Dated: 13 July 2022

DOVER DISTRICT COUNCIL

and

EKC GROUP

PLANNING OBLIGATION BY DEED OF AGREEMENT
Pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended)

Relating to the development of land at Dover Technical College, Maison Dieu Road, Dover, Kent

---

DATED: 13 July 2022

(1) **EKC GROUP** of Ramsgate Road, Broadstairs CT10 1PN ("the College")

(2) **DOVER DISTRICT COUNCIL** of Council Offices, Whitfield, White Cliffs Business Park, Dover CT16 3PJ ("the Council")

BACKGROUND

(A) The Council is the local planning authority for the purposes of the TCPA 1990 for the area in which the Property is situated.

(B) The College is the freehold owner of the Property registered at HM Land Registry under title number K955559. The Council is the freehold owner of the Tree Land registered at HM Land Registry under K848459.

(C) The College has made the Planning Application and is proposing to carry out the Development.

(D) The Council having regard to the provisions of the local plan and to all other material considerations determined pursuant to its scheme of officer delegation that Planning Permission should be granted for the Development subject to the prior completion of this deed in order to ensure the long term management and maintenance of the T4 Tree.

AGREED TERMS

1. **INTERPRETATION**

The following definitions and rules of interpretation apply in this deed:

1.1 **Definitions:**

Commencement of Development:	means the carrying out in relation to the Development of any material operation as defined by section 56(4) of the TCPA 1990 [but disregarding for the purposes of this deed and for no other purpose, the following operations: (1) demolition works; (2) site clearance; (3) ground investigations; (4) site survey works; (5) temporary access construction works; (6) archaeological investigation; and (7) erection of any fences and hoardings around the Property.

Commencement Date:	means the date Development Commences.
Development:	means the development of the Property authorised by the Planning Permission for the erection of a single storey building for use as motor vehicle workshop and classroom, external refurbishment of existing 'Drive' workshop and landscaping (demolition of existing motor vehicle workshop)
Plan:	means the plan titled Land Registry Plan K955559 attached to this agreement
Planning Application:	means the application for full planning permission for the Development under reference 22/00265.
Planning Permission:	means the planning permission to be granted by the Council in respect of the Planning Application
Property:	means the land at Dover Technical College Maison Dieu Road Dover CT16 1DH shown edged red on the Plan and registered at HM Land Registry with absolute title under title number K955559
Tree Land:	means the land upon which the T4 Tree is situated and which is land within title number K848459
Tree Management and Maintenance Plan:	Means the Arboricultural Impact Assessment, preliminary Method Statement and preliminary Tree Protection Plan document dated 31st May 2022 attached to this agreement at appendix 1
Tree Plan:	means the plan titled Tree Constraints Plan (drawing number: PJC/5972/21/A) attached to this agreement as part of the Arboricultural Impact Assessment
T4 Tree:	means the sycamore (category B) tree situated on the Tree Land and labelled T4 PA on the Tree Plan
TCPA 1990:	means Town and Country Planning Act 1990.
Working Day:	means any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England

1.2 Clause headings shall not affect the interpretation of this deed.

1.3 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.4 A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.

1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.7 A reference to any party shall include that party's personal representatives, successors and permitted assigns and in the case of the Council the successors to its respective statutory functions.

1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.

1.10 A reference to writing or written excludes faxes and e-mail.

1.11 A reference to this deed or to any other deed or document referred to in this deed is a reference to this deed or such other deed or document as varied or novated (in each case, other than in breach of the provisions of this deed) from time to time.

1.12 References to clauses and Schedules are to the clauses and Schedules of this deed.

1.13 An obligation on a party not to do something includes an obligation not to allow that thing to be done.

1.14 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.15 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2. STATUTORY PROVISIONS

2.1 This deed constitutes a planning obligation for the purposes of section 106 of the TCPA 1990, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and any other enabling powers.

2.2 The covenants, restrictions and obligations contained in this deed are planning obligations for the purposes of section 106 of the TCPA 1990 and are entered into by the College with the intention that they bind the interests held by those persons in the Property and their respective successors and assigns.

2.3 The covenants, restrictions and obligations contained in this deed are enforceable by the Council in accordance with section 106 of the TCPA 1990.

2.4 It is agreed by the parties that the liability of the trustees of the College shall not exceed the value of the assets of the College from time to time in their hands in their capacity

as trustees of the College and nothing contained with this deed shall entitle the Council to pursue exercise of enforce any right or remedy in respect of any breach of the terms of this deed against the personal estate property effects or assets of the trustees of the College or against any assets for the time being vested in such trustees which are not the assets of the College

3. **CONDITIONALITY**

With the exception of clause 2 and clauses 6-17 (which take effect immediately), this deed is conditional on the later of the grant and issue of the Planning Permission or Commencement of Development.

4. **COVENANTS TO THE COUNCIL**

4.1 The College covenants with the Council to:

4.1.1 observe and perform the covenants, restrictions and obligations contained in Schedule 1.

4.1.2 give at least ten (10) Working Days written notice to the Council of the intended Commencement Date.

5. **COVENANTS BY THE COUNCIL**

The Council covenants with the College to observe and perform the covenants, restrictions and obligations contained in Schedule 2.

6. **RELEASE**

No person shall be liable for any breach of a covenant, restriction or obligation contained in this deed after parting with all of its interest in the Property, except in respect of any breach subsisting prior to parting with such interest.

7. **DETERMINATION OF DEED**

7.1 The obligations in this deed (with the exception of Clause 8) shall cease to have effect if before the Commencement of Development, the Planning Permission:

7.1.1 expires;

7.1.2 is varied or revoked other than at the request of the College; or

7.1.3 is quashed following a successful legal challenge.

8. **COUNCIL'S COSTS**

8.1 The College shall pay to the Council on or before the date of this deed:

8.1.1 the Council's reasonable and proper legal costs together with all disbursements incurred in connection with the preparation, negotiation, completion and registration of this deed.

8.1.2 the sum of £239 as a contribution towards the Council's costs of monitoring the implementation of this deed.

9. **DISPUTES**

9.1 Any dispute, controversy or claim arising out of or relating to this deed, including any question regarding its breach, existence, validity or termination or the legal relationships established by this deed, shall be finally resolved by arbitration in accordance with the Arbitration Act 1996. It is agreed that:

9.1.1 the tribunal shall consist of one arbitrator appointed jointly by the parties;

9.1.2 in default of the parties' agreement as to the arbitrator, the arbitrator shall be appointed on either party's request by the President for the time being of the Royal Institution of Chartered Surveyors;

9.1.3 the costs of the arbitration shall be payable by the parties in the proportions determined by the arbitrator (or if the arbitrator makes no direction, then equally); and

9.1.4 the seat of the arbitration shall be London.

10. **NO FETTER OF DISCRETION**

Nothing (contained or implied) in this deed shall fetter or restrict the Council's statutory rights, powers, discretions and responsibilities.

11. **WAIVER**

No failure or delay by the Council to exercise any right or remedy provided under this deed or by law shall constitute a waiver of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

12. **FUTURE PERMISSIONS**

Nothing in this agreement shall prohibit or limit the right to develop any part of the Property in accordance with any planning permission (other than the Planning Permission or modification, variation or amendment thereof) granted after the date of the Planning Permission.

13. **AGREEMENTS AND DECLARATIONS**

13.1 The parties agree that:

13.1.1 nothing in this deed constitutes a planning permission or an obligation to grant planning permission; and

13.1.2 nothing in this deed grants planning permission or any other approval, consent or permission required from the Council in the exercise of any other statutory function.

14. **NOTICES**

14.1 Any notice or other communication to be given under this deed must be in writing and must be:

14.1.1 delivered by hand; or

14.1.2 sent by pre-paid first class post or other next working day delivery service.

14.2 Any notice or other communication to be given under this deed must be sent to the relevant party as follows:

14.2.1 to the Council at Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ marked for the attention of The Head of Planning, Regeneration and Development;

14.2.2 to the College at Ramsgate Rd, Broadstairs CT10 1PN marked for the attention of Alison Gray Director of Corporate Services;

14.2.3 or as otherwise specified by the relevant party by notice in writing to each other party.

14.3 Any notice or other communication given in accordance with Clause 14.1 and Clause 14.2 will be deemed to have been received:

14.3.1 if delivered by hand, on signature of a delivery receipt provided that if delivery occurs before 9.00 am on a Working Day, the notice will be deemed to have been received at 9.00 am on that day, and if delivery occurs after 5.00 pm on a Working Day, or on a day which is not a Working Day, the notice will be deemed to have been received at 9.00 am on the next Working Day; or

14.3.2 if sent by pre-paid first class post or other next working day delivery service, at 9.00 am on the second Working Day after posting.

14.4 A notice or other communication given under this deed shall not be validly given if sent by e-mail.

14.5 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

15. THIRD PARTY RIGHTS

A person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

16. VALUE ADDED TAX

16.1 Each amount stated to be payable by the Council or the College to the other under or pursuant to this deed is exclusive of VAT (if any).

16.2 If any VAT is at any time chargeable on any supply made by the Council or the College under or pursuant to this deed, the party making the payment shall pay the other an amount equal to that VAT as additional consideration on receipt of a valid VAT invoice.

17. GOVERNING LAW

This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

SCHEDULE 1

TREE MANAGEMENT AND MAINTENANCE PLAN

The College covenants with the Council as follows:

1. To give the Council at least five (5) Working Days prior written notice of the intended date of Commencement of Development and the College shall not Commence Development or cause or permit the Commencement of Development unless and until this notice has been provided to the Council.

2. To notify the Council promptly in writing and in any event within five (5) Working Days of the actual date of Commencement of Development.

3. To carry out the management and maintenance of the T4 Tree in accordance with the Tree Management and Maintenance Plan for the duration of the natural life span of the T4 Tree.

SCHEDULE 2

COUNCIL'S COVENANTS

The Council covenants with the College as follows:

1. To provide access to the T4 Tree to the College, their agents, employees and/or contractors equipment and materials in order to enable the College to comply with its covenants in Schedule 1 and this provision shall constitute an irrevocable licence to the College to enter and remain on such parts of the T4 Tree Land as are reasonably necessary to carry out and perform the management and maintenance works.

The common seal of Dover District Council
was affixed to this document in the presence of:

Authorised signatory

[redacted]

17,231

Signed as a deed by the CEO of EKC GROUP in the presence of:

Appendix 1 - Arboricultural Impact Assessment, preliminary Method Statement and preliminary Tree Protection Plan document dated 31st May 2022

Arboricultural impact assessment, preliminary method statement and preliminary tree protection plan

PJC Consultancy

Proposed New Workshop Block
Dover Technical College
Maison Dieu Road
Dover
Kent
CT16 1DH

31st May 2022

PJC ref: 5972/22/02 Rev 01

This report has been prepared by

PJC Consultancy Ltd

on behalf of

EKC Group

Prepared by	**Luke White FdSc Arboriculture M.Arbor.A** Luke is an arboriculturist with over nine years experience working within the arboricultural and forestry industry with the latter seven years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012, is a professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters.
Checked by	**Peter Davies FdSc Arboriculture M.Arbor.A** Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has twelve years experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a Lantra accredited professional tree inspector.

Sussex office:
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham,
East Sussex, BN27 4TQ
Tel: 01323 832120

E: contact@pjcconsultancy.com

Kent office:
Unit 1, Hanover Mill,
Mersham, Ashford,
Kent, TN25 6NU
Tel: 01233 225365

W: www.pjcconsultancy.com

PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

CONTENTS

EXECUTIVE SUMMARY

PJC Consultancy has been instructed by EKC Group to provide an arboricultural impact assessment and preliminary arboricultural method statement to support a full application at Dover Technical College, for the demolition and replacement of the existing workshop block.

This report complies with the planning policies of Dover District Council and complies with the recommendations of British Standard BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations*.

The survey was carried out on the 8th December 2022. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

Tree preservation order reference TPO 2010,1 covers all trees within group G4. No further tree at the site is protected by a tree preservation order and the site is not located within a Conservation Area. No TPOs were shown immediately adjacent to the site.

The key arboricultural features of the site are:

- Sycamore T1, which is a mature tree visible from The Paddock and Maison Dieu Road.
- Sycamore T4 PA, hybrid black poplar T5 PA and sycamore group G1 PA, which are highly visible features within the public realm and provide important collective tree canopy within the landscape.
- Sycamore group G2, located either side of the river running along the site's southern boundary.
- Crack willow T14, sycamore T15, sycamore group G3, sycamore T16 and sycamore T18, which provide a collective canopy that is highly visible from within the site and within the public realm.
- Oriental plane group G4, which form an avenue along a pedestrian access leading to the college from Pencester Road. The collective canopy of G4 is considered an intrinsic part of the landscape.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan (Appendix 3) and the preliminary tree protection plan (Appendix 4).

One individual tree, T1 requires removal to enable the proposals. Category C T1 is located internally within the site and is blocked from public view points by existing buildings. Subsequently, it is not considered of notable landscape value and its removal is deemed an acceptable loss. Category U tree T8 is not considered safe to retain, regardless of the proposed development. T8 is recommended for removal on grounds of sound arboricultural management, and its loss should not be viewed as a constraint to development.

Sycamore T4 requires significant crown reduction works to provide sufficient clearance with the proposed building and to allow the temporary erection of scaffold. The required pruning exceeds acceptable parameters and the works will have an impact upon the trees overall amenity value. However, sycamore can tolerate harsh crown pruning and through a programme of cyclical crown management, T4 is considered feasible to retain.

A high quality landscaping scheme and tree planting strategy, to mitigate tree loss and to provide an attractive setting for the new building, could readily be secured by appropriate planning condition.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 3 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees. Furthermore, as the proposed new tree planting establishes, it will progressively make a positive contribution to the age and species diversity of trees in the area, the extent of local canopy cover and the amenity of the locality and public realm.

1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by EKC Group to provide an arboricultural impact assessment and preliminary arboricultural method statement to support a full application for the demolition of the existing workshop block and the construction of a new workshop block in a similar position.

1.1.2 This report complies with the planning policies of Dover District Council and complies with the recommendations of British Standard BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (the British Standard).

1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide preliminary protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.2.2 This report includes :

- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively
- An arboricultural impact assessment at section 3. A tree retention plan at Appendix 3.
- A preliminary arboricultural method statement at section 4 and a preliminary tree protection plan at Appendix 4.

1.3 Documents and information provided

1.3.1 The following documents were used to aid the preparation of this report:

- PJC Initial Arboricultural Report Ref: 5972/22/02.
- Hazle McCormack Young's Proposed Block Plan reference 02585_W_SITE_PR.

1.4 Limitations of report

1.4.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.3. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

2.1.1 The survey was carried out on the 8th December 2022. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

2.1.2 Tree preservation order reference TPO 2010,1 covers all trees within group G4. No further tree at the site is protected by a tree preservation order and the site is not located within a Conservation Area. No TPOs were shown immediately adjacent to the site.

2.1.3 The key arboricultural features of the site are:

- Sycamore T1, which is a mature tree visible from The Paddock and Maison Dieu Road.
- Sycamore T4 PA, hybrid black poplar T5 PA and sycamore group G1 PA, which are highly visible features within the public realm and provide important collective tree canopy within the landscape.
- Sycamore group G2, located either side of the river running along the site's southern boundary.
- Crack willow T14, sycamore T15, sycamore group G3, sycamore T16 and sycamore T18, which provide a collective canopy that is highly visible from within the site and within the public realm.
- Oriental plane group G4, which form an avenue along a pedestrian access leading to the college from Pencester Road. The collective canopy of G4 is considered an intrinsic part of the landscape.

2.2 The proposals

2.2.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan (Appendix 3) and the preliminary tree protection plan (Appendix 4).

2.3 Tree removals

2.3.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 1 below.

Table 1: Tree removals summary

Tree number	Species	Category	Justification for tree removal
T1	Apple	C1	Tree requires removal due to conflicts with demolition and construction activities. T1 is not of notable value or landscape merit and removal will not impact upon the site amenity or the wider landscape. Removal is therefore considered acceptable to facilitate redevelopment.

Tree number	Species	Category	Justification for tree removal
T8	Willow	U	T8 is not considered safe to retain and removal is recommend on ground of sound arboricultural management, irrespective of the development. Removal of T8 should not be viewed as a constraint to development.

2.4 Mitigation planting

2.4.1 The detailed soft landscape proposals for the proposed development are to be confirmed on the date of this report but could readily be secured by a planning condition. The preferred location for new tree planting (if deemed necessary) would be in a suitable location adjacent Maison Dieu Road, as this would enhance tree canopy that's visible from within the public realm.

2.5 Access facilitation pruning

2.5.1 Sycamore T4 requires significant crown reduction works to provide sufficient clearance with the proposed building and to allow the temporary erection of scaffold. The required pruning exceeds acceptable parameters and the works will have an impact upon the trees physiological condition and overall amenity value. However, sycamore can tolerate harsh crown pruning and through a programme of cyclical crown management, T4 is considered feasible to retain.

2.5.2 The crown of T4 requires lateral reduction by up to 5m, retaining a balanced 3m crown. T4 appears healthy and vigorous and it is predicted that folia regrowth will be prolific in the first two growing seasons. This re-growth can be regularly managed to prevent contact with the new building and to shape the trees future crown. It is envisaged that post construction completion, the crown of T4 will require reduction once every four years. This intensity is not deemed excessive.

2.5.3 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

2.5.4 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.

2.6 Levels

2.6.1 The proposals are sited within areas of existing built environment. The root protection area of retained trees will be largely unaffected by proposed site levels.

2.7 Building footings in proximity to trees

2.7.1 Minor encroachment into the root protection area of T4 will be required to facilitate construction of the replacement building. Significant root growth within the area of foundation encroachment is considered unlikely, due to existing rooting constraints and unfavourable rooting medium associated with the existing

building, concrete hard standing and supporting infrastructure. However, root growth within the encroachment area cannot be fully discounted and a precautionary approach to excavation must be adopted during construction. Excavation methodologies have been described within the arboricultural method statement.

2.7.2 The proposed building will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

2.7.3 Industry best practise guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report as well as appropriate sampling to determine soil profiles at the site.

2.8 Hard standing in proximity to trees

2.8.1 No new hard standing will be constructed within the root protection areas of retained trees, however existing hard standing will be replaced and/or enhanced within the root protection area of T1, T2, T4 PA and T5 PA. To minimise impacts to the root growth beneath the existing surface, works must be undertaken carefully as described in the preliminary arboricultural method statement.

2.9 Services

2.9.1 Details of the routing of services for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

2.9.2 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012.

2.10 Landscaping in proximity to trees

2.10.1 New permanent fencing and/or railings may be installed within the root protection areas of numerous trees throughout the site. The fencing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) must be used. The level of the fences must also follow existing ground levels as there may be no re-grading of levels within root protection areas.

2.10.2 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing will occur within the root protection areas of retained trees. In order to protect both tree roots

and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.

2.11 Post development tree pressures and management

2.11.1 The proposed development has been assessed to determine the likely impact of tree shade, and also the likely future pressure to prune or remove additional trees.

2.11.2 The proposed building is not expected to be shaded to an extent that inhibits future occupants reasonable use or enjoyment of the building and/or its outside space, thereby leading to pressure to fell or severely prune the trees in a manner the local planning authority could not reasonably resist.

2.12 Conclusions

2.12.1 Trees requiring removal to facilitate the proposed development comprise category C tree T1 only. All remaining arboricultural features will be retained and incorporated into the proposed site layout. The loss of trees directly attributed to the development can be mitigated by planting new specimen trees within the site demise. It is recommended that new trees are located in an area of the site that's visible from public view points. This will enhance tree canopy at the site that is visible from within the public realm.

2.12.2 Sycamore T4 requires significant crown reduction works to provide sufficient clearance with the proposed building and to allow the temporary erection of scaffold. The required pruning exceeds acceptable parameters and the works will have an impact upon the trees physiological condition and overall amenity value. However, sycamore can tolerate harsh crown pruning and through a programme of cyclical crown management, T4 is considered feasible to retain.

2.12.3 The proposed building and any new areas of hard landscape will be located outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and tree protection plan are followed, trees proposed for retention should not be adversely affected by the construction works.

2.12.4 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.

3 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

3.1 Limitations

3.1.1 This preliminary arboricultural method statement provides details of initial tree protection measures to be adopted throughout demolition and construction to protect retained trees located within the site and within proximity to the site. It is based upon information made available at the time of its production. Prior to commencement of demolition and construction, this document is likely to require revision and amendment, following receipt of the final detailed design and all ancillary design items.

3.2 General requirements

3.2.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

3.2.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.3 Phasing of works

3.3.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals ~~and access facilitation~~ pruning specified in the arboricultural impact assessment.
2	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase. Existing had surfacing within the root protection area of retained trees T2, T3 and T5 PA, shall be retained and maintained to allow access for demolition traffic and to protect any below ground root growth.

Works Order	Operation	Notes
5	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. Existing had surfacing within the root protection area of retained trees T2, T3 and T5 PA, shall be retained and maintained to allow access for demolition traffic and to protect any below ground root growth.
6	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

3.4 Initial tree works

3.4.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.

3.4.2 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.

3.4.3 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

3.4.4 The tree works contractors should carry out all tree works to BS3998: 2010 '*Tree works – recommendations*' as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

3.4.5 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

3.5 Tree protection barriers

3.5.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of tree protection fencing.

3.5.2 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by

ground pins, or in a block tray (refer to Appendix 5). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.

3.5.3 Signs shall be affixed to the fencing as shown in Appendix 6 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

3.5.4 If access is required within a construction exclusion zone during demolition and/or construction, temporary ground protection shall be installed prior to access. The specification for ground protection shall be interlocking proprietary ground protection boards (e.g. IsoTrack L Ground Protection Mat or equivalent product signed off by the project arboriculturist) on a compressible layer (150mm woodchip from the initial tree works or sharp sand), spread across a geotextile membrane. This specification is designed to support loads of up to 2 tons only. If larger loads need to be supported, a more robust ground protection specification shall be agreed with the project arboriculturist.

3.5.5 The tree protection fencing shall be installed before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.

3.5.6 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) or temporary ground protection shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
- Regular pedestrian access shall be restricted unless on existing surfaced paths or on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur unless on existing surfaced paths or on suitable ground protection measures agreed with the project arboriculturist.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless prior approved from the project arboriculturist is obtained.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

3.6 Storage and handling of harmful chemicals

3.6.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

3.6.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

3.6.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

3.7 Contractor facilities

3.7.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.

3.8 Demolition of existing building

3.8.1 Demolition of the above ground parts of the building must occur carefully to avoid accidental contact with any nearby trees. The building shall be demolished carefully by methodically demolishing within its own footprint. Debris from the demolition works must also be stockpiled outside the construction exclusion zones.

3.9 Excavating building footings within root protection areas

3.9.1 The replacement building foundations encroach the root protection area of T4 in the area hatched red on the tree protection plan. The excavation in this area shall occur by hand to a depth of 600mm (unless significant roots are revealed near the base of the excavation). Roots revealed shall be cleanly pruned using secateurs to leave the smallest feasible wound. Small clean pruning wounds require less energy from the tree to heal and reduce the chance of infection by tree pathogens. Roots over 25mm diameter must not be pruned unless the project arboriculturist has first been consulted to assess the potential impact on the tree.

3.10 Replacing existing surfacing within root protection areas

3.10.1 The existing hard surface within the root protection areas of T2, T4, T3 and T5 PA shall provide ground protection for demolition/construction traffic. It is likely that the surface will require repair/enhancement following completion of primary demolition and construction works. Vehicular access across the root protection

areas shall be prohibited between the time the existing surface is removed and the new surface is installed.

3.10.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection areas by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.

3.10.3 The existing sub-base shall be reused (augmented as necessary) for the new surface. If it is deemed necessary to remove any of the sub-base to enable the correct levels for the finished surface (these must first be signed off by the project arboriculturist), removal of the sub-base must occur carefully in shallow increments following the same methodology required for removing the wearing course. Where the existing surface is removed from within the root protection area and replaced with soft landscaping, as much of the sub-base shall be retained below ground level as is feasible with a layer of topsoil imported.

3.11 Services

3.11.1 The routing of new services for the development is not available on the date of this report. These must be signed off by the project arboriculturist before implementation. Wherever possible, the services must completely avoid the root protection areas of retained trees. Where this is not feasible, the arboriculturist shall provide an arboricultural method statement (to be signed off by the local authority arboricultural officer before implementation) detailing any sympathetic methodologies that are required to minimise damage to tree roots (as described in NJUG4 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012).

3.12 Installing new permanent fencing within root protection areas

3.12.1 Installation of permanent fencing and/or railings within the root protection area of retained trees will require access into the construction exclusion zones. Only pedestrian access will be permitted into the construction exclusion zones and scaffold board pathways shall be used in wet conditions. Ideally these works shall occur during the soft landscaping phase of development when it is safe to dismantle the tree protection fencing.

3.12.2 The fencing and/or railing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) shall be used. The level of the fences must follow existing ground levels as there should be no re-grading of levels within root protection areas.

3.12.3 The postholes shall be hand excavated with care taken to avoid damaging or severing roots with a diameter greater than 25mm. Ideally the postholes shall be pre-dug to ensure significant roots can be avoided. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zones.

3.13 Soft landscaping within root protection areas

3.13.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers. The detailed specification for soft landscaping is to be confirmed but will potentially include turfing and tree/shrub planting within root protection areas.

3.13.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zones will still apply during the soft landscaping phase of development.

3.13.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.

3.13.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.

3.13.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

3.14 Pre-commencement arboricultural consultancy input

3.14.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:

1) The construction management plan.

2) The routing of new services.

3) Final levels based on the detailed design.

4) Details of any further areas where the existing surfacing covering RPAs is to be replaced.

5) Detailed soft landscaping proposals.

3.14.2 This arboricultural method statement and tree protection plan shall be updated to accommodate these aspects of the project and the revised information submitted to the local authority tree officer for approval.

3.15 Pre-commencement meeting

3.15.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.

2. To explain the implications of the tree preservation order.
3. To discuss the chronology and phasing of the project with the site manager.
4. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
5. To sign off that the tree protection fencing and ground protection have been installed in the correct locations and to the agreed specification. To agree revised locations subject to the phasing of the development.
6. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

3.15.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

3.16 Arboricultural supervision

3.16.1 The project arboriculturist shall supervise:

- The removal of existing hard surfacing within RPAs.
- Precautionary excavation within the RPA of T4.

3.17 Arboricultural monitoring

3.17.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

3.17.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting

3.18 Process if an unforeseen issue relating to trees arises

3.18.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

3.18.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

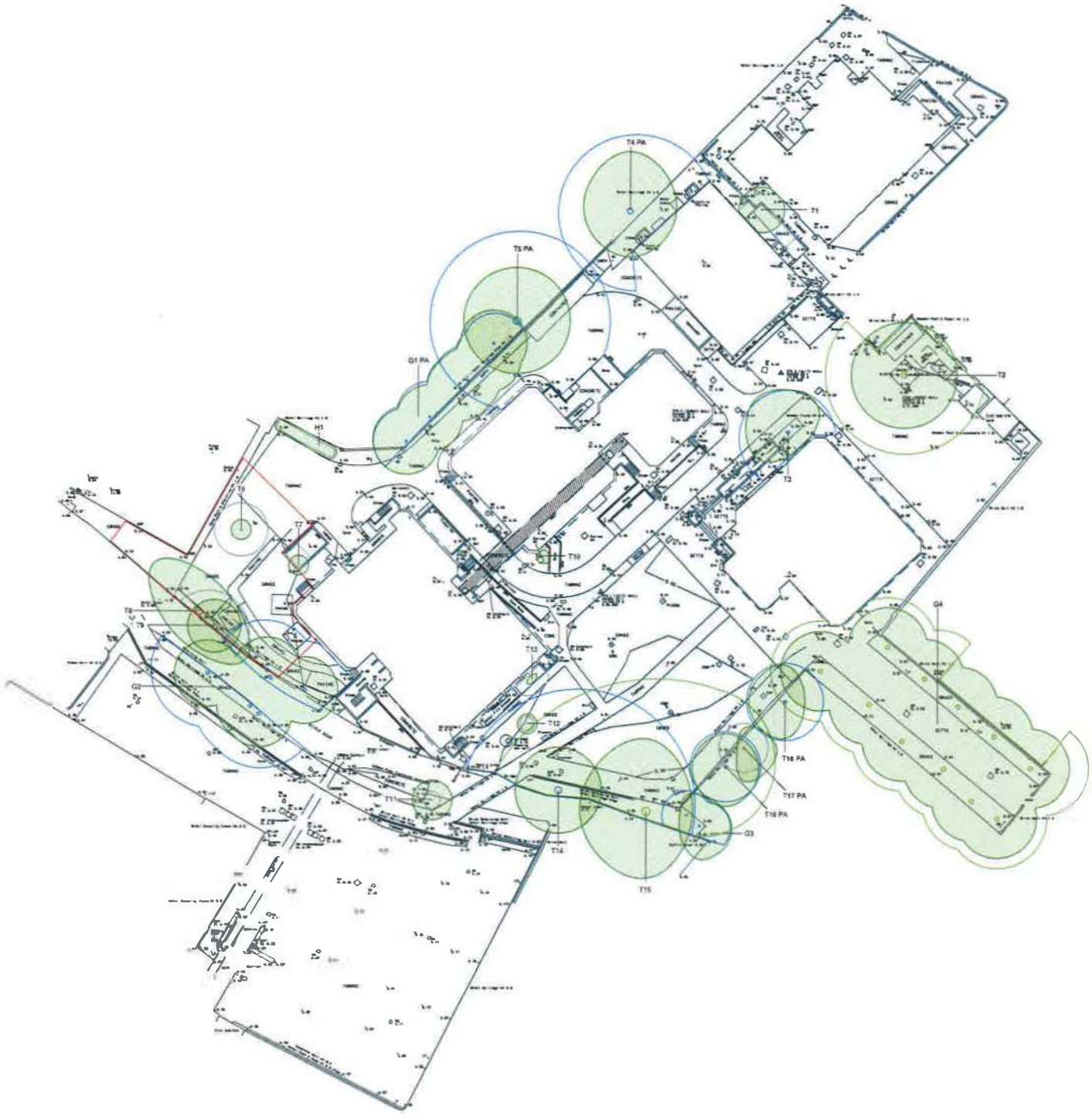
3.18.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

Contact details	
Sussex office: Rocks Yard Victoria Road Herstmonceux Hailsham East Sussex BN27 4TQ	**Kent office:** Unit 1, Hanover Mill Mersham Nr Ashford Kent TN25 6NU
Tel: 01323 832120	**Tel:** 01233 225365
Author: Luke White	
Date: 31st May 2022	
E-mail: luke@pjcconsultancy.com	

PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

Appendix 1: Tree Constraints Plan



Key:

- Root protection area of category A tree*
- Root protection area of category B tree*
- Root protection area of category C tree*
- Root protection area of category U tree*
- Tree canopy
- Topographical survey feature

** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.*

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref no. PJC/5972/21/01 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/5972/21/A **Rev:** - **Sheet number:** 1 of 1

Client and site:
EKC Group
Dover Technical College
Maison Dieu Road
Dover
Kent CT16 1DH

Drawing title: Tree Constraints Plan

Date drawn: 10/12/2021

Scale: NTS at A1

Drawn by: LW **Checked by:** PD

PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

Sussex
The Radio Yard, Victoria Road, Hurstpierpoint, East Sussex BN6 9TQ
01323 832120

Kent
Unit 1, Hanover Mill, Marsham, Kent, TN25 5NU.
01233 225365

www.pjcconsultancy.com

Appendix 2: Tree Survey Schedule

Site: Dover Technical College, Maison Dieu Road, Dover. CT16 1DH.

Survey date: 8th December 2021

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree Survey Schedule

PJC Consultancy

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m²)	Root Protection Radius (m)
T1	apple *(Malus spp)*	7	240	N: 3.5 E: 3.5 S: 3.5 W: 3.5	Crown: 2 average Branch: 1 average	Mature	Good	Fair	Comprised of a single stem supporting a crown structure typical for the species. RPA restricted due to adjacent wall foundation.	Remove to facilitate development.	C1	26.1	2.9
T2	sycamore. *(Acer pseudoplatanus)*	13	870	N: 8 E: 8 S: 8 W: 8	Crown: 4 average Branch: 4 average	Mature	Good	Good	Well formed and well balanced crown. Bifurcated at 1.5m. Surrounded by hard surface. High landscape value.	No remedial works required at time of survey. Retain and protect.	A1+2	342.5	10.4
T3	false acacia *(Robinia pseudoacacia)*	13	520	N: 7 E: 6 S: 3 W: 6	Crown: 4 average Branch: 4 average	Mature	Fair	Fair	Crown has been previously reduced and is now formed of prolific mature regeneration. RPA restricted due to building foundations.	No remedial works required at time of survey. Retain and protect.	B1+2	122.3	6.2
T4. PA	sycamore. *(Acer pseudoplatanus)*	12	850	N: 9 E: 7 S: 7 W: 7	Crown: 4 average Branch: 5 average	Mature	Fair	Good	Located off site but within proximity to site boundary. Minor folia dieback observed. RPA restricted due to building foundations.	Reduce crown to 3m. Manage on a cyclical rotation to reduce regrowth from proposed building.	B1+2	326.9	10.2
T5. PA	hybrid black poplar *(Populus x canadensis)*	17	1100	N: 8 E: 8 S: 8 W: 8	Crown: 3 average Branch: 4 average	Mature	Good	Fair	Located off site but within proximity to site boundary. Significant stem fluting. RPA restricted due to building foundations.	Retain and protect.	B1+2	547.5	13.2
G1. PA	sycamore. *(Acer pseudoplatanus)*	10	320	N: 5 E: 5 S: 5 W: 5	Crown: 4 average Branch: 3 average	Mature	Good	Fair	Linear group located off site but within proximity to site boundary. Forms a collective canopy. RPA restricted due to foundation of boundary wall.	Retain and protect.	B1+2	46.3	3.8

Site: Dover Technical College, Maison Dieu Road, Dover. CT16 1DH.

Survey date: 8th December 2021

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree Survey Schedule

PJC Consultancy

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m²)	Root Protection Radius (m)
H1	holly *(Ilex aquifolium)*	2.5	60	N: 1 E: 1 S: 1 W: 1	Crown: 0 average Branch: 0 average	Semi mature	Good	Good	Dense and well maintained hedge. Provides screening from adjacent car park.	No remedial works required at time of survey. Retain and protect.	C2	1.6	0.7
T6	weeping willow *(Salix babylonica)*	4	330	N: 1.5 E: 1.5 S: 1.5 W: 1.5	Crown: 0 average Branch: /	Mature	Fair	Fair	Memorial tree. Crown has been removed. Prolific young folia regeneration.	No remedial works required at time of survey. Retain and protect.	C1+3	49.3	4.0
T7	bay laurel. *(Laurus nobilis)*	6	116	N: 1.5 E: 1.5 S: 1.5 W: 1.5	Crown: 1 average Branch: 1 average	Semi mature	Good	Fair	Formed of multiple co-dominant stems arising at ground. Located in raised brick planter. RPA restricted.	No remedial works required at time of survey. Retain and protect.	C1	6.1	1.4
T8	willow. *(Salix spp)*	14	1000	N: 10 E: 5 S: 5 W: 10	Crown: 2 east Branch: 3 average	Mature	Fair	Poor	Significant fungal colonisation observed on lower stem. Appears to be C. fusipes but heavily desiccated during survey.	Remove due to current condition rendering it unsuitable to retain, irrespective of the development.	U	452.4	12.0
T9	weeping willow *(Salix babylonica)*	5	330	N: 4 E: 4 S: 4 W: 4	Crown: 2 average Branch: 2 average	Mature	Fair	Fair	Crown appears to have historically failed or been removed. Dense ivy restricts inspection. RPA restricted due to river.	No remedial works required at time of survey. Retain and protect.	C1	49.3	4.0
G2	sycamore. *(Acer pseudoplatanus)*	13	500	N: 5 E: 5 S: 5 W: 5	Crown: 2 average Branch: 2 average	Mature	Good	Fair	Located on both sides of river bank. Forms a collective canopy. Dense ivy.	No remedial works required at time of survey. Retain and protect.	B1+2	113.1	6.0

Site: Dover Technical College, Maison Dieu Road, Dover. CT16 1DH.

Survey date: 8th December 2021

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree Survey Schedule

PJC Consultancy

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m²)	Root Protection Radius (m)
T10	apple *(Malus spp)*	3	225	N: 1 E: .5 S: 1 W: 1.5	Crown: 1 average Branch: 1 average	Mature	Fair	Fair	Historically subject to heavy reduction in height and laterally. RPA restricted due to built infrastructure.	No remedial works required at time of survey. Retain and protect.	C1	22.9	2.7
T11	goat willow. *(Salix caprea)*	4	110	N: 3 E: 3 S: 3 W: 3	Crown: 1 average Branch: 1 average	Early mature	Good	Fair	Growing from river bank. Small stature.	No remedial works required at time of survey. Retain and protect.	C1	5.5	1.3
T12	cherry. *(Prunus spp)*	3	90	N: 1.5 E: 1.5 S: 1.5 W: 1.5	Crown: 1 average Branch: 1 average	Semi mature	Good	Fair	Specimen tree planting in formal lawn.	No remedial works required at time of survey. Retain and protect.	C1	3.7	1.1
T13 PA	dogwood. *(Cornus spp)*	2	178	N: .5 E: 1 S: .5 W: 1.5	Crown: 0 average Branch: 0 average	Mature	Good	Fair	Regularly reduced and managed as formal planting.	No remedial works required at time of survey. Retain and protect.	C1	14.3	2.1
T14	crack willow. *(Salix fragilis)*	14	1000	N: 6.5 E: 6.5 S: 6.5 W: 6.5	Crown: 2 average Branch: 4 average	Mature	Good	Good	Located off site but within proximity to site boundary. Large spreading crown with multiple snapped limbs. RPA restricted.	Retain and protect.	B1+2	452.4	12.0
T15	sycamore. *(Acer pseudoplatanus)*	14	1236	N: 11 E: 7 S: 10 W: 10	Crown: 3 average Branch: 3 average	Mature	Good	Good	Off site tree. Comprised of 3 co-dominant stems arising from ground. Spreading crown structure. RPA restricted due to river. Landscape significance.	Retain and protect.	A1+2	691.2	14.8

Site: Dover Technical College, Maison Dieu Road, Dover. CT16 1DH.

Survey date: 8th December 2021

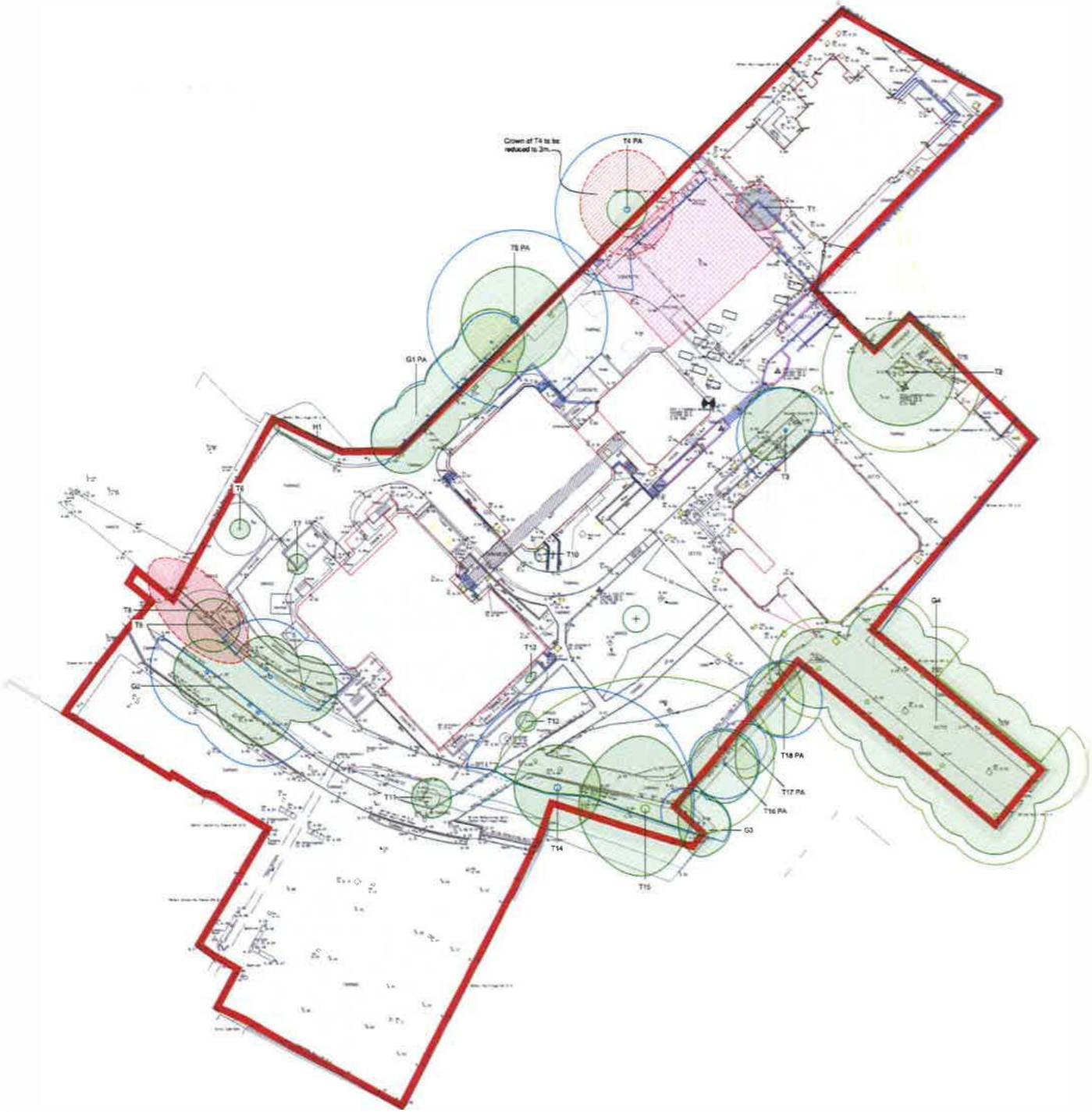
Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree Survey Schedule

PJC Consultancy

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m²)	Root Protection Radius (m)
G3	sycamore. *(Acer pseudoplatanus)*	12	280	N: 3 E: 5 S: 5 W: 1	Crown: 2 south Branch: 2 south	Mature	Good	Fair	Linear group located off site but within proximity to site boundary. Forms a collective canopy. RPA restricted due to river of boundary wall.	Retain and protect.	B2	35.5	3.4
T16. PA	sycamore. *(Acer pseudoplatanus)*	13	443	N: 5 E: 5 S: 6 W: 5	Crown: 2 average Branch: 2 average	Mature	Fair	Fair	Located off site but within proximity to site boundary. Comprised of multiple co-dominant stems. RPA restricted due to building foundations.	Retain and protect.	B1+2	88.8	5.3
T17. PA	sycamore. *(Acer pseudoplatanus)*	11	310	N: 3 E: 5 S: 5 W: 1	Crown: 2 average Branch: 3 average	Mature	Fair	Fair	Located off site but within proximity to site boundary. Heavy lean south toward car park. Dense ivy on stem and crown.	Retain and protect.	C1+2	43.5	3.7
T18. PA	sycamore. *(Acer pseudoplatanus)*	13	480	N: 5.5 E: 3 S: 5.5 W: 5.5	Crown: 2 average Branch: 3 average	Mature	Good	Fair	Located off site but within proximity to site boundary. Comprised of multiple co-dominant stems. Upright growth habit.	Retain and protect.	B1+2	104.2	5.8
G4	Oriental plane (*Platanus orientalis 'Digitata'*)	17	625	N: 6 E: 6 S: 6 W: 6	Crown: 2 average Branch: 3 average	Mature	Good	Good	Avenue of trees located along pedestrian path. Considered of intrinsic landscape importance.	Retain and protect.	A1+2	176.7	7.5

Appendix 3: Tree Retention Plan



Key:

- Root protection area of category A tree to be retained
- Root protection area of category B tree to be retained
- Root protection area of category C tree to be retained
- Canopy of tree to be retained
- Canopy of category B tree to be removed
- Canopy of category C tree to be removed
- Canopy of category U tree to be removed
- Section of crown to be removed
- Topographical survey feature
- New building footprint

** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.*

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref no. PJC/5972/21/02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/5972/21/03 Rev: 01 **Sheet number:** 1 of 1

Client and site:
EKC Group
Dover Technical College
Maison Dieu Road
Dover
Kent CT16 1DH

Drawing title: Tree Retention Plan

Date drawn: 31/05/2022

Scale: NTS at A1

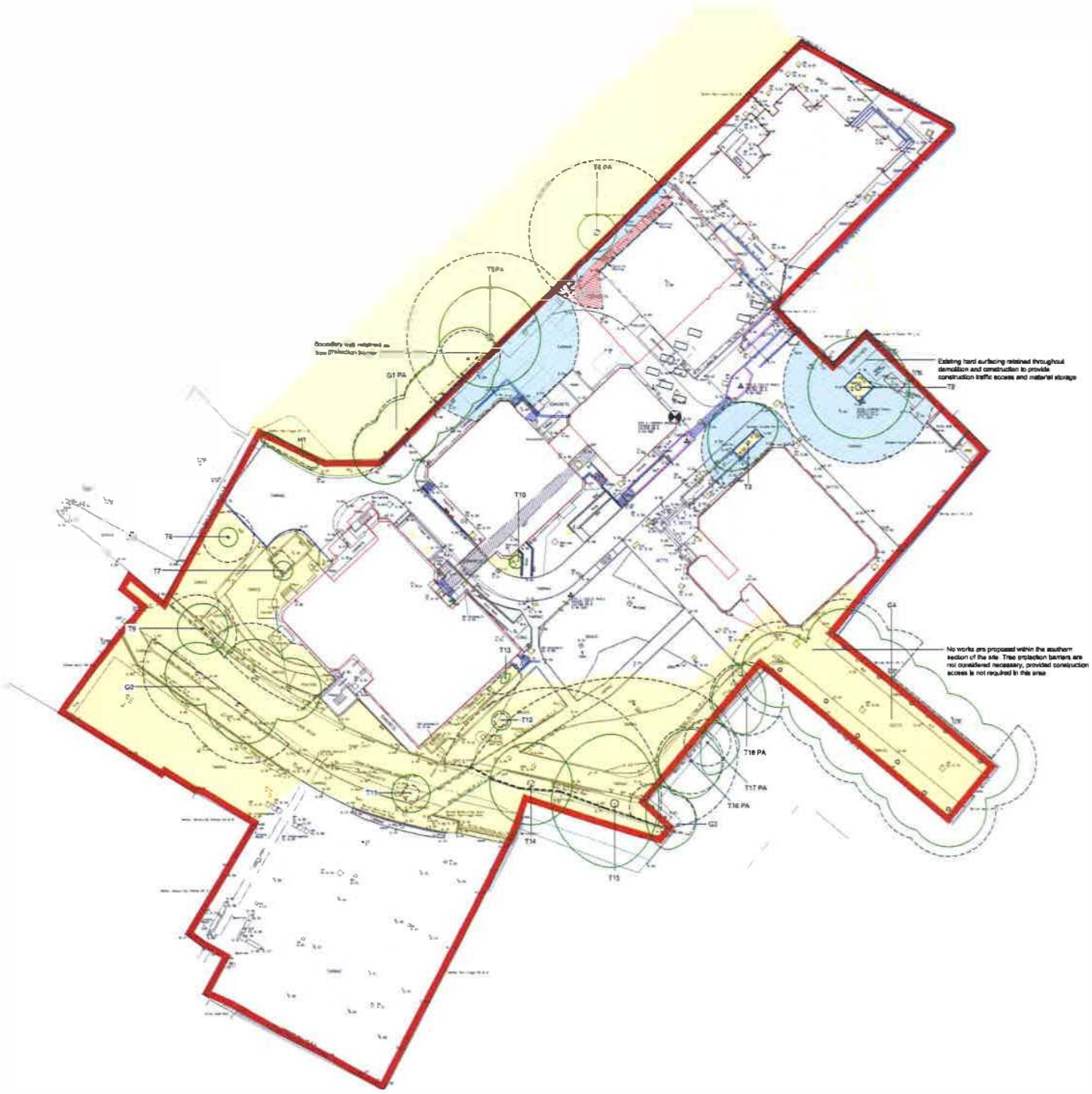
Drawn by: LW **Checked by:** PD

PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

Sussex
The Rocks Yard, Victoria Road, Hailsham, East Sussex BN27 4TQ.
01323 [illegible]

Kent
Unit 1, Hanover Mill, Marsham, Kent, TN25 5NU
01233 225365
www.pjcconsultancy.com

Appendix 4: Preliminary Tree Protection Plan



Key:

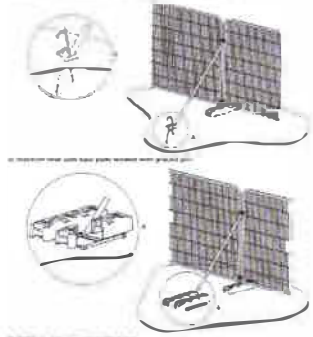
- Root protection area of tree to be retained
- Canopy of tree to be retained
- Tree protection fencing
- Existing hard surface to be retained
- Construction exclusion zone
- Precautionary excavation area

** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.*

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref no. PJC/5972/21/02 contains further information for each tree.

This drawing should be viewed in colour

Tree Protection Fencing Specification



Tree Protection Warning Sign

Drawing no: PJC/5972/21/C **Rev:** 01 **Sheet number:** 1 of 1

Client and site:
EKC Group
Dover Technical College
Maison Dieu Road
Dover
Kent CT16 1DH

Drawing title: Preliminary Tree Protection Plan

Date drawn: 31/05/2022

Scale: 1:300 at A1

Drawn by: LW **Checked by:** PD

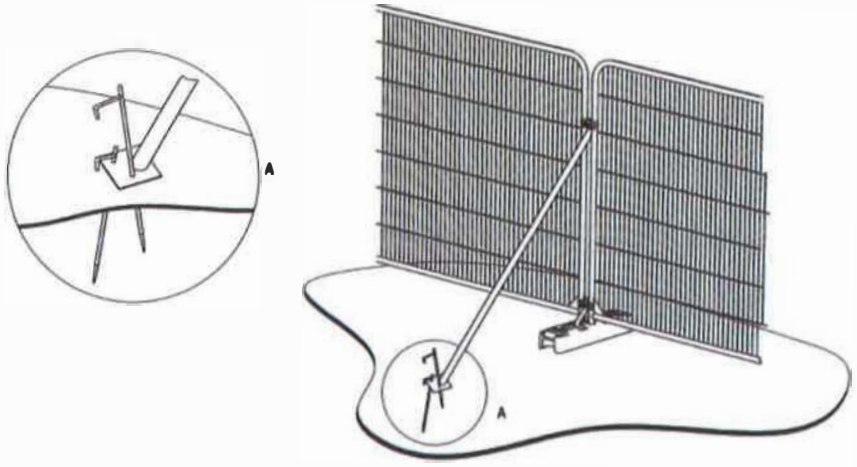
PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

Sussex
The Roots Yard, Victoria Road, Herstmonceux, East Sussex BN27 4TQ
01323 832120

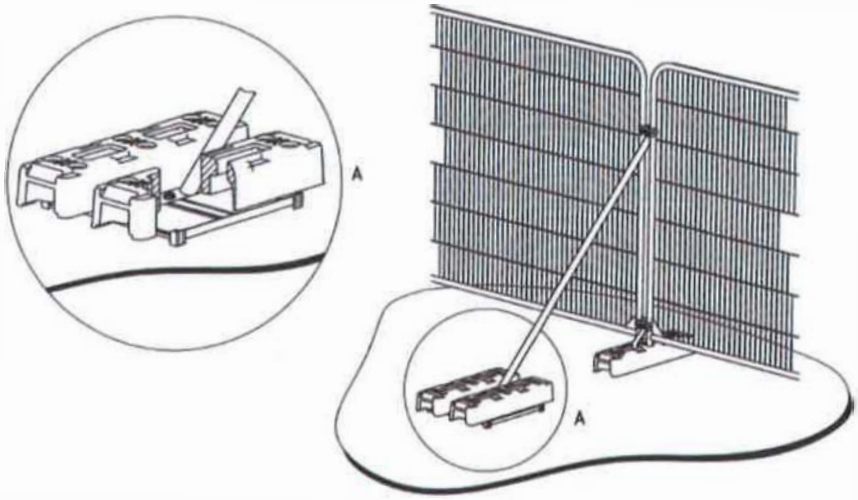
Kent
Unit 1, Hanover Mill, Marsham, Kent, TN25 6NU.
01233 229865

www.pjcconsultancy.com

Appendix 5: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix 6: Example Protective Fencing Sign