



SA 21603 209 Scar Lane, Milnsbridge

ARBORICULTURAL SURVEY REPORT | BS 5837:2012

January 2025

Document Check Sheet

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1. INTRODUCTION

1.1 Survey details

- 1.1.1 Smeeden Foreman Ltd has been appointed to undertake an arboricultural survey of trees at 209 Scar Lane, Milnsbridge, Huddersfield (see Figure 1).
- 1.1.2 The survey was undertaken on 22nd January 2025 and was based upon topographical survey plan BM3445/01 produced by Benchmark Land Surveys. The trees have been surveyed in accordance with BS5837:2012. The limitations of survey techniques and analysis are included in Appendix A.
- 1.1.3 The site comprises a detached dwelling with gardens to the front and rear of the property. There are mature trees located on the north and western boundary.

1.2 Legal status of trees on site

- 1.2.1 The trees on site are protected by a **Tree Preservation Order ref:38/94/G1**. Permission must be sought from the Local Authority before carrying out any works to protected trees. The site is not situated within a Conservation Area (Digital mapping provided by Kirklees Council, accessed 23.01.2025).
- 1.2.2 Trees T5, G7, T8, T9, T12 and T13 are included in the Tree Preservation Order.



Figure 1- Location Plan

- 1.2.3 Felling Licences** The Forestry Commission controls tree felling by issuing felling licences. A felling licence may be required, whether or not trees are covered by a TPO.
- 1.2.4 A felling licence is not required for all projects and there are various exemptions which are based on the location, type of tree work, the volume and diameter of the tree and other permissions already in place. For example, you do not need a licence to fell trees in gardens.
- 1.2.5 A licence is not required for tree felling for the purpose of carrying out development that is authorised by the approval of full planning permission, or is allowed as permitted development.
- 1.2.6 It is recommended to contact the nearest Forestry Commission area office before felling to check whether a licence is required.

1.3 *Trees and planning*

- 1.3.1 Local Planning Authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for development. The effect of development on trees, whether protected (e.g. by a TPO or Conservation Area) or not, is a material consideration that is taken into account when considering planning applications.
- 1.3.2 Pre-emptive tree felling may adversely effect **Biodiversity Net Gain** calculations.

1.4 *Trees and ecology*

- 1.4.1 Birds** - All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) during breeding. Schedule 1 bird species are afforded additional protection from disturbance while breeding, with some species utilising mature trees for nesting purposes. It is therefore recommended that any vegetation clearance takes place outside the core bird nesting period (March – August inclusive) unless checks by an appropriately qualified ecologist find active nests to be absent immediately prior to clearance works.
- 1.4.2 **Bats** - Bats and their roosts are afforded full legal protection under both UK and European legislation. Prior to tree works, it is recommended that trees are subject to a ground level survey by an appropriately qualified ecologist to assess bat roost suitability. Further surveys may be recommended to determine presence/likely absence of roosting bats. If a bat roost is identified a European Protected Species Licence (EPSL) may be required prior to proposed tree felling/surgery works commencing.

2. AIMS AND METHODOLOGY

2.1 *Aims*

- 2.1.1 The aims of the survey are to undertake a non-invasive survey of the identified trees and any trees which have the potential to be affected by future works within the vicinity. The Tree Constraints Plan shows the location and category of the surveyed trees.

2.2 *Survey Methodology*

- 2.2.1 The survey was carried out to British Standard 5837:2012 using the categories explained below:
- 2.2.2 The trees were assessed visually from ground level. Where potential problems were identified, further inspection by tree climbing may be recommended. No digging or drilling methods were employed during this survey.
- 2.2.3 The tree numbers or group numbers within the schedules refer to the order in which the trees were recorded and shown on the tree survey plan.
- 2.2.4 The approximate height of each tree is measured from ground level to top of canopy using a clinometer;
- 2.2.5 The diameter of each tree is measured at 1.5m above ground level. Where a tree stem divides below 1.5m each stem is measured at 1.5m above ground level in accordance with Annex C of the British standard. The diameter of trees where the trunk was inaccessible have been estimated and marked as such within the schedules.
- 2.2.6 The age of each tree is based upon our experience and is divided into young, semi-mature, early-mature, mature, over-mature.
- 2.2.7 The water demand of each tree (As listed in table 12, appendix 4.2 – A, NHBC standard chapter 4.2) noted on or adjacent to the site is recorded. Shrinkable soils are subject to changes in volume as their moisture content is altered. Soil moisture content varies seasonally and is influenced by a number of factors including the action of tree roots. The resulting shrinkage or swelling of the soil can cause subsidence or heave damage to foundations, the structures they support or services.
- 2.2.8 Engineers should consider the soil condition and the potential impact of the species of the trees/hedges on and adjacent to the site when preparing building/structure design.
- 2.2.9 The condition of the tree is based upon our experience and is an assessment of the health and vigour of the tree.
- 2.2.10 Estimated remaining contribution and category/rating of each tree is based on our experience;
- 2.2.11 The retention category of each tree or group of trees is based upon the information detailed above using the following categories:
- A Trees of high quality and estimated remaining life expectancy of at least 40 years (Light green on plan)
 - B Trees of moderate quality and estimated remaining life expectancy of at least 20 years (Mid blue on plan)
 - C Trees of low quality and estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm (Grey on plan)
 - U Trees cannot realistically be retained as living trees in context of current land use for longer than 10 years (Dark red on plan)
- 2.2.12 The following subcategories have been used in rating tree value:
- 1 Mainly arboricultural value
 - 2 Mainly landscape value
 - 3 Mainly cultural values, including conservation

2.3 Key to Survey Schedules

Tree no.	Tree number as recorded on the plan: T1, T2 etc and for tree groups: G1, G2 etc. Hedges: H1, H2 etc. Woodland: W1, W2 etc.	
Species	Scientific name / Common name.	
Height	Overall estimated height of the tree in metres (rounded up to the nearest metre for trees over 10m high).	
Stem Diameter	Stem diameter measured in millimetres at 1.5m above ground (rounded to the nearest 10mm) in accordance with Annex C of BS5837:2012.	
Branch spread	Measured in metres (rounded up to the nearest half metre) along the four cardinal points: north, east, south and west to derive an accurate representation of the crown.	
Ht crown clearance	The existing height, measured in metres, above ground level of: the first significant branch and direction of growth and the canopy.	
Age class	Young (Y)	Recently planted or establishing tree. Typified by vigorous growth and distinct apical dominance (definite, discernible leader).
	Semi-mature (SM)	A tree in its first third of life span. Tree that has not reached its ultimate potential height. Phase includes girth thickening and the start of crown spreading.
	Early mature (EM)	A tree in its second third of life span. A tree that is reaching its ultimate potential height. The growth rate is slowing down but the tree, will still increase in stem diameter and crown spread.
	Mature (M)	A tree in its final third of life span. The tree has attained its largest proportions and has reached its ultimate height.
	Over-mature (OM)	The tree has attained its maximum height and growth rate slows considerably. Characterised by the loss of large limbs, large amounts of deadwood and decay.
Water Demand	High, Moderate, Low (As listed in table 12, appendix 4.2 – A, NHBC standard chapter 4.2).	
Condition	Physiological condition: Good, Fair, Poor, Dead.	
Comments	Including structural condition, overall form of tree, presence of any decay, any physical defects and observations.	
Recommendations	Including any further investigations required, wildlife habitat potential, management or pruning works.	
ERC	Estimated remaining contribution measured in years: <10, 10+, 20+, 40+.	
Category	Category U or A, B, C grading as defined in Table 1 BS 5837: 2012.	
Other abbreviations used:	RPA	Root protection area measured in square metres, calculated according to BS 5837:2012.
	N	North.
	S	South.
	E	East.
	W	West.
	OSB	Outside site boundary.

3. TREE SURVEY SCHEDULE

Tree No.	Species	Top Height (crown height) m	First Branch (bearing) m	Branch Spread (m)				Stem Dia. (mm)	Age Class	Water Demand	Condition	Comments	ERC (years)	Recommendations	Category
				N	E	S	W								
T1	Ulmus glabra (Wych Elm)	6(0.5)	1(E)	4	3.5	3.5	3.5	150	SM	H	Fair	Broken branches in crown.	10+	Removal.	C2
T2	Ulmus glabra (Wych Elm)	4(1)	1(S)	2	2	2	2	75	Y	H	Fair	Young sapling.	10+	Removal.	C2
T3	Ulmus glabra (Wych Elm)	6(0.5)	1(E)	2	3	3	1	100	SM	H	Fair	Crown distorted due to group pressure.	10+	Removal.	C2
T4	Ilex aquifolium (Holly)	6(1)	2(S)	3.5	3.5	3	3.5	250	M	L	Good	Pollarded at 4m.	20+	No work required.	B2
T5	Tilia X europaea (Common Lime)	14(1.5)	3(E)	3	4	3	4.5	480	EM	M	Good	Broken branches in crown.	40+	Crown clean broken/damaged branches.	B2
T6	Quercus robur (Common Oak)	6(2.5)	2.5(E)	3	3	2	3	130	Y	H	Good	Epicormics on stem. Crown lifted- occluding pruning scars.	40+	No work required.	C2
G7.1	Ilex aquifolium (Holly)	6(1)	2(S)	3	3	3	3	280	M	L	Good	Suckers around stem base. Crown lifted- occluding pruning scars. Pollarded at 3m.	20+	No work required.	B2
G7.2	Ilex aquifolium (Holly)	6(1)	2(S)	3	3	3.5	3	250	M	L	Good	Ivy on tree. Unable to inspect stem due to Ivy. Crown lifted- occluding pruning scars. Pollarded at 3m.	20+	No work required.	B2

<i>Tree No.</i>	<i>Species</i>	<i>Top Height (crown height) m</i>	<i>First Branch (bearing) m</i>	<i>Branch Spread (m)</i>				<i>Stem Dia. (mm)</i>	<i>Age Class</i>	<i>Water Demand</i>	<i>Condition</i>	<i>Comments</i>	<i>ERC (years)</i>	<i>Recommendations</i>	<i>Category</i>
				<i>N</i>	<i>E</i>	<i>S</i>	<i>W</i>								
G7.3	Ilex aquifolium (Holly)	6(1)	2(E)	3	3	3	3	250	M	L	Good	Leaning North-East. Crown lifted- occluding pruning scars. Pollarded at 3m.	20+	No work required.	B2
G7.4	Ilex aquifolium (Holly)	6(1)	3(N)	3	3	3	3	250	M	L	Good	Leaning North-East. Crown lifted- occluding pruning scars. Pollarded at 3m.	20+	No work required.	B2
G7.5	Ilex aquifolium (Holly)	6(1)	2(S)	3	3	3	3	250	M	L	Good	Crown lifted- occluding pruning scars. Pollarded at 3m.	20+	No work required.	B2
G7.6	Ilex aquifolium (Holly)	6(1)	1.5(N)	3	3	3	3	300	M	L	Good	Leaning North-East. Ivy on tree. Unable to inspect stem due to Ivy. Crown lifted- occluding pruning scars. Pollarded at 3m.	20+	No work required.	B2
G7.7	Ilex aquifolium (Holly)	6(1)	2(S)	3.5	3.5	3.5	3.5	250	M	L	Good	Stem divides below 1.5m. Crown lifted- occluding pruning scars. Pollarded at 4m.	20+	No work required.	B2
G7.8	Ilex aquifolium (Holly)	6(1)	2(S)	3	3	3	3	100, 150, 250	M	L	Good	Multiple stems at ground level. Crown lifted- occluding pruning scars. Pollarded at 4m.	20+	No work required.	B2
T8	Tilia X europaea (Common Lime)	14(3)	3(N)	5.5	3.5	4.5	3.5	400	EM	M	Good	Moderate deadwood. Crown distorted due to group pressure.	20+	Crown clean.	B2
T9	Acer pseudoplatanus (Sycamore)	15(4.5)	3.5(S)	8	7	7	6	700	M	M	Good	Lapsed pollard.	40+	No work required.	A2

<i>Tree No.</i>	<i>Species</i>	<i>Top Height (crown height) m</i>	<i>First Branch (bearing) m</i>	<i>Branch Spread (m)</i>				<i>Stem Dia. (mm)</i>	<i>Age Class</i>	<i>Water Demand</i>	<i>Condition</i>	<i>Comments</i>	<i>ERC (years)</i>	<i>Recommendations</i>	<i>Category</i>
				<i>N</i>	<i>E</i>	<i>S</i>	<i>W</i>								
T10	Laburnum anagyroides (Laburnum)	7(4)	1(W)	3	4	3	2	400, 250, 250, 200	M	M	Poor	Decay present on stem. Bark loss. Major bark wounding on stem. Stem divides below 1.5m. Dieback in crown. Major deadwood in crown. Lapsed pollard.	<10	Removal.	U
T11	Chamaecyparis lawsoniana (Lawson Cypress)	3(0.5)		2	2	2	2	100	SM	H	Good	Crown lifted- occluding pruning scars.	20+	No work required.	C2
T12	Tilia X europaea (Common Lime)	14(2)	4(W)	4.5	4.5	2	4.5	400	EM	M	Fair	OSB. Limited inspection. RPA modified by existing site conditions. Crown distorted due to group pressure. Crown lifted- occluding pruning scars.	20+	N/A	B2
T13	Tilia X europaea (Common Lime)	16(2)	4(W)	6	4	2.5	4	400	EM	M	Fair	OSB. Limited inspection. RPA modified by existing site conditions. Crown distorted due to group pressure. Crown lifted- occluding pruning scars.	20+	N/A	B2

4. TREE CONSTRAINTS

4.1 *Principles of design in relation to trees*

- 4.1.1 The extent to which a tree may represent a constraint to development will depend both upon the location of the trunk and size and nature of the canopy and also the extent of the roots below ground. The Tree Constraints Plan (SA 21603 TC01) plots the location, the true canopy spread and the Root Protection Area of the trees, through application of the calculation provided in section 4.6 of the BS5837:2012 Trees in relation to design demolition and construction – Recommendations.
- 4.1.2 The Arboricultural Impact Assessment identifies direct or indirect effects of the proposed design on trees and makes recommendations for mitigation as required.

4.2 *The Root Protection Area (RPA)*

- 4.2.1 The Root Protection Area (RPA) is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability where the protection of the roots and soil structure is treated as a priority.
- 4.2.2 Trees have a relatively shallow but wide spreading root system; the majority of the root structure is found in the uppermost 600mm of the soil profile. The depth of roots may be varied by species and site conditions.
- 4.2.3 The RPA should represent the most likely spread of roots based on the existing site conditions. The circular shape of the RPA may be modified in pattern, although not overall area, by existing features such as structures and surfaces (section 4.6.2/3 of the BS5837:2012).
- 4.2.4 The default position should be that structures are located outside the RPA of retained trees.
- 4.2.5 Within the RPA, there should be a presumption against excavation, construction, changes in ground level, storage of materials and vehicular movement, unless consideration is given to the potential effects on the tree to be retained. Appropriate tree protection measures will be recommended to mitigate impacts to trees.

4.3 *Future Growth*

- 4.3.1 The potential for retaining trees on a development site includes the extent of the influence of the tree at the time of survey. Consideration is also given to the ultimate mature size of tree species and the effects of future growth within the context of the proposed development. Structures should be designed and located without the need for frequent remedial pruning or maintenance.

4.4 *Shading*

- 4.4.1 Shading by trees can affect buildings and gardens. The potential nuisance caused by shading to new buildings both after construction and also once trees reach their ultimate size is considered. For example, natural light will be shaded from a new house which is located too close to large trees on the boundary of a site. This may lead to future complaints and pressure to remove the trees. Garden space should also be considered and designed to receive sunlight for at least part of the day. If required, a tree shade diagram can be provided (as per the methodology described in 5.2.2 NOTE 1 BS5837:2012).

5. ARBORICULTURAL IMPACT ASSESSMENT

5.1 *Development proposals*

- 5.1.1 The proposals for the site as shown on drawing 127-104-A produced by Stead & Co Chartered Architects are for a detached dwelling forming annex accommodation (Appendix D).
- 5.1.2 The development proposals have been assessed in relation to the existing trees on drawing SA 21603 AIA01 (Appendix C).

5.2 *Arboricultural Implications*

- 5.2.1 The proposed building will be 2m from the edge of the Root Protection Area (RPA) of the nearest TPO tree T5. The proposed drainage and inspection chambers will be located outside the RPA. The recommended location of tree protection fencing is indicated on drawing SA 21603 AIA01 (Appendix C).

5.3 *Proposed tree removal to facilitate development*

- 5.3.1 Tree T1 will require removal to implement the proposed development. Tree T1 is not subject to the TPO.

Tree No.	Species	Proposed Works	Category
T1	Elm	Removal	C2

5.4 *Evaluation of proposed tree removal and new tree planting*

- 5.4.1 Tree T1 is category C; a tree of low quality and value with a minimum 10 years life expectancy, and a young tree with a stem diameter less than 150mm. A young tree in category C should not be regarded as a significant constraint as it can be easily replaced with new planting.
- 5.4.2 To mitigate the removal of tree T1, it is recommended to carry out replacement tree planting in another suitable location within the site.
- 5.4.3 Appropriate species selection will take account of the mature tree sizes and existing available space and site conditions. This will ensure new tree planting will successfully establish and will have sufficient space (above and below ground) and light requirements to attain a full term healthy life.

5.5 *Proposed tree removal due to poor condition*

- 5.5.1 The Laburnum tree T10 is recommended to be felled for health and safety reasons, irrespective of the development proposals. Tree T10 is not subject to the TPO. This tree is assessed as Category U, in poor condition which cannot realistically be retained in the context of the current land use for longer than 10 years.

Tree No.	Species	Proposed Works	Category
T10	Laburnum	Removal	U

5.6 *Tree Works*

- 5.6.1 All tree works recommended within this report shall be carried out to existing trees on site and shall be in accordance with BS 3998:2010 Recommendations for Tree Work, industry best practice and in line with any works already agreed with the Local Authority.
- 5.6.2 The Tree Surgeon shall be chosen from The Arboricultural Association's Approved Contractor list and all work shall be undertaken at the appropriate time and with the consent and approval of the Site Agent who shall approve a programme of work.

5.7 *Conclusion*

- 5.7.1 The proposed building could be constructed without any impacts to the TPO trees on the north and western boundary. The RPA of all TPO trees on site can be fully protected whilst allowing sufficient clearance and space for construction.

APPENDIX A**TREE SURVEY NOTES****Tree survey to BS 5837:2012 -Trees in relation to design demolition and construction limitation notes**

This survey to BS 5837:2012 is a visual assessment undertaken from ground level without any physical investigation and should be regarded as a preliminary overview of the trees on site. 'This term [visual] describes a general approach to tree surveying using visual observation and recording, combined with experience and knowledge of tree biology and structure to draw conclusions about tree condition' p8[1]

Observations on structural condition, preliminary management recommendations, (e.g. pruning) and the estimated remaining contribution are based on visual indicators present at the time of inspection (i.e. a single point in time).

It should be noted that numerous potential defects may not be detectable dependent upon timing of inspection, in particular wood decay fungi which may only occasionally produce external fruitifications or may not provide external symptoms until an advanced state of invasion is achieved.

Trees are long lived organisms with a significant proportion of growth below ground, (in addition to what is evident above ground) that naturally lose branches and may potentially fail in many ways.

Risk Assessments

Whilst hazards may be identified in this document e.g. a defect 'that may cause harm'. The risk, (i.e. 'the chance high or low) that somebody could be harmed by these and other hazards, together with an indication of how serious the harm could be' is not assessed. [2]

Requirements for ongoing inspections (to monitor observed defects) and risk assessments will be suggested as necessary in the body of the report. The level and frequency of assessment required (in line with HSE advice) will depend on a range of factors for example 'the frequency of public access to the tree' p4 [3]. A balanced and proportionate approach to tree safety management is advocated in the National Tree Safety Group publication 'Common sense risk management of trees'. [4]

The health, (condition) and resulting safety of trees for a risk assessment should be checked on a cyclical basis, alternating between early and late seasons to ensure a full picture of the trees current health is established. Therefore the assessment of risk that trees present on a particular site would be additional to the scope of this BS 5837:2012 tree survey.

Arboricultural Impact Assessments, Tree Protection Plans, Method Statements, Tree Management Plans

These items are additional services identified relating to design demolition and construction in BS5837:2012 which may form part of a strategy to manage risks.

NHBC Guidelines

The technical requirements of the National House Building Council Chapter 4.2 Building near trees are not fully met under the requirements of BS BS5837:2012 in relation to shrinkable soils and 'vegetation surveys' (which include hedgerows and shrubs.). p4 [5]

References/ Further reading

[1] The Arboricultural Association Guidance Note 7 Tree Surveys: A Guide to good Practice.

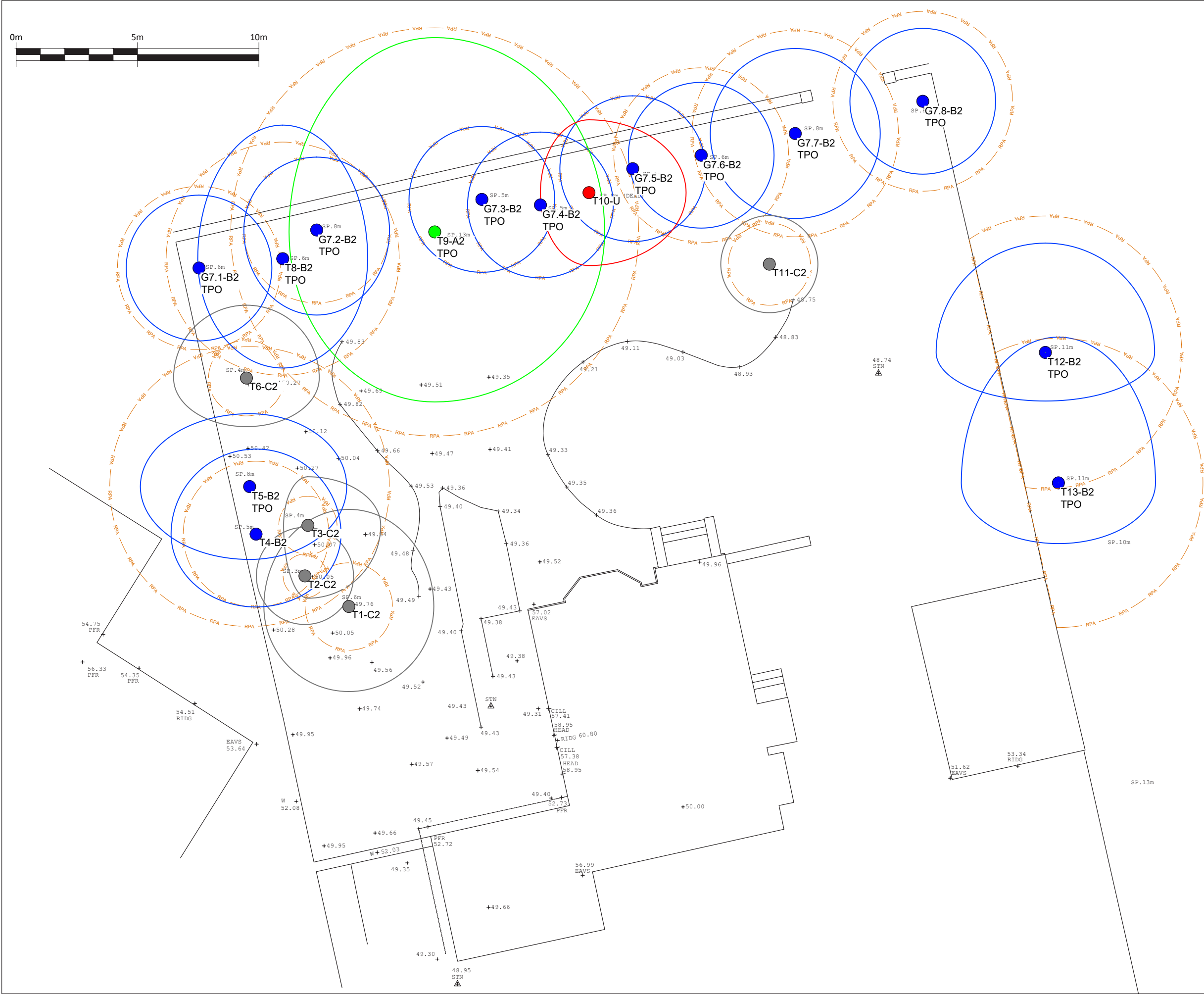
[2] Health and Safety Executive Guidance <http://www.hse.gov.uk/risk/risk-assessment.htm>

[3] HSE guidance on Tree Management SIM01/2007/05 Management of the risk from falling trees or branches.

[4] National Tree Safety Group Guidance – Common Sense Risk Management of Trees.

[5] National House Building Council Chapter 4.2 Building near trees (Part 4 Foundations).

APPENDIX B**TREE CONSTRAINTS PLAN**



Key

Tree retention category A
High quality with an estimated life expectancy of at least 40 years

Tree retention category B
Moderate quality with an estimated life expectancy of at least 20 years

Tree retention category C
Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm

Tree category U
Poor condition with an estimated life expectancy of less than 10 years

RPA
minimum Root Protection Area

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

This drawing is to be reproduced in colour.

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Rev.	Date	Comments	Drawn	Chkd

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Client
Mrs Alison Taylor

Project Title
**209 Scar Lane
Milnsbridge**

Drawing Title
Tree Constraints Plan

Drawn	Checked	Scale @A2	BIM Status	Date
DR	Checker	1:100	NA	01/25

Drawing Status	Rev.	SF Project No
Drawing Status	-	21603

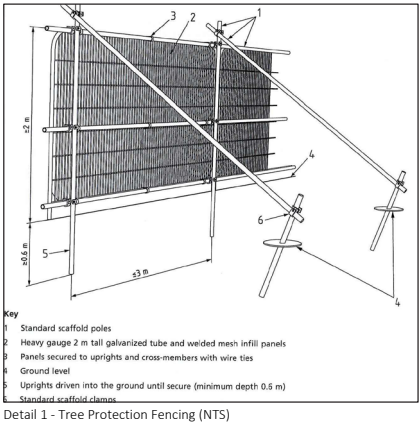
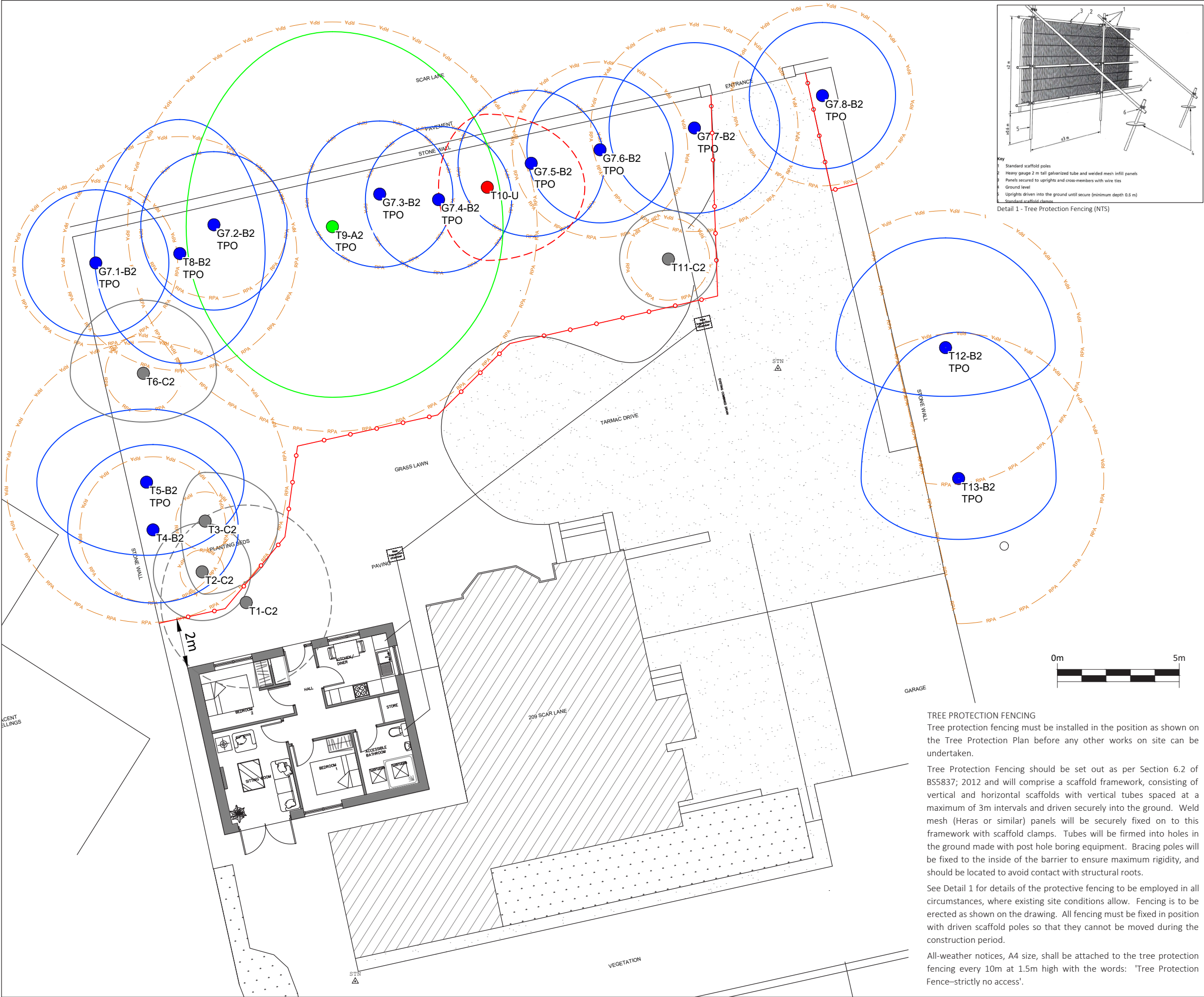
Project No.	Originator	Volume	Level	Type	Role	Number
21603	SFH	XX	XX	DR	L	TC01

SA 21603 Scar Lane, Milnsbridge\Arboriculture

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APPENDIX C

ARBORICULTURAL IMPACT ASSESSMENT PLAN



- Key**
- Tree retention category A**
High quality with an estimated life expectancy of at least 40 years
 - Tree retention category B**
Moderate quality with an estimated life expectancy of at least 20 years
 - Tree retention category C**
Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm
 - Tree category U**
Poor condition with an estimated life expectancy of less than 10 years
 - RPA**
minimum Root Protection Area
 - Proposed tree removal**
To Facilitate development
 - Proposed tree removal**
Due to poor condition
 - Tree protection fencing**
see Detail 1

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

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Project Title

209 Scar Lane
Milnsbridge

Drawing Title

Arboricultural Impact Assessment Plan

Drawn	Checked	Scale @A2	BIM Status	Date
DR	Checker	1:100	NA	01/25

Drawing Status	Rev.	SF Project No
Drawing Status	-	21603

Project No.	Originator	Volume	Level	Type	Role	Number
21603	SFH	XX	XX	DR	L	AIA01

TREE PROTECTION FENCING
Tree protection fencing must be installed in the position as shown on the Tree Protection Plan before any other works on site can be undertaken.

Tree Protection Fencing should be set out as per Section 6.2 of BS5837: 2012 and will comprise a scaffold framework, consisting of vertical and horizontal scaffolds with vertical tubes spaced at a maximum of 3m intervals and driven securely into the ground. Weld mesh (Heras or similar) panels will be securely fixed on to this framework with scaffold clamps. Tubes will be firmed into holes in the ground made with post hole boring equipment. Bracing poles will be fixed to the inside of the barrier to ensure maximum rigidity, and should be located to avoid contact with structural roots.

See Detail 1 for details of the protective fencing to be employed in all circumstances, where existing site conditions allow. Fencing is to be erected as shown on the drawing. All fencing must be fixed in position with driven scaffold poles so that they cannot be moved during the construction period.

All-weather notices, A4 size, shall be attached to the tree protection fencing every 10m at 1.5m high with the words: 'Tree Protection Fence—strictly no access'.



APPENDIX D

DEVELOPMENT PROPOSAL

