REGULATION 3 OF THE TOWN AND COUNTRY GENERAL REGULATIONS 1992

PLANNING APPLICATION

PROPOSED REPLACEMENT OF A SINGLE MOBILE CLASSROOM
WITH A DOUBLE MOBILE CLASSROOM

WREN SPINNEY SCHOOL, WEST SPINNEY SCHOOL, KETTERING,
NORTHAMPTONSHIRE, NN15 7LB

NORTHAMPTONSHIRE COUNTY COUNCIL
1 INTRODUCTION

1.1 The Planning Application

1.1.1 This planning application is submitted to Northamptonshire County Council seeking planning permission to demolish an existing single mobile and replace it with a refurbished double mobile at Wren Spinney Community Special School, Westover Road, Kettering, NN15 7LB.

1.1.2 The planning application is submitted under Regulation 3 of the Town and Country Planning General Regulations 1992.

1.1.3 The planning application includes the submission of:
- Planning Statement (Including Design & Access Statement)
- Site Location Plan – K0166A/A3
- Building elevations and floor plan – 6004C
- Detailed floor plan

1.1.4 For County Council Regulation 3 applications a local list of information required to support the application is provided. The information considered necessary for this planning application includes the following:
- Planning Statement.
- Design Statement (Applications for all Regulation 3 development are required to address the implementation of sustainable development design and identify practical measures for implementation).

1.2 Design and Access Statements

1.2.1 Design and Access Statements take account of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 which states:

‘8 – Subject to paragraph (4), this article applies to an application for planning permission which is for –
8 (b) where any part of the development is in a designated area, development consisting of –
(ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more.’

1.2.2 The proposed double classroom will involve the creation of 146 square metres of new floor space therefore a Design and Access Statement included within this planning application at section 6 below.
2 DESCRIPTION OF DEVELOPMENT

2.1 Introduction & Background

2.1.1 Wren Spinney is a special school, which caters for pupils with severe, profound and multiple learning difficulties. A high proportion of students have autistic spectrum disorder, most have communication difficulties and some have complex learning difficulties or medical needs. All students have a statement of special educational needs.

2.2 Description of Proposal

2.2.1 There is currently a single mobile classroom building within the school grounds, which is used for teaching purposes. This will be demolished and replaced with the proposed refurbished double mobile classroom. The new mobile building will be used as a separate and safe learning environment for children with autism who require an environment that is calm and quiet. The total difference in floor area is as follows:

- Existing Floor Space: 1690m$^2$
- Proposed Floor Space: 1836m$^2$
- Difference: 146m$^2$

2.3 Location of Proposal

2.3.1 The location of the proposed classroom is shown on the enclosed Drawing K0166A/A3. This drawing shows that the new mobile is proposed to be located on the west side of the school on the two currently unused raised grass areas. The proposal will result in the removal of 7 trees and the pruning a number of others (see attached Arboricultural report). Once the mobile has been installed it is proposed that 3 replacement trees are planted to the rear of the proposed mobile building.

2.3.2 Having considered a number of options, the applicant has preferred the proposed location for the following main reasons:

1. Utilises a unusable part of the school
2. Increases to amount of play area for the school due to the removal of an existing mobile that is beyond repair.
3. Creates a usable access path to the rear of the school
4. Reduces shading to classrooms from trees
5. The raised area has to be removed even if we were to install the mobile at the rear.
6. Enables connection with a new electrical supply as the sites current supply is at capacity.

2.3.3 The trees to the north of the school will not be affected by any of the proposed works. The applicant will be demolishing one of the existing single mobiles but this will not affect any trees.
2.4 Elevations and Floor Plan

2.4.1 The enclosed drawing 6004C shows the proposed floor plan of the proposed new mobile classroom together with 4 elevations. The enclosed detailed layout drawing shows that the building will have 2 classrooms a cloakroom, a reception room and a storage area.

2.5 Appearance and Materials

2.5.1 The building walls will be painted plywood and dark green in colour (BS12B25). It will therefore be visually sympathetic to the surrounding grassed area. The roof will be constructed of two-layer felt and dark grey in colour. The windows will be double glazed, with white UVPC frames.

2.6 Drainage

2.6.1 A new soakaway will be installed to deal with surface water drainage.

2.7 Construction

2.7.1 The construction of the proposal will involve the exportation of approximately 8-10 loads of soil by HGV. It is suggested that a travel plan is required on the basis that planning permission granted requiring details of a travel plan during the works.

2.7.2 It is intended to install the proposed mobile classroom onto the site over the summer holidays (July – September) when the pupils are not at school. This will minimise the disruption to the schools everyday routine and ensure that the facility is ready to be used in the next academic year, starting in September 2015.
3 PLANNING POLICY CONTEXT

3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that determination of a planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.1.2 In reaching a decision on this planning application, the first consideration is therefore whether the proposal is in accordance with the Development Plan. Having done this it is then necessary to have regard to all other material planning considerations, which include all relevant policy considerations contained in the emerging Development Plan as well as National Planning Policy Guidance.

3.2 The Development Plan

3.2.1 This section provides an indication of the main Development Plan policies that will be considered and assessed in the preparation of the planning application. In this instance the Development Plan consists of:

- Kettering Local Plan Adopted 1995 (Saved policies)
- North Northamptonshire Core Spatial Strategy 2008

3.2.2 Other material considerations include policies set out within the National Planning Policy Framework (2012), the Public Realm Implementation Framework (2007) and the Conservation Appraisal for All Saints.

3.2.3 The Kettering Local Plan was adopted in 1995. Until the emerging Local Plan (North Northamptonshire Joint Planning Unit) is adopted a number of policies have been saved. However, none of the adopted policies are particularly relevant to the current proposal.

3.2.4 The key planning policies of the North Northamptonshire Core Spatial Strategy (NNCSS) are as follows:

3.2.5 One of the key spatial themes stated in the NNCSS paragraph 3.6 A, page 23 is to: 'Establishing a strong network of settlements that make North Northamptonshire more self-sufficient in terms of access to jobs, shops, leisure, arts and culture, affordable homes and services such as education and training. The general approach will be to meet needs as locally as possible!'

Policy 13: General Sustainable Development Principles

3.2.6 This policy states that 'Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to'.
3.2.7 The policy goes on to provide a list of criteria that a proposed development should seek to achieve. These criteria are listed under three headings: Meet Needs, Raise Standards and Protect Assets.

Policy 14: Energy Efficiency and Sustainable Construction

3.2.8 This proposal provides that development proposals should demonstrate that...‘The development incorporates techniques of sustainable construction and energy efficiency’.

3.3 Other Relevant Documents

3.3.1 National Planning Policy Framework (2012)

Paragraph 7 of the NPPF outlines that there are three dimensions to sustainable development: economic, social and environmental and that these dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs or present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.3.2 At the heart of the NPPF is a presumption in favour of sustainable development and Paragraph 14 states that for decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:

  - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

  - Specific policies in this Framework indicate development should be restricted.
4 ASSESSMENT OF PROPOSAL

4.1.1 The starting point for the assessment of this proposal is the Development Plan. From an assessment of the pertinent Development Plan policies and other planning considerations the 'main' issues in the determination of this planning application are considered to be:

- Justification & Need for the Development
- Local Amenity & Environmental Considerations
- Sustainable Design and Access

4.2 Justification and Need

4.2.1 The NPPF provides clear support for sustainable development. One of the elements of sustainability is a social role with the expectation that development should support 'strong, vibrant and healthy communities and ...support local services that reflect community’s needs and support its health, social and cultural well-being';

4.2.2 In terms of background to the need for the proposed development it is recognised that Wren Spinney is a special school, which caters for pupils with severe, profound and multiple learning difficulties. A high proportion of students have autistic spectrum disorder. Most have communication difficulties and some have complex learning difficulties or medical needs. All students have a statement of special educational needs.

4.2.3 The school's last OFSTED inspection was in March 2014, when the school was judged to be Outstanding. There were 60 pupils on roll in the secondary age-range of 11 – 19, including 22 in the Sixth Form.

4.2.4 The need for a double mobile classroom has arisen due to the increased numbers of children with autism in the county who require individualised learning programmes and an environment that is calm and quiet. Wren Spinney has the expertise to meet these needs, where pupils can integrate into the main school, but also have an identified classroom to withdraw to. This model of operation allows these pupils to optimise their learning in an environment that is inclusive and supportive, and tailored to their needs. The mobile classroom is required as an extra facility that can provide the quiet space away from the main school, to allow individual pupils the maximum learning opportunities. It is intended to locate the new mobile classroom on site over the summer holidays, so that the facility is available for the new academic year in September 2015.

4.2.5 In the light of the above, it is concluded that there is a strong need for the proposal, which complies with the NPPF’s aspirations for delivering sustainable community facilities.

4.3 Local Amenity & Environmental Considerations

4.3.1 Given that the proposal be sited on the existing school complex it is unlikely to give rise to unacceptable adverse impacts upon residential amenity or landscape character.

4.3.2 The proposal will involve the removal of 7 trees. In order to assess the potential impact upon these tress an Arboricultural Assessment report has been commissioned by a specialist
consultant to provide an assessment of the trees in accordance with the guidelines provided by BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The full report is included at Appendix to the Statement.

4.3.3 The report notes that development proposal will require the removal of 6 early mature trees and 1 young tree. The Arboricultural Assessment includes a method statement for dealing with the works to the trees to ensure that it is carried out in accordance with the highest standards.

4.3.4 The specialist report concludes that the potential impact of the loss of the trees on the visual amenity and character of the area will be limited.

4.3.5 In mitigation for the loss of the 7 trees a replacement planting scheme is proposed to mitigate tree loss. The replacement planting scheme can be required by the imposition of a planning condition attached to any grant of planning permission.
5 DESIGN AND ACCESS

5.1.1 This design and access statement has been prepared in accordance with the industry guidance, Design and Access Statements How to Read, Write and Use them (CABE, 2007). The statement considers the following issues set out in the CABE (2007) guidance in relation to the proposed development:

- Use of the Site
- Amount of Development
- Layout
- Scale
- Landscape
- Appearance
- Access

5.1.2 The Design and Access Statement will consider each of the issues set out in the CABE (2007) guidance in turn.

5.2 Use of Site

5.2.1 The CABE (2007) guidance sets out that this section of the Design and Access Statement should describe what the proposed building and spaces will be used for. In this case the proposal will be in keeping with the existing use of the site as an educational facility.

5.3 Amount

5.3.1 The CABE (2007) guidance sets out that this section of the Design and Access Statement should describe how much would be built on site if the development were permitted. The proposal will result in an additional 146m² of new floor space which is required to meet the school’s needs.

5.4 Layout

5.4.2 The proposed double mobile classroom site layout is illustrated on drawing 60044C and on the more detailed site layout drawing enclosed with the planning application. The proposed layout is considered appropriate to the scale of the development.

5.5 Scale

5.5.1 The CABE (2007) guidance sets out that this section of the Design and Access Statement should set out how big the buildings and spaces would be, along with their measurements. Measurements of the proposed double mobile classroom are shown on drawing 60044C.

5.6 Landscape

5.6.1 The CABE guidance (2007) provides that this section of the Design and Access Statement should set out how open spaces will be treated to enhance and protect the character of the places. The report notes that development proposal will require the removal of 6 early mature trees and 1 young tree. It is concluded that the potential impact on the visual amenity and character of the area will be limited.
5.6.2 The Arboricultural Assessment includes a method statement for dealing with the works to the trees to ensure that it is carried out in accordance with the highest standards.

5.6.3 In mitigation for the loss of the 7 trees a replacement planting scheme is proposed to mitigate tree loss. The replacement planting scheme can be required by the imposition of a planning condition attached to any grant of planning permission.

5.7 Appearance

5.7.1 The CABE guidance (2007) sets out that this section of the Design and Access statement should describe what the proposed building and spaces will look like. Consequently, this section sets out the appearance of the different elements of the site and what materials are proposed.

5.8 Access

5.8.1 Access to the proposed mobile classroom building will be gained through the existing site access. The proposal will not therefore compromise highway safety.
6 SUMMARY AND CONCLUSION

6.1.1 The proposal has been assessed against the Development Plan and other relevant documentation. It is concluded that no unacceptable adverse environmental or residential amenity impacts are likely to arise.

6.1.2 The applicant demonstrates a strong need for the proposed a double mobile classroom due to the increased numbers of children with autism in the county who require very individualised learning programmes and an environment that is calm and quiet. Wren Spinney has the expertise to meet these needs. The proposal is therefore compliant with the NPPF’s aspirations for delivering sustainable community facilities.

6.1.3 The need for the removal of 7 existing trees will be mitigated by the implementation of a replacement tree planting scheme. No significant impact upon local amenity will therefore arise.

6.1.4 In conclusion, the proposal is considered to represent sustainable development and should be granted planning permission without delay.
APPENDIX 1: Arboricultural Report
Arboricultural Report

LGSS Property Services

Wren Spinney Special School, Kettering

Ref: 15-0593 3693 08
Version: v2
Date: June 2015

Author: Shaun Phillips  CMS HND Arb MArborA
Reviewer: Robert Davidson BSc  HND Arb  MArborA
Address: 7 - 8 Melbourne House
Corbygate Business Park
Weldon
Corby
Northamptonshire
NN17 5JG
This report has been commissioned to provide an assessment of the trees at Wren Spinney Special School in Kettering, Northamptonshire in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of:

- A Tree Survey that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals.
- An Arboricultural Impact Assessment to consider the impact that the development proposal may have on the trees. It includes an Arboricultural Impact Plan (AIP) which shows the location of the trees in relation to the proposed development and the above and below ground constraints posed by the trees.
- A draft Arboricultural Method Statement (AMS) to provide details on how the retained trees will be protected and managed during the development process.

The purpose of this report is to demonstrate how the tree constraints have been considered in the design and layout of the site. It also provides the local authority (Northamptonshire County Council) with the necessary information to assess the tree issues associated with the planning application.

The aim is to present the information in a manner that can easily be understood by people without specific knowledge of tree related matters.

### Executive Summary

The proposal is for the construction of a new mobile classroom on the western side of the Wren Spinney Special School and the demolition of two existing mobile classrooms to the north of the site. The construction area requires significant level alterations to allow access for the removal of the existing structures and installation of the new mobile classroom. Six early mature trees and one young tree require removal. Replacement planting is proposed on the boundary of the site adjacent to the new mobile classroom.
## Table of Contents

1. **TREE SURVEY & CONSTRAINTS REVIEW** ................................................................. 5  
   - Site Description ....................................................................................................... 5  
   - Tree Survey ................................................................................................................ 5  
   - Constraints posted by existing trees ....................................................................... 6  
   - Above ground constraints and proximity of trees to structures ................................ 6  
   - Below ground constraints ........................................................................................ 6  

2. **ARBORICULTURAL IMPACT ASSESSMENT** .......................................................... 7  
   - Development proposal ............................................................................................. 7  
   - Summary of the Impact of the Proposal .................................................................. 7  
   - Detailed Impact Appraisal ......................................................................................... 7  
   - Trees to be removed ................................................................................................. 8  
   - Retained trees that will be affected by the development proposal ......................... 11  
   - Proposal to mitigate any impact ............................................................................. 12  
   - Summary of the Impact on Local Amenity and Character ........................................ 12  

3. **DRAFT ARBORICULTURAL METHOD STATEMENT** ........................................... 13  
   - Overview ................................................................................................................... 13  
   - Arboricultural Supervision ....................................................................................... 13  
   - Pre-commencement meeting ..................................................................................... 13  
   - Tree Removal and Works ......................................................................................... 13  
   - Tree Removal ............................................................................................................ 13  
   - Tree Works ................................................................................................................. 14  
   - Barriers and ground protection ................................................................................ 16  
   - Construction of Special Surfaces ............................................................................. 16  
   - Additional precautions outside the exclusion zone .................................................. 16  
   - Specific Tree Protection Measures ........................................................................... 16  
   - Demolition ................................................................................................................. 16  
   - Development ............................................................................................................ 16  
   - Site Storage, Cement Mixing and Washing Points ..................................................... 16  
   - Contractors Parking .................................................................................................. 16  
   - Utility Services .......................................................................................................... 17  
   - Fires .............................................................................................................................. 17  
   - Site Gradient .............................................................................................................. 17  
   - Use of herbicides ...................................................................................................... 17  
   - Use of Sub-contractors ............................................................................................... 17  
   - Contingency planning ............................................................................................... 17  
   - Responsibilities ......................................................................................................... 17  
   - Contacts ..................................................................................................................... 18
Attachments:

<table>
<thead>
<tr>
<th>Document/Plan</th>
<th>Ref</th>
<th>Version</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Schedule</td>
<td>15-0595</td>
<td>2</td>
</tr>
<tr>
<td>Arboricultural Impact Plan</td>
<td>D15-0594</td>
<td>1</td>
</tr>
</tbody>
</table>

This report is for the sole use of the Client. Its reproduction or use by a third party is forbidden unless written consent is obtained from the Author.
1. **TREE SURVEY & CONSTRAINTS REVIEW**

**Site Description**

1.1. Wren Spinney Special School consists of existing buildings situated to the centre of the site, with car parking to the south east of the building and on the south west boundary. There are two existing mobiles to the north of the site which are to be removed.

1.2. The school has good tree cover with a large group running along the eastern boundary, a group in the north west corner of the site, a group to the west of the school buildings, and around the entrance drive and parking areas.

1.3. The school is approximately 25 years old, and most of the internal trees are assumed to have been planted around this time.

**Tree Survey**

1.4. The assessment of the trees has been carried out adjacent to the proposed works.

1.5. The whole site has not been surveyed due to the limited area affected by the proposal.

1.6. All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.

1.7. Trees that are located outside of the site have been considered as part of this survey, none are to be affected by the proposal.

1.8. Stem diameter measurements were taken using a girthing tape and in accordance with Annexe D of BS5837. Where access to the base of the tree was not possible for any reason, the diameter has been estimated.

1.9. Height, crown spread and canopy clearance measurements are recorded in accordance with the measurement convention detailed in paragraph 4.4.2.6 of BS5837.

1.10. A copy of the schedule of trees is attached to the report (Ref: 15-0595). The location of the trees has been plotted on the attached Arboricultural Impact Plan (AIP) (Ref: D15-0594).

1.11. The trees are categorised in an order defined in Table 1 of BS5837, a copy of which can be seen in Appendix 2, but which can be summarised as:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A Category</strong></td>
<td>Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.</td>
</tr>
<tr>
<td><strong>B Category</strong></td>
<td>Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.</td>
</tr>
<tr>
<td><strong>C Category</strong></td>
<td>Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.</td>
</tr>
<tr>
<td><strong>U Category</strong></td>
<td>Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.</td>
</tr>
</tbody>
</table>

1.12. Additionally, BS5837:2012 provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies.

1.12.1. Mainly arboricultural.
1.12.3. Mainly cultural, including conservation.
1.13. A summary of my assessment of the quality of these trees is shown in Table 1

Table 1 - An overview of tree quality of site trees

<table>
<thead>
<tr>
<th></th>
<th>Category A</th>
<th>Category B</th>
<th>Category C</th>
<th>Category U</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>0</td>
<td>4</td>
<td>7</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>Groups</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>5</td>
<td>7</td>
<td>0</td>
<td>12</td>
</tr>
</tbody>
</table>

1.14. The location of the trees has been plotted on the AIP and can be identified through the colour coding detailed in the BS5837 in the tree schedule.

Constraints posted by existing trees

1.15. Development proposals can impact on trees by causing them to be removed either immediately or in the future. It does this by adversely affecting their potential for retention either through disturbance to the Root Protection Area (RPA) or through the need for pruning.

1.16. The constraints posed by the trees adjacent to the proposed construction area requires their removal to achieve the level changes.

Above ground constraints and proximity of trees to structures

1.17. The requirement for the removal of the trees means that above ground constraints are not a consideration.

Below ground constraints

1.18. The requirement for the removal of the trees means that below ground constraints are not a consideration.
2. ARBORICULTURAL IMPACT ASSESSMENT

Development proposal

2.1. The proposal is for the construction of a new mobile classroom and creation of access for the demolition and removal of two existing mobile classrooms.

2.2. The proposed layout of the development is shown on the attached Arboricultural Impact Plan (AIP).

Summary of the Impact of the Proposal

2.3. My assessment of the impact of this proposal on the trees is summarised in Table 2.

Table 2 - Summary of trees that will be affected by the proposed development

<table>
<thead>
<tr>
<th>Impact</th>
<th>Reason</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>U</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees to be removed</td>
<td>To enable the proposed developments to take place.</td>
<td>None</td>
<td>T1, T2, T3</td>
<td>T4, T5, T6, T7</td>
<td>None</td>
<td>7</td>
</tr>
<tr>
<td>Retained trees that will require remedial pruning</td>
<td>To prevent damage from vehicles accessing the site.</td>
<td>None</td>
<td>G1, T10</td>
<td>T8, T9, T11</td>
<td>None</td>
<td>5</td>
</tr>
</tbody>
</table>

Detailed Impact Appraisal

2.4. There are a total of 11 trees and one group that have the potential to be impacted on this site. All other trees on the site will not be impacted by the development proposals due to their distance from the proposed works.
2.5. Only trees included in the tree schedule will be directly affected by the development proposals, either through direct loss, or remedial works to the tree canopy. The details of these impacts are considered in the following sections.

**Trees to be removed**

2.6. The design proposal for this development requires that seven trees are removed.

2.7. Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one factor requiring consideration. It also states that misplaced tree retention can be detrimental on a site where it will cause excessive pressure on those trees being retained and could necessitate their removal in the future.

2.8. A detailed assessment of the tree removals if presented in Table 3.

*Table 3 - Detailed Impact Assessment of tree removals*

<table>
<thead>
<tr>
<th>Tree No</th>
<th>Reason for Removal</th>
<th>Evaluation of Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T2</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T3</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T4</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T5</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T6</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T7</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
</tbody>
</table>

2.9. Trees that have been identified for removal have been marked on the attached AIP by a red line, and have been highlighted in the tree schedule with red text.

2.10. Trees to be removed are shown in the below photos (Plates 1-7).
2.11. No retained trees will have encroachment into the RPA. All trees located adjacent to areas where there will be level alterations are to be removed.
Proposal to mitigate any impact

Protection of retained trees

2.12. The successful retention of those trees that will remain on the site will be dependent upon the quality and maintenance of any protection system that is put in place. The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are adhered to at all times by the contractors. No other trees are likely to be impacted on other than to access construction and demolition area, access to these areas have existing metaled surfacing.

Summary of the Impact on Local Amenity and Character

The development proposal will require the removal of six early mature trees and one young tree. The impact on the visual amenity and character of the area will be limited. A replacement planting scheme is proposed to mitigate tree loss.
3. **DRAFT ARBORICULTURAL METHOD STATEMENT**

**Overview**

3.1. The following explanations relate specifically to this site and they should be read in conjunction with the indicative Arboricultural Impact Plan (AIP).

3.2. A copy of this report must be kept on site and be permanently available of the duration of the development. It can be:
   - Included in the tender document to identify and quantify the tree protection and management requirements;
   - Used to plan the timing of site operations to minimise the impact on trees, and;
   - Referenced on site for practical guidance on how to protect trees.

**Arboricultural Supervision**

3.3. An Arboricultural Clerk of Works (ACoW) is not required due to the minimal protection required for retained trees due to existing metaled surfacing, fencing and distance from the construction area.

**Sequencing and Timing**

3.4. All required tree removals and remedial tree works shall be carried out prior to the commencement of any construction works.

3.5. It is the developer's responsibility to ensure that details of this AMS and any agreed amendments are known and understood by all site personnel.

3.6. The site manager will make a record of the completion of tree works including a photographic record. This will be sent to the Northamptonshire County Council to assist in the discharge any relevant planning conditions.

**Pre-commencement meeting**

3.7. Tree works and removal should still be discussed by the site manager at the pre-commencement meeting before any works start.

**Tree Removal and Works**

3.8. The day to day running of the site will take full account of the tree protection measures set out in this document. All site personnel will be briefed on the tree protection requirements as part of the site induction procedure.

3.9. The tree management has been specifically designed towards doing the minimum work necessary to accommodate the development structures, establish acceptable levels of safety and reduce the destructive impact of existing trees on adjacent, better trees.

3.10. All tree works will be carried out by a suitably qualified contractor, and in accordance with BS3998:2010 Tree Works – Recommendations and industry best practice.

**Tree Removal**

3.11. Trees for removal have been noted on the AIP with a red circle around each location. Each tree has also been noted with red text in the attached tree schedule. The following trees are scheduled for removal: T1, T2, T3, T4, T5, T6 and T7.
Tree Works

3.12. The details of tree works have been set out in the schedule attached to this report (Ref: 15-0595). Obvious pruning to allow the installation of the structure has been listed, but additional minor pruning may be necessary to address unanticipated local problems with individual branches. Any additional works will be assessed and authorised by Northamptonshire County Council.

3.13. Remedial pruning is required to trees T8, T9, T10, T11 and G1 to provide clearance over the existing road for the passage of the sections of the new mobile classroom. Plates 9-11 show the trees requiring remedial pruning.

Plate 8:- T8 & T9
Plate 9:- Branches on T10 remedial requiring pruning works.

Plate 10:- T11 & G1 requiring remedial requiring pruning works.
Barriers and ground protection

The Construction Exclusion Zone

3.14. The proposed construction area will contain no CEZs as all trees within this area are to be removed prior to construction works.

3.15. Existing site fencing and metaled surfaces will define and protect trees close to the construction area.

Tree Protective Fencing

3.16. Protective fencing will not be required.

3.17. Any materials or machinery brought on site, for development or the stripping of soil will access the site by existing metaled surface.

Construction of Special Surfaces

3.18. There is no requirement for construction of special surfaces.

Additional precautions outside the exclusion zone

3.19. Any risk from activities outside RPAs but close enough to have an impact will be assessed during the day-to-day running of the site, and appropriate precautions put in place to reduce that risk.

3.20. It is a presumption of this report that all trees which lie outside of the construction area, will be protected from soil degradation at all times during construction activity.

Specific Tree Protection Measures

3.21. No specific tree protection measures are required for any tree on this site.

Demolition

3.22. No demolition works for the removal of the two existing mobile classrooms will take place within the RPA of any retained tree on this site.

Development

3.23. Once all tree works have been completed, the developer can commence the on-site preparation works and construction can begin.

Site Storage, Cement Mixing and Washing Points

3.24. No storage of materials will take place outside of the construction area or on areas other than those with existing metaled surfaces.

3.25. No mixing or storage of materials will take place up a slope where they may leak into an area containing retained trees. Where contours of the site create a risk of polluted water running into RPAs, precautionary measures of using heavy duty plastic sheeting and sandbags with the ability to contain accidental spillage will be put in place to prevent contamination.

Contractors Parking

3.26. Contractors parking will not be within or in close proximity to any retained trees, other than on existing metaled surfaces.
Utility Services

3.27. There is no requirement for any service to be installed within a CEZ or RPA of any retained tree on this site.

Fires

3.28. No fires will be lit on this site.

Site Gradient

3.29. There will be no changes to any levels outside of the construction area on this site, or in close proximity to any retained tree on this site.

Use of herbicides

3.30. There is no requirement for any herbicide to be used on this site.

Use of Sub-contractors

3.31. 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.

Contingency planning

3.32. Water will be kept readily available on site and will be used to flush spilt materials through the soil and avoid contamination to tree roots.

3.33. At the time of any spillage the main contractor will contact an arboriculturalist for advice.

Responsibilities

3.34. It is the responsibility of the LGSS Property Services to ensure that any planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site.

3.35. The main contractor will be responsible for contacting the County Council at any time issues are raised related to the trees on site.

3.36. If at any time pruning works are required permission must be sought from the Local Planning Authority first and then carried out in accordance with BS3998:2010 Tree Works – Recommendations and industry best practice.

3.37. The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes.
## Contacts

3.38. Shows a list of all relevant contacts for this development:

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
<th>Contact Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landowner/Developer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agent NCC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Council’s Case Officer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Council’s Senior Environmental Officer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Manager</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ACoW</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Surgeon</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Shaun Phillips CMS, HND Arb, MArborA

26 June 2015
Appendix 1: Administration Background

Instruction
Written instruction was received on 23 June 2015 from Andy Myers of LGSS Property Services to carry out a survey of the trees at Wren Spinney Special School.

The survey was to be carried out in accordance with the recommendations laid down by BS5837: Trees in relation to construction, and to assist in the preparation of a report to accompany a planning application. The report was to include:

- A schedule of the relevant trees to include basic data and condition assessment
- An appraisal of the impact that the proposed development may have on the trees and the resulting impact this may have on the local amenity.
- A draft arboricultural method statement dealing with protection and the management of the trees to be retained.

Documents provided
No documents were provided.

Limitations of this report
The following limitations apply to this report:

Only areas adjacent to the access and site for the construction of a new mobile classroom were surveyed. I was accompanied on site by Andy Myers of LGSS Property Services.

Statutory Protection: The existence of tree preservation order or conservation area protection does not automatically mean trees are worthy of being a material constraint in a planning context. Trees can be formally protected but be in poor structural condition or in declining health, which means they are unsuitable for retention or influencing the future use of the site. Furthermore a planning consent automatically takes precedence over these forms of protection, which makes them of secondary importance. For these reasons, I do not check statutory protection as a matter of course in the process of preparing this report. However if any tree works are proposed before a planning consent is given, then the existence of any statutory protection must be checked with the local authority.

Ecology and Archaeology: Although trees can be a valuable ecological habitat and can grow in archeologically sensitive areas, I have no specialist expertise in these disciplines and this report does not consider those aspects.

Tree Safety: Whilst every effort has been made to ensure that comments relating to the tree surveyed are accurate, it must be noted that no tree have been climbed, no internal inspections carried out and no excavation of root areas has taken place. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. No tree can be guaranteed to be 100% safe as some defects are not detectable by visual non-climbed, non-invasive inspection. Failure of an apparently healthy tree, either in part or totally may occur as a result of physical or physiological stress.
**Soil Assessment**: A soil assessment should be undertaken by a suitably qualified person to assess soil structure, soil composition and soil pH. The purpose of this is to provide guidance in any decisions relating to:

- The root protection area
- Tree protection;
- New planting design; and
- Foundation design

No details of a soil survey have been provided for submission with this report.

**Technical References**

The arboricultural method statement is based purely on the following technical references:


**Qualifications and Experience**

This report is based on my site observations and the provided information.

I have twenty three years’ arboricultural experience working in both the private and public sector. I have undertaken work on a variety of projects on behalf of local authorities, private and commercial clients.

I have a Post Graduate Certificate in Management Studies, a Higher National Diploma in Arboriculture and Urban Woodland Management and a National Diploma in Countryside and Environmental Studies.

I am a Professional member of the Arboricultural Association.
### Table 1: Cascade chart for tree quality assessment

<table>
<thead>
<tr>
<th>Category and Definition</th>
<th>Criteria (including subcategories where applicable)</th>
<th>Identification notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Category U</strong></td>
<td>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</td>
<td>See Table 2</td>
</tr>
<tr>
<td></td>
<td>- Trees that have a serious, irreversible, structural defect, such that their early loss is expected due to collapse, including those that will become unsaleable after removal of other category U trees (e.g., those, for whatever reason, the loss of competition shelter cannot be mitigated by pruning)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees supressing adjacent trees of better quality</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>NOTE:</strong> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</td>
<td></td>
</tr>
<tr>
<td><strong>Trees to be considered for retention</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Category A</strong></td>
<td>Trees of high quality with an estimated remaining life expectancy of at least 40 years</td>
<td>Trees, groups or woodlands of particular visual importance as arboreal and/or landscape features</td>
</tr>
<tr>
<td><strong>Category B</strong></td>
<td>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</td>
<td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or woodland)</td>
</tr>
<tr>
<td><strong>Category C</strong></td>
<td>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</td>
<td>Unremarkable trees of very limited merit with such impaired condition that they do not qualify in higher categories</td>
</tr>
</tbody>
</table>

See Table 2 for categories not included in this table.

---

**Appendix 2:** BS5837 Cascade Chart

---

**Reference:** The British Standard Institute, 2012.
**Client**: LGSS Property Services  
**Surveyor**: Shaun Phillips  
**Site**: Wren Spinney Special School, Kettering  
**Date of survey**: 23/06/2015

### Key to Notations

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y ULE</td>
<td>High Quality &amp; Value 40+</td>
</tr>
<tr>
<td>M B</td>
<td>Moderate Quality &amp; Value 20-40</td>
</tr>
<tr>
<td>O M C</td>
<td>Low Quality &amp; Value 10-20</td>
</tr>
<tr>
<td>U.L.E V U</td>
<td>Dead, dying or dangerous &lt;10</td>
</tr>
</tbody>
</table>

### Physiological condition

<table>
<thead>
<tr>
<th>Description</th>
<th>No significant defects</th>
<th>Significant defects that can be remediated</th>
<th>Significant defects that cannot be remediated</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAIR</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>POOR</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Structural condition

<table>
<thead>
<tr>
<th>Description</th>
<th>No significant defects</th>
<th>Significant defects that can be remediated</th>
<th>Significant defects that cannot be remediated</th>
</tr>
</thead>
<tbody>
<tr>
<td>GOOD</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>FAIR</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tree No.</th>
<th>Tag No.</th>
<th>Species</th>
<th>Botanical Name</th>
<th>H (m)</th>
<th>Stem Dia.</th>
<th>No of Stems</th>
<th>Branch Spread (m)</th>
<th>CC (m)</th>
<th>LB (m)</th>
<th>DLB (m)</th>
<th>Age</th>
<th>PC</th>
<th>SC</th>
<th>Comments</th>
<th>Recommendations</th>
<th>ULE</th>
<th>Cat.</th>
<th>RPA (m2)</th>
<th>RPA Radial distance (m)</th>
<th>Direct Removal?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>T1</td>
<td>Ash</td>
<td>Fraxinus sp.</td>
<td>8</td>
<td>293</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Overhanging adjacent building</td>
<td>Remove to accommodate proposal 20-40</td>
<td>B2</td>
<td>28</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>T2</td>
<td>Ash</td>
<td>Fraxinus sp.</td>
<td>8</td>
<td>320</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Overhanging adjacent building</td>
<td>Remove to accommodate proposal 20-40</td>
<td>B2</td>
<td>28</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>T3</td>
<td>Norway Maple</td>
<td>Acer platanoides</td>
<td>6</td>
<td>320</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Suppressed by adjacent tree</td>
<td>Remove to accommodate proposal 20-40</td>
<td>C2</td>
<td>65</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>T4</td>
<td>Norway Maple</td>
<td>Acer platanoides</td>
<td>8</td>
<td>293</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Suppressed by adjacent tree</td>
<td>Remove to accommodate proposal 20-40</td>
<td>C2</td>
<td>65</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>T5</td>
<td>Locust Tree / False Acacia</td>
<td>Robinia sp.</td>
<td>10</td>
<td>500</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Suppressed by adjacent tree, Roots lifting adjacent path, Leaning towards building</td>
<td>Remove to accommodate proposal 20-40</td>
<td>C2</td>
<td>113</td>
<td>6   Yes</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>T6</td>
<td>Norway Maple</td>
<td>Acer platanoides</td>
<td>10</td>
<td>310</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Suppressed by adjacent tree, Overhanging building, Poor unions at crown break</td>
<td>Remove to accommodate proposal 20-40</td>
<td>C2</td>
<td>41</td>
<td>4   Yes</td>
</tr>
<tr>
<td>7</td>
<td>T7</td>
<td>Apple</td>
<td>Malus sp.</td>
<td>3</td>
<td>85</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Crown trees easily replaced</td>
<td>Remove to accommodate proposal 20-40</td>
<td>C2</td>
<td>2</td>
<td>6   Yes</td>
</tr>
<tr>
<td>8</td>
<td>T8</td>
<td>Ash</td>
<td>Fraxinus sp.</td>
<td>9</td>
<td>250</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Crown Lift to 5m</td>
<td>Crown Lift to 5m</td>
<td>C2</td>
<td>28</td>
<td>3   No</td>
</tr>
<tr>
<td>9</td>
<td>T9</td>
<td>Ash</td>
<td>Fraxinus sp.</td>
<td>9</td>
<td>250</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Crown Lift to 5m</td>
<td>Crown Lift to 5m</td>
<td>C2</td>
<td>28</td>
<td>3   No</td>
</tr>
<tr>
<td>10</td>
<td>T10</td>
<td>Beech (Common)</td>
<td>Fagus Sylvatica</td>
<td>9</td>
<td>310</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Crown Lift to 5m</td>
<td>Crown Lift to 5m</td>
<td>B2</td>
<td>40</td>
<td>4   No</td>
</tr>
<tr>
<td>11</td>
<td>T11</td>
<td>Goat Willow</td>
<td>Salix caprea</td>
<td>9</td>
<td>600</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Prone back overhanging branches to kerb edge</td>
<td>Prone back overhanging branches to kerb edge</td>
<td>C2</td>
<td>163</td>
</tr>
<tr>
<td>12</td>
<td>T12</td>
<td>Norway Maple</td>
<td>Acer platanoides</td>
<td>10</td>
<td>320</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>North</td>
<td>EM</td>
<td>FAIR</td>
<td>FAIR</td>
<td>Crown Lift to 5m</td>
<td>Crown Lift to 5m</td>
<td>B2</td>
<td>40</td>
<td>4   No</td>
</tr>
</tbody>
</table>