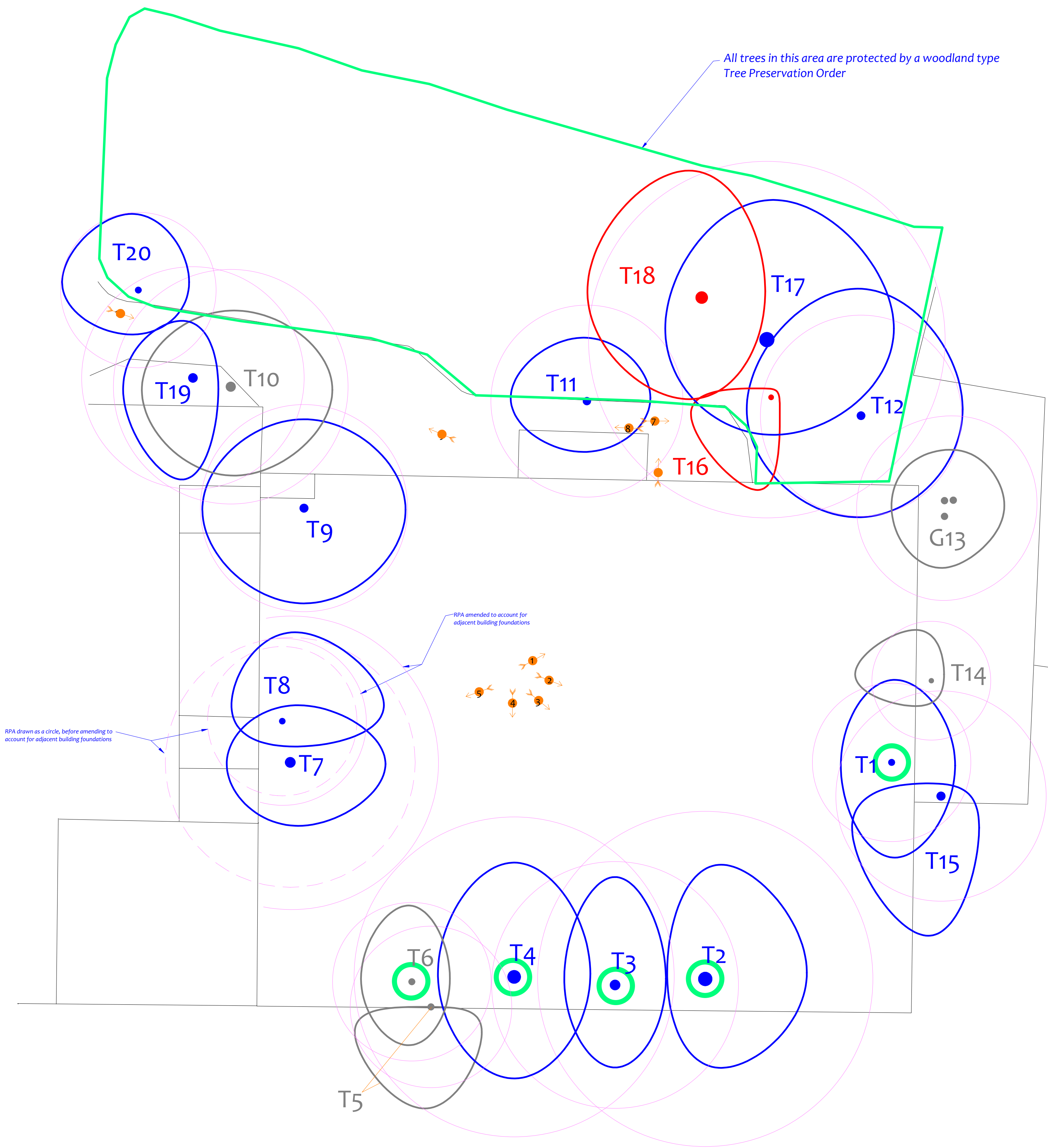




Tree Constraints Plan
(Existing Layout)



Photographs



Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m ²	Square (m)
T1	Beech	18	6.2	122	11.1
T2	Sycamore	20	13.2	547	23.4
T3	Sycamore	19	9.7	297	17.2
T4	Sycamore	21	12.6	499	22.3
T5	Goat Willow	7	6.4	127	11.3
T6	Sycamore	16	6.2	122	11.1
T7	Sycamore	16	9.8	304	17.4
T8	Ash	14	5.9	109	10.4
T9	Sycamore	19	8.2	208	14.5
T10	Horse Chestnut	12	9.2	268	16.4
T11	Oak	16	7.6	180	13.4
T12	Oak	20	7.9	197	14.0
G13	Sycamore	8	6.6	137	11.7
T14	Sycamore	17	4.7	69	8.3
T15	Beech	21	8.3	215	14.7
T16	Beech	8	5.0	80	8.9
T17	Beech	24	14.0	619	24.9
T18	Beech	24	11.5	417	20.4
T19	Horse Chestnut	16	8.8	241	15.5
T20	Horse Chestnut	17	9.0	254	16.0
T21	Sycamore	20	6.1	118	10.8



Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees

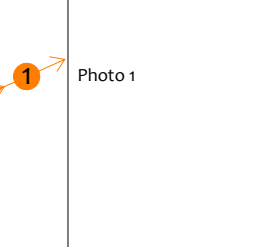
Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.



Tree Constraints Plan

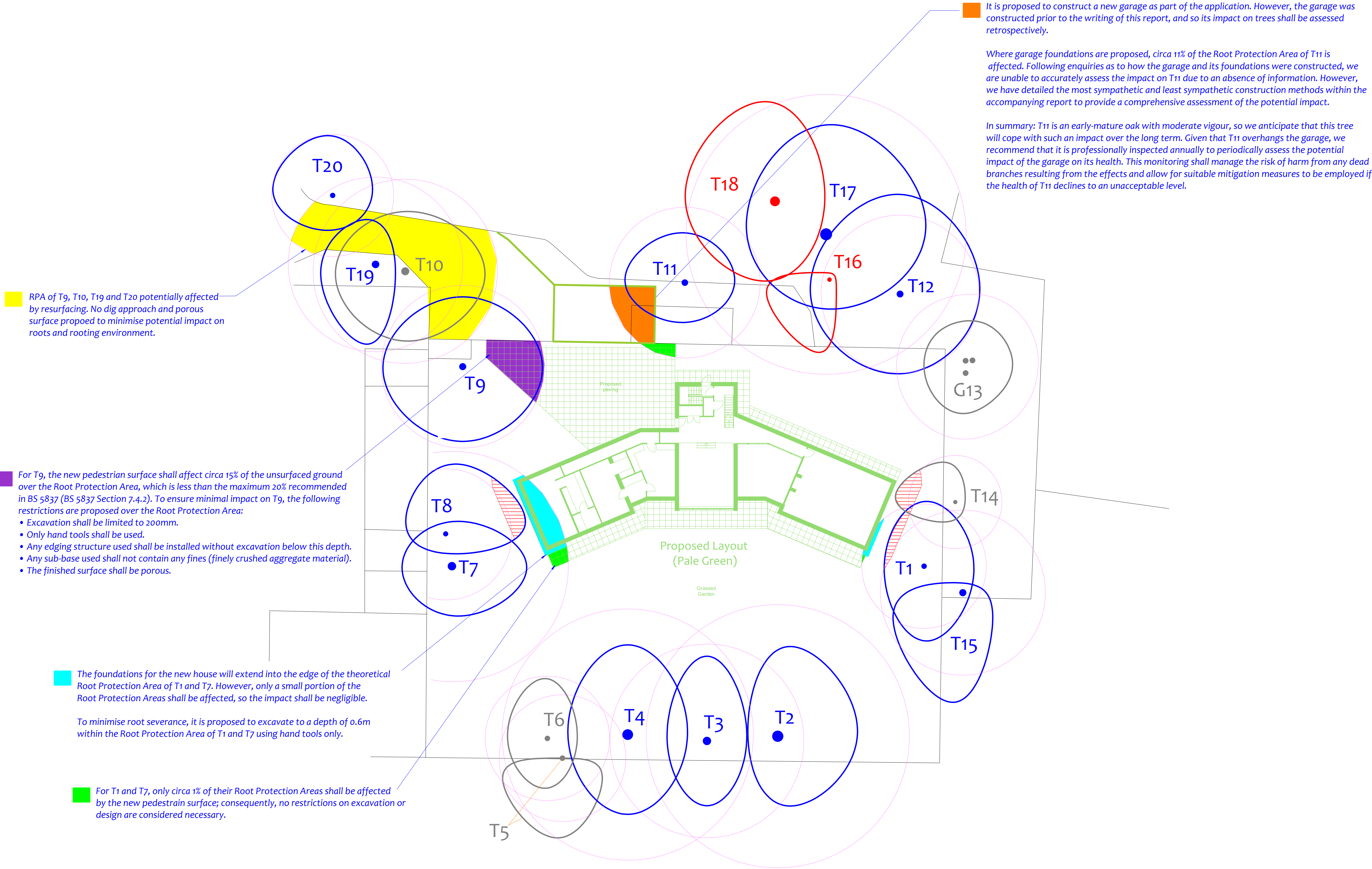
	BS 5837 Root Protection Area (radius = 12xstem diameter)	
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.	
	Root Protection Area having been amended to account for site conditions	
T1 = Tree No 1	G2 = Group No 2	H3 = Hedge No 3



MN = Measured North:
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.



Impact Assessment Plan
(Existing Layout with Proposals Overlaid)



Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m ²	Square (m)
T1	Beech	18	6.2	122	11.1
T2	Sycamore	20	13.2	547	23.4
T3	Sycamore	19	9.7	297	17.2
T4	Sycamore	21	12.6	499	22.3
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T7	Sycamore	16	9.8	304	17.4
T8	Ash	14	5.9	109	10.4
T9	Sycamore	19	8.2	209	14.5
T10	Horse Chestnut	12	9.2	268	16.4
T11	Oak	16	7.6	180	13.4
T12	Oak	20	7.9	197	14.0
G13	Sycamore	8	6.6	137	11.7
T14	Sycamore	17	4.7	69	8.3
T15	Beech	21	6.3	215	14.7
T16	Beech	8	5.0	80	8.9
T17	Beech	24	14.0	619	24.9
T18	Beech	24	11.5	417	20.4
T19	Horse Chestnut	16	8.8	241	15.5
T20	Horse Chestnut	17	9.0	254	16.0
T21	Sycamore	20	6.1	118	10.8

Drawing No: CCL 09318C / IAP Rev: 1

Title: Impact Assessment Plan (Existing Layout with Proposals Overlaid)

Site: Warren Court OL10 1RN

Scale: 1:200 Paper Size: A1

CROWN
Arboricultural Consultants
01823 316660

Tree Retention Categories
Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan
(Existing Layout with Proposals Overlaid)

BS 5837 Root Protection Area (radius = 12xstem diameter)

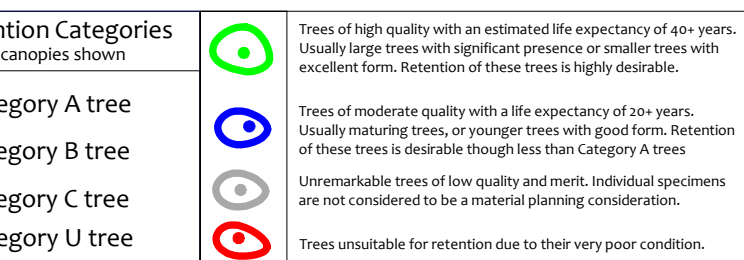
Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for for site conditions

X Tree to be removed to facilitate the proposal

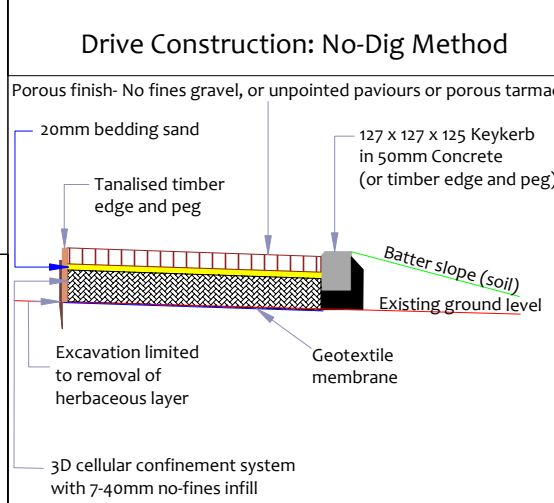
X Tree to be removed due to its low quality

Construction Exclusion Zones	
6-7.1	Within Construction Exclusion Zones (shaded purple on the Tree Protection Plan) the following restrictions shall apply: - Tree Protection Barriers shall be erected and maintained throughout the entire project as indicated on the Tree Protection Plan and specified in Section 9 - <i>Tree Protection Barriers</i>. - No construction activity whatsoever shall occur. - No vehicles or plant machinery shall be driven or parked. - No tree works, other than those specified in this report shall be undertaken. - No alterations of ground levels or conditions. - No chemicals or cement washings permitted. - No excavation whatsoever shall occur. - No temporary structures. - No spoil shall be stored. - No fires shall be permitted. - All hazardous materials (including non-essential cement products) shall be forbidden.
6-7.2	Where hard surfaces are to be removed, this shall be done using hand tools or mechanical excavators operating from outside the Construction Exclusion Zone and marshalled by the appointed arboret.
6-7.3	Any structures shall be removed manually and without mechanical excavation.
6.8. All Restricted Activity Zones	
6.8.1	Within all these zones (indicated on the Tree Protection Plan) the following restrictions apply: - Only essential and specified works shall be permitted. - Operations within these zones shall be supervised as specified within the Inspection Schedule in Section 7. - All excavation and lifting of surfaces shall be undertaken using hand operated tools or a mechanical excavator operating from outside the Restricted Zone and carefully marshalled by the local authority tree officer or an appointed arboret. - No materials or spoil shall be stored. - No fires shall be permitted. - All hazardous materials (including non-essential cement products) shall be forbidden.
6.8.2	Further restrictions specific to each zone are specified below:
6.9. Restricted Activity Zone A	
6.9.1	Within these zones (indicated on the Tree Protection Plan) access will be required to facilitate construction. The following restrictions shall apply: - No permanent or temporary structures shall be erected without written approval from the local authority. - Ground protection measures shall be installed as specified in Section 10 - <i>Ground Protection Measures</i>. These shall remain in place throughout the entire construction phase. - Vehicles or plant machinery in excess of 2 tonnes shall not be permitted in this area. - Existing ground levels shall be retained undisturbed. - Any resurfacing or installation of new hard surfaces shall be done in accordance with the Guidelines in Section 11 - <i>New Surfaces</i>. - Excavation shall be limited to the adjacent foundations and trenches immediately alongside the proposed building foundations (if required for underground services). Such trenches shall be excavated using hand tools or a mechanical excavator operating from outside the Restricted Zone and carefully marshalled by the appointed arboret. - No further excavation shall occur in excess of 25mm depth without consulting the appointed arborist and obtaining approval from the local authority. - If roots are encountered in excess of 25mm diameter, they shall be retained wherever possible and protected with damp sacking during times that they are unearthed. Any roots in excess of 50mm that need to be severed shall be pruned with secateurs. - Storage of materials shall be limited to that which is required for the task in hand. Heavy materials that require storage for more than two days shall be stored outside the Restricted Zone. - No machinery in excess of 2m tall shall pass through or operate in this zone unless carefully marshalled in order to avoid damage to branches.
6.10. Restricted Activity Zone B	
6.10.1	Within this zone (indicated on the Tree Protection Plan) it is proposed to install building foundations.
6.10.2	In order to minimise the impact on roots, it is proposed to utilise the Hand Dig Method specified in Section 12. This shall be overseen by the local authority tree officer or an appointed arboret.
6.11. Restricted Activity Zone C	
6.11.1	Within this zone (indicated on the Tree Protection Plan) it is proposed to install a new surface.
6.11.2	The following restrictions shall apply: - No other building works shall be permitted. - Tree protection barriers shall be installed as indicated on the Tree Protection Plan. These shall remain in place until the new surface is being installed. - Ground protection measures shall be installed as specified in Section 10 - <i>Ground Protection Measures</i>, and shall remain in place until the new surface is installed. (Any existing hard surfacing may be retained in place of ground protection measures.) - The new surface shall be installed according to the <i>No-Dig</i> method as specified in Section 11 - <i>Surfaces</i>. - No vehicles or machinery shall pass over this area prior to the installation of the new surface unless ground protection measures are in place.
6.12. Restricted Activity Zone D	
6.12.1	Within this zone (indicated on the Tree Protection Plan) it is proposed to install pedestrian surfacing. The following restrictions shall apply: - No other building works shall be permitted. - Ground protection measures shall be installed as specified in Section 10 - <i>Ground Protection Measures</i> and shall remain in place until the new surface is installed. (Any existing hard surfacing may be retained in place of ground protection measures.) - Excavation shall be undertaken using hand tools only. - Excavation shall be limited to 200mm, including any existing vegetation or turf. - Any edging structure used shall be installed without excavation below this depth. - Any sub-base used shall not contain any fines (finely crushed aggregate material). - No fires shall be permitted. - All hazardous materials (including non-essential cement products) shall be forbidden. - Pavements to be used and dry jointed (i.e. no mortar joints) to permit infiltration of rain water through to the ground beneath.



	BS 5837 Root Protection Area (radius = 12xstem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions

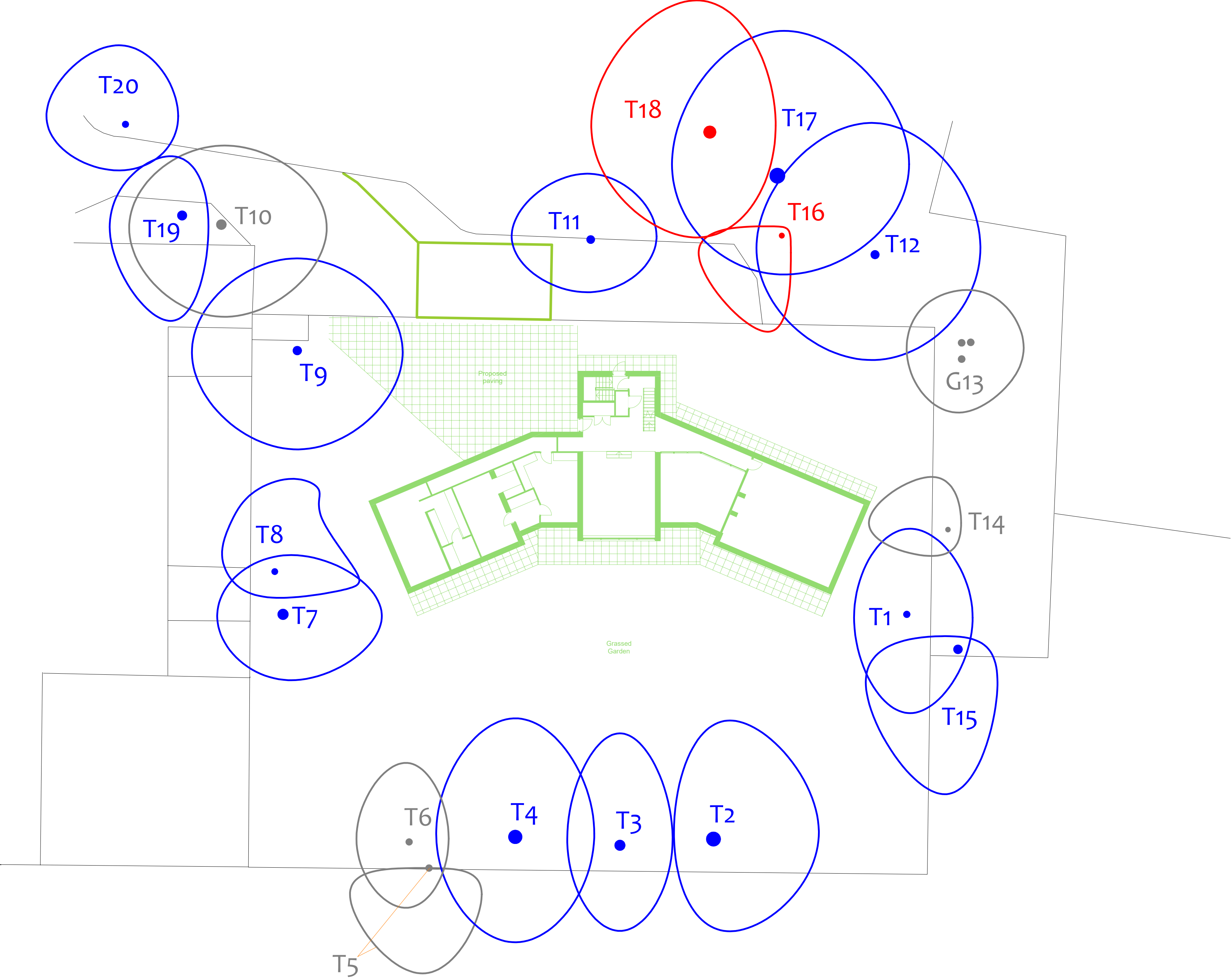
T1 = Tree No 1 **G2** = Group No 2 **H3** = Hedge No 3





Proposed Layout Plan

(Showing Only Retained Trees)



Drawing No: CCL 09318C / PLP Rev: 1
Title: Proposed Layout Plan (After Vegetation Removal)
Site: Warren Court OL10 1RN
Scale: 0 5 10m 1:200
Paper Size: A1



Tree Retention Categories
Stems & canopies shown
Category A tree
Category B tree
Category C tree
Category U tree

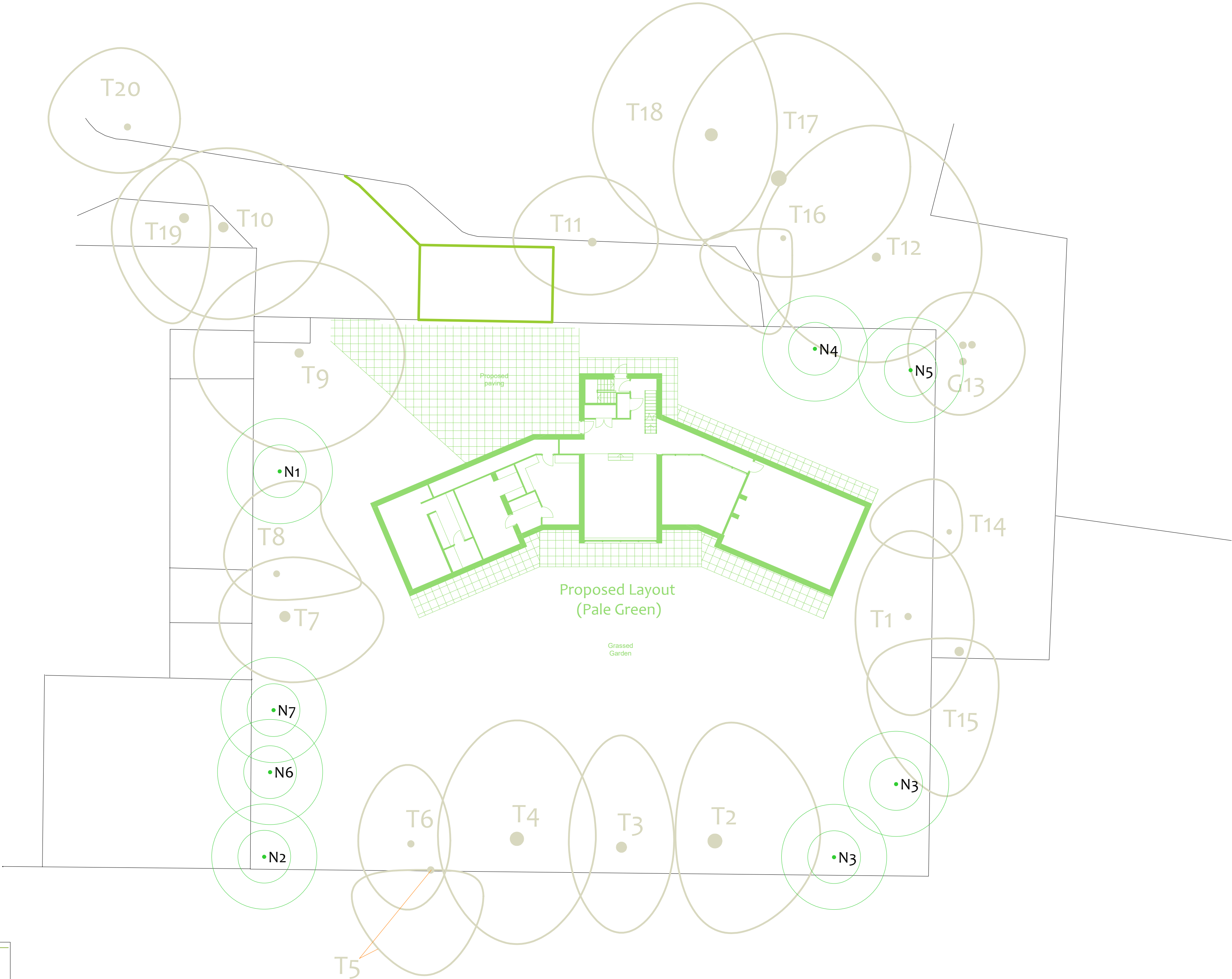
Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.
Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Trees unsuitable for retention due to their very poor condition.

Proposed Layout Plan

Tree Ref.	Species	Height (m)	Root Protection Area			
			Radius (m)	m ²	Square (m)	
T1	Beech	18	6.2	122	11.1	
T2	Sycamore	20	13.2	547	23.4	
T3	Sycamore	19	9.7	297	17.2	
T4	Sycamore	21	12.6	499	22.3	
T5	Goat Willow	7	6.4	127	11.3	
T6	Sycamore	16	6.2	122	11.1	
T7	Sycamore	16	9.8	304	17.4	
T8	Ash	14	5.9	109	10.4	
T9	Sycamore	19	8.2	209	14.5	
T10	Horse Chestnut	12	9.2	266	16.4	
T11	Oak	16	7.6	180	13.4	
T12	Oak	20	7.9	197	14.0	
G13	Sycamore	8	6.6	137	11.7	
T14	Sycamore	17	4.7	69	8.3	
T15	Beech	21	8.3	215	14.7	
T16	Beech	8	5.0	80	8.9	
T17	Beech	24	14.0	619	24.9	
T18	Beech	24	11.5	417	20.4	
T19	Horse Chestnut	16	8.8	241	15.5	
T20	Horse Chestnut	17	9.0	254	16.0	
T21	Sycamore	20	6.1	118	10.8	



Proposed Planting Plan



Ref No	Species		N°	Size	
N1	Yew	Taxus baccata	1	Standard	8-10cm girth, 2.5-3m height
N2	Purple Beech	Fagus sylvatica 'purpurea'	1	Standard	8-10cm girth, 2.5-3m height
N3	Scots Pine	Pinus sylvestris	2	Standard	8-10cm girth, 2.5-3m height
N4	Weeping Birch	Betula pendula 'Tristis'	1	Standard	8-10cm girth, 2.75-3m height
N5	Japanese Flowering Cherry	Prunus 'Shirotae'	1	Standard	8-10cm girth, 2.5-3m height
N6	Tibetan Cherry	Prunus serrula	1	Standard	8-10cm girth, 2.5-3m height
N7	Crab Apple	Malus 'Red Sentinel'	1	Standard	8-10cm girth, 2.5-3m height

Drawing No:	CCL 09318C / PPP Rev: 1
Title:	Proposed Planting Plan
Site:	Warren Court OL10 1RN
Scale:	0 5 10m 1:2000
Paper Size:	A1



Proposed Tree Planting	
	Proposed new tree reference N1, showing future canopy at 3m and 4m (radius)

Proposed Planting Plan

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m²	Square (m)
T1	Beech	18	6.2	122	11.1
T2	Sycamore	20	13.2	547	23.4
T3	Sycamore	19	9.7	297	17.2
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T18	Beech	24	11.5	417	20.4
T19	Horse Chestnut	16	8.8	241	15.5
T20	Horse Chestnut	17	9.0	254	16.0
T21	Sycamore	20	6.1	118	10.8