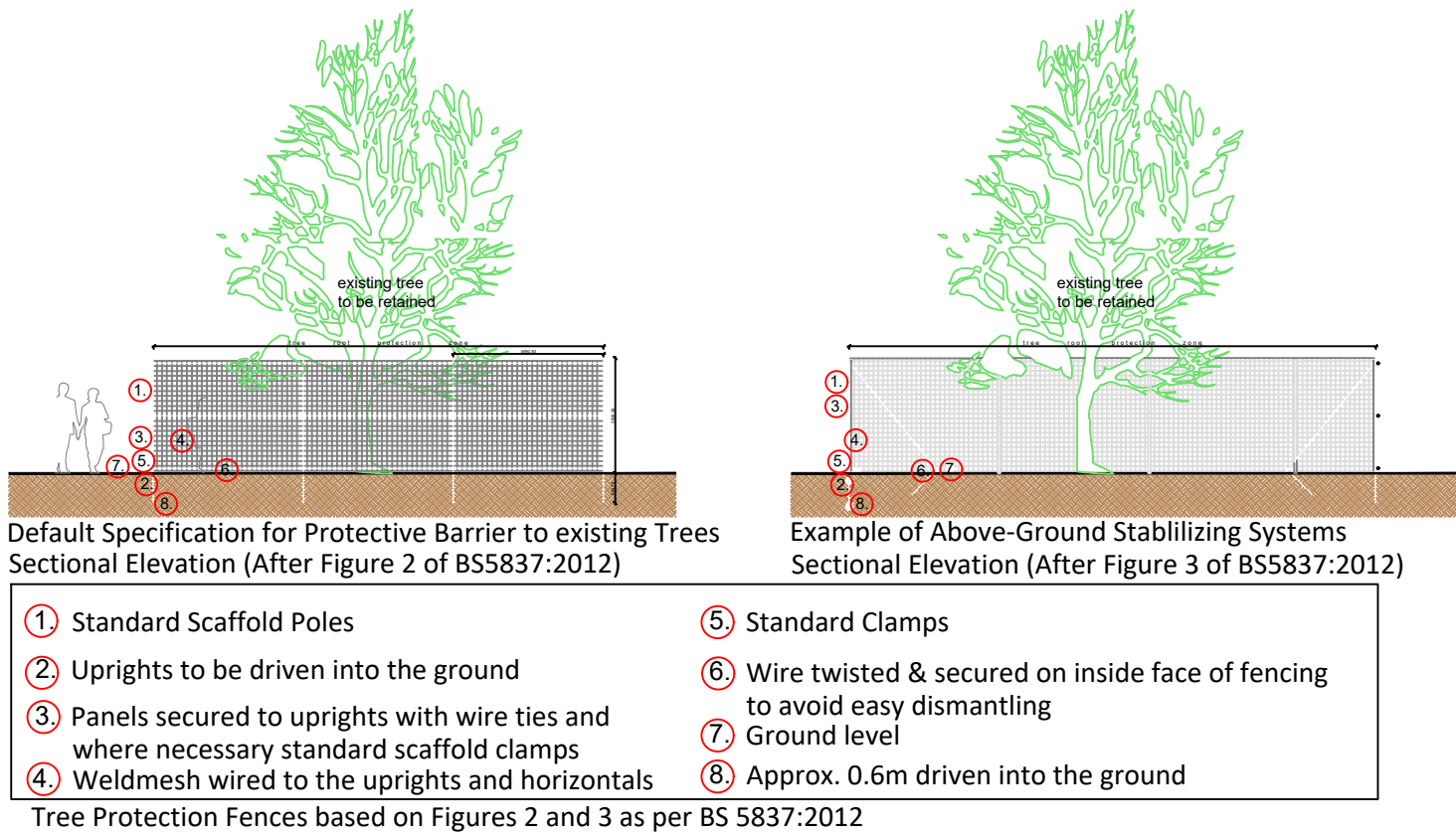
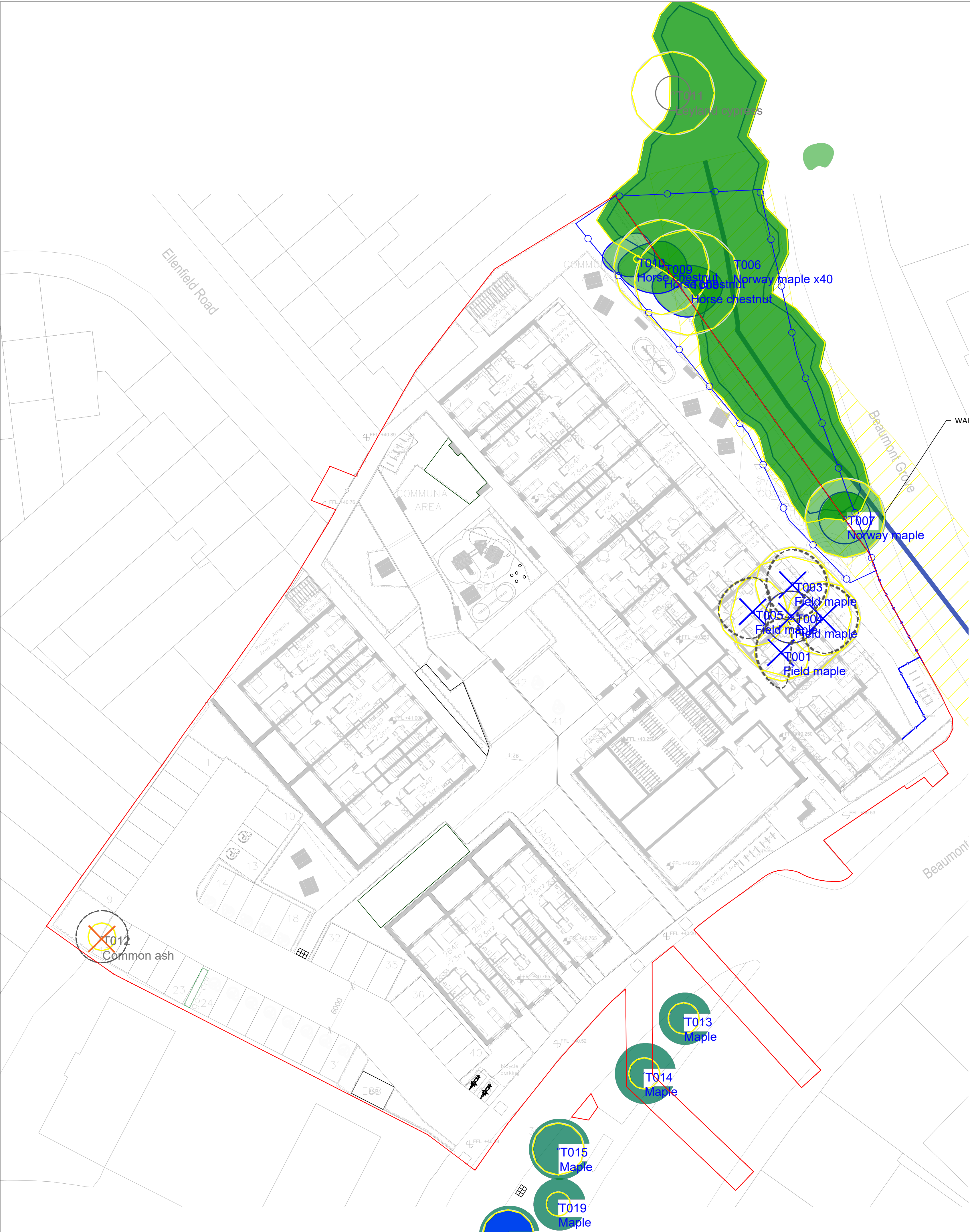
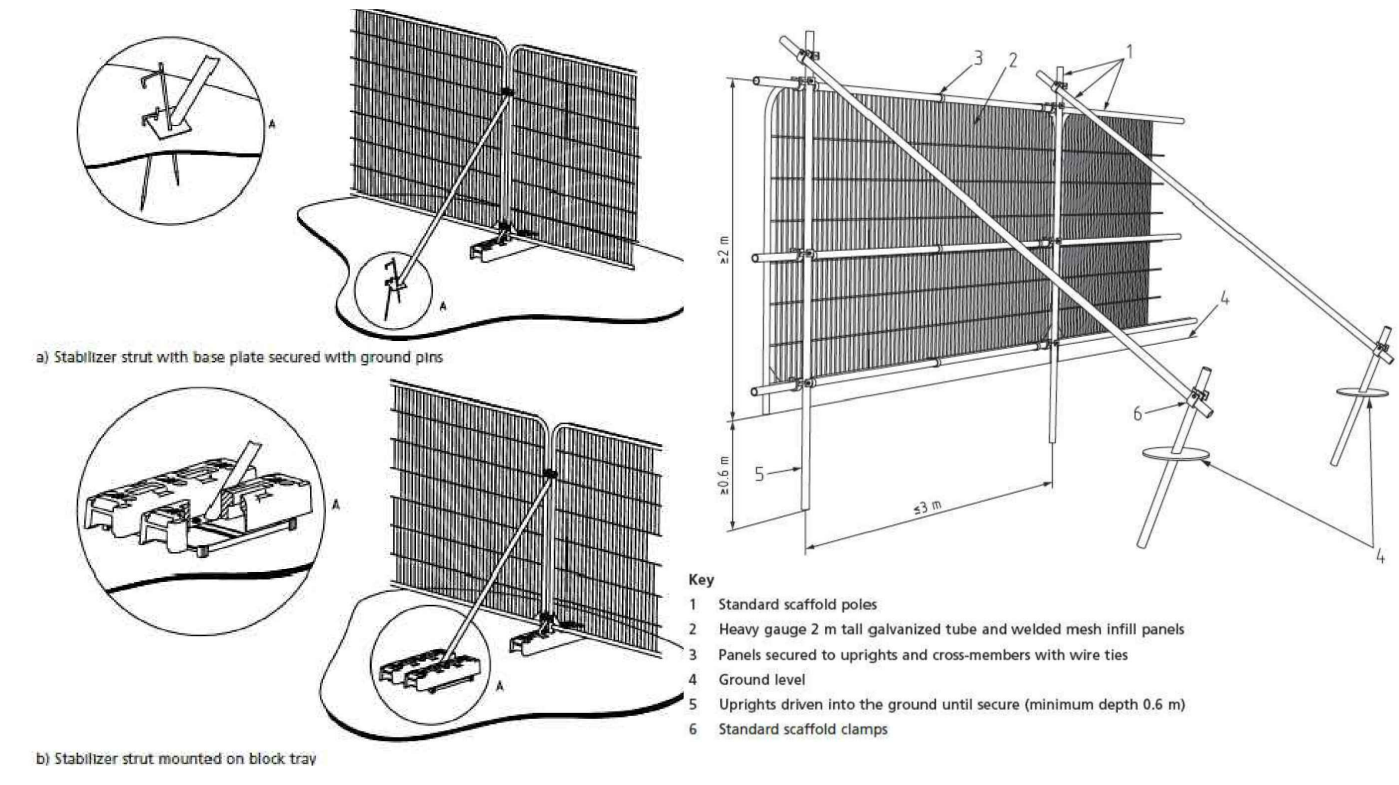




Tree Protection Measures
A protective barrier, 2.3m high and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supporting weldmesh panels, (as BS5837:2012) shall be erected around the base of all trees to be retained on site.

No construction traffic, fire, materials or debris will be permitted within this zone of protection.

Scaffolding within zone of protection
Where scaffolding is to be established within the 'zone of protection' surrounding retained trees, the existing undisturbed ground surfaces will be protected by a layer of sharp sand, approx. 50 mm thick, overlaid with a geotextile membrane. Stout planks, such as closely side-butted scaffold boards, will be laid over the geotextile membrane and scaffolding will be constructed on these planks (as BS5837:2012). Additional stays, as directed by a competent person, will be considered where scaffolding is constructed on suspect or un-consolidated ground. Adequate protective fencing, as BS5837:2012, will be maintained between scaffolding and adjacent trees.



TREE PROTECTION AREA

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER (TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDERS MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

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

KEEP OUT!

- #### DEVELOPMENT IMPACT PLAN KEY
- Application Site Boundary
 - Outline plan of roads, dwellings and other built elements that form the key elements of the proposed planning application
 - Tree Protection Zone as defined in accordance with *BS 5837:2012 Trees in relation to Design, Demolition and Construction. Recommendations*
 - Trees identified as Category B to be retained - Trees of a moderate quality with an estimated life expectancy of at least 20 years.
 - Trees identified as Category B to be removed to facilitate development.
 - Trees identified as Category C - removed to facilitate development.

Proposed Tree Protection Fencing: 2.3m high comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supporting weldmesh panels, (as per in Figure 2 and Figure 3 of BS5837:2012) shall be erected around the base of all trees to be retained on site. Verticals positioned no more than 3.0m apart, driven into the ground approximately 0.6m and fixed to weldmesh panels in a manner to avoid easy removal. Notices to be erected on barrier with words "CONSTRUCTION EXCLUSION ZONE - KEEP OUT" upon fencing. See Figure 1

Tree protection fencing will be erected at a distance from the tree that is either the outermost limit of the branch spread plus 1 metre or as per recommendations given in BS 5837 Table 2 or as shown on this drawing.

No activities associated with building operations will take place within the area(s) delineated by the tree protection fencing. Within the fenced area there will be no alteration in ground level, no storage of materials, temporary structures or concrete mixing and no material likely to be injurious to a tree will be stacked or discharged within 10 metres of a tree. No fire will be lit within 10 metres of the outside of the crown spread of retained trees.

In areas where the site is sloping, potentially contaminated materials will be located where there is no risk of contamination to the protected area.

All means of protection will remain in situ for the duration of construction works.

NOTES
All numbers within the tree canopies correspond to the Tree Survey and Condition Information within the Tree Survey Report by Andrew Boe Independent Arboricultural Consultant (January 2026). For detailed assessment of height and branch spread (canopy) of each tree or woodland group, please refer to the Tree Survey Report.

Construction Notes
Excavation will be carried out using non-mechanised hand tools only and during excavation, care will be taken to minimise damage to roots of trees to be retained. No excavated areas are to remain exposed for extended periods or overnight.

Any roots uncovered during excavations which are in excess of 2.5cm diameter will be retained and treated in accordance with *BS 3998 Tree Work - Recommendations*. Any tree roots exposed which are in excess of 5 cm diameter will be surrounded in sharp sand before replacing soil or other material in the vicinity.

Any hard surfaces close to trees will be laid in accordance with the recommendations in Section 11 of BS 5837 and in accordance with an Arboriculture Method Statement.

All arboricultural work shall be carried out in accordance with the approved details, BS3998:1989 Recommendations for Tree Work (or appropriate BS) by a competent Tree Surgeon, preferably an Arboricultural Association approved contractor. The works may be carried out before the erection of tree protection barriers with the agreement of the Department with tree protection zones being observed with regards to the trafficking of vehicles and ground protection put in place as necessary before the tree works commence.

Issued for LRD Stage 3 - Internal paths amended to min 1.8m width	CT / AB	08/09/26	06
Issued for LRD Stage 3 - Parking and layout adjusted	CT / AB	27/08/26	05
Issued for LRD Stage 3 - Road layout and pedestrian paths amended	CT / AB	17/07/26	04
Issued for LRD Stage 3 - Layout amended	CT / AB	03/07/26	03
Issued for LRD Stage 3	CT / AB	11/06/26	02
Lighting elements added to drawing	CT / AB	04/06/2026	01
ISSUED - PLANNING	CT / AB	08/05/2026	00
Revision Notes		By / Chk	Date Rev

Status: PLANNING

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Client: Urban Life (BMD) Ltd

Project: Site at Beaumont Road / Beaumont Grove / Grace Park Court / Ellenfield Road, Beaumont,

Title: Development Impact Plan

Job No: 8569 **Scale:** A1 1:250 **Date:** September 2026

Drawing Number						
Project	Originator	Volume	Level	Type	Role	Number
8569	PHL	ZZ	ZZ	DR	L	1002

Revision
06

