

**CAMDEN GOODS YARD,  
CAMDEN**

**ARBORICULTURAL METHOD  
STATEMENT**

A Report to: St George

Report No: RT-MME-151076-01  
Revision C

Date: December 2019



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## REPORT VERIFICATION

This study has been undertaken in accordance with British Standard 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

Report Version	Date	Completed by:	Checked by:	Approved by:
Final	26/11/2019	Dean Moore Dip Arb (Senior Arboricultural Consultant)	Duncan Smith BSc (Hons) M.Arbor.A (Arboricultural Manager)	Dr Philip Fermor CEnv, MCIEEM (Managing Director)
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The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

## VALIDITY OF DATA

The findings of this study are based upon the data provided by the client (listed within Table 1.1, Section 1.1). If the development proposals change then this report will require updating to ensure that all aspects are covered within this document and the trees are adequately protected during the development.

## NON-TECHNICAL SUMMARY

Middlemarch Environmental Ltd has been commissioned by St George West London Limited to compile an Arboricultural Method Statement in respect of the proposed development of land off Chalk Farm Road in Camden.

The proposed development of the site includes the construction of a residential-led, mixed-use development, including a supermarket, petrol filling station, and office and retail buildings.

This document has been prepared to provide the information necessary for discharge of Condition 29A of the Planning Permission ref. 2017/3847/P (as amended by application 2019/2962/P) which states:

*“A. Prior to commencement of any works on the PFS land parcel, details demonstrating how the four street trees (identified as 90-93 on approved drawing 105 (Rev D03) Tree retention and removal) shall be protected during construction, shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. The trees shall be retained and protected from damage in accordance with the approved protection details.”*

Section 2 of this report details the specific measures to be adopted to ensure the protection of retained trees during the proposed development.

The site contractor must ensure that they read and understand all the information within Section 2 prior to commencement of any onsite works.

It should be noted that, as detailed in Section 2.17, an inspection audit of the site hoarding, undertaken by the Project Arboriculturist, should be arranged, once the site hoarding has been installed. Additionally, the following works within the site should be completed under the supervision of the Project Arboriculturist:

- Works within the RPA of tree number 90.
- Installation of the site hoarding (where this is in close proximity of retained trees).

The Project Arboriculturist for the development is:

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## 1. INTRODUCTION

### 1.1 PROJECT INTRODUCTION

In November 2019 St George commissioned Middlemarch Environmental Ltd to compile an Arboricultural Method Statement in respect of the proposed development at Camden Goods Yard Petrol Filling Station (PFS) Parcel of Land in Camden.

Middlemarch Environmental Ltd has previously carried out an Arboricultural Impact Assessment for Safeway Stores Limited and BDW Trading Limited at this site. The findings of this survey are detailed in Arboricultural Impact Assessment Report Number RT-MME-22107-02 Rev B (29<sup>th</sup> June 2017).

On 15 June 2018 full planning permission (ref: 2017/3847/P) was granted for the redevelopment of the 3.26 hectare site located off Chalk Farm Road, adjacent to Juniper Crescent and Gilbeys Yard in Chalk Farm, Camden. The proposed development of the site includes the construction of a residential-led, mixed-use development, including a supermarket, petrol filling station, and office and retail buildings.

Subsequently, a S96a non-material amendment was approved by Camden Council on 4<sup>th</sup> July 2019 [2019/2962/P]. This NMA altered the wording of condition 29 part A to refer specifically to the four street trees adjacent to the Petrol Filling Station (PFS) land parcel.

*This document has been prepared to provide the information necessary for discharge of Condition 29A of the Planning Permission ref. 2017/3847/P (as amended) which states:*

*“A. Prior to commencement of any works on the PFS land parcel, details demonstrating how the four street trees (identified as 90-93 on approved drawing 105 (Rev D03) Tree retention and removal) shall be protected during construction, shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. The trees shall be retained and protected from damage in accordance with the approved protection details.*

Table 1.1 details those drawings and documents, in addition to the Middlemarch Environmental Ltd Report referred to above, that have been considered during the preparation of this document.

Author	Title	Drawing Number	Date
Ardent	Camden Goods Yard - Option 1	196120-SK05 Rev C	Oct 2019
Asset & Infrastructure	Topographical Survey	UAH3155_Camden_A	Jun 2015
-	Ground Floor Plan	1095_03_SK_001	Nov 2019

**Table 1.1: Drawings and Documents Considered**

## **1.2 SITE DESCRIPTION**

The development site, the Camden Goods Yard PFS land parcel, is situated off Chalk Farm Road in Camden. It comprises a petrol filling station and hardstanding.

The location of the trees under consideration can be found on Middlemarch Environmental Ltd Drawing Number C151076-01-01.

## **1.3 TREE RETENTION AND REMOVAL & PRE-DEVELOPMENT TREE WORKS**

This report addresses the requirement of Condition 29A to provide details demonstrating how the four street trees (identified as 90-93 on approved drawing 105 (Rev D03) Tree retention and removal) shall be protected during construction.

The specific working practices to be adopted during all tree works are specified in Section 2.20.

## 2. ARBORICULTURAL METHOD STATEMENT

### 2.1 INTRODUCTION

The following sections of this report detail the specific measures to be adopted to ensure the protection of retained trees during the proposed development.

The site contractor must ensure that they read and understand all the following sections prior to commencement of any onsite works.

### 2.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone is the area considered necessary to ensure that the tree roots and canopy are protected from damage during the construction processes. The extent of the exclusion zone is based upon guidance within BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' in particular the diameter of the stem of each tree (when measured at a height of 1.5 m from ground level) in combination with the canopy spread of the tree is considered.

The exclusion zones are to be defined on site throughout the course of the development using protective barriers as described below.

The Construction Exclusion Zones are always to be afforded protection. No works that cause compaction of the soil or severance of tree roots, except where undertaken in accordance with the guidance provided within this document, will be undertaken within any exclusion zone.

The hoarding defines the Construction Exclusion Zone, no construction works are to be located outside of the hoarding.

### 2.3 PROTECTIVE BARRIERS/HOARDING

The four street trees are within close proximity of the demolition works and the site hoarding will protect these trees from direct damage.

The site hoarding will act as the protective barriers and will be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site or the stripping of soil commences. Signs will be installed on the protective barriers/hoarding to inform site staff of responsibilities and these will include the headings listed in Appendix 1.

The locations of the protective barriers/hoarding to be installed are shown on the Tree Protection Plan; Drawing Number C151076-01-02 Rev B.

The Construction Contractor will inform the Project Arboriculturist when the protective barriers/hoarding are being installed and the Project Arboriculturist will attend site to confirm that they have been installed in accordance with the Tree Protection Plan. The Local Planning Authority will be notified in writing once this inspection has been undertaken.

Due regard to the pedestrian movements has been considered throughout the construction process and also the location of the hoarding, as set out at section 2.6.

The barriers/hoarding will remain in place until completion of the development and then they will only be removed when the development is complete and no harm to trees is anticipated.

Other than works detailed within this method statement or approved in writing by the Local Planning Authority no works, including storage or dumping of materials, shall take place within the Construction Exclusion Zone as defined by the protective barrier.

#### **Methodology for Hoarding**

The following guidance will be adhered to for any hoarding works undertaken within the RPA of retained trees:

1. The exact route of the hoarding shall be marked out in conjunction with the Project Arboriculturist.

2. Particular attention will be given to the location of all hoarding posts to ensure that no hoarding posts are sited within 1.0 m of the stem of any retained tree.
3. Excavation for the hoarding post holes will be completed using a pedestrian operated post hole borer or manually using handheld tools.
4. If large roots (>25 mm) are identified, then the fence post location will be relocated.
5. If any roots are damaged during the excavation for the hoarding posts, they will be cut using sharp cutting tools such as bypass secateurs or handsaws to leave a clean wound with as small a surface area as possible. No roots of greater than 25 mm in diameter will be cut without the agreement of the Project Arboriculturist.
6. The holes excavated for the hoarding posts shall be lined with an impermeable membrane to prevent concrete leaching into the surrounding soil.
7. The hoarding posts and panels shall be installed, and the post holes backfilled with concrete. All fence posts and other materials will be brought to the working area by hand. No vehicle movements over unprotected ground within the Construction Exclusion Zone will be permitted. No mixing of concrete is to occur within the Construction Exclusion Zone

#### **2.4 GROUND PROTECTION**

Ground protection will not be required for this project as hard surfacing providing root protection covers the RPA's of all trees and is to be retained throughout the course of development.

#### **2.5 PRECAUTIONS IN RESPECT OF TEMPORARY WORKS**

If temporary access is required to the exclusion zone or the RPA of a retained tree, then such access will only be gained after consultation with Project Arboriculturist and/or the Local Planning Authority (see Section 2.17 for contact details).

#### **2.6 ACCESS DETAILS**

##### *Construction Vehicles*

The PFS at Chalk Farm Road, which also forms part of the site, is served by a one-way access road arrangement extending from the signal-controlled arrangements at this location. It is understood that construction traffic will access the site via the existing road network and in accordance with works to be approved by Camden Council. The site hoarding will act as a tree protection barrier that will be installed to protect the four street trees (identified as 90-93 on approved dwg 105 (Rev D03) from potential impact damage and to prevent vehicles from accidentally encroaching onto areas of unprotected ground within the RPAs of retained trees.

##### *Pedestrians*

Due regard to the pedestrian movements has been considered throughout the construction process and also the location of the hoarding. In order to not impede the RPA of the trees that exist along the southern edge of Chalk Farm Road, a 2 metre clearance is proposed from the outer edge of the tree trunk in each direction which results in the hoarding 'boxing-out'. As shown at Drawing Number 196120-SK18A, the hoarding has been located such that the existing footway is retained, and in some locations widened. This therefore presents a betterment to the existing situation and ensures that construction does not impact on the RPA of any of the trees along the northern elevation of the building.

#### **2.7 CONTRACTORS CAR PARKING**

Contractor's car parking is to be provided within the site in locations well away from the retained trees. No car parking will be provided within the Construction Exclusion Zone. Should the demand for car parking exceed the available area, alternative offsite parking arrangements will be made.



## 2.8 SITE COMPOUND

At time of writing, the location of the site compound had not been formally identified. An indicative location for the site compound is shown on the Tree Protection Plan; Drawing Number C151076-01-02 Rev B.

The site compound is outside of the Construction Exclusion Zone and its establishment will not cause harm to retained trees.

## 2.9 STORAGE SPACE

At time of writing, locations for storage of materials on site had not been formally identified. Materials can potentially be stored in the site compound, an indicative location for which is shown on the Tree Protection Plan; Drawing Number C151076-01-02 Rev B.

The site storage areas are outside of the Construction Exclusion Zone and their establishment will not cause harm to retained trees.

## 2.10 INFRASTRUCTURE REQUIREMENTS

At time of writing, details of proposed underground services are not available, however, the nature of the site is such that new underground services are likely to be installed, outside of retained trees RPAs, and that connections will be made into existing services in areas outside of the Construction Exclusion Zone.

If any underground services are to be installed within the RPA of a retained tree, then the Project Arboriculturist will be consulted (see Section 2.17 for contact details). The methodology for the installation, maintenance or removal of any services within a RPA will be in accordance with NJUG Volume 4 '*Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees*'. This will include hand-dug "broken" trenches to ensure that maximum protection is given to tree roots.

## 2.11 DEMOLITION, HARD SURFACE REMOVAL & REMOVAL OF STRUCTURES

The four street trees are within close proximity of the demolition works and the site hoarding will protect these trees from direct damage.

The existing petrol filling station and brick wall is to be demolished. Where existing structures or hard surfaces are present on site that require demolition or removal within the Root Protection Areas (RPAs) of retained trees then the Project Arboriculturist will be consulted (see Section 2.17 for contact details). This work will be undertaken in accordance with a method statement agreed by and overseen by the Project Arboriculturist.

## 2.12 NEW HARD SURFACES

No new hard surfaces are proposed for construction within the RPA of any retained tree.

## 2.13 SITE GRADIENTS

It is understood that, to prevent damage occurring to retained trees, no alterations of soil level will take place within the exclusion zones as defined by the protective barriers.

If site gradient alterations within the RPA of any retained tree are required, then the Project Arboriculturist will be consulted for advice (see Section 2.17 for contact details).

## 2.14 CONSTRUCTION OF STRUCTURES WITHIN THE RPA/CONSTRUCTION EXCLUSION ZONE

Realignment of the kerb and entrance to the petrol station will require minor alteration, as such will be located within the RPA of tree number 90. These works will be located where hardstanding already exists and therefore will not require a special methodology. It is recommended that these works are supervised by the Project Arboriculturist.

## 2.15 SOFT LANDSCAPING

Any soft landscaping within the exclusion zone will be undertaken by hand. A 500 mm radius from any tree trunk will remain uncovered by turf or other planting to allow penetration of water and air into the soil.

## 2.16 USE OF HERBICIDES

Any herbicide used during the development works shall be systemic, spot applied, and mixed according to manufacturers' recommendations.

## 2.17 ON SITE MONITORING REGIME & CONTACT DETAILS

All operations will be monitored by the main contractor. The main contractor will ensure that all works within this document are followed (this will be built into the contract specification).

If any issues arise in relation to the retained trees the Project Arboriculturist will be contacted for advice. The Project Arboriculturist for the development is:

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### *Induction and Personnel Awareness*

Details of tree protection and methods of working around trees will be included within site inductions to new members of site staff.

**A copy of this document and the related Tree Protection Plan will be kept on site and accessible to staff.**

### *Monitoring/Audits*

An inspection audit will be undertaken by the Project Arboriculturist once the side hoarding has been installed. Feedback will be provided to the Local Planning Authority/Arboricultural Officer on completion of this visit.

### *Works Requiring Arboricultural Supervision*

The following aspects of the development will be completed under supervision of the Project Arboriculturist:

- Installation of the site hoarding (where this is in close proximity of retained trees).
- Works with the RPA of tree number 90.

## 2.18 USE OF SUBCONTRACTORS

The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

## 2.19 CONTINGENCY PLAN FOR SOIL CONTAMINATION

Water will be readily available on site and will be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact the Project Arboriculturist for advice.

## 2.20 REMEDIAL TREE WORKS AND TREE REMOVAL

All tree works are to be completed prior to commencement of construction works and installation of the protective barriers.

It should be noted that two of the London Plane trees requiring pruning works (numbers 90 and 91) are located within the Regent's Canal Conservation Area. As such, no works may be undertaken upon these trees without prior submission of a Section 211 notice to the Local Planning Authority giving six weeks' notice of the proposed works.

All tree works are to be completed by suitably qualified and insured arboricultural in accordance with BS3998:2010 'Tree Work – Recommendations'.

## **2.21 RESPONSIBILITIES**

It will be the responsibility of the main contractor to ensure that the planning conditions attached to the planning consent are always adhered to and that a monitoring regime in regard to tree protection is adopted on site.

The main contractor will be responsible for contacting the Local Planning Authority should any issues are raised related to the trees on site.

If pruning works to trees are required at any time, then permission must be sought from the Local Planning Authority first and then the works must be carried out in accordance with BS3998:2010 'Tree Work – Recommendations'.

The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective barriers will remain in position until completion of all construction works on the site.

The barriers and signs will always be maintained in position and checked on a regular basis by a designated person on site.

## **2.22 GENERAL PRECAUTIONS**

No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10.0 m of the trunk of any tree that is to be retained. No fires will be lit within 20 m of the stem of any tree that is to be retained.

### **3. DRAWINGS**

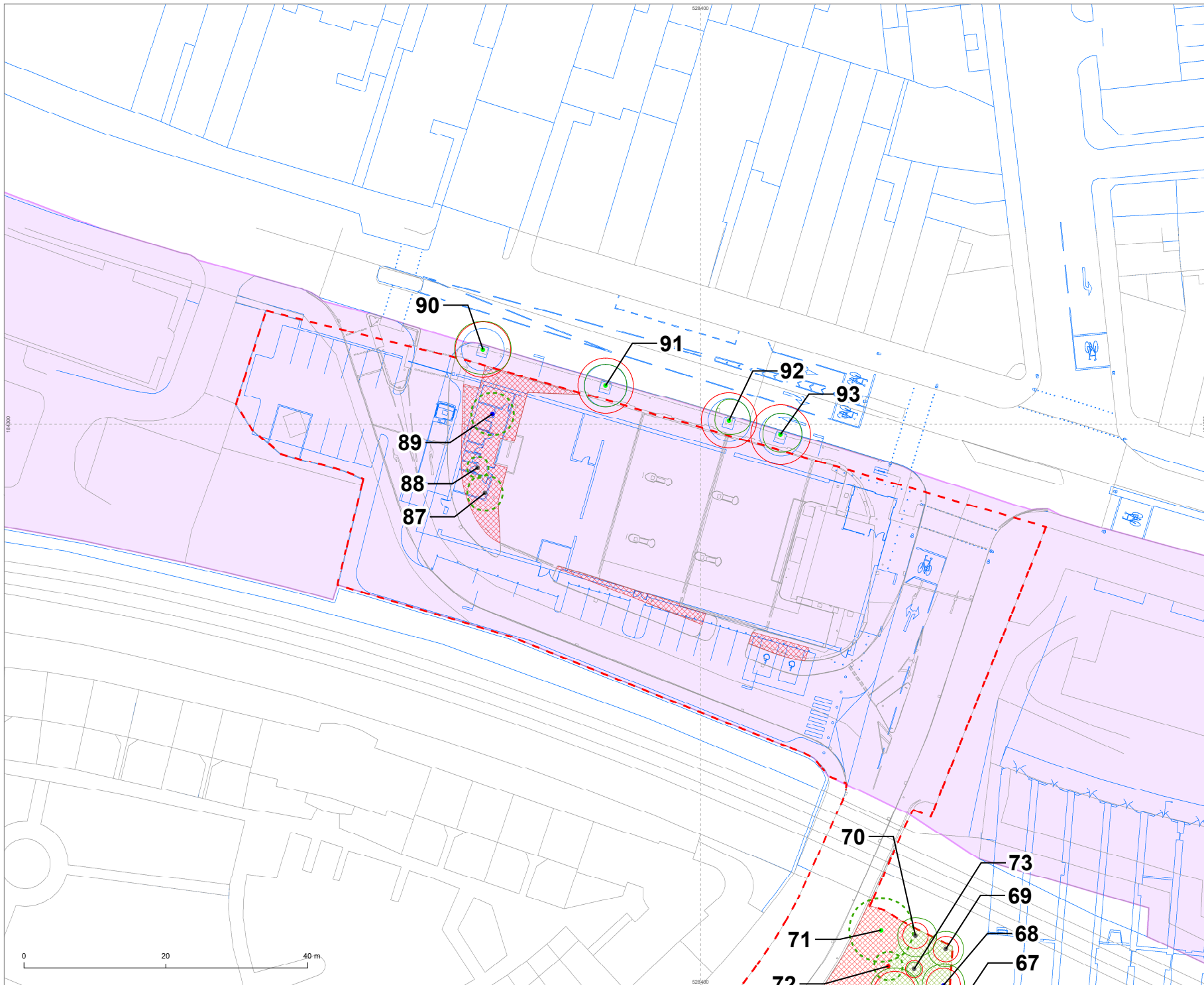
Drawing Number C151076-01-01 - Tree Retention Plan

Drawing Number C151076-01-02 Revision B – Tree Protection Plan

**Legend**

- Category A tree
- Category B tree
- Category C tree
- Category U tree
- Current canopy - tree to be retained
- Current canopy - tree to be removed
- Root Protection Area
- Shrub bed
- Shrub bed to be removed
- Regent's Canal Conservation Area
- Existing site plan
- Proposed site plan
- Site boundary

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



Project		Camden Goods Yard, Camden	
Drawing		Tree Retention Plan	
Client		Safeway Stores Limited and BDW Trading Limited	
Drawing Number	C151076-01	Revision	00
Scale @ A3	1:500	Date	November 2019
Approved By	DM	Drawn By	VO

**MIDDLEMARCH ENVIRONMENTAL**

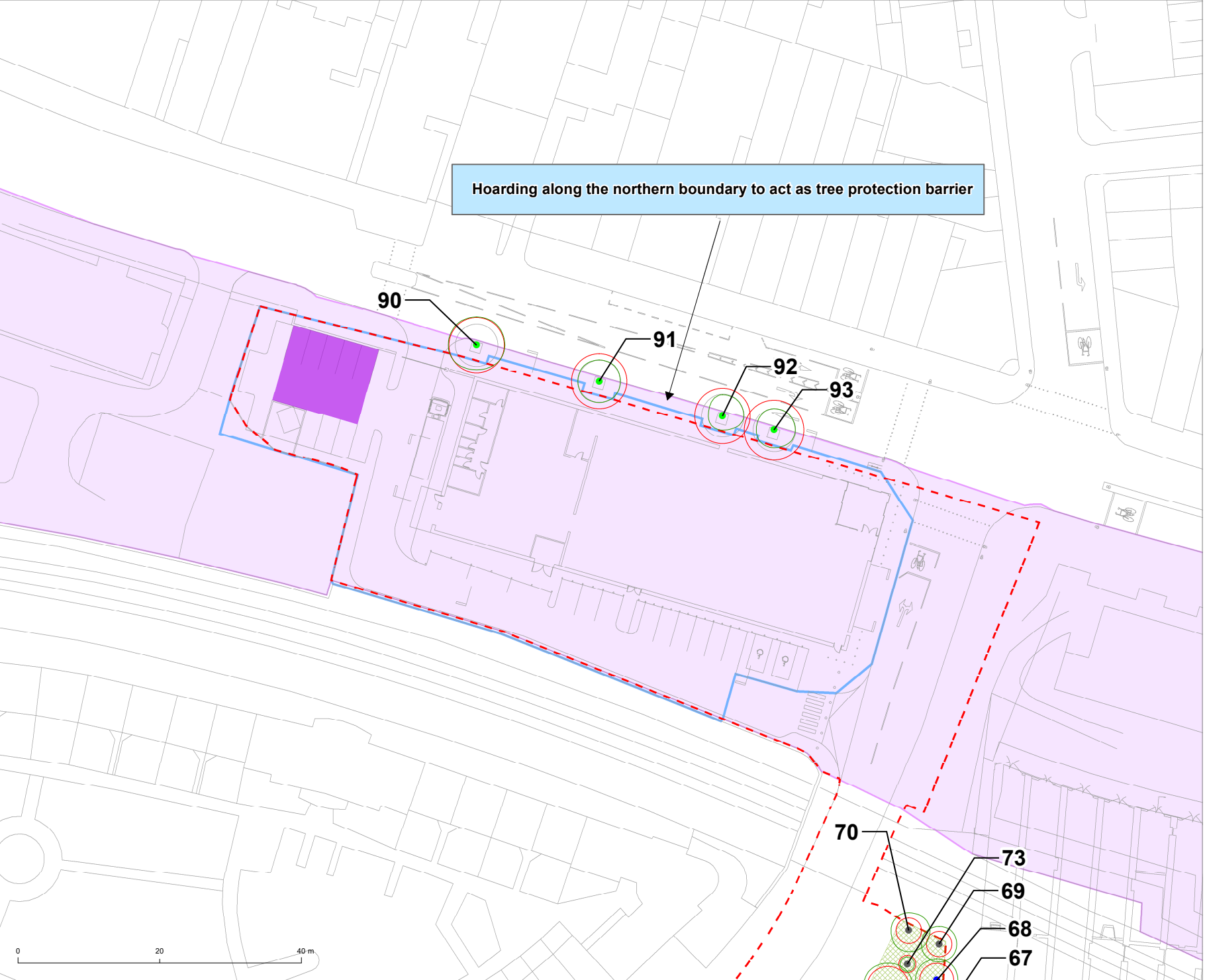
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Legend

- Category A tree
- Category B tree
- Category C tree
- Category U tree
- Current canopy - tree to be retained
- Root Protection Area
- Shrub bed
- Regent's Canal Conservation Area
- Proposed hoarding
- Site compound and material storage (indicative location only)
- Proposed site plan
- - - Site boundary

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



Hoarding along the northern boundary to act as tree protection barrier

90

91

92

93

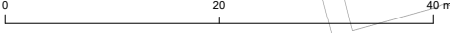
70

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Project	Camden Goods Yard, Camden		
Drawing	Tree Protection Plan		
Client	Safeway Stores Limited and BDW Trading Limited		
Drawing Number	C151076-02-RevB	Revision	RevB
Scale @ A3	1:500	Date	December 2019
Approved By	DM	Drawn By	VO



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## REFERENCES AND BIBLIOGRAPHY

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## APPENDICES

APPENDIX 1: Headings for Protective Barrier Notices and Example Protection Sign



**APPENDIX 1**

Headings for Protective Barrier Notices

**Root Protection Area (RPA) Model Notice**

DON'T excavate within this area

DON'T use any form of mechanical plant with this area

DON'T store materials, plant or equipment within this area

DON'T move plant or vehicles within this area

DO contact the Local Authority Arboricultural Officer or owner of the tree if excavation within this area is unavoidable

DO protect any exposed roots uncovered within this area with dry sacking

DO backfill with a suitable inert granular and topsoil material mix as soon as possible on completion of work

ANY WORK in this area requires a permit from the Local Authority Arboricultural Officer



**PROTECTIVE FENCING. THIS  
FENCING MUST BE  
MAINTAINED IN ACCORDANCE  
WITH THE APPROVED PLANS  
AND DRAWINGS FOR THIS  
DEVELOPMENT.**



**TREE PROTECTION AREA  
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)  
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY  
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A  
TREE PRESERVATION ORDER.  
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY  
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF THE LOCAL  
PLANNING AUTHORITY**