Wren Spinney
Community Special School
Westover road, Kettering, Northamptonshire, NN15 7LB

Planning Support Statement

August 2016 – Rev A

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ARCHITECTURE
Planning Support Statement
Wren Spinney Community Special School

Introduction

Wren Spinney Community Special School is a Secondary School for pupils aged 11-18. The existing capacity for the school is 60 pupils. Currently Wren Spinney provides education for 48 pupils that will have profound, multiple and severe learning difficulties and associated sensory, physical, communication and behavioural difficulties including A.S.D. and multi-sensory impairment.

Wren Spinney School is set in a residential area on the western fringe of Kettering. The accommodation offers a friendly environment and special facilities include a hydrotherapy pool, a sensory room, a vestibular room, food technology room, art & craft room and a life skills room. 3 ‘Safe Place’ environments are available to support pupils, as and when required.

Site Location

The purpose of this statement is to outline the local and national planning policy context for the planning application site. The site is located on Westover road, Kettering, Northamptonshire and lies within the administrative area of Kettering Borough Council.
The key documents reviewed for this project include:
North Northamptonshire Joint Core Strategy (2016)
National Planning Policy Framework, March 2012

Reference/guidance has also been drawn from the following documents to inform the design proposals (although not specifically referenced within this supporting statement):
Northamptonshire strategic plan for schools 2010 – 2021
Building Bulletin 87: Guidelines for Environmental Design in Schools
Building Bulletin 93: Acoustic Design of Schools
Building Bulletin 99: Briefing Framework for Primary School Projects
Building Bulletin 100: Design for fire safety in schools
Building Bulletin 101: Ventilation of School buildings
Building Bulletin 103: Area guidelines for mainstream schools
The Building Regulations Approved Documents (latest editions)
BS 8300: Design of buildings and their approaches to meet the needs of disabled people – Code of practice.

We have reviewed the above documents and highlighted the relevant policies/sections (using their references) which have informed the design basis for this project and added an explanation and commentary advising the specific reference to this project.

We have included a ‘Statement of Planning Need’ prepared by Northamptonshire County Council’s Strategic Planning department, within the Children, Families and Education Directorate to underpin the justification for the proposed school development. This is provided at the beginning of this Planning Support document, to explain the reasons and educational criteria which have generated the inception and scoping requirements for the project.
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Statement of Need  
(prepared by Northamptonshire County Council)

Northamptonshire County Council aims to ensure that pupils with a statement of special educational needs or Education, Health & Care Plan (EHC) attend appropriate and good quality local education provision wherever possible. The Council recognises that the pupil population growth requires an increase in the provision and range of high quality options available for families and minimise the need for unnecessary travel from home. A recent review of Statement of Special Education Needs (SEND) provision identified gaps in Northamptonshire’s provision. NCC is therefore actively developing opportunities to create enhanced provision within mainstream primary and secondary schools, as well as utilising the expertise in special schools to create additional specialist provision in appropriate locations.

The extension of Wren Spinney School will positively contribute to the reduction in the number of pupils with specialist education needs whose needs are met in independent specialist provision by increasing the proportion of pupils whose additional needs are met in-County.

The pupil numbers in special schools in the county have increased at both primary and secondary level since 2010. Growth has been at a faster rate than mainstream schools, increasing by 33% for primary and 22% for secondary.

Wren Spinney is a secondary special school located in Kettering. The school currently meets the educational needs of forty-eight pupils with complex needs and learning difficulties. The school specialises in providing education for children who are on the autistic spectrum. The ethos of the school is centred on respect, responsibility and care. Pupils at the school have the opportunity to develop a deep sense of personal worth and confidence. The school strives to enable every young person to achieve their full potential, equipping them with the personal skills they need to lead fulfilled lives as independently as possible.

The school aims are summarised below:

- To create a safe environment at the heart of the local community where everyone has a sense of belonging
- To secure the best possible outcomes for students from their individual start points
- To offer a stimulating and flexible curriculum that meets the varied needs of the pupils
- To work in partnership with parents, carers and other agencies
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- To have a 'can do' attitude, enabling all our pupils to achieve the highest possible standards in their learning and personal development
- To have high expectations of everyone, all the time

This scheme, if approved, will improve the facilities and bring the accommodation up to a high standard so the school can operate to capacity. This will contribute to meeting the increase in demand for Special School places within Northamptonshire.

The proposed scheme will deliver the following:
- a new teaching block extension (approx. 111 m²) to cater for children on the autistic spectrum
- an existing classroom extension (approx. 36 m²) and refurbishment (re-flooring, remove existing columns)
- creation of a new external storage (approx. 30 m²)
- refurbishment of a toilet block within the school
- reconfiguration of the school office to provide more administration space
- reconfiguration of the reception area and school entrance to allow for better safeguarding and hospitality arrangements
- reconfiguration of an existing classroom (remove existing columns)
- refurbishment of circulation spaces, (flooring and redecoration)
- refurbishment of the school hall, (re-flooring, remove unused equipments, new folding doors and acoustic remodelling)
Proposal

The proposed building is single storey and the proposal consists of two extensions, a new external storage and some alterations in order to make the facility fit for purpose.

The proposals include a gross additional floor area of 177 m² at ground floor level.

The internal gross floor area of the main elements is as follows:

<table>
<thead>
<tr>
<th>Element</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>New classroom</td>
<td>111 m²</td>
</tr>
<tr>
<td>Classroom extension</td>
<td>36 m²</td>
</tr>
<tr>
<td>New storage</td>
<td>30 m²</td>
</tr>
</tbody>
</table>

The new classroom extension and the storage will have mono-pitch roofs. The existing classroom extension will have a flat roof.

Individual teaching, curriculum, activity and ancillary spaces in the new teaching block are sized in accordance with guidance in BB103.
Extensions

- The extension of an existing classroom is an area of approx. 36 m². A new classroom of 86 m² will be created. The existing columns will be removed and replaced with two new columns near the existing walls.
- The main extension (111 m²) is a new teaching block. This is to be connected to the existing building with a link corridor serving the safe room and a classroom which includes a wet area.

Proposed Extensions

External works

- The new storage is covering approximately an area of 30 m². It will be made of the same shapes and material of the two extensions.

Alterations to Existing Accommodation

- Refurbishment of two toilets, spaces are to be altered to accommodate the link corridor to the new teaching block. All toilet accommodation will have artificial lighting operated by occupancy sensors and an extract fan system with integral timer controls
- Classroom to have existing columns removed
- Creation of a secure lobby in the small main entrance, designed to provide a secure holding point for visitors under the control of the secretarial staff
- Fit out existing office
- Existing hall to be refurbished and improvements to acoustic
- Internal alterations to existing openings, removing existing timber frames and installing thermally broken aluminium door and curtain wall panels
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Materials
Where appropriate the elemental design and palette of materials reflect the design vocabulary of the existing school building to provide a coherence of appearance.

- Fair faced red brickwork at GF level with contrasting brick plinth
- Aluminium windows and external doors, polyester powder coated, mid/dark grey colour
- Grey single ply membrane with false standing seams to shallow pitch roof
- Powder coated aluminium fascias and rain water goods, mid/dark grey colour

Access
The site levels are generally user friendly with dropped kerbs to all external pavement areas. Parking areas are located reasonably close to the main pedestrian entrance areas with tactile paving to all ramps and entrances.

Accessible parking facilities are provided in the visitors’ car park area.

All signage, floor finishes and general alarm systems will be provided with audio and visual warnings to current DDA guidelines. The means of escape will generally comply with the revised Building Regulations Part B Volume 2: 2006.

The Disabled Discrimination Act (DDA) requires all service providers, building owners/managements and designers to accommodate the needs of people with disabilities or impairments and guarantee that services are available to them on an equal basis. The new facilities will comply with the requirements of the Equality Act 2010, Code of Practice BS 8300 and the requirements of Part M of the Building Regulations.

Entrance
The extension to the entrance will provide level access. The Reception counter will be set at a height suitable for disabled visitors and staff.

Doors
Generally all doors within the new building have a clear opening of at least 875mm and are located so that there is at least 300mm clear to the leading edge.

Door furniture, closers and vision panels on new doors will be of a style and type that meets the requirements of APD Part M and the recommendations of BS 8300.

Toilets
These will be designed will comply with the recommendations of BS 8300.
Finishes
The surfaces throughout the facility will be suitable for wheelchair users and ambulant disabled people and junctions will be level and well defined.
Contrast in colour and tone will be achieved between floor and wall finishes and in addition doors and their frames will also contrast with the walls in which they are fitted.

Means of Escape
An evacuation strategy will be put in place with responsibility allocated to certain staff for the assisted evacuation of pupils or staff with disabilities.
Personal emergency egress plans (PEEPS) will be provided for any disabled pupils, staff or visitors who use the building. These will deal with how staff will react and how assistance will be provided in the event of an emergency situation.

Planning
Wren Spinney is within the administrative area of Kettering Borough Council, and is subject to the North Northamptonshire Joint Core Strategy Plan. As such this is a key document in planning terms for the proposed development.

Planning Justification:
Section 38(6) of the 2004 Act requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, the enclosed proposal should be judged against those relevant policies from the North Northamptonshire Joint Core Strategy (2016) as well as the content of the National Planning Policy Framework NPPF (2012) where applicable.

The Kettering Local Plan Map confirms that there are no designations relating to the element of the site where the proposed extension is to be located.
The school site does not sit within a conservation area.

North Northamptonshire Joint Core Strategy Plan
Policy 1 Presumption in favour of Sustainable Development
The proposals accord with this policy to make Wren Spinney more sustainable in terms of its education provision by providing improved and reorganised facilities for this special school in line
with the County Council’s Strategic Plan for Schools 2010-2021 to meet both changing educational needs and the particular requirements of the school. The improved facilities for both the school and for use within the wider community will serve to improve the economic, social and environmental conditions in the area.

Policy 8 North Northamptonshire Place Shaping Principles
The proposal will create the new extensions responding to the site’s immediate context and local character using appropriate elemental design and palette of materials. It will also respond to the local topography and the overall form.
These new facilities will ensure quality of life and safer and healthier communities by incorporating ecologically sensitive design, appropriate fire safety measures and flexible designs for buildings.

Policy 9 Sustainable Buildings
The proposed extensions fulfil these objectives by delivering a high quality design solution for the scheme.
Due to the constraints of the site the new extensions are single storey to match the existing. An existing classroom will be enlarged with a new extension. The main extension will provide additional teaching accommodation as a new classroom, a store and a safe room. A new external storage will be used to store maintenance equipments.
Several existing spaces will be refurbished to provide improved facilities: an existing classroom, the entrance lobby and office, the main corridor, the hall and toilets block.
The construction will provide an envelope which will exceed the minimum statutory requirements for thermal insulation and will utilise energy efficient heating, lighting, ventilation and control systems.
Heating for the extensions will be fed by the existing central heating system and plant. Hot water will be supplied via local point of use boiler.
During the construction stage the contract will include restrictions which will prohibit site deliveries / removals during the periods around the start and close of the school day.

Policy 23 Distribution of New Job
The proposal is required purely to assist the school in delivering the current curriculum and educational needs. Implementing the improvements will not result in increasing either additional teachers/support staff or pupil numbers.
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Policy 5 Water Environment, Resources and Flood Risk Management
The site is within 20 metres of a watercourse but the flood risk map on the Environment Agency’s interactive website shows that there is no risk of flooding.

National Planning Policy Framework, March 2012
The NPPF sets out those roles which the planning system is required to perform in order to ensure the delivery of sustainable development. The application will enable the improvement and continued supply of the education offer in Northamptonshire and will ensure that the school is able to offer an attractive local option to parents who are considering the educational needs of their children without the need to travel excessive distances. The proposal is clearly in line with the Core Planning Principles set out at Para 17 of the Framework.

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing communities. In addition, Para 72 of the framework encourages local planning authorities to take a pro-active, positive and collaborative approach to widening the choice of education. Para 72 also requires LPA’s to afford great weight to the need to expand, create or alter schools, the application is therefore in conformity with the Governments planning and education objectives.

The proposal will improve the education offered by Wren Spinney. Wren Spinney School is a key piece of local infrastructure which needs to remain an attractive place for parents to send their children in their formative years. It is clear that improving the existing teaching and amenity (sanitary) facilities will help to ensure that the school responds to current standards and meets the expectations of parents, pupils and staff. It is therefore considered that the application, which
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conforms to both national and local planning policy, should be seen favourably and approved without delay in line with the presumption as set out at Para 14 of the Framework.

Pre-Application Consultations and Community Involvement

A number of bodies will be consulted in developing the design proposals.

NCC Planning
Informal advice will be sought by the County Council’s project manager regarding public consultation and any other matters that need to be taken into consideration prior to the Planning Application.

Public Consultation

A public consultation event was held at Wren Spinney Community School on the 12th July between 3pm and 6.30pm. The event was published by the school to local residents. The event provided a platform for members of the community to meet with the project delivery team including project manager and architect and view the proposals for the extension and refurbishment. The roll-out programme for delivery of the facilities was also discussed with local residents.

The event was well attended by the public with approximately 12 local residents attending during the course of the afternoon.

Members of the public were unanimous in their support of the proposals and fully endorsed the school in their ambition to upgrade the existing facilities. It was explained to residents that the improvements are required purely to assist the school in delivering the current curriculum and educational needs. Implementing the improvements will not result in increasing either pupil numbers or additional staff.

A number of local resident raised concerns regarding highways issues relating to vehicles visiting the school, either parking or periodically waiting in Westover Road. Concerns regarding the impact of parked cars on visibility at the junction of Westover Road and Westhill Drive were also raised. The issue is recognised and monitored by the school. Given the limited amount of additional spaces available for vehicle parking within the school and the site topography it is unfeasible to provide additional car parking on site. A level of comfort was afforded to the residents by explaining the proposals will not increase capacity either for student numbers or teachers/support staff so the current situation will not be added to. The school agreed to continue to monitor the situation and where possible accommodate all vehicle movements, student drop off and collection and visitor car parking on site.
Arboricultural Report and Tree Condition Survey
for Proposed Works
at
Wren Spinney Community Special School
Westover Road,
Kettering,
Northamptonshire.
NN15 7LB

Prepared for: Northamptonshire County Council

Prepared by
Peter Wilkins BA (Hons) MArborA
Ruskins Group Consultancy T/a RG Consultancy Limited

Our Ref 0916-2027 Rev 1
September 2016
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1.0 Introduction

We have been instructed by DB3 Architects Limited to provide the Arboricultural Information necessary to inform a planning application for proposed works to Wren Spinney Community Special School, Westover Road, Kettering. The proposed works are located to the front and rear of the existing main school building and are described in detail elsewhere in the planning application.

The works to the rear involve the construction of a small detached storage building and the construction of an extension to the main school building along with associated work within the main building.

We visited the site in September 2016 to undertake a Pre-Development Tree Condition Survey of the trees growing within and close to the proposed working areas. (See Appendix 1).

The issues to be addressed in this Arboricultural Report and Tree Condition Survey include the following.

• The species, size and position and amenity value of the trees growing within and close to the site.
• The impact of the proposed development on the trees resource including the vegetation removals
• Provide outline guidance on the protection of the retained trees.

We have been provided with a copy of the proposed layout plan 91471-DB3-B1-GF-DW dated 04/10/2016

2.0 Arboricultural Background Information

The two main possibilities for injury and damage to trees during and following the construction process are from direct and indirect damage.

Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.

Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.

For all trees but particularly those growing in urban areas or previously developed sites, root growth is not predictable. Tree roots are opportunistic, they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures. When hostile conditions are encountered root growth will be limited.

It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil. These roots absorb moisture and nutrients needed for growth and contrary to popular belief mature trees do not have a large deep taproot that obtains moisture from great depth.

An ideal soil for root growth is about 50% pore space (in urban areas this is often significantly reduced). These pores, the spaces between soil particles, are filled with water and air, construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen in the soil that is essential to the growth and function of the roots.
The BS 5837 (2012) calculator for Root Protection Areas (RPA’s) aims to protect an area around each retained tree of sufficient size to maintain sufficient tree roots and rooting environment to maintain the health and vigour and ensure the longevity of the retained trees. We have indicated the theoretical/unadjusted Root Protection Area of each tree on the Tree Survey Plan.

Damage to trees (including their root systems) may impact on their long-term health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury.

The provision of tree protection measures and appropriately specified and implemented construction works can serve to remove the risk of damage to the retained trees. It is therefore essential if the proposed development is permitted that this report is read by all parties and the guidelines are implemented in full prior to and during the proposed works by the main contractor, site agent and all contractors, particularly those undertaking groundworks on site.

3.0 Arboricultural Considerations

Proposed Works to the Rear of the School.

Access

Access to the rear of the school site can be achieved without risk to any retained trees. To the front of the site there is an existing access driveway and a recently extended car parking area to the southern side of the school. From this car park access to the rear of the school building is across open ground that is clear of any trees. There is sufficient overhead clearance above the access driveway and car parking area for this to be used during construction without risk to any of the retained trees.

Tree Removals

For the works to the rear of the school no tree removals are required.

Protection of Retained Trees

To the rear of the school growing on top of a mound is a mature goat willow T1. The proposed storage building is located to the eastern side of T1 at a distance of 7.4m from the willow. There is a very slight encroachment into the theoretical Root Protection Area of this tree, with the storage building located on the level ground to the eastern side of the goat willow.

With regard to the topography of the site, the known species characteristics and the proposed tree protection measures it is my opinion that the proposed works will not impact on the health, longevity or stability of the goat willow T1.

Tree protection fencing will be reviewed prior to works commencing on site, it maybe that the fencing erected to secure the working area can be dual purpose providing both site security and protecting retained trees. (See Appendix 2 Tree Protection / Tree Removals Plan).
Proposed Works to the Front of the School.

Access

Access to the front of school site can be achieved without risk to any retained trees. To the front of the site there is an existing access driveway and a recently extended car parking area to the southern side of the proposed working zone. From this car park area access to the working zone can be achieved without crossing any Root Protection Areas.

Tree Removals

Growing within the area to the eastern side of the proposed extension is an early mature Robinia T2. T2 has a canopy formed by co-dominant branches that originate from a height of approximately 4m. T2 has an unbalanced canopy due to the removal of a tree which was growing to the western side of this tree. T2 is growing in close proximity to the existing driveway. The land between the tree and the school building which is planted with cherry laurels and contains numerous underground services, including a pump well, electricity cabinet, and a number of drainage runs.

With regard to the proximity of this tree to the driveway, as outlined in BS5837 (2012) the Root Protection Area would need to be adjusted and would include much of the open ground to the front of school in proximity to the proposed foundation.

We have recommend T2 for removal, it is my opinion that the relationship between the retained tree and the school building would be unsatisfactory and the potential disturbance associated with the works including works to existing underground services would be likely to impact on its safe useful remaining life-expectancy.

Whilst T2 is located to the front of the school building it is set well back from the front boundary. The land to the front of the school contains a number of trees (including 2 adjacent smaller Robinias T3 and T4) all of which will be unaffected by the proposed works and these retained trees will continue to contribute to the bosky setting associated with the land to the front of the school. The removal of T2 will not impact on the overall amenity value of the tree resource or on the character and appearance of the wider area.

Protection of Retained Trees

The retained trees in proximity to the working zone are located on grass areas to the edge of the existing car parking area. We have recommended that this area of open ground is fenced off with Tree Protection Fencing. (See Appendix 2 Tree Protection / Tree Removals Plan).

Tree protection fencing will be reviewed prior to works commencing on site, it maybe that the fencing erected to secure the working area can be dual purpose providing both site security and protecting retained trees.
4.0 Tree Protection Measures Summary

The main points of note regarding the tree protection measures during the proposed works are listed below:

- Trees identified for removal as per the approved drawings will be clearly marked with spray paint.
- Any Trees works including clearance, removal or facilitation pruning will be undertaken by a suitably qualified and insured Arboricultural Contractor.
- An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are successfully protected during the proposed works.
- Subject to planning permission being obtained a detailed Arboricultural Method Statement will be prepared based on detailed working drawings and construction methodologies.
- The Tree Protection Fencing will be installed prior to enabling / groundworks or construction works commencing and will remain in situ during the construction programme. No Machinery will overhang or pass over the line of the Tree Protection Fencing.
- The Tree Protection Plan will be on display in the site agent’s office.
- Prior to any Enabling / Construction works commencing the Tree Protection Fencing will be inspected by the ACoW.
- The initial site scrape will not be undertaken until the Tree Protection Fencing has been inspected by the ACoW.
- All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken following the guidance outlined in the Arboricultural Method Statement.
- All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken under direct Arboricultural Supervision by the ACoW.

Subject to planning permission a detailed Arboricultural Method Statement will be prepared; this will address the tree protection measures during the enabling, groundworks, construction and landscape phases of the works including details of all temporary works and site facilities.

To prevent the proposals impacting on the health, stability or longevity of the retained trees the main requirement is the installation of suitable tree protection fencing, to protect the above ground part of the trees, and serve to prevent compaction of the open ground within the Root Protection Area and the careful demolition of outbuildings and the careful removals of concrete slabs and hardstanding in proximity to the retained trees.

The Tree Protection Fencing will be installed as per the Tree Protection Plan which will be agreed with the Local Authority Tree Officer, we have provided a draft copy of this plan, (See Appendix 2). This plan will be reviewed prior to works commencing on site. The proposed fencing specification can be found in Appendix 3.
Within the fenced-off area;

1. No Pedestrian, Machinery or Vehicular Access
2. Any works within the fenced off area to be agreed and overseen by the Arboricultural Supervisor
3. No storage of plant or materials.
4. No storage or handling of any chemical including cement washings within 5m of the fenced off areas.
5. No fires within 10m of the Tree Protection Fencing.
6. No excavation below existing soil level by any means.
7. No level increases >100mm within the fenced off area and no increase within 2m of the stem of any retained tree, without agreement from the Arboricultural Supervisor.

Clear notices are to be fixed to the outside of the fencing with words such as ‘TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA’. See Appendix 3.

The site agent, all contractors and other relevant personnel are to be informed of the role of the Tree Protection Fencing and Ground Protection Measures and their importance. A copy of the Tree Protection Plan will be displayed on site at all times during construction.

Prior to any enabling works commencing on site Tree Protection Fencing will be erected to protect open ground within the Root Protection Area of the retained trees. Any plant / machinery or vehicles engaged in the works will remain outside the fenced off Tree Protection Area.

The location of the site office, welfare facilities, storage area needs to be confirmed but this will be located outside the Root Protection Area (RPA).

All underground services will be specified to avoid conflict with the Root Protection Areas of the retained trees.

Dismantling the protection barriers around retained trees may be required to allow completion of landscaping works. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.

During the landscaping works within the previously fenced off Tree Protection Zone:

- Landscaping shall be by manual methods only.
- Within the Tree Protection Zone no machinery is to be used for cultivation, removal of soil or additional of soil.
- For areas of open ground original soil levels shall be unchanged, without import of topsoil or removal of existing soil.
- For lying of any turf, the soil will not be rotavated. The soil will be lightly forked, manually hoed and raked to a fine tilthe prior to lying of turf.
- For shrubs or herbaceous beds, planting shall be by use of hand tools and excavation shall be to the minimum extent required for planting of shrubs etc., on an individual plant by plant basis.
- Bark mulch may be applied to a maximum 75mm depth. No mulch should be piled up against the trunk of retained or newly planted trees.
5.0 Conclusion

The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. This application has and will continue to follow this guidance by:

- Seeking arboricultural advice to inform the layout and design of the proposed development.
- Assessing the quality of the trees and considering the benefits and constraints to development of the site in relation to the quality of the tree resource.
- Continuing to take advice on all aspects to the proposal that may impact upon trees.

Only 1 relatively poor quality tree is to be removed to allow for the proposed extension to the front of the school building. This tree is of limited amenity value and the impact of the proposed tree removal within the wider area is considered to be very limited.

There is existing hardstanding for access to the site and sufficient space for construction works to be undertaken without risk to the retained trees. The protection of retained trees during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and by use of standard planning conditions.

Peter Wilkins  BA (Hons) MArborA
Ruskins Group Consultancy  T/a RG Consultancy Limited
4th October 2016
Appendix 1

Tree Condition Survey
Tree Condition Survey for Wren Spinney Community Special School, Westover Road, Kettering, NN15 7LB

Prepared for: Northamptonshire County Council

Prepared by
Peter Wilkins BA (Hons) MArborA
Ruskins Group Consultancy T/a RG Consultancy Limited

Our Ref 0916-2027 Rev 1
September 2016
1.0 Introduction

Acting on instructions received from DB3 Architects the site was visited in September 2016 to undertake a Pre-Development Tree Condition Survey in relation to the proposed works. We have assessed the condition of trees located within and close to the proposed extensions and the expected working zones.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) ‘Trees in relation to design, demolition and construction – Recommendations’ based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, ‘The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.’ (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

# TABLE 1

<table>
<thead>
<tr>
<th>Tree No.</th>
<th>Species</th>
<th>Hgt (m)</th>
<th>Dia. @ 1.5m (mm)</th>
<th>No of stems</th>
<th>CS N (m)</th>
<th>CS E (m)</th>
<th>CS S (m)</th>
<th>CS W (m)</th>
<th>Age</th>
<th>Class</th>
<th>Vig.</th>
<th>Form</th>
<th>ER CY</th>
<th>Description</th>
<th>Recommendations</th>
<th>BS Cat</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Goat Willow</td>
<td>8</td>
<td>790 m/s</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>M</td>
<td>A</td>
<td>A</td>
<td>20-39</td>
<td>A</td>
<td>A mature multi-stemmed tree growing on top of a small earth mound</td>
<td>No Works</td>
<td>C1</td>
<td></td>
</tr>
<tr>
<td>T2</td>
<td>Robinia</td>
<td>14</td>
<td>490</td>
<td>8</td>
<td>6</td>
<td>6</td>
<td>8</td>
<td>EM</td>
<td>A/P</td>
<td>A</td>
<td>40+</td>
<td>A</td>
<td>An early-mature tree growing to the front of the school site, close to the western side of the tarmac access road. This tree is growing within 1m of the kerb-line within a small dense group of laurels. The trunk divides at 4m and it has an unbalanced canopy due to its proximity to a removed tree growing immediately to the north-west) formed by co-dominant branches. This tree is set well back from the front boundary and has a very limited public amenity. With regard to the retained tree to the front of the school site, its form and location close to the proposed extension we do not consider that this tree merits retention.</td>
<td>Remove to allow for proposed development</td>
<td>C1</td>
<td></td>
</tr>
<tr>
<td>T3</td>
<td>Robinia</td>
<td>10</td>
<td>340</td>
<td>4</td>
<td>4</td>
<td>6</td>
<td>3</td>
<td>SM</td>
<td>A</td>
<td>A</td>
<td>40+</td>
<td>A</td>
<td>A semi-mature suppressed tree growing to the southern side of T2.</td>
<td>No Works</td>
<td>C1</td>
<td></td>
</tr>
<tr>
<td>T4</td>
<td>Robinia</td>
<td>11</td>
<td>390</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>3</td>
<td>SM</td>
<td>A</td>
<td>A</td>
<td>40+</td>
<td>A</td>
<td>A semi-mature suppressed tree growing to the southern side of T2.</td>
<td>No Works</td>
<td>C1</td>
<td></td>
</tr>
<tr>
<td>T5</td>
<td>Ash</td>
<td>9</td>
<td>250</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>C1</td>
<td>A</td>
<td>A</td>
<td>40+</td>
<td>A</td>
<td>A semi-mature tree growing within the grass verge to the southern side of the existing car parking area.</td>
<td>No Works</td>
<td>C1</td>
<td></td>
</tr>
<tr>
<td>T6</td>
<td>Ash</td>
<td>9</td>
<td>250</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>C1</td>
<td>A</td>
<td>A</td>
<td>40+</td>
<td>A</td>
<td>A semi-mature tree growing within the grass verge to the northern side of the existing car parking area.</td>
<td>No Works</td>
<td>C1</td>
<td></td>
</tr>
<tr>
<td>T7</td>
<td>Beech</td>
<td>10</td>
<td>330</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>B1</td>
<td>A</td>
<td>A</td>
<td>40+</td>
<td>A</td>
<td>A semi-mature tree growing within the grass verge to the northern side of the existing car parking area.</td>
<td>No Works</td>
<td>B1</td>
<td></td>
</tr>
</tbody>
</table>
### Cascade chart for tree quality assessment

#### Trees unsuitable for retention

**Category and definition**
Those 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

**Criteria (including subcategories where appropriate)**
- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline
- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality

**Identification on plan**
Red

**Note** Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.

#### Trees to be considered for retention

<table>
<thead>
<tr>
<th>Category</th>
<th>1 Mainly arboricultural qualities</th>
<th>2 Mainly landscape qualities</th>
<th>3 Mainly cultural values, including conservation</th>
</tr>
</thead>
</table>
| **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue) | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features | Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) |
| **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years | Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation | Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality | Trees with material conservation or other cultural value |
| **Category C**
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 | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories | Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits | Trees with no material conservation or other cultural value |

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendation
Appendix 2

Tree Protection / Tree Removals Plan
Appendix 3

Tree Protection Specification and Notice
Tree Protection Fencing Specification

Tree Protection Fencing should be erected as per the Tree Protection Plan prior to any works commencing or materials being delivered to site.

If concrete or rubber feet are used these must be pinned to the ground to prevent movement.
TREE PROTECTION AREA

The trees in this fenced-off area are protected by Statutory Protection and / or Planning Conditions. Any works in this fenced-off area may result in damage to the above ground parts or root system of these trees. Damage to these trees may lead to a criminal prosecution.

Within this area there shall be:

- No excavation by any means
- No level changes + or –
- No storage of materials
- No access for machinery / pedestrians
- No Fires within 10m of the fencing

Any works in this area must be undertaken as per the Arboricultural Report or with permission from the Local Planning Authority Tree Officer.