



Gladman Developments Ltd

Littlebourne, Evenhill

Arboricultural Assessment

November 2023

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Gladman Developments Ltd to present the findings of an Arboricultural Assessment and survey of trees located at Littlebourne, Evenhill (hereafter referred to as the site), OS Grid Ref TR 203 574.
- 1.2 The survey was carried out on Wednesday 23rd December 2020 and resurveyed on Thursday 18th August 2022.

Scope of Assessment

- 1.3 The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard 5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*' (hereafter referred to as BS5837). The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.
- 1.4 The guidance also provides recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development; demolition operations and future construction processes so that a harmonious and sustainable relationship between any retained trees and built structures can be achieved.
- 1.5 The purpose of the report is therefore to firstly, present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.
- 1.6 This report has been produced to accompany a planning application for residential application and has included an assessment of any impact to the tree cover. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development.

Site description

- 1.7 The site was located in the Kent village of Littlebourne, approximately three and a half miles from Canterbury and comprised of two arable fields. Due to the historic use of the land, the site was relatively devoid of central tree cover. Trees were predominantly found around the periphery and were native and mainly mature in age. To the north and south of the site were further arable field parcels. Bekesbourne Lane ran along the southern boundary and the A257 Canterbury Road was located to the west of the site. Lying to the east of the assessment area was Howletts Wild Animal Park.

2.0 PLANNING POLICY

National Planning Policy Framework September 2023

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated September 2023.
- 2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) approving development proposals that accord with an up-to-date development plan without delay'. In the absence of a development plan or the development plan is out of date, the acting LPA should grant planning consent so far as the development proposals do not breach the policies and guidance outlined in the NPPF.
- 2.3 In relation to arboriculture, the NPPF also states that:
- 2.4 131 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 50), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users' (footnote 50: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)
- 2.5 180 I 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 63) and a suitable compensation strategy exists';
- 2.6 and provides specific guidance that:
- 2.7 180 (d) 'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity'.
- 2.8 With reference to paragraph 180 I, examples of what is deemed to be 'wholly exceptional' are included within Footnote 63 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

Statutory Considerations

- 2.9 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) in order to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location. Under a TPO it is a criminal offence to cut down, top, lop, uproot or willfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA. Anyone

found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

- 2.10 No direct consultation with the Local Planning Authority has taken place, however, it is understood having used the online search facility on the website for the Local Planning Authority, Canterbury City Council that there are no Tree Preservation Orders that would apply to any trees present on, or in close proximity to the assessment site, however trees situated along the boundary with the A257 are situated within the Littlebourne Conservation Area, further details are given in Chapter 3.
- 2.11 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the Monday 21st December 2020.

Non-Statutory Considerations

- 2.12 In order to compile existing baseline information on relevant arboricultural considerations information was requested from both statutory and non-statutory nature conservation organisations. The Multi Agency Geographic Information for the Countryside (MAGIC)¹ website highlights tree cover within the site as or included within the following:
- The Priority Habitat Inventory, Deciduous Woodland
 - The National Forestry Inventory
- 2.13 The MAGIC search highlighted no non-statutory arboricultural constraints.

3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable and systematic way.
- 3.2 Trees have been assessed as groups, and hedgerows where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
- 3.3 An assessment of individual trees within groups and hedgerows has been made where a clear need to differentiate between them, for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

¹ <http://magic.defra.gov.uk/>

BS5837 Categories

- 3.4 Trees have been divided into one of four categories based on Table 1 of BS5837, '*Cascade chart for tree quality assessment*'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B and C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (I, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.6 **Category (U) – (Red):** Trees which are unsuitable for retention and are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees within this category are:
- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
 - Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
 - Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low-quality trees suppressing adjacent trees of better quality.
 - Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.
- 3.7 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:
- Sub category (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
 - Sub category (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
 - Sub category (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.
- 3.8 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:
- Sub category (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.

- Sub category (ii) trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
- Sub category (iii) trees with material conservation or other cultural value.

3.9 **Category I) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Sub category (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Sub category (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Sub category (iii) trees with no material conservation or other cultural value.

Site Plans

3.10 The individual positions of trees and groups have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

3.11 As part of this assessment, a Tree Retention Plan has been prepared to show the proposed layout in relation to the existing tree cover allowing an assessment of any potential conflicts. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.

Tree Constraints and Root Protection Areas

3.12 Below ground constraints to future development are represented by tree roots and the soil environment in which they grow which needs to be protected if the tree is to be retained. Tree rooting systems are essential for the uptake of water and nutrients, serving the storage of carbohydrates for the future growth and function of the tree, and form structural anchorage and support for the stem and crown. The perceived rooting area of the tree; referred to as the root protection area (RPA) needs to be protected if the tree is to be retained.

3.13 The RPA is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. The RPA has been calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012 and requires suitable protection in order for the tree to be successfully incorporated into any future scheme. As such, the RPA of existing trees is an important material consideration when considering site constraints and planning development activities.

Where applicable the shape of the Root Protection Area has been modified to consider the presence of any nearby obstacles (existing or past) which may have restricted root growth and the likely root distribution i.e., the presence of hard standing, structures, and underground apparatus. Where groups of trees have been assessed, the Root Protection Area has been shown based on the maximum sized tree in any one group and so may exceed the Root Protection Area required for some of the individual specimens within the group. Further detailed inspection of the individual trees forming a group may be required where development impacts upon the gro

- 3.14 up.
- 3.15 Whilst it is generally accepted that a trees roots may extend far greater distances than the notional RPA, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water, and nutrients), with roots predominantly located in the upper 1,000 mm of the soil horizon; the RPA offers an accepted protective buffer from development.
- 3.16 Above ground constraints such as the current crown spread of the trees and an illustration of the shade pattern (where appropriate) have been considered and identified within the Tree Survey Plan and Tree Retention Plan indicates their potential area of shading influence.

Considerations and Limitations of the Tree Survey

- 3.17 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.
- 3.18 The statements made in this report regarding the assessed trees does not take into account the effects of extreme / adverse weather conditions, changes in land use prior to the site's development, unforeseen accidents or anti-social behaviors, such as vandalism, which occur since the date of the survey. As such, the assessment of tree condition given within applies to the date of survey and cannot be assumed to remain unchanged.
- 3.19 It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.
- 3.20 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.
- 3.21 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with current building regulations. The exact position of individual trees or species included as part of a tree group should be checked and verified on site prior to any decisions for foundation design, tree operations or construction

activity being undertaken. Further survey work would be required for calculating foundation depths in accordance with NHBC Chapter 4.2 Building near Trees.

4.0 RESULTS

4.1 A total of ten individual trees, six groups of trees and two hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees and groups of trees where examples are clearly present as per the description. Refer to the Tree Survey Plan and Appendix A – Tree Schedule for full details of the trees included in this assessment. The table below summarises the trees assessed.

Tree Schedule

- 4.2 Appendix A presents details of any individual trees, groups, hedgerows and woodlands found during the assessment including heights, diameters at breast height, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 Several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Results Summary

- 4.5 Tree stock range in quality from moderate (Category B) to low (Category C) and was good to poor overall condition. Where trees were assessed individually, these were for the most part regarded as moderate quality, whereas the trees that formed groups were mainly assessed to be of low quality in terms of retention value.
- 4.6 The majority of the tree stock was mature in age and native in origin. Tree stock was not particularly diverse with the predominant species observed being alder *Alnus glutinosa*. Other species assessed during the survey included common lime *Tilia x europaea*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, holly *Ilex aquifolium*, Leyland Cypress *Cupressocyparis leylandii* and yew *Taxus baccata*.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category– U - Unsuitable		0		0
Category A (High Quality / Value)		0		0
Category B (Moderate Quality / Value)	T1, T2, T3, T4, T5, T7, T8, T9, T10	9	G1, H1	2
Category C (Low Quality / Value)	T6	1	G2, G3, G4, G5, G6, H2	6

Individual Trees

- 4.7 The vast majority of individual trees recorded were mature common lime specimens. T1, T2, T3, T4 and T5 were all located along the southern boundary of the site adjacent to a small track which led to allotments and agricultural buildings. These five trees were all very similar in characteristics and stature. The housed typical features such as epicormic growth and minor deadwood. Arboricultural works had recently been carried out on these specimens as evidenced by fresh pruning wounds and the severing of ivy. These specimens were all regarded as being of moderate quality.
- 4.8 The only low quality individual tree found on site was located along the south eastern boundary of the site. This specimen (T6) was a mature, wild cherry *Prunus avium*. No major defects were noted, however, its form reduced its quality and life expectancy.
- 4.9 Situated offsite, beyond the south western boundary was T7, another mature common lime. This tree stood approximately 16m high with an estimated stem of 980mm. Its offsite location prevented a full inspection but from approximately 5m away, the specimen showed no major defects and housed typical features. The crown of this tree was very low and it overhung into the site with approximately 1m clearance from the ground. Insulated LV cables ran through the southern section of the crown, these had no clearance from the cables and branches were rubbings against the cables' plastic casing.
- 4.10 Three further common lime specimens (T8, T9 and T10) were located in the north western corner of the site. These three specimens were all very similar in age, characteristics and size. No evidence of any arboricultural work was present, this was evident by the copious amounts of basal growth, some of which was very well established. These trees were all regarded as being of moderate quality.

Groups of Trees

- 4.11 Six groups of trees were assessed during the survey. These groups, by virtue of the site, were all located around the periphery. The sole Category B (G1) group was found along the northern boundary and separated the site from a large residential property to the north. This group, as with all of the groups was formed mainly of alder with sporadic self-set sections of hawthorn and elder. G1 offered the site screening value and restricted views into and out of the site in this north eastern area.
- 4.12 G2-G6 were all lower quality groups due to either their smaller proportions or compromising features such as excessive pruning and flail damage. These groups were also not as dense as G1 and therefore their landscaping benefit was reduced, resulting in them being recorded as low quality, Category C groups.

Hedgerows

- 4.13 H1 was a moderate quality hedgerow that formed the eastern boundary of the site. This dense, well maintained hedge completely screened views of the adjacent road and acted as a green corridor between the individual trees on the southern boundary (T1-T5) and G1.

- 4.14 H2 was a small section of Leyland cypress hedge that formed the boundary between the site and the adjacent property located on Bekesbourne Lane. Whilst this hedgerow was impenetrable and dense, it was poorly maintained and had been subjected to poor pruning methods and flail damage.

Ancient and Veteran Trees

- 4.15 None of the assessed trees were considered as ancient or veteran trees in accordance with accepted methodologies and guidance.

Statutory Constraints

- 4.16 Following consultation, the local planning authority has been confirmed that the site falls within the Littlebourne Conservation Area. The following table details which trees are covered by the Conservation Area designation. Should the proposed works form part of a wider planning application there would be no need to ask for separate Conservation Area consent for works to trees.

Table 2: Conservation Area details

Tree No. taken from FPCR	Conservation Area
G2, H1	Littlebourne

- 4.17 Prior to any tree surgery and / or felling of protected trees it will be necessary to apply to the relevant local planning authority to gain consent for the works. For more information regarding Conservation Areas and Tree Preservation Orders it is advised that contact is made with the Local Planning Authority's arboricultural officer, or other such relevant person.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Development Framework Plan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for residential development with extensive green open space. An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows.

Table 3: Summary of Impact on Tree Stock

	Trees to be Retained	Total	Trees to be Removed in full or part	Total
Category– U - Unsuitable		0		0
Category A (High Quality / Value)		0		0
Category B (Moderate Quality / Value)	T1, T2, T3, T4, T5, T7, T8, T9, T10, G1	10	H1	1
Category C (Low Quality / Value)	T6, G3, G4, G6, H2	5	G2, G5	2

- 5.3 The proposals have been constraint lead and designed in such a way to reduce the arboricultural impact as much as possible. The vast majority of trees will be retained and incorporated into the design, which enables the mature trees to continue conferring a plethora of benefits associated with established mature trees.
- 5.4 A section of H1 will have to be removed to facilitate access and the creation of a pedestrian footway/crossing point this loss is deemed acceptable and not a detriment to the overall arboricultural quality of the site. The partial loss of this hedgerow, opens up the site for development, which will turn an arable field with limited biodiversity into an area with more tree cover and increased diversity.
- 5.5 To the north of H1 a small section of G2 will also be removed. The removal of this part of the group is necessary to create footpath/cycleway which will provide future residents with a link onto the road known as 'The Hill' which will movement to and from the wider Littlebourne area.
- 5.6 To the south of the site, in order to gain access from Bekesbourne Lane and create a pedestrian link, sections of G5 will require removal. This group was considered to be of low quality and its removal should not constrain the development on arboricultural grounds. Extensive new planting will make up for these losses.
- 5.7 A footpath / bicycle route is shown in the south western corner of the site and passes through the root protection area of T7. This conflict should be designed out at detailed design stage to ensure that the path does not encroach with the RPA of this specimen.
- 5.8 T1 and T5 are shown within a proposed area of green open space and are provided a significant buffer from any part of the built development.
- 5.9 The proposals show significant new tree planting throughout the site. Roads shown to be lined with trees, which from an aesthetic point of view, increases the amenity value of the area and from an environmental perspective, trees in this location will provide shade to pedestrians, intercept vehicular pollutants and aid in the reduction of surface water run-off. A community orchard has also been proposed which will not only mitigate for tree losses but also provide an amenity for future residents.

- 5.10 Large area of green open space will be created, this provides the opportunity to plant a diverse mix of trees which will increase biodiversity and create new green corridors that connect the site. An attenuation pools is also proposed. These offer the opportunity create wetland areas that act as an integral connection between the water and the land. Planting in this area could utilise riparian species such as *Salix sp* and *Alnus*, these both thrive in wetter areas and would quickly establish.
- 5.11 Overall, the proposals will greatly increase the canopy cover in the area, they aim to turn an arable field parcel into a residential area with tree lined avenues with areas of heavily treed green open space.

Tree Management

- 5.12 The layout of the development is currently reserved for subsequent approval. In the course of a reserved matters application pursuant to layout, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.
- 5.13 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 *Post Development Management of Existing Trees*, where there is a potential for public access in order to satisfy the landowner's duty of care. Additionally, inspections annually and following major storms should be carried out by an experienced arboriculturist or arborist to identify any potential public safety risks and to agree remedial works as required.
- 5.14 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.
- 5.15 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

6.0 NEW TREE AND HEDGEROW PLANTING

Trees

- 6.1 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).

- 6.2 In line with the NPPF all schemes should aim achieve a net gain in biodiversity value. Nationally recognised biodiversity metrics allow for the inclusion of, not limited to, newly planted scattered trees, woodlands and hedgerows as a means of compensating for loss of habitat as part of the development. Tree and shrub planting can therefore be used to contribute to this biodiversity gain.
- 6.3 To maximise biodiversity value (and contribution to net gain) native species or varieties should be specified. Such provisions can be incorporated into both the hard and soft landscaping of the scheme. It is recommended that tree and hedgerow specifications are made following consultation with guidance published by the Local Planning Authority.
- 6.4 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- 6.5 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.

Hedgerows

- 6.6 Hedgerows are identified as a Habitat of Principle Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

Rooting Environment and Soil Volumes

- 6.7 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.
- 6.8 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).
- 6.9 In a natural environment free from constraints to growth, it has been proven through research that root systems can extend up to three times the radius of the tree crown and although in an urban environment there is often insufficient space to accommodate the extent of the full potential for root growth, all efforts should be made to at least provide as much soil volume as possible.

General Planting Recommendations

- 6.10 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.11 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

General Design Principles in Relation to Retained Trees

- 6.12 In a subsequent Reserved Matters application following the final layout of the scheme, assessment of the distance of proposed development in relation to the calculated root protection area of retained trees should be made which will inform the final layout.
- 6.13 Ground investigation through the use of pneumatic excavation, such as an Air Spade and digging of trial pits, may be required should there be areas where it is not possible to modify the layout to avoid conflict with retained trees. Ground investigations would aim to determine the actual location of the physical roots without causing them damage in the process. Such an assessment would enable consideration of the practicality and suitability of certain 'tree friendly' construction methods and would better inform decision making for a design.
- 6.14 Further assessment of the impact to actual roots found during the ground investigations can then be made and solutions reached thus, greatly reducing any potential future impacts on retained trees whilst allowing the development to proceed and minimising risks to future tree health. Ultimately the aim would be to reduce conflicts between trees and buildings and achieve successful tree retention.
- 6.15 The use of "no-dig" construction methods should be considered prior to decisions being made as to the removal of each tree concerned, where conflicts between trees identified for retention and the layout arise. Such methods of construction and the use of industry led specialist engineering solutions i.e., three dimensional "load bearing" cellular confinement systems can be used particularly in the case of carriageways, footways and driveways in order to avoid unnecessary losses of trees.
- 6.16 The routing of below ground services should also be considered with regard to the retained trees as part of a subsequent reserved matters application pursuant to layout. As recommended by the guidance given in section 7.7 of BS5837 services, where possible, should not encroach within the Root Protection Areas of retained trees. If below-ground services are proposed within a Root Protection Area, modifications to the alignment of the service route may need to be made in order to minimise adverse effects on root stability and overall tree health.
- 6.17 Consideration may also need to be given to the potential for tree roots of newly planted trees and hedgerows to affect or compromise the future services. As far as feasible, it would be preferable that proposed services near both the existing and any new planting should be ducted for ease of access and maintenance and grouped together to minimise any future disturbance.

7.0 TREE PROTECTION MEASURES

- 7.1 Retained trees will be adequately protected during works ensuring that the calculated root protection area for all retained trees can be appropriately protected through the erection of the requisite tree protection barriers. Measures to protect trees should follow the guidance in BS5837 and will be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

- 7.2 All trees retained on site will be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 7.3 Barriers will be erected prior to commencement of any construction work and before demolition including erection of any temporary structures. Once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone. Fencing and barriers will not be removed or altered without prior consultation with the Project Arboriculturist.
- 7.4 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 7.5 Where it has been agreed, construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.
- 7.6 Confirmation that tree protective fencing or other barriers have been set out correctly should be gained prior to the commencement of site activity.

Tree Protection Barriers

- 7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground. For particular areas where construction activity is anticipated to be of a more intense nature, supporting struts, acting as a brace should be added and fixed into position through the application of metal pins driven into the ground to offer additional resistance against impacts.
- 7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity. The recommended methods of fencing specifications for this site have been illustrated in Appendix B.

- 7.10 It may be appropriate on some sites to use temporary site offices, hoardings and lower level barrier protection as components of the tree protection barriers. Details of the specific protection barriers for the site can be provided should the application be approved, as part of a site specific Arboricultural Method Statement for a Reserved Matters application and in accordance with the guidance contained within BS5837.

Protection outside the exclusion zone

- 7.11 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.
- 7.12 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development. Protection fencing signs can be provided upon request.
- 7.13 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are in close proximity to retained trees.
- 7.14 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 7.15 No fires will be lit where flames are anticipated to extend to within 5m of tree foliage, branches or trunk, taking into consideration wind direction and size of fire.
- 7.16 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 7.17 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

Protection of Trees Close to the Site

- 7.18 A number of trees were located on the boundaries of the site and therefore the root protection area and crown spread of these trees will need to be protected in the same way as all the retained trees within the site. All trees located outside the boundaries of the assessment site yet within close proximity to works should be adequately protected during the course of the development by barriers or ground protection around the calculated root protection area.
- 7.19 Any trees which are to be retained and whose Root Protection Areas may be affected by the development should be monitored, during and after construction, to identify any alterations in quality with time and to assess and undertake any remedial works required as a result.

Protection for Aerial Parts of Retained Trees

- 7.20 Where it is deemed necessary to operate wide or tall plant within close proximity to trees it is best advised that appropriate, but limited tree surgery, be carried out beforehand to remove any obstructive branches as any such equipment would have potential to cause damage to parts of the crown material, i.e., low branches and limbs, of retained trees within the protective barriers.

This is termed as 'access facilitation pruning' within BS5837. Any such pruning should be undertaken in accordance with a specification prepared by an arboriculturist.

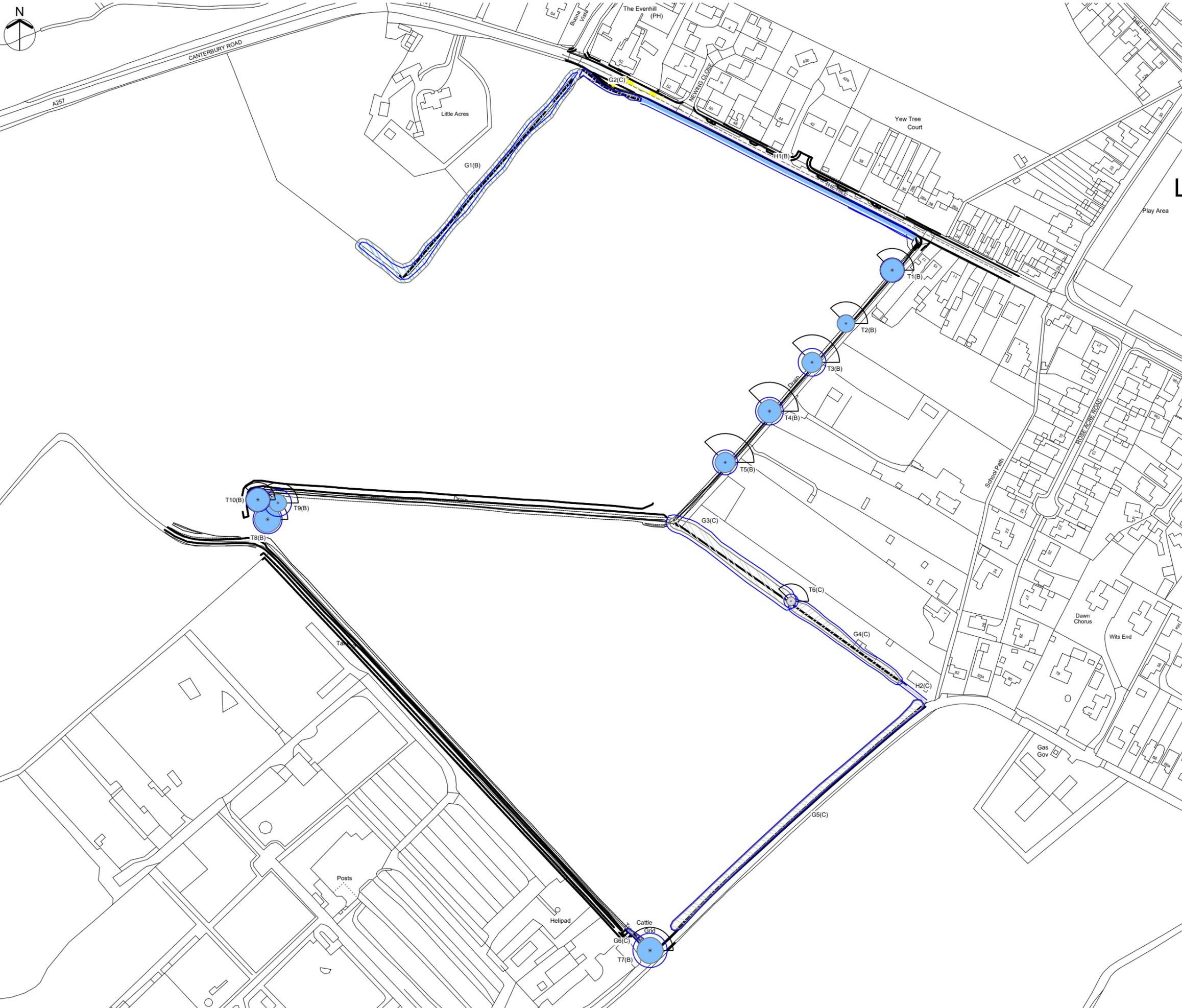
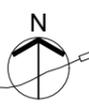
- 7.21 A pre-commencement site meeting with contractors who are responsible for operating machinery is advised to firstly highlight the potential for damage occurring to tree crowns and to ensure that extra care is applied when manoeuvring machinery during such operations within close proximity to retained trees to avoid any contact.
- 7.22 In the event of having caused any branch or limb damage to retained trees it is strongly recommended that suitable tree surgery be carried out, in accordance with British Standard 3998:2010 and in agreement with the Local Planning Authority prior to correcting the damage, upon completion of development.

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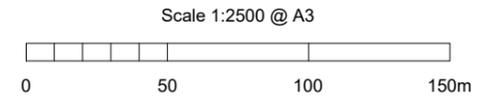
Tree Survey Plan (9538-T-01)

Tree Retention Plan (9538-T-02)



KEY

-  Category B - Trees / Groups of Moderate Quality (BS 5837:2012)
-  Category C - Trees / Groups of Low Quality (BS 5837:2012)
-  Hedgerow (Colour indicates BS5837:2012 Category)
-  Root Protection Area (The RPA has been altered where appropriate to reflect underground constraints)
-  T1 (A)
G1 (A) Individual / Group Number and BS5837:2012 Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)



NOTES

All dimensions to be verified on site. Do not scale this drawing, use figured dimensions only. All discrepancies to be clarified with project Arboriculturalist. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

Drawing has been produced in colour and is based on digital information in .dwg format, aerial images and/or GPS location where appropriate. A monochrome copy should not be relied upon. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculating foundation depths.

Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by the project Arboriculturalist should works commence 12 months after the date of this survey.

SOME TREES MAY BE SUBJECT TO STATUTORY CONSTRAINTS. IT IS THEREFORE ADVISED THAT NO WORKS SHOULD BE UNDERTAKEN TO ANY TREES ILLUSTRATED HEREIN WITHOUT FIRST OBTAINING THE RELEVANT AUTHORISATION TO DO SO UNLESS AGREED AS PER THE APPROVED PLANS THROUGH PLANNING CONSENT.

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rev	date	description	by
-	24.12.20	First Issue	AW
A	22.01.21	Reduced Area	AW
B	24.08.22	Resurvey	AW



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- environmental assessment ■
- landscape design ■
- urban design ■
- ecology ■ FPCR Environment and Design Ltd
- architecture ■ Lockington Hall
- arboriculture ■ Lockington Derby DE74 2RH

t: 01509 672772
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

client
Gladman Developments Ltd

project
**Littlebourne
Evenhill**

drawing title
TREE SURVEY PLAN

scale
1:2500 @ A3

drawn/checked
AW/TCB

date
August 2022

drawing number
9538-T-01

rev
B



KEY

-  Tree/Group to be Retained
-  Tree/Group to be removed to facilitate the proposals
-  Hedgerow Proposed to be Retained and Incorporated into the New Development
-  Hedgerow Proposed to be Removed to Facilitate the Development upon Approval of the Application
-  Root Protection Area (The RPA has been altered where appropriate to reflect underground constraints)
-  Individual / Group Number and BS5837:2012 Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
-  Individual / Group Number to be Removed and BS 5837:2012 Category

Scale 1:2500 @ A3



NOTES

All dimensions to be verified on site. Do not scale this drawing, use figured dimensions only. All discrepancies to be clarified with project Arboriculturalist. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

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Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by the project Arboriculturalist should works commence 12 months after the date of this survey.

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-	24.12.20	First Issue	AW
A	22.01.21	Updated Layout	AW
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C	19.10.22	Updated Layout	AW
D	14.11.22	Updated Layout	AW
E	04.01.23	Updated Layout	AW
F	08.02.23	Updated Layout	AW
G	14.11.23	Updated Layout	AW

rev	date	description	by
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- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
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- arboriculture

FPCR Environment and Design Ltd
 Lockington Hall
 Lockington
 Derby DE74 2RH

t: 01509 672772
 e: mail@fpcr.co.uk
 w: www.fpcr.co.uk

client
Gladman Developments Ltd

project
**Littlebourne
Evenhill**

drawing title
TREE RETENTION PLAN

scale
1:2500 @ A3

drawn/checked
AW/TCB

date
November 2023

drawing number
9538-T-02

rev
G

CAD file: K:\9500\9538\ARB\Plans\Tree Retention Plan.dwg

Littlebourne, Evenhill

Appendix A – Tree Schedule

Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category U - Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: <ul style="list-style-type: none"> • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy 	

Structural Condition	Physiological Condition
Good - No significant structural defects	Good - No significant health problems
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead

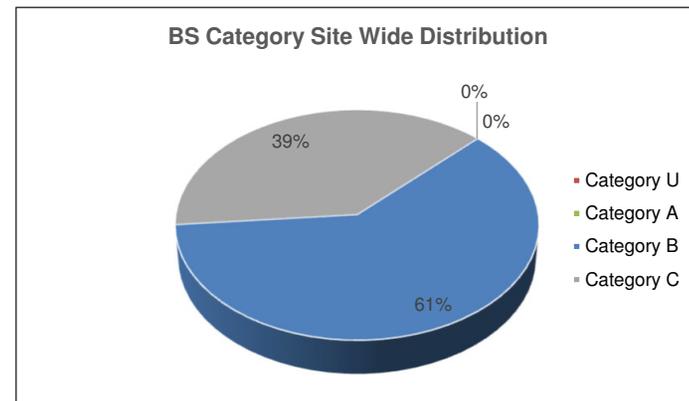
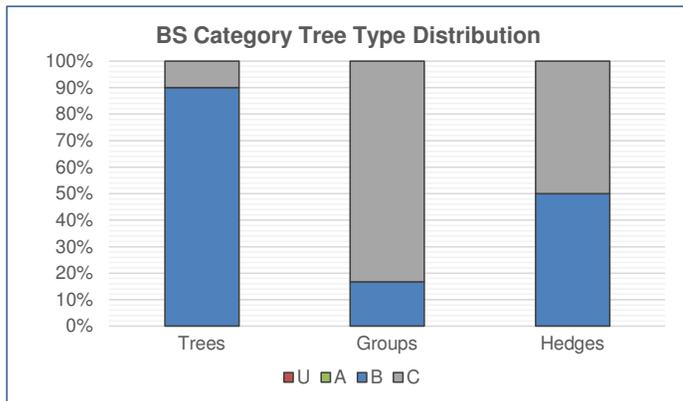
Root Protection Area (RPA)
<ul style="list-style-type: none"> • The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U		0		0
Category A		0		0
Category B	T1, T2, T3, T4, T5, T7, T8, T9, T10	9	G1, H1	2
Category C	T6	1	G2, G3, G4, G5, G6, H2	6
	Total	10	Total	8

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	Common Lime Tilia x europaea	15	est 700	8	M	F	Base obscured Branch stubs evident Broken branches evident Characteristic for species Crossing and rubbing branches Epicormic growth evident within the crown Light ivy cover Low crown form Minor dead wood evident in the crown (<75mm) No major defects were noted Pruning wounds noted	222	8.4	B (i)
T2	Common Lime Tilia x europaea	15	est 500	6	M	F	Base obscured Branch stubs evident Broken branches evident Characteristic for species Crossing and rubbing branches Epicormic growth evident within the crown Light ivy cover Minor dead wood evident in the crown (<75mm) No major defects were noted Pruning wounds noted Established epicormic growth at base	113	6.0	B (i)
T3	Common Lime Tilia x europaea	19	est 800	7	M	F	Base obscured Branch stubs evident Broken branches evident Characteristic for species Crossing and rubbing branches Epicormic growth evident within the crown Light ivy cover Minor dead wood evident in the crown (<75mm) No major defects were noted Pruning wounds noted Hung up limb in canopy	290	9.6	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T4	Common Lime <i>Tilia x europaea</i>	20	est 800	8	M	F	Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Characteristic for species Crossing and rubbing branches Epicormic growth evident within the crown Light ivy cover Minor dead wood evident in the crown (<75mm) No major defects were noted Pruning wounds noted	290	9.6	B (i)
T5	Common Lime <i>Tilia x europaea</i>	20	est 720	7	M	F	Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Characteristic for species Crossing and rubbing branches Epicormic growth evident within the crown Light ivy cover Minor dead wood evident in the crown (<75mm) No major defects were noted Pruning wounds noted	235	8.6	B (i)
T6	Wild Cherry <i>Prunus avium</i>	12	320	3	M	F	Situated within boundary group Twin stemmed No major defects Typical form and characteristics Flail damage	46	3.8	C (i)
T7	Common Lime <i>Tilia x europaea</i>	16	Over ivy 980	9	M	F	Base obscured Branch stubs evident Broken branches evident Characteristic for species Situated offsite Ivy cover to crown break Low crown which overhangs into site LV cables run through crown Dense ivy prevented a full inspection	434	11.8	B (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T8	Common Lime <i>Tilia x europaea</i>	14	840	9	M	G	Low crown which touches ground level Open and even crown Typical and characteristic of species Light ivy cover	319	10.1	B (i)
T9	Common Lime <i>Tilia x europaea</i>	14	est 780	6	M	F	Basal suckers present Base obscured Branch stubs evident Broken branches evident Characteristic for species Large epicormic limb growing towards north from ground level	275	9.4	B (i)
T10	Common Lime <i>Tilia x europaea</i>	12	est 700	8	M	F	Basal suckers present Base obscured Branch stubs evident Broken branches evident Characteristic for species Copious amounts of established basal epicormic growth	222	8.4	B (i)

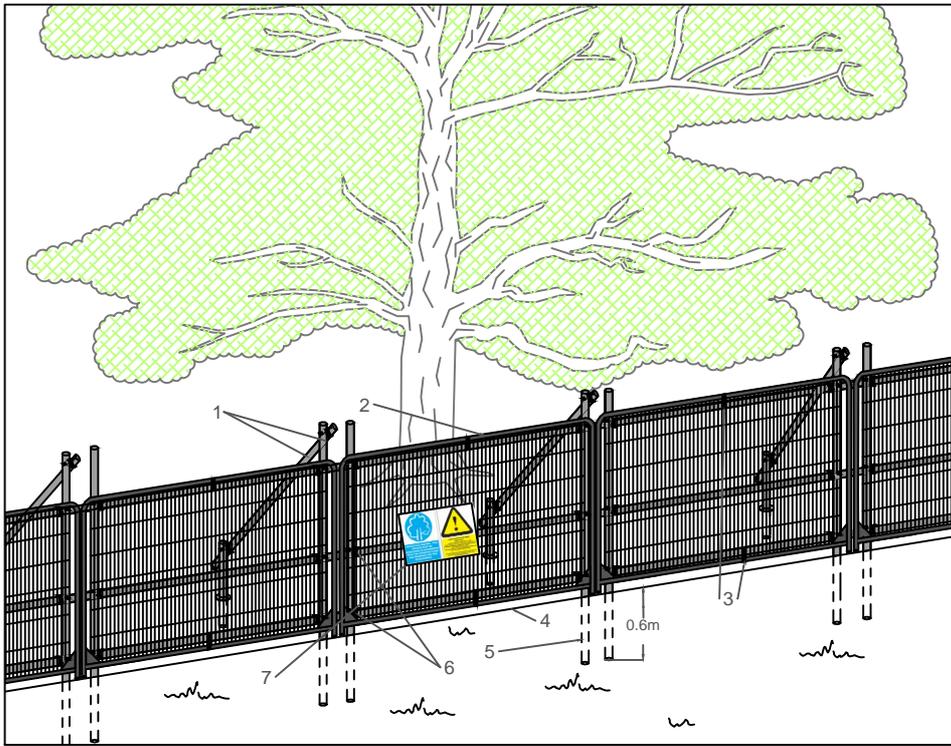
Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Elder Sambucus nigra Alder Alnus glutinosa Holly Ilex aquifolium	18	avg 380	7	M	F	Bark wounds noted Broken branches evident Group of alder with holly and elder understory Linear group of trees planted as a screen Light ivy cover Flail damage to lower crown Crowns overhang into site with approximately 4m clearance from ground level Larger trees found to east of group	65	4.6	B (ii)
G2	Alder Alnus glutinosa Holly Ilex aquifolium English Oak Quercus robur Elder Sambucus nigra	4	avg 240	3	M	P / F	Group located along north eastern boundary Single stemmed alder with holly understory Flail damage Dense ivy Heavily reduced	26	2.9	C (ii)
G3	Hazel Corylus avellana Holly Ilex aquifolium	7	avg 12x 100	4	EM	F	Boundary group Coppiced form No major defects Flail damage	54	4.2	C (ii)
G4	Alder Alnus glutinosa Hazel Corylus avellana Elder Sambucus nigra Hawthorn Crataegus monogyna	13	avg 280	4	M	P / F	Single trees forming a linear group of alder Reduced at 10m with epicormic growth from that pruning point Light ivy throughout Dense undergrowth	35	3.4	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G5	Elder Sambucus nigra Hawthorn Crataegus monogyna Alder Alnus glutinosa Yew Taxus baccata	11	avg 300	3	M	F	Bark wounds noted Base obscured Branch stubs evident Broken branches evident Characteristic for species Compacted ground at the base Single stemmed alder with occasional self set yew elder and hawthorn at base	41	3.6	C (ii)
G6	Alder Alnus glutinosa	12	avg 300	3	M	F	Bark wounds noted Base obscured Branch stubs evident Broken branches evident Characteristic for species Compacted ground at the base Single stemmed situated adjacent to farm track Dense ivy	41	3.6	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Hawthorn <i>Crataegus monogyna</i>	3	avg 120 120 120	1	M	F	Well maintained dense hedgerow running along Easter boundary of site Dense ivy cover throughout Sections of hawthorn growing up telegraph pole where it has bit been flailed Occasional gaps	20	2.5	B (ii)
H2	Leyland Cypress <i>Cupressocyparis leylandii</i>	4	est 140	1	M	P / F	Boundary hedgerow Flail damage	9	1.7	C (ii)

Littlebourne, Evenhill

Appendix B – Protective Fencing Specification



Standard specification for protective barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Above ground stabilising systems

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

NOTES

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 architecture ■ Lockington
 arboriculture ■ Derby DE74 2RH

t: 01509 672772
 f: 01509 674565
 e: mail@fpcr.co.uk
 w: www.fpcr.co.uk

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APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

CAD file: S:\Arb resources\Basic Templates\Tree Protection\Appendix B - Protective Fencing A4.dwg