



Arboricultural Survey and Impact Assessment

Land East of Woodgate Lane, Westergate

August 2021

BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION – RECOMMENDATIONS'

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REVISIONS:

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12.07.21	-	First Issue	MP
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1 INTRODUCTION

1.1 LandArb Solutions Ltd have been instructed to carry out a tree survey at Land to the East of Woodgate Lane, Westergate; herein referred to as the site, to accompany a planning application for 176 residential dwellings with associated access, landscaping and open space.

1.2 The scope of the assessment was to visit the site and to survey relevant trees, in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations.*' LandArb Solutions Ltd was subsequently also instructed to assess the potential impact of development proposals on the site's arboricultural resource and to produce the following:

- Schedule of Tree Survey Data.
- Tree Survey and Constraints Plan.
- Arboricultural Impact Assessment.
- Tree Retention/Loss Plan.
- Tree Protection Plan; and
- Heads of terms for an Arboricultural Method Statement.

2 REPORT LIMITATIONS

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. It is therefore not possible to categorically state that any tree is 'safe'.
- 2.2 This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.
- 2.3 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use. Any physical alterations to site conditions subsequent to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report. The findings and recommendations of this report are limited to a period of 24 months from the date of this report.

3 DOCUMENTS AND INFORMATION RECEIVED

3.1 For the purposes of preparing this Arboricultural Impact Assessment LandArb Solutions was provided with the following information:

1. Green World Surveys Topographical 09.04.2020 Survey PYE-GW0164-1, dated 09.04.20.
2. EE Architecture, Site Plan 6781 – PL-02, Rev N, dated 26.06.21.
3. EE Architecture, Site Plan 6781 – PL-02, Q dated 29.07.21.

4 STATUTORY TREE PROTECTION

- 4.1 A review of Arun District Council's online maps shows the site is not located within a Conservation Area. It does however show that several of the trees at the site are subject to a Tree Preservation Orders ref: TPO/AL/1/11 and TPO/AL/1/21 as shown on the TPO plans and schedules enclosed in Appendix 8.
- 4.2 Trees subject to a Preservation order are also shown on the tree survey plan.
- 4.3 TPO AL/1/11 covers five individual oaks trees (T1-T5 in the order) and 1 group (G1 in the order) comprising two oaks and a hawthorn. These correspond with T1, T5, T6, T23, T25, G39 and T45 on the tree survey and constraints plan. TPO AL/1/21 covers 5 individual oak trees (T1-T5 in the order), which correspond with T10, T13, T15 T16, and T22 on the tree survey and constraints plan.

Tree Preservation Order

- 4.4 Notwithstanding specific exemptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without the prior consent of the local planning authority.
- 4.5 Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.
- 4.6 Any proposed tree works that are planned to be carried out on site must be carried out in accordance with the statutory controls outlined.

Statutory Wildlife Protection

- 4.7 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of this report.

- 4.8 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 4.9 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

5 TREE SURVEY FINDINGS

- 5.1 LandArb Solutions visited the site on 7th February 2020 to survey the arboricultural resource of the site. Individuals present on site: Michael Paignton Tech.Arbor.A.
- 5.2 The tree survey was carried out with reference to methodology set out in BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'. Trees were not tagged.

APPENDIX 1 – METHODOLOGY

- 5.3 Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

- 5.4 Within the tree survey schedule, each surveyed Tree (T) in the site is given a reference number which refers to its position on the Tree Survey and Constraints Plan.

APPENDIX 3 – TREE SURVEY AND CONSTRAINTS PLAN

- 5.5 A total of 45 survey items were surveyed and assessed during the site visit. A summary of tree survey findings is shown in table form below:

	Total	A	B	C	U
Tree	32	4	12	16	0
Groups	10	0	2	8	0
Hedgerows	3	0	0	3	0
Total	45	4	14	27	0

- 5.6 Four surveyed items are considered to be of high quality (Category A). Fourteen surveyed items are considered to be of moderate quality (Category B) within the region of 20+ years life expectancy. Twenty-seven surveyed items are considered to be of low quality (Category C) with 10+ years useful life expectancy. No surveyed items are considered to be unsuitable for retention in the current site context beyond 10 years (Category U).
- 5.7 A selection of site photographs is set out below.



Photoview 1: View looking west towards G2.



Photoview 2: View east along G4.



Photoview 3: View looking north towards T5.



Photoview 4: View looking north-east towards G4 and T6.



Photoview 5: View looking south towards T10 and T11.



Photoview 6: View looking east towards T9.



Photoview 7: View looking west towards T13 and T16.



Photoview 8: View looking north towards T14.



Photoview 9: View looking south towards T15.



Photoview 10: View south towards T16 and T22.



Photoview 11: View looking north G24 and T25.



Photoview 12: View looking east towards G27.



Photoview 13: View looking west towards T28 and T29.



Photoview 14: View looking northwest towards G32, G33 and G41.



Photoview 15: View looking south towards G39.



Photoview 16: View looking east towards T45.

6 IDENTIFICATION OF PRELIMINARY TREE CONSTRAINTS

- 6.1 In accordance with BS5837:2012, below ground constraints, or root protection areas (RPAs), for the surveyed trees have been plotted onto the tree survey plan for the site. These are represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level.
- 6.2 With reference to BS5837:2012, a root protection area (RPA) is defined as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure should be treated as a priority”. “The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained”.
- 6.3 BS5837:2012 states (4.6.2) that, “where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.” The BS goes on to state that, “modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,” and that any deviation from the original circular plot should take into account:
- morphology and disposition of roots.
 - topography and drainage.
 - soil type and structure.
 - the likely tolerance of the tree to root damage/disturbance.
- 6.4 Trees in G39 are adjacent to a dwelling. The RPA's of both trees have been adjusted to reflect the presence of the house foundations.
- 6.5 Root systems can be damaged in a number of ways as follows:
- Severance of a root will destroy all parts of the root beyond that point. The larger the root severed, the greater the impact on the tree. If roots are damaged close to the trunk, the anchorage and stability of the tree can be affected.

- The root bark protects the root from decay and is also essential for further root growth. If damage to the bark extends around the whole circumference, the root beyond that point will be killed.
- Soil compaction, which may occur from storage of material or passage of heavy equipment over the root area, can restrict and even prevent gaseous diffusion through the soil, and thereby asphyxiate the roots. The roots must have oxygen for survival, growth and effective functioning.
- Lowering the soil level will strip out the mass of roots near the surface.
- Raising soil levels will have the same effect as soil compaction.
- Incorrect selection and application of herbicide.
- Spillage of oils or other harmful materials.

6.6 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, movement of trees during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated requests to fell or heavily prune retained and protected trees.

6.7 The colour-coded categorisation of tree quality is also shown on the tree survey plan.

7 PROPOSED DEVELOPMENT

- 7.1 The proposals are in relation to residential development of circa 180 dwellings with associated road infrastructure, landscaping and open space.
- 7.2 The proposed development forms part of the strategic allocation for the wider Barnham, Eastergate and Westergate (BEW) masterplan.
- 7.3 The site is approximately 7.25 hectares in area and is proposed to be accessed solely via Woodgate Road, that directly connects to the A29. An emergency access will be provided to the north of the site adjacent T1 in the same position as the current farm driveway.
- 7.4 The Applicant has engaged extensively with the Council during the pre-application process and the proposed site plan is a product of the discussions held with the Council and feedback received to date.

APPENDIX 4 – TREE RETENTION/LOSS

APPENDIX 6 – TREE PROTECTION CONSTRUCTION

APPENDIX 7 PROPOSED SITE PLAN

8 ARBORICULTURAL IMPACT ASSESSMENT

8.1 With reference to BS5837:2012 'Trees in relation to design, demolition and construction', this AIA evaluates the potential direct and indirect effects of the proposals on the site's arboricultural resource.

8.2 The AIA considers the effects of potential tree loss required to implement proposals as well as any potentially damaging activities proposed in the vicinity of retained trees.

BS5837:2012 suggests that such activities might include:

- Removal of existing structures and hard surfacing.
- Installation of new hard surfacing.
- Installation of services.
- Location and dimensions of all proposed excavations and changes in ground level (including those that might arise from the implementation of recommended mitigation measures); and
- The 'buildability' of the scheme in terms of access, adequate working space, provision for storage of materials including topsoil.

8.3 With reference to BS5837:2012, the AIA includes the following information:

- Tree Retention and Loss Plan (Appendix 4).
- Tree Protection Plans: Demolition and Construction (Appendices 5 & 6).
- a description of the potential impact of proposals (8.4-8.51 below).

Assessment of Tree Retention and Loss

- 8.4 The proposed site plan has been positively designed in relation to the arboricultural resource on site. Designs for the site have evolved through the pre-application process with the Local Authority and has responded proactively to feedback received.
- 8.5 A review of the proposed site plan shows that it will be possible to retain the vast majority of trees on site, including all high and moderate quality items, and all tree subject to a Tree Preservation Order. TPO trees within the site have actively been designed into open space with and new development located away from them and the boundary trees to ensure these can be retained and RPAs improved.
- 8.6 Trees to be retained and removed are shown on the Tree Retention and Loss Plan in Appendix 4.
- 8.7 Proposals will require the removal of thirteen survey items including T7, T12, T17, H18, T19, T20, T21, G24, T26, G27, T35, T36, and G38. These items are all assessed as being of low quality (Category C) and therefore should not be a constraint to development. The loss of these items can be compensated by new tree and shrub planting as part of landscaping proposals.
- 8.8 Proposals will also require removal of areas of scrub, brambles, small self-set trees/bushes, and several small garden trees associated with the current land use as shown on the Tree Loss Plan.
- 8.9 Overall, from a tree retention and loss perspective proposals are considered acceptable.

Landscaping

- 8.10 A Landscape Masterplan is shown in Appendix 9.
- 8.11 Proposed landscaping more than compensates for the tree loss at the site. It will lead to a significant net increase in tree numbers and species diversity compared to the existing arboricultural resource. In addition to new tree planting, proposed hedgerow planting around the site will enhance connectivity between habitats.

- 8.12 Overall, proposed tree, hedgerow and shrub planting along with retaining important trees will lead to significant positive green infrastructure enhancements of the site delivering multiple benefits for ecology, arboriculture and the amenity of the site.

Assessment of Impacts to Retained Trees

Tree works

- 8.13 Proposals locate new built form away from retained trees. In this context, no major tree work is required to enable new development. However, some tree work is required as set out below.
- 8.14 The northern canopy of T45 will need to be lifted / reduced to ensure clearance of the upgraded site access of Westergate Road and accompanying footpath. A reduction to avoid the road carriageway would be more appropriate and lower canopy lift over the footpath to at least 2.4m.
- 8.15 Although not required to enable development, as noted in the tree survey in relation to tree condition and management the follow works should be undertaken:
- T8 and T9 – re-pollard to reduce risk of future failure
 - Crown clean tree canopies to remove deadwood, especially for trees overhanging new gardens and public open space. Removed deadwood should be retained on site to form habitat piles in location directed by ecologist.
 - Sever ivy where required.
- 8.16 The above works are general maintenance operations for existing and retained trees. This is not an exhausted list, and it is reasonable to assume additional tree works may become necessary during development construction and afterwards as part of good arboricultural management. If during development it becomes apparent additional tree works would be required in response to tree condition or identified defects/risk management, the LPA should be notified of the tree works and appropriate consents obtain if any tree is subject to a TPO.

Removal of existing structures and surfacing**Existing farm buildings and hard surfacing**

- 8.17 Within the central northern part of the site is a collection of existing farm buildings and concrete hard surfacing forming the farmyard. These structures and surfacing will need to be removed. The location of structures or hard surfacing that needs to be removed from RPAs is shown on the TPP: Demolition in Appendix 6.
- 8.18 In relation to T22 and T23, a horse manage will be removed and returned to soft landscaping. In relation to T1, G2, T5, T6 and T25 brick buildings and concrete hard surfacing will be removed from RPAs and returned to soft landscaping.
- 8.19 The removal of concrete surfacing and buildings from default RPAs of T1, T5 and T6 and returning the land to soft landscaping is very positive as it will remove constraints from their default RPA and has the potential to significantly improve the rooting environment of these trees in the long term.

Existing fences

- 8.20 Within the wider site areas, existing timber fences associated with the horse paddocks will need to be removed. Provided fence post removal is carried out by hand where within an RPA, it is unlikely significant damage to tree roots would occur.

Installation of new and replacement hard surfacing**New Dwellings**

- 8.21 The proposed site plan has responded to the on-site arboricultural constraints and actively sought to retain important trees to contribute to the finished development. New dwellings/buildings have therefore been positioned outside of the RPA of retained trees.
- 8.22 T8, T9, T10, T11, T13, T14 and T15 are retained within public open space within the eastern part of the site.
- 8.23 T16, T22, T23 and T25 have been designed into central open space. All new buildings are outside of their RPAs. It is noted that some new buildings are close to the edge

of RPAs in some locations, however none of the RPAs are closely surrounded or hemmed in by new built form. The central open space around the trees offers additional soft landscaping outside of RPAs to be exploited by the trees to ensure they can be retained into the future.

- 8.24 T1, T2, T5 and T6 on the northern boundary of the site currently have farm buildings and concrete hard surfacing in their RPA. This surfacing extends up to the boundary and almost to their stems. Proposals will remove the existing surfacing and buildings and return the ground to soft landscaping to form new residential gardens. In addition, a 2m wide new planting strip will be created to the south of their stems to form a buffer between the new gardens and retained trees. Moreover, new dwellings are to be constructed outside of default RPAs. Proposals will therefore lead to a significant enhancement of the rooting environment of these boundary trees by creating new and improved rooting environment free from built form constraints. Compared to the existing situation, proposals will create a significant betterment in terms of relationship between retained trees and built form.

New Hard surfacing

- 8.25 A review of the site plan shows retained trees have been designed into open space. In this context, new built form is largely outside of default RPAs.
- 8.26 It is noted that some new hard surfacing is proposed as follows
- T6 – Two parking bays are proposed in outer south-eastern RPA. However, this area currently comprises concrete hard surfacing which is part of the existing farmyard. In this context, the two parking bays will not introduce hard surfacing where it does not currently exist. Moreover, in relation to T6, proposals will lead to a significant net reduction of built form and hard surfacing from its RPA, therefore proposals are a significant betterment compared to existing situation.
 - T1 – Proposed emergency access in south-western RPA. Again, this area already comprises of hard surfacing and is an existing access route. Overall, proposals lead to a significant reduction in hard surfacing within the default RPA of T1.
 - T13, T16, T22 and T23 – Proposed footpath through the central open space encroaches their RPAs. In these areas it is recommended that footpaths are constructed using a no dig methodology using an above ground cellular confinement system.

- 8.27 Overall, in terms of position and relationship of new built form and retained trees, proposals are considered acceptable.

Proposed footbridge

- 8.28 Land is to be safeguarded to allow for a future raised footbridge over the Rife in the eastern part of the site. The safeguarded land is outside of RPAs and away from retained trees, therefore no impacts are envisaged if this came forward in the future.

Site Access

Woodgate Lane

- 8.29 The site is to be accessed via Woodgate Lane to connect to the existing road.
- 8.30 The main access will avoid the majority of trees. However, T45 is located to the south of the access point and its default RPA extends into Woodgate Road. In order to connect to Woodgate Road, a new 5.5m road and footway will be constructed. This will increase the level of hard surfacing in the default RPA, on the north-east side of T45 (hard surfacing already existing to the north and west).
- 8.31 Upgrading this access point is unavoidable and it would not be possible to avoid the default RPA.
- 8.32 Ordinarily, where new hard surfacing is proposed in an RPA, consideration should be given to the use of an above ground geocellular confinement system. However, for extending the main carriageway this would be difficult firstly if it's going to be an adoptable highway but also for tying in the levels. It may be possible to install the accompanying footpath in the RPA using a reduced or no dig method (i.e., Cellweb), however, this construction method would need to be agreed with the highways authority as part of s278 works.
- 8.33 Construction of the upgraded access therefore has the potential to lead to root severance and disturbance. It should also be noted that to upgrade the access will require the northern canopy of T45 to be lifted and reduced back to ensure clearance.

- 8.34 Impacts to T45 are unavoidable. The tree is assessed as Category C therefore should not be viewed as a constraint to development. Another option would be to remove the tree, however given the stem can technically be retained, it is proposed to retain the trees, reduce its form and keep the tree as long as possible.

Emergency Access

- 8.35 A proposed emergency access is located to the north of the site which passes through western RPA of T1.
- 8.36 However, it must be noted that this alignment follows the existing site access and entire area comprises concrete hard surfacing. Given this area is already used as an access and comprises hard surfacing, replacing it with an emergency access will not introduce a land use or any hard surfacing where it does not already exist. In fact, in this area, proposals will lead to a significant reduction in hard surfacing in the default RPA of T1 overall.

Overbearing effects/future pressures

- 8.37 BS5837:2012 advises that consideration is given to the proximity of new structures to trees and their future relationship and any issues that may arise. This includes potential shading or overbearing issues that may lead to a future pressure to prune or fell trees.
- 8.38 No overbearing or shading issues are envisaged in relation to proposals. The proposed site plan has designed retained trees into areas of open space with new built form set back.
- 8.39 In relation to T1, T5 and T6 on the northern boundary, these trees are located on the north side of the rear gardens of new residential dwellings. As such, they would not cast shade of the proposed rear gardens. Although there would be some canopy overhang of the rear gardens, the site plan includes a 2m wide planted landscape buffer between the trees and the rear gardens which will create some separate

between the trees and the rear garden boundary fences. Moreover, the garden sizes are relatively large.

- 8.40 It is important to note that currently, existing farm buildings and hard surfacing/parking is hard up against the northern boundary of the site and fully within the RPAs of these trees. Removal of these structures and creation of rear gardens will be a significant improvement to the rooting environment of these trees.
- 8.41 Overall, it is considered the site plan retains trees in open space and has sufficient distances between retained tree and new built form.
- 8.42 In any case, T1, T5, T6, T16, T22, T23 and T25 are subject to a tree preservation order. In this context, the Council have full control over any future proposed tree works and can refuse any works that would be inappropriate or not good arboricultural management.

Services

- 8.43 The proposed drainage plan is shown in Appendix 10. It shows that:
- Proposed surface water drainage connections and runs are located outside of the RPAs of retained trees.
 - Proposed swales and attenuation are located outside of RPAs of retained trees.
 - There is an existing sewer that crosses the site. Foul drainage at the site will connect into this sewer network meaning no new connection will be required that encroach any RPAs.
- 8.44 At this stage full details of new services such as BT and electricity connections are not known. However, given the majority of trees are located to the site perimeter or within large areas of central open space, there is clearly enough space to install new services without encroaching any RPA.
- 8.45 It is envisaged (and recommended) that the routing of new services follow the alignment of proposed new interior roads/footpaths to avoid any retained tree RPAs.

Excavations and Levels

- 8.46 A proposed levels plan is shown in Appendix 11.

- 8.47 Although some augmentation of the site levels is required, proposals will retain the existing site levels within retained tree RPAs. Retaining existing site levels is important to ensure no disturbance or degradation of the rooting environment of retained trees, therefore retaining existing RPA levels will ensure retained trees will be preserved.
- 8.48 The Proposed drainage plan shown in Appendix 10 shows the location of a new attenuation basins and swales that would be required as part of surface water management. The location of these features that will require excavations have been designed away from existing trees and their RPAs.
- 8.49 In addition, to attenuation and swale excavations, as part of flood storage compensation, excavations will be required in the east part of the site adjacent to the Rife. However, this is located outside of retained tree RPAs.

'Buildability'

- 8.50 It is considered that there is adequate space within the site to accommodate storage of materials (as necessary) and contractor parking without compromising any retained tree.
- 8.51 Provided that tree protection measures, as set out within Appendices 5 and 6, are put in place it is considered that there is adequate space to enable the proposals to be constructed without damage to retained trees.

9 TREE PROTECTION

9.1 Tree Protection measures are shown on the Tree Protection Plan Demolition in Appendix 5 and Tree Protection Plan Construction in Appendix 6.

9.2 In accordance with BS5837:2012 the TPP Construction is superimposed onto the proposals and based on the topographical survey. Any hard surfacing and structures within the RPAs of trees to be retained are shown on the TPPs. In addition, where relevant, the TPPs shows the following information, accompanied by descriptive text as required:

- Precise locations of protective barriers (forming Construction Exclusion Zones in relation to RPAs of retained trees)
- Other protection measures necessary e.g., site perimeter fencing

9.3 The preparation of the TPP has considered the following factors where relevant:

- Site construction access.
- Intensity and nature of construction activity.
- Contractors car parking.
- Phasing of construction works.
- Availability of special construction techniques; and
- Spatial requirements.

9.4 As shown on the proposed site plan, retained trees have been designed into open space with new dwellings, roads and garages located outside of RPAs. In this context, there will be no need for any special engineering solutions required. Tree Protection will rely on tree protection fencing, ground protection and controlling the working methods to ensure sensitive working. The following sets out the protection measures required in relation to the demolition and construction phases of development.

Tree Protection: Demolition

9.5 Prior to demolition works starting on site, temporary tree protection fencing would need to be erected in the primary position as shown on the TPP: Demolition.

- 9.6 In relation to T13, T15, T23, T25, T28 and G29, timber paddock fences would need to be removed first before tree protection fencing is erected. Paddock fencing should be removed by hand and no heavy machinery operate in their RPA.
- 9.7 The TPP shows areas where existing structures/surfacing will need to be removed from default RPAs. Once removed, fencing would need to be adjusted to secondary positions to protect RPAs.
- 9.8 In relation to demolition of existing buildings and removal of hard surfacing the following methods should be employed:
- Tree protection fencing erected in primary positions.
 - Buildings demolition using top down pull back approach working backwards from retained trees.
 - Hard surfacing to be retained to act as ground protection if needed.
 - If hard surfacing to be removed as part of site demolition, it needs to be broken up and lifted out using hand tools or mechanical plant. Once hard surfacing is broken up it must be lifted out carefully to avoid excavating into soil below.
 - Works should start closest to the tree stems and work backwards to ensure plant operates from hard surfacing and not exposed ground.
 - No materials or heavy plant must operate in any exposed ground within an RPA.
 - If any surface roots are exposed during hard surface removals these must be covered with clean topsoil.
 - Once hard surfacing has been removed, tree protection fencing must be adjusted to secondary positions to protect the RPAs.

Tree Protection: Construction

- 9.9 Prior to the commencement of the main construction phase, tree protection fencing must be installed in primary positions as shown on the TPP: Construction. Once fencing is installed it must remain in place.
- 9.10 In relation to T6, T16, T22 and T23, fencing is to be adjusted into a secondary position to allow parking bay construction (T6) and no dig footpath construction for the other trees.
- 9.11 In relation to T1 and T25 fencing is to be adjusted back into the default RPA to allow passage past and clearance of proposed new dwellings. Where fencing is set back in the RPA of these trees, temporary ground protection such as scaffold boards set on 100mm layer of bark chippings or ground guards is required to protect the part of the RPAs not protected by fencing.

9.12 Overall, with regard to proposals the following is noted:

- No high or moderate quality trees nor any trees subject to a TPO or veteran/ancient trees would require removal. All TPO trees can and will be retained.
- Trees to be removed are of low quality and all can be compensated for by new tree planting.
- Proposed new tree planting as part of development proposals has the potential to lead to an increase in tree numbers and species diversity at the site.
- High quality trees are retained within dedicated open space. New buildings and structures are located outside of their RPAs.
- Proposals will lead to a significant improvement of the default RPAs of TPO trees on the northern boundary by removing hard surfacing and buildings and returning ground to soft landscaping.
- No major or significant tree work is envisaged to enable development.
- No major damaging engineering works are envisaged within RPAs which would cause irreversible damage and deterioration to be retained trees; and
- Retained trees can be adequately protected from damaging activities using tree protection fencing, temporary ground protection and sensitive working methodologies.

10 HEADS OF TERMS FOR AN ARBORICULTURAL METHOD STATEMENT

10.1 BS5837:2012 (Figure 1) recommends that detailed/technical design of tree protection and arboricultural methodologies should be resolved and finalised following on from the approval of the feasibility of a scheme by the relevant regulatory body.

10.2 Annex B and Table B.1 of BS5837:2012, an informative, advises that arboricultural method statement heads of terms are a sufficient level of information in order to deliver tree-related information into the planning system. The table also advises that a detailed arboricultural method statement might reasonably be required as a 'reserved matter' or planning condition.

10.3 A draft, 'heads of terms' is set out below:

- Pre-commencement site meeting.
- Tree removals and pruning.
- Erection of tree protection fencing and ground protection.
- Demolition phase.
- Adjust phasing to TPP construction positions.
- Construction phase.
- No dig footpaths.
- Remove protection measures.
- Final Landscaping.

10.4 In relation to proposals, should planning permission be granted, it is recommended that works on site are carried out in accordance with an approved arboricultural method statement. This could reasonably be secured by condition. The method statement would need to be prepared in conjunction with the approved build contractor to agree sequence of events as well as cover any other development related works that may be determined/agreed with the LPA as part of a subsequent planning condition.

APPENDIX 1: SURVEY METHODOLOGY

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The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Trees were not tagged.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals

Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

Within the tree survey schedule, each surveyed tree (T), hedgerow (H), group (G), woodland (W) on or adjacent to the site is given a reference number which refers to its position on the tree survey plan.

APPENDIX 3 – TREE SURVEY AND CONSTRAINT'S PLAN

Also shown on the tree survey plan are quality grading and preliminary tree constraints: root protection areas.

Tree species: listed by common name.

Heights: measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Trunk diameters: measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' according to specific guidance set out within BS5837:2012 (p.10, para 4.6.1 a and b).

Crown spreads: taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to

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up the nearest whole metre for dimensions over 10m. For trees assessed as groups or woodland, an estimated mean radial crown spread in metres is taken for trees at the 80 percentile size.

Crown clearance: expressed both as existing height above ground level of first significant branch along with its direction of growth (e.g. 2.5m-N), and also in terms of the overall canopy. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Estimates: where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.

Life stage:

- Y – young (stake dependent);
- SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature);
- EM – Early Mature (not yet having reached 75% of expected mature size);
- M – Mature (anything else up to normal life expectancy for the species);
- OM – Over Mature (anything beyond mature and in natural decline); and
- V – Veteran (any tree displaying characteristics described by Natural England).

Management Recommendations: recorded in relation to a tree’s structural and/or physiological condition (e.g. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate. This is NOT intended to comprise a specification for tree work; further advice should be sought prior to implementation. Trees

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assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical.

Physiological condition:

- Good (Generally in healthy condition. No indications of impaired physiological function and in optimum condition for age and species);
- Fair (Condition satisfactory though below mean species performance, with indicators of reduced vitality. Some intervention may be required);
- Poor (Tree in decline/retrenching, with significantly impaired physiological function for age and species); and
- Dead (self-explanatory).

The above are informed by the following;

- Leaf size and colouration – unless otherwise state, leaf size and colouration is typical of the age and species; and
- Canopy density – unless otherwise stated, the canopy density of trees is typical of the age and species.

Structural Condition & Notes:

- Good (without any observable significant biomechanical structural weaknesses);
- Fair (with minor biomechanical structural flaws. Some remedial action may be required); and
- Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).

Notes on the apparent structural integrity of the tree are based upon visual tree assessment, including notes on form, taper, forking habit, storm damage, wood decaying fungi, pests and disease etc. plus other pertinent observations.

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Anticipated useful life expectancy (ULE): the length of time a tree is estimated to be able to make a safe useful contribution to local amenity is expressed in years as: <10, 10+, 20+, 40+.

Category Grading: individual trees, hedgerows, groups of trees, and woodlands are assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (U, A, B, and C) which are differentiated on the tree survey plan by the colours indicated below:

Category U (Red)

Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Retention Implications to a site

Not a material consideration in the planning process but may have other benefits i.e. ecological benefits/importance.

Category A (Green)

Trees of high quality with an estimated remaining life expectancy of 40 years.

Retention Implications to a site

Tree should be retained and amendments to a proposed scheme should be identified in preference to tree removal.

Category B (Blue)

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Retention Implications to a site

Where possible amendments to a proposed scheme should be considered in preference to tree removal.

Category C (Grey)

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

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Retention Implications to a site

The retention of trees may be advantageous in the short term, but they should not be seen as a constraint to development.

A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree.

Trees have been assigned 'U' or category grading A-C in accordance with the cascade chart given in BS: 5837:2012.

In addition to the category, the tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).

Limitations

This report has been undertaken in compliance with BS: 5837:2012 and is not intended to be a tree safety survey. This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. Any notes offered regarding structural integrity of trees are to be considered incidental. Our recommendations given for immediate intervention should be put in the hand of the owner/site manager as soon as reasonably practicable.

Trees are dynamic living organisms as well as self-supporting dynamic structures, capable of achieving considerable size and structural complexity. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay causing organisms that can degrade and sometimes destroy their structural integrity. The laws and forces of nature dictate a natural failure rate even among trees that appear healthy and structurally sound. They therefore have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. By their very nature, therefore, it is not possible to categorically state that any tree is 'safe' or hazard free.

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Tree surveys and/ or tree inspections are inherently a snap shot in time of the structural and physiological conditions of the trees concerned.

It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.

Unless otherwise stated, all such surveys/inspections are undertaken from ground level and no internal inspections or tests have been undertaken.

Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.

The findings and recommendations of this report should be considered time-limited for planning purposes to a maximum of 24 months from the date of this report (absent revisions of BS5837, which render pre - existing data obsolete).

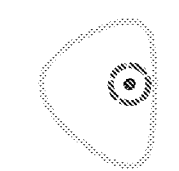
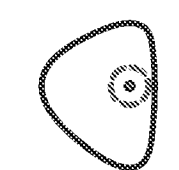
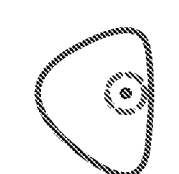
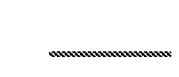
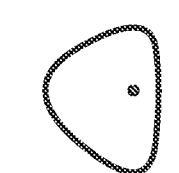
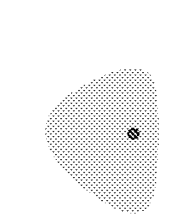
APPENDIX 2: TREE SURVEY SCHEDULE

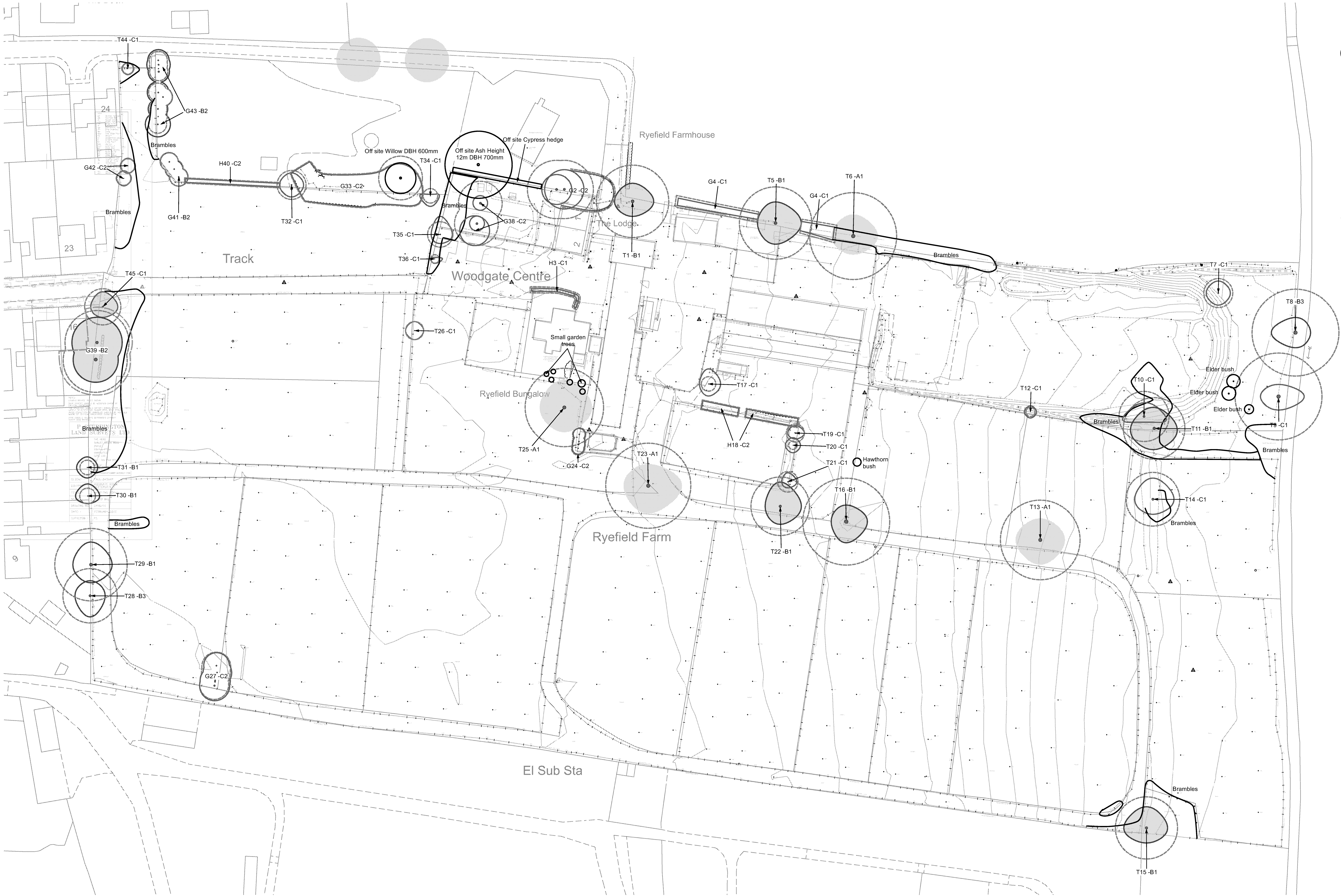
Ref no.	Species	Ht. (m)				Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General observations and Notes
			Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Oak	16.0	1000	12.0	452	B1	6.0	7.0	5.0	6.0	N/A	-	N/A	1.5	M	40+	Good	Fair	Large oak, ivy on stem, lower branches pruned in past, moderate deadwood, large wound in previous limb removal point south side with some decay.
G2	Cypress	11.0	300	3.6	41	C2	As on plan				N/A	-	N/A	3.0	M	10+	Fair	Poor	Four cypress stems forming group in neighbouring garden, canopy overhangs site by up to 4m, ash set within but further back.
H3	Cypress	1.5	100	1.2	5	C1	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Poor	Topped and shaped into hedge. Low quality
G4	Hawthorn, elder, hazel	5.0	150	1.8	10	C1	As on plan				N/A	-	N/A	0.0	M	10+	Fair	Poor	Hawthorn and elder unmanaged on boundary, wall to south, low quality.
T5	Oak	16.0	1000	12.0	452	B1	7.0	8.5	7.0	6.0	N/A	-	N/A	2.0	M	40+	Fair	Fair	Unable to access base, ivy on stem and into canopy, moderate deadwood, spreading canopy.
T6	Oak	14.0	1200	14.4	652	A1	7.0	8.0	6.0	7.0	N/A	-	N/A	2.0	M	40+	Good	Fair	Large oak, ivy on stem, small cavity north side in old branch loss point, moderate deadwood, ploughed field north side within 1.5m, breezeblock shed south side, past branch loss evident, spreading canopy.
T7	Elder	5.0	400	4.8	72	C1	4.0	4.0	4.0	4.0	N/A	-	N/A	0.5	OM	10+	Fair	Fair	Large elder, dense canopy
T8	Willow	12.0	1200	14.4	652	B3	5.0	5.0	5.0	8.0	N/A	-	N/A	2.0	OM	10+	Fair	Poor	Large willow by watercourse/ drain, good shape, dense leaf bearing structure, cavity in central limb near union western side, minor to moderate deadwood, eastern side stem split open and is hollow, appears/may be lapsed pollard. Should repollard to reduce likelihood of stem failure
T9	Willow	11.5	1200	14.4	652	C1	4.0	8.5	4.5	6.0	N/A	-	N/A	2.5	OM	10+	Fair	Poor	Large willow, stem split and hollowing, canopy formed from two limbs east and west sides, western has moderate deadwood, eastern limb has dense canopy but upper side of limb is split and decaying and hollow. Past branch failures evident
T10	Oak	11.5	690	8.3	215	C1	5.5	7.0	1.0	7.5	N/A	-	N/A	2.0	M	20+	Fair	Poor	Suppressed south side by companion, stem leans north, dense canopy north side
T11	Oak	14.0	850	10.2	327	B1	7.5	8.0	6.5	7.5	N/A	-	N/A	2.0	M	20+	Fair	Fair	Slight suppression north side, moderate deadwood, ivy on stem, dense bramble at base prevents inspection, dense canopy.
T12	Oak	4.0	129	1.5	8	C1	2.0	2.0	2.0	2.0	N/A	-	N/A	0.0	Y	20+	Fair	Fair	Young oak, twin stem from base partly fused. Low quality
T13	Oak	14.0	1100	13.2	547	A1	7.0	8.0	8.0	8.0	N/A	-	N/A	3.0	M	40+	Good	Fair	Aged appearance, spreading canopy, some adventitious growth on branches, minor to moderate deadwood, some surface roots visible near base.
T14	Oak	15.0	740	8.9	248	C1	7.0	7.0	5.0	6.0	N/A	-	N/A	2.0	M	<10	Poor	Poor	Major deadwood, very thin canopy, tree appears declining, past branch losses
T15	Oak	16.0	860	10.3	335	B1	7.0	7.0	5.0	7.5	N/A	-	N/A	2.5	M	20+	Fair	Fair	Minor to moderate deadwood, dense spreading canopy structure, brambles at base,
T16	Oak	16.0	1200	14.4	652	B1	5.5	7.0	7.0	5.0	N/A	-	N/A	2.5	M	20+	Fair	Fair	Very dense ivy on stem and into canopy obstructing view, northern limb failed in past but loss point obscured, kinked stem and limbs, dense canopy structure
T17	Cherry	4.5	200	2.4	18	C1	5.0	4.0	4.0	3.0	N/A	-	N/A	1.0	M	10+	Fair	Fair	Small cherry, dense canopy, union at 1m.
H18	Cypress	5.0	120	1.4	7	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Poor	Topped cypress into hedge.
T19	Apple	6.0	250	3.0	28	C1	2.5	3.0	2.0	2.5	N/A	-	N/A	1.0	M	10+	Fair	Poor	multi-stemmed hawthorn, low quality, ivy on stem
T20	Prunus	4.0	120	1.4	7	C1	2.5	2.5	2.5	2.5	N/A	-	N/A	0.0	EM	10+	Fair	Fair	Small prunus, multi-stemmed.
T21	Apple	7.0	280	3.4	35	C1	3.0	3.0	2.0	2.0	N/A	-	N/A	1.0	EM	10+	Fair	Poor	Small Apple, drawn up canopy a sending, ivy on stem
T22	Oak	15.0	810	9.7	297	B1	8.0	7.0	6.0	5.0	N/A	-	N/A	2.0	M	20+	Fair	Fair	Spreading canopy, dense canopy structure minor to moderate deadwood, bracket fungus at base western side.
T23	Oak	17.5	1175	14.1	625	A1	7.0	11.0	9.0	8.0	N/A	-	N/A	3.0	M	40+	Good	Fair	Large oak tree, small cavity north side 3m up, spreading canopy, minor to moderate deadwood, some small cavities at base south side, trampling around base
G24	Cypress	7.0	180	2.2	15	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Line of 4 cypress, low quality
T25	Oak	18.0	1080	13.0	528	A1	9.0	9.0	8.0	8.0	N/A	-	N/A	2.5	M	40+	Good	Fair	Large oak tree, spreading canopy with good bud coverage, minor to moderate deadwood, some ivy on stem.
T26	Cypress	8.0	250	3.0	28	C1	3.0	3.0	3.0	3.0	N/A	-	N/A	1.0	EM	10+	Fair	Fair	Set in field, some needle browning, trampling around base, crown lifted to 1.8
G27	Cypress	10.0	400	4.8	72	C2	As on plan				N/A	-	N/A	0.5	M	10+	Fair	Fair	Group of cypress, topped in past, dense canopy
T28	Field maple	12.0	750	9.0	255	B3	5.0	5.0	7.0	5.0	N/A	-	N/A	4.0	OM	20+	Fair	Fair	Off site field maple, aged appearance, lower canopy pruned, dense canopy good shape, stem lean to south
T29	Oak	16.0	1000	12.0	452	B1	7.5	7.0	6.0	6.0	N/A	-	N/A	4.0	M	20+	Fair	Fair	Off site oak, dense canopy, some crossing branches, pruned site side lower canopy,
T30	Oak	6.0	220	2.6	22	B1	4.0	4.0	2.5	4.0	N/A	-	N/A	1.5	SM	20+	Fair	Fair	Semi mature off site oak, pruned site side and so south.
T31	Oak	6.0	200	2.4	18	B1	3.5	3.5	3.5	3.5	N/A	-	N/A	1.5	SM	20+	Good	Fair	Off site garden oak, no defects.
T32	Sycamore	10.0	400	4.8	72	C1	4.0	4.0	4.0	4.0	N/A	-	N/A	0.0	EM	10+	Fair	Poor	Multi-stemmed from base, unable to access, off site
G33	Cypress	10.0	300	3.6	41	C2	As on plan				N/A	-	N/A	0.0	M	10+	Fair	Fair	Off site line of cypress, some needle browning and snapped branches
T34	Goat willow	7.0	200	2.4	18	C1	0.5	3.0	3.5	3.5	N/A	-	N/A	1.5	SM	10+	Fair	Poor	Off site, suppressed north side, stem leans south into site.

T35	Eucalyptus	9.0	354	4.2	57	C1	6.0	4.0	3.0	3.0	N/A	-	N/A	2.5	EM	10+	Fair	Poor	twin stem unable to inspect base, dense canopy, twin stem, southern stem kinked.
T36	Eucalyptus	7.0	120	1.4	7	C1	0.5	2.5	1.5	1.5	N/A	-	N/A	3.0	SM	10+	Fair	Poor	Self set semi mature, super seed canopy north side, kinked stem, low quality
T37	Ash (Common)	12.0	650	7.8	191	B1	5.0	7.0	5.5	6.0	N/A	-	N/A	2.0	M	20+	Fair	Fair	Unable to inspect as off site, therefore estimated. Appears large tree, spreading canopy with good shape,
G38	Cypress and eucalyptus	6.0	100	1.2	5	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Two cypress bushes and self set young eucalyptus. Garden trees, low quality
G39	Oak	12.0	880	10.6	350	B2	9.0	11.0	9.0	0.0	N/A	-	N/A	0.0	M	20+	Fair	Fair	Off site, two large oaks, spreading canopy, north oak kinked stem, slight suppressed south side, southern oak moderate deadwood
H40	Field maple	1.5	80	1.0	3	C2	As on plan				N/A	-	N/A	0.0	SM	10+	Fair	Poor	Topped to form hedge, off site
G41	Sycamore	8.0	283	3.4	36	C2	As on plan				N/A	-	N/A	2.0	EM	10+	Fair	Poor	Three early mature multi stemmed sycamore, dense canopy structure poor structure, off site
G42	Elm	8.0	189	2.3	16	C2	As on plan				N/A	-	N/A	1.0	SM	<10	Fair	Fair	Self set, two elm stems, dense bramble at base,
G43	Sycamore, silver birch	11.0	250	3.0	28	B2	As on plan				N/A	-	N/A	1.0	EM	20+	Fair	Fair	Off sit sycamore and birch, overhand site up to 5m, multi-stemmed,
T44	Alder (Common)	6.0	150	1.8	10	C1	2.0	2.0	2.0	2.0	N/A	-	N/A	2.0	SM	10+	Fair	Fair	Dense ivy, sumac around base, low quality
T45	Hawthorn	5.0	500	6.0	113	C1	5.0	5.0	3.5	4.0	N/A	-	N/A	1.5	M	10+	Fair	Fair	Stem measured at 570 with ivy therefore remove ivy about 500. Good shape, off site.

APPENDIX 3: TREE SURVEY AND CONSTRAINTS PLAN

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Tree Preservation Order (TPO)



APPENDIX 4: TREE RETENTION/LOSS PLAN

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Survey Item to be Removed



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
First issue		12/11/20
A	Second issue	16/12/20
B	Third issue	25/1/21
C	Fourth issue	5/7/21

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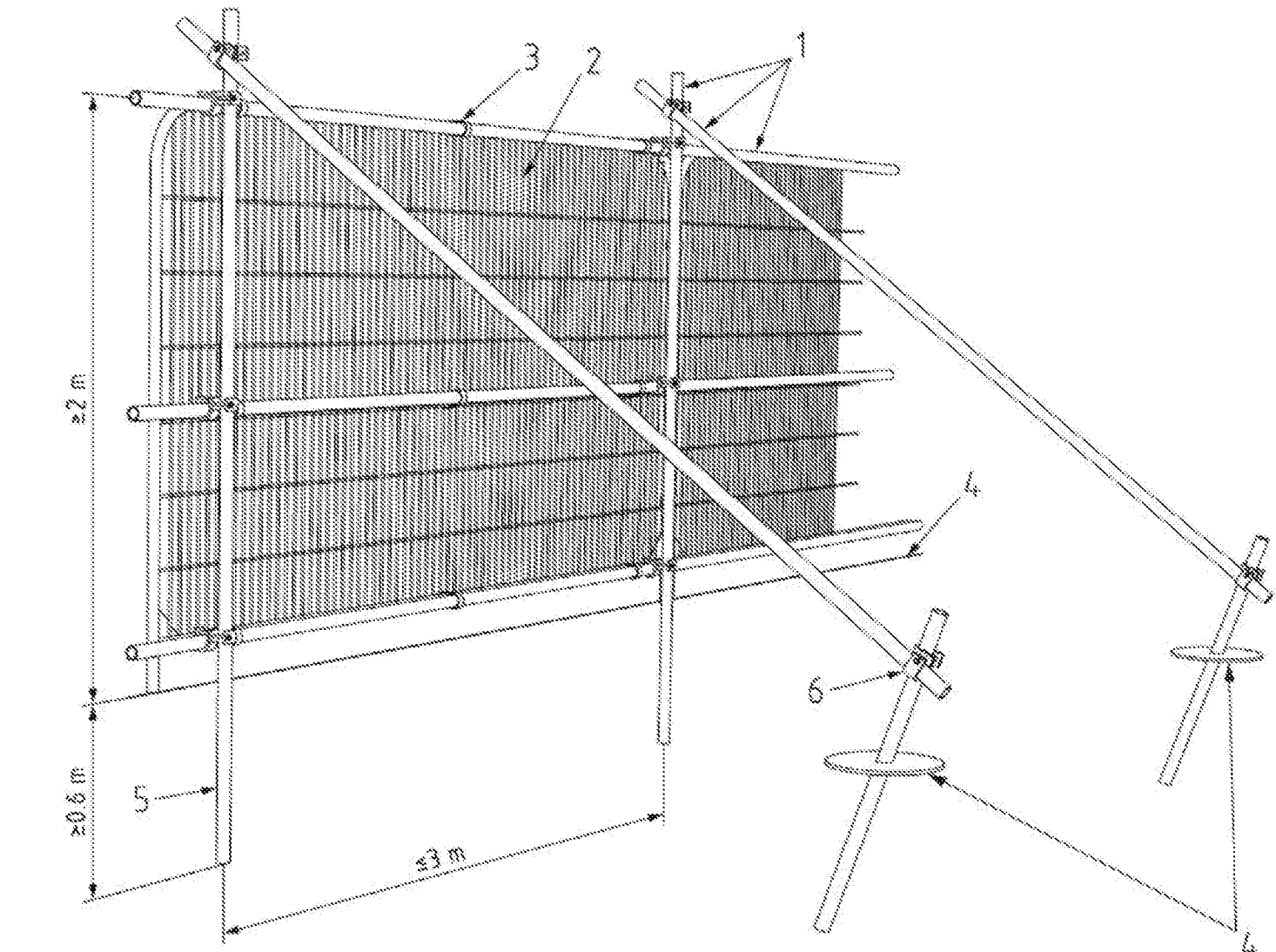
Project:
Land at Woodgate, Westergate
Description:
Tree Retention and Loss Plan
Status:
For Planning
Scale:
1:200 @A0
Job Number:
LAS 103
Drawn I Checked
DP MP
Drawing Number:
02
Date:
05/07/2021
Revision:
C

APPENDIX 5: TREE PROTECTION PLAN: DEMOLITION

KEY - BS 5837 : 2012 Categories

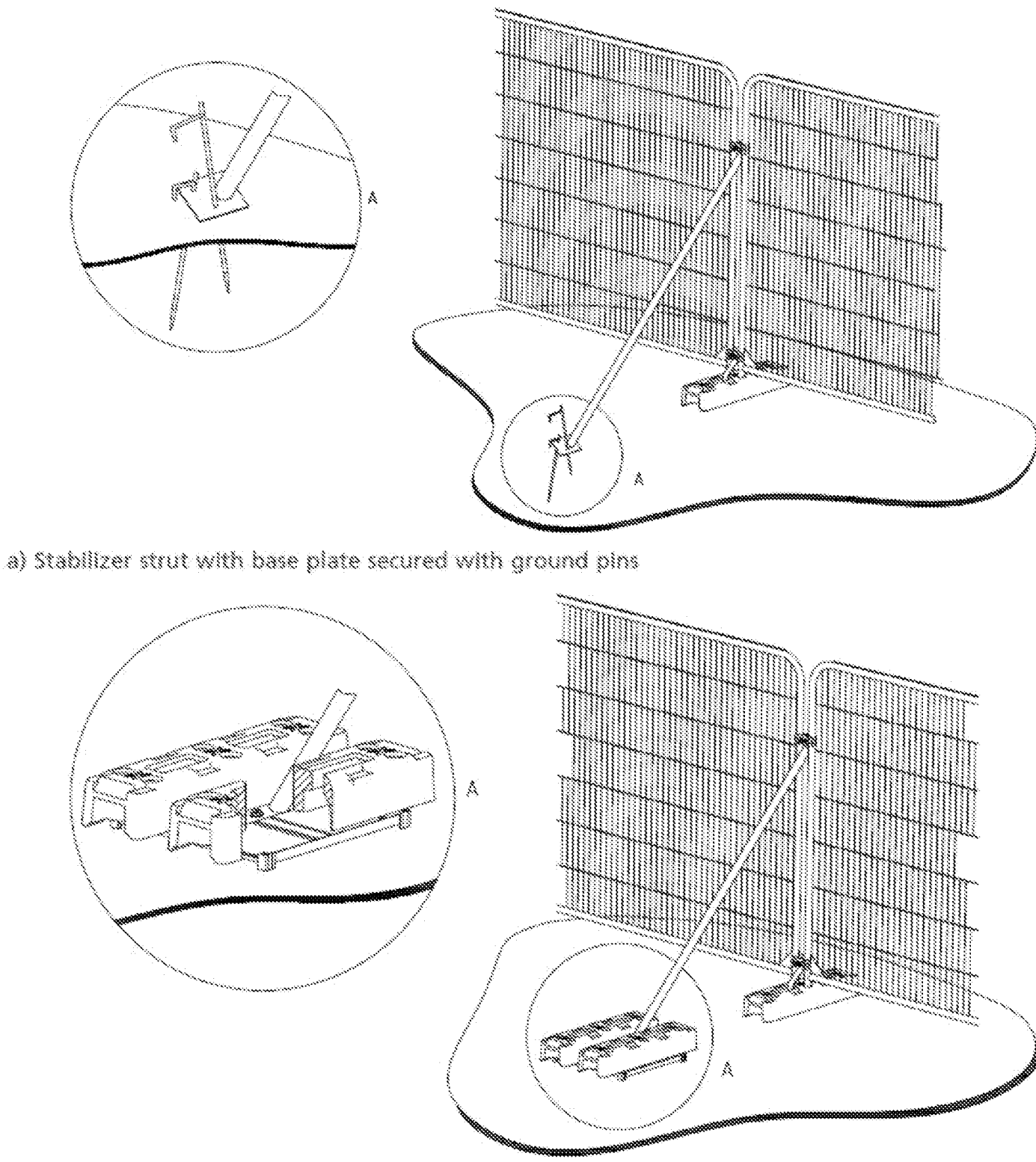
- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Tree Protection Barrier to BS:5837:2012 Secondary Position
- Area of Sensitive Working/Hardsurfacing Removal from RPA

BS:5837:2012 Figure 2 Default specification for protective barrier



- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
 - 6 Standard scaffold clamps

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



b) Stabilizer strut mounted on block tray



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
1	First issue	07/12/1

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Project:
Land at Woodgate, Westergate

Description:
Tree Protection Plan - Demolition

Status:
For Planning

Scale: 1:200 @A0
Job Number: LAS 103

Drawn I Checked DP MP
Drawing Number: 08

Date: 09/07/2021
Revision: