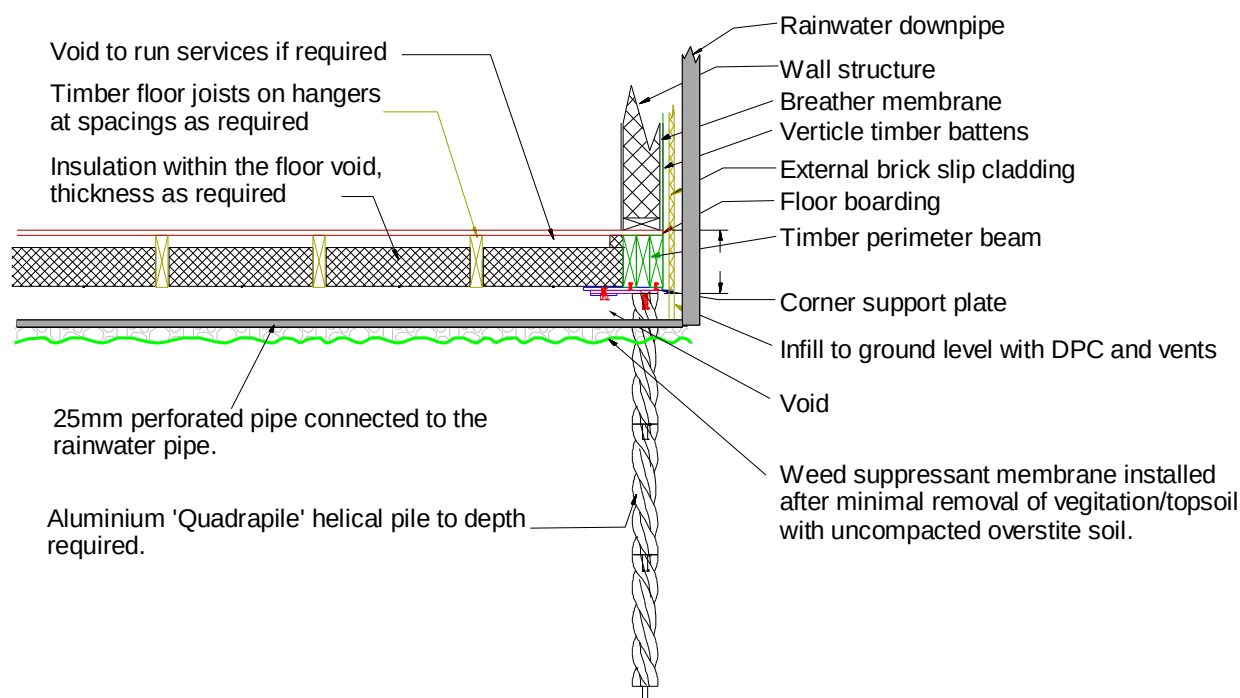
- 12.1. Where foundations are required within the Root Protection Area (RPA) of retained trees, a low impact piling method shall be used in preference to traditional bored or excavated piles in order to minimise soil disturbance and root damage, in accordance with the principles of BS 5837:2012 – Trees in relation to design, demolition and construction.
- 12.2. Ground beams and floor slabs will be designed so as not to require excavation of the existing ground level.
- 12.3. Piles will be as small as possible to reduce the need for the use of heavy machinery within the RPA, and to minimise the risk of root damage.
- 12.4. Pile layout will be designed so as to allow 150mm movement each way from their centre line, to avoid damage to any roots discovered at the time of construction.



- 12.5. Pile locations shall be accurately set out on site and agreed with the Arboricultural Supervisor prior to installation.
- 12.6. Where necessary, localised hand-digging or air-spade excavation shall be undertaken to inspect soil conditions and identify roots.
- 12.7. Roots shall be carefully exposed without tearing or crushing.
- 12.8. Consideration will be given to the type of machinery required for pile installation and necessary operating clearance, particularly where the crown overhangs the work area. Crown heights are given in the tree survey information at appendix A.
- 12.9. Provision will be made for the venting of the void beneath the floor slab either through the installation of ventilation bricks or by the incorporation of ducts connected to external grills.
- 12.10. Subject to the agreement of the local Building Control Officer of North Hertfordshire District Council, perforated pipe will be installed beneath the floor slab and connected to building rainwater discharge pipes. The purpose will be to maintain the current levels of soil hydration and assist soil aeration. Care will be taken when designing the system, so as not to provide excess water which can waterlog the rooting environment resulting in root death.
- 12.11. Voids beneath ground beam/ floor slab may be filled with 20-40mm gravel or similar no fines material to prevent the ingress of pests.
- 12.12. The ground surface around and beneath the slab will be covered with fit for purpose protection which is maintained throughout the construction process. Ground protection beneath the proposed slab will only be removed just prior to the final formation of the floor slab.
- 12.13. Diagrams below show the principles of the various methods which are acceptable in arboricultural terms, however other designs which comply with the above performance specification may be equally acceptable.



Figure 3 - Pile and Beam principles (specific measurements to be provided by the engineer)



(Diagram courtesy of Quadradrill)

13. SOFT LANDSCAPING WORKS

- 13.1. Any soft landscaping works within the development area should be in accordance with the approved landscape plan, and any specification of such works approved by the local planning authority which should adhere to the following British Standard Specifications and Codes of Practice:
- 13.2. The construction exclusion zone will remain off limits for all site plant and machinery unless fit for purpose ground protection is installed. Pedestrian traffic must be kept to an absolute minimum only permitted for the ground preparation and landscape installation work.
- 13.3. The landscaping works will need to be undertaken in such a way as to avoid level changes, deep digging or mechanical rotovation. Excavation of planting pits within the RPA can cause serious harm the root system of retained trees. Planting pits within the RPA of retained trees will be excavated by hand to avoid damage to roots greater than 25mm and masses of smaller roots.



14. POST DEVELOPMENT PRESSURES

Shading

The expected shading cast by the trees is based on guidance provided by Building Research Establishment (BRE) in Site Layout Planning for Daylight and Sunlight - A guide to good practice (BRE, 1991). The shade predictions are illustrated on the Tree Protection Plan reference 43/2146/9/30/2025 TPP appended at the end of this document.

Buildings.

Shade predictions are not expected to have an unreasonable impact on the availability of light to living space within the proposed dwellings.

Open spaces.

The shade cast by the retained trees is minimal both at their existing sizes and future size and are not expected to have an unreasonable impact on the reasonable enjoyment of gardens.

Privacy and screening.

The screening provided by the existing trees and hedges can be maintained.

Direct damage.

There are no retained trees which are in such close proximity that would result in direct damage at their current size or resulting from future growth.

Seasonal nuisance.

The retained trees do not overhang the proposed building and leaf and debris fall is not expected to impact the dwelling over and above what can be considered typical for this type of setting.

Future pressure for removal.

The design of the site does not present any unreasonable impacts or pressures on future residents and no post development pressures for removal are expected.



ARBORICULTURAL METHOD STATEMENT (Preliminary)

15. METHOD AND PHASING OF WORKS

PRE - DEMOLITION/CONSTRUCTION

- 15.1. All permitted or approved tree work will be undertaken prior to the commencement of site preparation, demolition or construction works.
- 15.2. Tree work will be carried out in accordance with the British Standard “*Recommendations for Tree Work*” BS3998:2010, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning operations.

Table 2 - Tree works summary.

Tree no	Species	Works required
T1, 17, 18	Fagus sylvatica (Beech), Acer pseudoplatanus (Sycamore)	Remove
G2	Taxus baccata (Yew), Prunus laurocerasus (Cherry Laurel), Photinia (Photinia)	Remove

- 15.3. Prior to the start of any demolition or construction, including material storage, protective barrier will be erected as per BS5837 figure 3 as described in section 10 and positioned as denoted on the tree protection plan reference 43/2146/9/30/2025 TPP.
- 15.4. Signage informing all site workers that the area is to remain protected for the duration of the development is to be attached to the fence. An example of signage can be found at the end of this document which can be printed, laminated and securely attached to the barrier fence if required.
- 15.5. The project arboriculturalist will be on hand to provide advice and/or supervision if



required.

CONSTRUCTION

- 15.6. All barrier fence and ground protection is to remain serviceable and in position for the duration of the demolition of the existing building development. No adjustments are to be made unless with the written agreement of the planning/arboricultural officer.
- 15.7. Temporary ground protection will be installed prior to the start of construction ground works to facilitate pedestrian access and a temporary working surface around the building footprint to prevent soil compaction and root damage, in accordance with BS 5837:2012 (Section 6.2.3). It will be installed as described in section 10 and positioned as denoted on the tree protection plan reference 43/2146/9/30/2025 TPP adhering to the following:
- 15.7.1. No excavation, grading, or changes to existing ground levels shall occur within the RPA.
- 15.7.2. Ground protection shall be installed prior to any pedestrian access within the RPA.
- 15.7.3. Protection shall remain in place for the duration of the development works requiring access and shall be removed once such access is no longer necessary
- 15.8. A Cellular Confinement System (CCS) will be installed using no-dig techniques designed to facilitate access or hardstanding while ensuring the protection of existing trees and their rooting environment. It will be installed as described in section 11 and positioned as denoted on the tree protection plan reference 43/2146/9/30/2025 TPP adhering to the following:
- 15.8.1. Vegetation clearance limited to grass and low herbaceous growth only maintaining the existing ground levels as much as possible.
- 15.8.2. A permeable geotextile membrane (e.g. Treetex T-300 supplied by Geosynthetics) will be laid entirely over the uncovered ground beneath the position of the CCS. Joints will overlap by 150mm.
- 15.8.3. Install pegged tanalised timber edging boards at the un-kerbed perimeter of the protected area appropriate to the CCS thickness. The CCS will be



pinned in place between the edging boards to keep it expanded whilst filled. Avoid damage to tree roots when placing posts and pegs.

- 15.8.4. Clean, angular, no-fines or Type 3 aggregate (or as approved) levelling layer placed using hand tools or tracked wheelbarrows in shallow layers to provide flat surface and lightly compacted - no vibrating compaction shall be carried out on the existing ground.
- 15.8.5. Pin the fully expanded CCS in place using Steel Fixing Pins or similar whilst the cells are being filled to stop the structure from being pushed up by migrating aggregate during the filling process. Pin spacing will be required at 1m - 2m centres mainly placed around the perimeter of the area and where adjacent sections of CCS abut. Panels shall be interconnected using manufacturer-approved connectors.
- 15.8.6. The CCS will be filled with the specified clean, open graded angular aggregate, working toward the trees from the furthest point using the filled CCS as a platform.
- 15.8.7. The fill will be settled using a light vibratory compaction plate (whacker) only. Do not contaminate the filled cells with site debris, soil or mud.
- 15.8.8. Final surface shall not impede natural water and gas exchange to the soil.
- 15.9. All piles within the root areas are to be installed or excavated by hand from fit for purpose ground protection within the RPA's. Tree protection fencing is to remain in place and if access is required only removed after the required ground protection has been installed in accordance with the TPP. The ground protection is to remain in place and only removed to allow the final installation of the floor slab. Piling will progress as per the following.
 - 15.9.1. Pile locations shall be accurately set out and where necessary, localised hand-digging or air-spade excavation shall be undertaken to inspect soil conditions and identify roots. Roots < 25 mm diameter: may be overridden or displaced where unavoidable, Roots > 25 mm diameter shall be retained wherever practicable
 - 15.9.2. Where unavoidable removal shall be undertaken cleanly using sharp tools by, or under Arboricultural direction.



15.9.3. No mechanical excavation, trenching or pre-augering shall occur within RPAs unless expressly approved.

15.9.4. Installation shall proceed slowly, allowing adjustment if roots are encountered.

15.10. Landscaping works may be necessary prior to the completion of the build. In this case prohibitions on traffic and movement over the Construction Exclusion Zones will remain in effect and activity will require additional fit for purpose temporary ground protection, no machine movements and the transport of materials into these areas will be made manually.

15.11. The project arboriculturalist will be on hand to provide arboricultural advice if it is needed.

POST CONSTRUCTION

15.12. Barrier fence and temporary ground protection is to be removed.

15.13. Site reinstatement and landscaping will be undertaken. Prohibitions on traffic and movement over the Construction Exclusion Zones will remain in effect and activity will require additional fit for purpose temporary ground protection, no machine movements and the transport of materials into these areas will be made manually.

16. CONTACTS

Organisation	Contact Name	Contact number	Email / online contact
Agent	Jon Read, Pentangle Design,	01462 431133	
Harrison Arboriculture	Mark Harrison	07915 847 367	mark@harrisonarboriculture.co.uk
North Hertfordshire District Council	Case officer		

17. DECLARATION

17.1. The statements in this report are based on information provided by the client. It does not take into account, the effects of extremes of climate, vandalism or



accident. Harrison Arboriculture cannot accept liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice.

- 17.2. The authority of this report is effective for two years from the date of the survey or when any site conditions change or pruning or other works unspecified in the Report are carried out to, or affecting, the subject tree(s), whichever is the sooner. It is recommended that a new survey be carried out after twelve months or following any severe weather event or change in the site.

18. CONCLUSION

- The removal of three trees and one group is required to facilitate the proposals.
- Landscaping to include tree planting could mitigate for their loss in the long term.
- Post development pressures for works on the retained trees are not expected as a result of the proposal.
- The proposed development would not have adverse impacts on the long-term vitality of the retained trees providing the methodology set out in this document are followed.



APPENDIX A – TREE SCHEDULE

Site: 19 Walnut Tree Rd, Pirton, Hitchin SG5 3PX

Date: 3 November 2025

* Recommendations are provided based on the initial survey independent of the proposal by default. Recommendations in italics within parentheses relate to works required to facilitate the development as identified by the impact assessment.

Tree no	Species	Height/m	Stem Diameter/mm (no. stems)	Age	Condition		Life Exp / yrs	Canopy Height/m				First Significant Branch Hgt/m	Canopy Spread/m				Comments	Recommendations	Category	Root protection	
					Physiological	Structural		N	E	S	W		N	E	S	W				Radius/m	Area/sqm
T1	Fagus sylvatica (Beech)	15	650(1)	Mature	Good	Good	20+	5.5	5	3	7	4(N)	6	5	5	5	Previously crown reduced.	None required at time of inspection. <i>*(remove to facilitate the access)</i>	B1/A2	7.8	191.16
G2	Taxus baccata (Yew),Prunus laurocerasus (Cherry Laurel),Photinia (Photinia)	4	150(3)	Mature	Good	Good	20+	1	1	1	1						No significant defects noted.	None required at time of inspection. <i>*(remove to facilitate the access)</i>	C1	3.12	30.59
T3	Fagus sylvatica (Beech)	15	850(1)	Mature	Good	Fair	20+	6	3	4	3	2(NW)	6	4	5.5	7	Previously crown reduced. Narrow forks with included bark.	None required at time of inspection.	B1/A2	10.2	326.89
T4	Fagus sylvatica (Beech)	15	520(1)	Mature	Good	Fair	20+	6	4	6		2(S)	6.5	5	6	3	Previously crown reduced. Crossing/rubbing stems. Narrow fork. Minor dead wood <50mm.	None required at time of inspection.	A2	6.24	122.34
T5	Fagus sylvatica (Beech)	17	600(1)	Mature	Good	Good	20+	5	6	5	5	4(SE)	6.5	5	6	5.5	No significant defects noted. Previously crown reduced.	None required at time of inspection.	A2	7.2	162.88
T6	Fagus sylvatica (Beech)	17	610(1)	Mature	Fair	Good	20+	5	6	5	5	4(SE)	7	2	5	4	Previously crown reduced. Cavity in stem. Narrow forks with included bark. Stem divides below 1.5 m. Major dead wood >50mm.(Small cavity opening main stem north 1.5m)	None required at time of inspection.	B2/C1	7.32	168.36
T7	Fagus sylvatica (Beech)	17	500(1)	Mature	Fair	Good	20+	2	4	3	7	4(SE)	5	6	5	2	No significant defects noted. Off site. Overhead cables running through/ close to canopy. Previously crown reduced.	None required at time of inspection.	B2/C1	6	113.11



Tree no	Species	Height/m	Stem Diameter/mm (no. stems)	Age	Condition		Life Exp / yrs	Canopy Height/m				First Significant Branch Hgt/m	Canopy Spread/m				Comments	Recommendations	Category	Root protection	
					Physiological	Structural		N	E	S	W		N	E	S	W				Radius/m	Area/sqm
G8	Prunus avium (Cherry)	8		Early Mature	Fair	Fair	20+										No significant defects noted.	None required at time of inspection.	B2/C1	-	-
8.1	Prunus avium (Cherry)	7	300(1)	Early Mature	Poor	Fair	20+						2	1	1	2.5	Previously crown reduced. Bark wound on stem. Exudate.	None required at time of inspection.		3.6	40.72
8.2	Prunus avium (Cherry)	9	420(1)	Early Mature	Fair	Fair	20+						3.5	2.5	3	3	Previously crown reduced. Exudate.	None required at time of inspection.		5.04	79.81
8.3	Unknown Species - Broadleaf (Unknown Broadleaf)	7	150(1)	Early Mature	Fair	Fair	20+						1.5	2	2	2.5	No significant defects noted.	None required at time of inspection.		1.8	10.18
T9	Thuja plicata (Western Red Cedar)	6	290(1)	Early Mature	Fair	Fair	20+	1.5	1.5	1.5	1.5	1.2	2	2.5	2	2	Previously crown reduced.	None required at time of inspection.	C1	3.48	38.05
T10	Sorbus aria (Whitebeam)	5	120(1)	Young	Fair	Fair	20+	1	1	1	1	1(N)	1.5	1.5	1.5	1.5	No significant defects noted.	None required at time of inspection.	C1	1.44	6.52
T11	Prunus serrulata (Cherry)	6	170(1)	Semi Mature	Fair	Fair	20+	2	2	2	2	1.5(S)	2.5	1.5	2	2.5	No significant defects noted.	None required at time of inspection.	C1	2.04	13.08
T12	Cryptomeria japonica (Japanese Red Cedar)	8.5	160(1)	Semi Mature	Fair	Fair	20+	3	3	2	1.5	1.5(SW)	1	1	1.5	1	No significant defects noted.	None required at time of inspection.	C1	1.92	11.58
T13	Crataegus monogyna (Thorn)	5	380(1)	Mature	Fair	Fair	10+	2	2	2	2	1(W)	3.5	2.5	2.5	3.5	Previously crown reduced. Narrow fork.	None required at time of inspection.	C1	4.56	65.33
G14	Crataegus monogyna (Thorn), Corylus avellana (Hazel), Acer campestre (Field Maple), Acer pseudoplatanus (Sycamore), Ulmus species (Elm), Sambucus nigra (Elder)	12	380(1)	Early Mature	Fair	Fair	10+										No significant defects noted.	None required at time of inspection.	B2	4.56	65.33



Tree no	Species	Height/m	Stem Diameter/mm (no. stems)	Age	Condition		Life Exp / yrs	Canopy Height/m				First Significant Branch Hgt/m	Canopy Spread/m				Comments	Recommendations	Category	Root protection	
					Physiological	Structural		N	E	S	W		N	E	S	W				Radius/m	Area/sqm
14.1	Acer campestre (Field Maple)		240(1)	Early Mature	Fair	Fair	10+	5				1(W)	4	4	4	4	No significant defects noted.	None required at time of inspection.		2.88	26.06
14.2	Acer campestre (Field Maple)		250, 250(2)	Early Mature	Fair	Fair	10+	5				1(W)	4.5	4.5	4.5	4.5	No significant defects noted.	None required at time of inspection.		4.25	56.75
14.3	Acer campestre (Field Maple)		270(1)	Early Mature	Fair	Fair	10+	5				1(W)	4	4	4	4	No significant defects noted.	None required at time of inspection.		3.24	32.98
T15	Juglans regia (Walnut)	18	550(1)	Mature	Fair	Fair	10+	2	8	6	1	1(W)	8	8.5	7	6	Off site. Diameter Estimated. Ivy or climbing plants. Minor dead wood <50mm.	None required at time of inspection.	A2	6.6	136.87
T16	Juglans regia (Walnut)	19	700(1)	Mature	Fair	Fair	10+	9	10	2	3	1(W)	7	8	7	8.5	Off site. Diameter Estimated. Ivy or climbing plants. Major dead wood >50mm. Minor dead wood <50mm.	None required at time of inspection.	A2	8.4	221.7
T17	Acer pseudoplatanus (Sycamore)	21	490, 310, 300(3)	Mature	Fair	Fair	10+	5		6	7	4(W)	6.5	2	7	8.5	No significant defects noted.	None required at time of inspection. <i>*(remove to facilitate the plot 4 garage)</i>	B2	7.84	193.12
T18	Acer pseudoplatanus (Sycamore)	22	460, 520(2)	Mature	Fair	Fair	10+	5		6	7	4(W)	6.5	7	7.5	2	No significant defects noted.	None required at time of inspection. <i>*(remove to facilitate the plot 4 garage)</i>	B2	8.33	218.02
T19	Taxus baccata (Yew)	10	450(1)	Mature	Fair	Fair	10+	3.5	2	2	2	1.5(N)	5	5	5.5	6	No significant defects noted. Basal/trunk suckers. Epicormic growth - stem. Stem divides below 1.5 m.(Diameter estimated at base)	None required at time of inspection.	B2	5.4	91.62
T20	Chamaecyparis lawsoniana (False Cypress)	17	400(1)	Mature	Fair	Fair	10+					4(W)					No significant defects noted. Previously crown reduced.	None required at time of inspection.	B2/C1	4.8	72.39
T21	Betula utilis var jacquemontii (Hymalayan Birch)	7	120(1)	Semi Mature	Fair	Fair	10+	2	2	2	2	1.5(SE)	2	2.5	2.5	2	No significant defects noted.	None required at time of inspection.	C1	1.44	6.52
T22	Betula utilis var jacquemontii (Hymalayan Birch)	7	120(1)	Semi Mature	Fair	Fair	10+	2	2	2	2	1.5(S)	2	2.5	1.5	2	No significant defects noted. Overhead cables running through/ close to canopy.	None required at time of inspection.	C1	1.44	6.52
T23	Prunus avium cv (Cherry)	4	210(1)	Semi Mature	Fair	Fair	10+	2	2	2	2	1.5(SE)	2	2	2	2.5	No significant defects noted. Overhead cables running through/ close to canopy.	None required at time of inspection.	C1	2.52	19.95



Tree no	Species	Height/m	Stem Diameter/mm (no. stems)	Age	Condition		Life Exp / yrs	Canopy Height/m				First Significant Branch Hgt/m	Canopy Spread/m				Comments	Recommendations	Category	Root protection	
					Physiological	Structural		N	E	S	W		N	E	S	W				Radius/m	Area/sqm
T24	Prunus avium cv (Cherry)	4	200(1)	Semi Mature	Fair	Fair	10+	2	2	2	2	1.5(SE)	2.5	2.5	2	2.5	No significant defects noted.	None required at time of inspection.	C1	2.4	18.1
T25	Tilia cordata (Lime)	18	560(1)	Mature	Fair	Fair	10+	4	2	4	2	2(NW)	8	8	8	7	No significant defects noted.	None required at time of inspection.	B1/A2	6.72	141.89



Key

1. Tree Ref No:

This relates to the numbers on the plan. Where trees have been tagged, the tag number will be used as the tree reference number. Individual trees are not prefixed and prefixed with a G, W or H represent a group, woodland or hedge respectively.

2. Species:

The name given is the Latin name by default. Where common names are given they are shown in parentheses.

3. DBH (Diameter at breast height):

This is the stem diameter at 1.5 metres (breast height) above ground level, given in millimetres. Where trees are multi-stemmed trees the square root of the combined stem diameter is calculated.

4. H (Height):

The height of the tree measured where possible or estimated and recorded in metres.

5. Canopy Spread (Crown radius):

The average crown spread taken from the centre of the trunk to the tips of the live lateral branches given in metres. Measurements following the compass points North, East, South and West.

6. Canopy height:

Ave - Average Crown Height Clearance: (HaB Height above ground) — ground clearance of the canopy for each cardinal point given in metres.

7. First significant branch

The height of the first significant branch the direction of which is shown in parentheses.

8. Age:

Age assessment is based on growth stages rather than actual age in years and are recorded as follows

Y Young



SM Semi Mature – having reached up to 1/3 life expectancy

EM Early mature - having reached 1/3 of the expected life expectancy and is transitioning into maturity.

M Mature - over 2/3 life expectancy

OM Over-mature - fully mature, past peak condition and beginning to decline

V Veteran - trees of interest biologically, aesthetically or culturally because of significant age.

9. Condition

Physiological – Assessment of the overall health and vigour of the tree compared to what would normally be considered typical of a healthy tree of the species.

Condition categories are given as good, fair, poor or dead.

Structural – Assessment of the structural stability of the tree based on visible signs of decay, damage, genetic weaknesses or faults. Structural categories are given as good, fair, poor or dead

10. Life Expectancy:

An estimate of the potential worthwhile remaining contribution – future life expectancy of the tree(s) in the present setting given normal circumstances, given in years (< = less than > = greater than) categorised <10 years, 10 – 20 years, 20 – 40 years and > 40 years.

11. Category:

A quality assessment of the trees based on criteria detailed in BS5837:2012 Table 1

U: Trees unsuitable for retention

A: Those of high quality and value

B: Those of moderate quality and value

C: Those of low quality and value

Assessments are based on their condition on the day of inspection and cannot account for future changes in circumstances.

12. Recommendations:

Preliminary management recommendations in relation to the proposed



development are made where appropriate. These may include remedial tree works that are deemed necessary to improve the quality of the tree or for safety reasons. Recommended tree works will be required to be in accordance with British Standard 3998:2010 Tree Work.

13. Root Protection

Radius – nominal circle centred at the stem centre providing the recommended radius of a circular area necessary for the continue wellbeing of the tree based on recommendations provided in British Standard 5837:2012

Area – The area necessary for the continue wellbeing of the tree based on recommendations provided in British Standard 5837:2012



Table 1

Category and definition	Criteria			Identification on plan
Category U Those in such a condition that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve</i>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Tree of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B. Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention beyond 40 years; of trees lacking the special quality necessary to merit A categorisation	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with material conservation or other cultural benefits	MID BLUE
Category C. Trees of low quality with an estimated life expectancy of at least 10 years, or younger trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation			



Appendix B – Generic information

TREE SURVEY

Scope and Limitations of Survey

1. This survey and report are concerned with the arboricultural aspects of the site only.
2. Only trees of significant stature were surveyed. Trees with a stem diameter of less than 75mm when measured at 1.5m above ground level (DBH) have been excluded unless they have particular merit that warrants comment.
3. The survey is restricted to trees that will be affected by the development within and adjacent to the site in accordance with guidelines detailed in British Standard 5837:2012 and with good practice as promoted by the Arboricultural Association and Arboricultural and Forestry Advisory Group (AFAG).
4. This survey is based on a ground level tree assessment and examination of external features only — described as the 'Visual Tree Assessment' (Mattheck and Breloer, The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). Although the structural conditions of the trees are considered and remedial action may be recommended it does not constitute a comprehensive Health and Safety report and if one is required it should be commissioned separately. No tissue samples were taken or internal investigations carried out.
5. No soil samples were taken or soil analyses carried out and the risk of tree-related subsidence to structures has not been assessed.
6. Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
7. Although considered and wildlife habitat potential highlighted, no specific wildlife assessment has been carried out. It should be noted that The Wildlife and Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000 and Conservation - Natural Habitats -Regulations 1994 provides statutory



protection to birds, bats and other species that inhabit trees.

8. This report should be read in conjunction with the Tree Protection Plan. The position of all trees and existing or proposed features are based on the plans provided by the client or other instructed professionals. Where trees have been omitted from the plans provided their position has been estimated or where possible plotted by triangulation.

Survey Method

1. In order to provide a systematic and consistent evaluation of the trees situated on the site, the following methodology was used in accordance with BS 5837: 2012.
2. The stem diameters of single stemmed trees were measured in millimetres at 1.5m above ground level (DBH). Multi-stemmed trees were measured at 1.5m above ground level and the RPA arrived at as per section 4.6a BS 5837:2012.
3. The height of visible trees was measured using a clinometer and estimated visually where view to the upper canopy obstructed.
4. The crown radii were measured where possible or estimated where access is restricted and are given for each cardinal point.
5. Where access to trees was obstructed or obscured, dimensions have been estimated.
6. Each tree has been assessed in terms of its arboricultural, landscape, cultural and conservation values in accordance with BS 5837: 2012 which are detailed in the Tree Schedule.



CONSTRUCTION EXCLUSION ZONE

BARRIER FENCE MUST NOT BE MOVED

**THE FOLLOWING IS PROHIBITED WITHIN THE
PROTECTED AREA**

No excavation, mechanical or otherwise

No adjustment to ground levels

No storage of plant or material

No storage or handling of any chemicals

No vehicular access

No fires



Additional examples of suitable signage

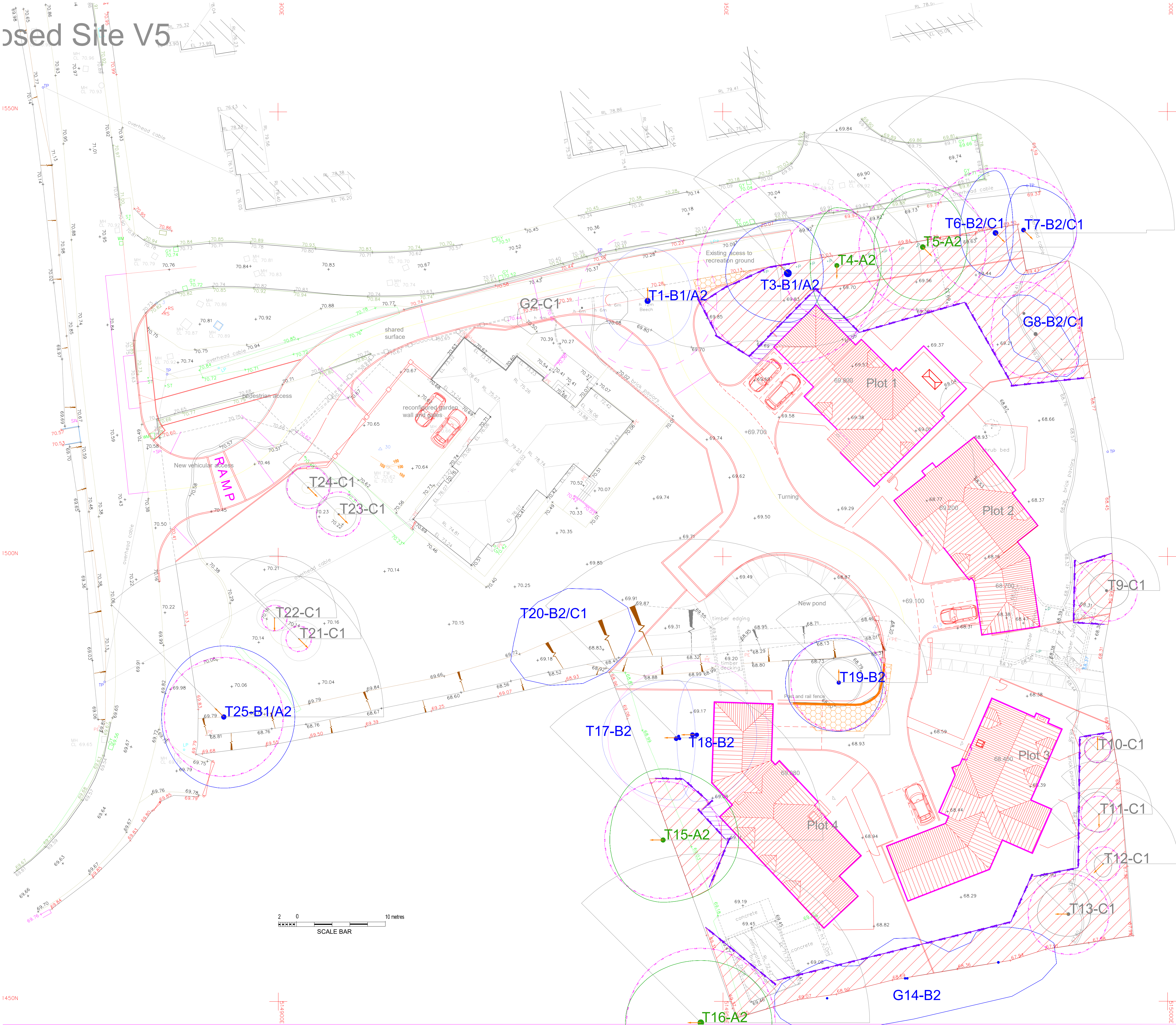




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osed Site V5



Legend

- Category A trees - Trees of high quality and value such that they make a substantial existing and future contribution for an expected 40 years or more.
- Category B trees - Trees of moderate quality value such that they make a significant future contribution for an expected 20 years or more.
- Category C trees - Trees of low quality and value which might be expected to remain for around 10 years or less or with stems of less than 150 mm diameter.
- Category U trees - Trees of low quality and value which are considered to have little or no potential due to disease or defects.
- Number suffixes relate to the subcategories 1, 2 and 3 which are intended to reflect arboricultural, landscape and cultural values respectively.
- Direction of the first significant branch
- The root protection area is the theoretical zone considered necessary to provide sufficient room for the root growth required to support the tree - activity impacting the soil should be avoided.
- The construction exclusion zone (CEZ) is the zone within the root protection area. Access into this area should be prohibited for the duration of the project unless suitably protected to prevent construction activities including storage.
- Barrier fence to be installed as per BS 5837: section 6, Figure 3.

Figure 3 BS 5837 : 2012 - Default Specification for Protective Barrier

Stabiliser circuit with base plate secured with ground pins

- Material storage and mixing to be confined to these areas.
- Permanent ground protection provides protection to roots and underlying soil within the RPA's of trees during and subsequent to the development.
- The shade prediction is based on guidance from Building Research Establishment (BRE) in 'SH Planning for Daylight and Sunlight - A guide to practice' (BRE, 1991). It provides an estimated shaded area.
- Temporary ground protection provides protection to roots and underlying soil within the RPA's of retained trees during the development to provide work space.
- Proposals
- Trees to be removed to facilitate the development (dashed line of category colour)
- Existing building to be removed

CLIENT	Pentangle Design				
SITE	19 WALNUT TREE RD, PIRTG HITCHIN SG5 3PX				
DRAWING	Title	Tree Protection Plan			
	Version	0.1		Revision	A
	Base plan ref.	3442.04 Proposed Site Plan			
DRAWING NO.	43-2146-9/30/2025 TPP				
SCALE	1:200 @ A2				
DATE	23 December 2025				
DRAWN BY	M.Harrison				

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