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AFAN VALLEY

Arboricultural Impact Assessment

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NATURE'S ADVENTURE

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Version	Date	Author	Checked	Approved
Final	9 September	A Cunningham	C Cartwright	R Frith

Appendices

Appendix 1	Tree Survey and Constraints Plan
Appendix 2	Tree Survey Schedule
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Executive Summary

1. The proposals are for a residential activity forest centre with associated infrastructure and landscaping. This will include several adventure activities such as 'coaster' runs, bike tracks, etc.
2. Within or adjacent to the planning redline boundary for the site, a total of 83 relevant tree items were identified during the tree survey and assessed in accordance with BS5837:2012. These included 46 tree groups, 31 individual trees and 6 areas of woodland.
3. Of these, the majority (43 out of 83) were identified as low quality (Category C). A slightly smaller number (30 out of 83) were identified as moderate quality (Category B). Only 1 area of woodland and 1 individual tree were identified as high quality (Category A).
4. A total of 8 Category U (unsuitable for retention in the sites current context) items were also identified during the survey. These items were either standing dead or had major physiological or structural defects.
5. The development proposals result in the removal of 19 survey items which includes 10 tree groups, 7 individual trees and 2 areas of woodland. It should be noted that 8 of these items were categorised as Category U (considered unsuitable for retention in the sites current context). The recommended removal of Category U trees/groups/woodland is in accordance with good arboricultural management and is irrespective of any development proposal.
6. The development proposals will also result in the partial removal of 5 low quality and 2 moderate quality tree groups, as well as 3 moderate quality and one high quality woodland areas.
7. All tree removals will be mitigated through extension tree and shrub planting as part of the overall landscape scheme for the site.
8. Trees contained within the 'plantation on ancient woodland' will be retained as well as the ground being left undisturbed to allow the natural seed bank to regenerate.
9. A detailed Arboricultural Method Statement should be compiled once the construction detail of the 'coaster' run and other construction activities that are likely to impact retained trees are established.
10. Impacts to retained trees is considered relatively low as the development area is positioned away from most retained trees and vegetation which are located on steep terrain. These impacts can be minimised through robust tree protection, watching briefs by the Project Arboriculturist and extensive mitigation tree planting as part of site-wide landscaping proposals.

1.0 INTRODUCTION

BACKGROUND

- 1.1 Keystone Environmental was instructed by Stantec to undertake a BS5837:2012 tree survey at the Afan Valley. This information has been utilised to prepare an Arboricultural Impact Assessment (AIA) in relation to the development proposals.
- 1.2 The development proposals are for a new resort which houses a series of trails routes and outdoor places which tie together the new building destinations and resort lodges.
- 1.3 The following information was provided to allow the assessment to be compiled:
 - Proposed Masterplan - 21055 (05) 104_PDA
 - Wildfox - Afan Valley – Landscape RMA_Landscape Strategy Rev C_33988_A5 _BWnS (Parts 1 to 3)

AIMS AND OBJECTIVES

- 1.4 The aim of the Arboricultural Impact Assessment (AIA) was to undertake the following in accordance with BS5837:2012, 'Trees in relation to design, demolition and construction – Recommendations':
 - Survey relevant trees, tree groups, hedges and woodlands;
 - Highlight the arboricultural resource and the constraints/opportunities it presents;
 - Produce a Tree Survey and Constraints Plan (TCP) including Root Protection Areas (RPA);
 - Undertake a full assessment of the potential impacts the development proposals will pose to the existing arboricultural resource within the site;
 - Set out clear mitigation measures to ensure the impacts from construction activities are kept to an acceptable level and therefore the successful retention of trees within the development scheme; and
 - Produce a Tree Retention/Removal Plan (TRRP) and Tree Protection Plan (TPP) to indicate the extent of tree and hedgerow removal and indicate the specification and location of tree protection measures such as protective fencing and ground protection.

SITE CHARACTERISTICS

- 1.5 The site consists of a large area of mountain side which forms the Afan Forest Park, which lies to the north of the village of Cymmer and approximately 7 miles to the north-east of Port Talbot, South Wales.
- 1.6 The topography of the site is mountainous with sloping ground throughout. The land drops away steeply on the northern, southern and eastern boundaries.
- 1.7 Tree and canopy cover throughout the site is reasonably sparse. There are areas of plantation woodland as well as sporadically placed self-set trees or areas of more established older trees.
- 1.8 The tree age ranges from semi-mature to mature. Most of the plantation woodland which makes up the largest arboricultural features within the site are early-mature to mature in age.

- 1.9 Many of the trees have been subject to recent or historic fire damage. Some areas are recovering from the fire damage, but there are also areas of standing dead trees.

STATUTORY TREE PROTECTION

- 1.10 A Tree Preservation Order (TPO) prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without the prior consent of the local planning authority.
- 1.11 It is also an offence to carry out any works to a tree in a Conservation Area with a trunk diameter greater than 75 millimetres diameter at 1.5 metres height without formal consent from the Local Planning Authority (LPA).
- 1.12 The National Planning Policy Framework 2019 (NPPF) states that:
- ‘Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists’.*
- 1.13 Detrimental impacts upon the veteran trees from proposed development might include damage to roots and understorey, damage to or compaction of soil around the tree roots, changes to the water table or drainage within the nearby soil and increased pollution.
- 1.14 The Forestry Commission and Natural England standing advice ‘Ancient woodland, ancient trees and veteran trees: protecting them from development’ is a material planning consideration which should be considered when making decisions on planning applications. In reaching a planning decision, the LPA should assess the potential impacts, and avoid, mitigate or compensate these identified impacts. A key method of mitigation is the use of a ‘buffer zone’. So, in accordance with the standing advice a 15 metre buffer should be applied to any ancient woodland or veteran tree.

2.0 METHODOLOGY

FIELD SURVEY

- 2.1 The tree survey was undertaken May 2022 by Andrew Cunningham, FdSc (Arb), Tech Cert (AA), M.ArborA, Keystone Environmental Arboricultural Consultant.
- 2.2 The tree survey was carried out with reference to methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.3 Trees were surveyed (from ground level) individually or as groups where it was considered that they had grown together to form cohesive arboricultural features. However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals
- 2.4 Within the tree survey schedule, each surveyed tree (T), group (G) or woodland (W) on or adjacent to the site is given a reference number which refers to its position on the TCP.
- 2.5 Tree species are listed by common name only.
- 2.6 Heights are measured in metres. They are recorded to the nearest half metre for dimensions up to 10 metres and to the nearest whole metre for dimensions over 10 metres.
- 2.7 Trunk diameters are measured in millimetres and are rounded to the nearest 10 millimetres. Single stemmed tree diameters are measured at 1.5 metres above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' (as per guidance set out within BS5837:2012).
- 2.8 Branch spreads are taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10 metres and up to the nearest whole metre for dimensions over 10 metres.
- 2.9 Crown clearance is expressed both as existing height above ground level of first significant branch along with its direction of growth, and also in terms of the overall canopy.
- 2.10 Canopy radius is an average measurement of the radius of the tree canopies within the group.
- 2.11 Hedge width is an average measurement of the overall width of the hedge along its length.
- 2.12 Where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.
- 2.13 Life stage is defined as Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30 centimetres girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran.
- 2.14 General observations are recorded in relation to a tree's structural and/or physiological condition (i.e. the presence of any decay and physical defect) and/or any preliminary management recommendations that may be appropriate.

- 2.15 Physiological condition is described as Good (no indications of impaired physiological function and in optimum condition for age and species), Fair (with indicators of reduced vitality. Some intervention may be required), Poor (with significantly impaired physiological function for age and species).
- 2.16 Structural condition is described as Good (without any observable significant biomechanical structural weaknesses), Fair (with minor biomechanical structural flaws. Some remedial action may be required), Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).
- 2.17 Useful life expectancy (ULE), or the length of time a tree's is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+.
- 2.18 Quality of individual trees, groups of trees and woodlands is assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (A, B, C and U) which are differentiated on the TCP by the colours highlighted in Table 1 below:

Table 1: Categories for Categorisation of Quality of Individual Trees, Groups of Trees and Woodlands

Category A	Trees of high quality with an estimated remaining life expectancy of 40 years. Retention is desirable.
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Retention is desirable.
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 150mm. Trees could be retained but are not considered a significant constraint to the development.
Category U	Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. These trees may have high conservation value.

- 2.19 A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values. Each sub-category has an equal weight, for example a B1 tree has the same retention priority as a B3 tree.
- 2.20 The tree survey schedule also describes each tree's RPA in terms of radius (metres) and overall area (square metres).
- 2.21 This survey is for planning purposes only and is not intended as a tree condition survey. However, the base line data may be used as a guide for future detailed tree surveys if required.

ROOT PROTECTION AREAS

- 2.22 With reference to BS5837:2012, an RPA is defined as "a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority". "The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained".
- 2.23 BS5837:2012 states that, "where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced." The BS goes on to

state that, “modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,” and that any deviation from the original circular plot should take into account:

- Morphology and disposition of roots;
- Topography and drainage;
- Soil type and structure;
- Likely tolerance of the tree to root damage/disturbance based on factors such as species, age, condition and past management.

2.24 Taking the above into account, RPAs will be determined and shown on a TCP.

NOMENCLATURE

2.25 The English names of flora and fauna species are given in the main text of this report. Scientific names are used only in the absence of English names. Vascular plants and Charophytes follow the nomenclature of The Botanical Society for the British Isles database (2007) with all other flora and fauna following the UK Species Inventory (Natural History Museum, 2016).

LIMITATIONS

2.26 This report has been instructed to identify the arboricultural constraints within and adjacent to the site. Its purpose is not to identify and evaluate risk or set out detailed tree work specifications.

2.27 Any management recommendations set out within this report are of an advisory and preliminary nature only which relate to the site in its current context.

2.28 It is beyond the scope of this report to highlight direct or indirect damage that existing trees could cause to structures on site, whether through annual growth or tree related subsidence.

2.29 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. It is therefore not possible to categorically state that any tree is ‘safe’.

2.30 Physical alterations to site conditions subsequent to the date of the tree survey could have the potential to change/invalidate the findings and recommendations within this report.

2.31 Findings and any recommendations set out in this report will only be valid for a maximum of 12 months.

3.0 RESULTS

FIELD SURVEY

- 3.1 All individual trees, tree groups and hedgerows identified during the survey are shown on the TCP at *Appendix 1*.
- 3.2 Within or adjacent to the planning redline boundary for the site, a total of 88 relevant tree items were identified during the tree survey and assessed in accordance with BS5837:2012.
- 3.3 Full results are presented in the tree survey schedule *Appendix 2*. *Table 2* below summarises tree survey finding;

Table 2: Tree Survey Results as per BS5837:2012

Category/Survey items	Individual Trees	Tree Groups	Woodland	Total
A	1	0	1	2
B	12	16	2	30
C	14	27	2	43
U	4	3	1	8
Total	31	46	6	83

- 3.4 Out of the 83 survey items identified during the survey, there were 31 individual trees, 46 tree groups and 6 areas of woodland.
- 3.5 Most survey items were identified as low-quality (Category C). These included 27 tree groups, 14 individual trees and 2 woodland areas. Generally, these items were of a lower quality due to either their species type, modest overall size, or general structural or/and physiological condition. It was noted that many trees were subject to minor/major fire damage which has impacted the overall quality. Their anticipated useful life expectancy is likely to be somewhere in the region of 10 years.
- 3.6 A total of 30 survey items were identified as moderate quality (Category B). These included 12 individual trees, 16 tree groups and 2 woodland areas. These items were considered better in the terms of their overall size, significance within local landscape or for their collective form as groups. Their anticipated useful life expectancy is anticipated to be at least 20 years.
- 3.7 Only 2 survey items (1 individual tree and 1 area of woodland) were identified as high quality (Category A). These were either important cohesive arboricultural features which are important within the local and wider landscape or older individual established trees. These items are likely to contribute to the overall arboricultural resource for at least 40 years.
- 3.8 A total of 8 survey items were identified as Category U (unsuitable for retention in the sites current context). These consisted of 4 individual trees, 3 tree groups and 1 area of woodland. These items had been subject to major fire damage which had resulted in major decline in health or death.
- 3.9 The site has larger areas of natural regeneration which is located broadly to the west and north. These trees were modest in size with stem diameters beneath the 75mm threshold for the BS5837:2012 tree survey, therefore they were not included within the survey.
- 3.10 The photographs on the following pages were obtained during the survey and are for illustrative context only;



Photograph 1: Looking east towards woodland groups W2, W3 and W4 which were the major arboricultural features within the site.



Photograph 2: Looking west along an existing forest track through wooded groups W2 and W3.



Photograph 3: Fire damaged woodland group W1 located to the south of moderate quality woodland W2. This group is recommended for removal.



Photograph 4: Looking west towards moderate quality tree T21 located within the ‘plantation on ancient woodland’ area in the north of the site. This was located within a good collection of trees and is located away from the main construction area.

STATUTORY TREE PROTECTION

- 3.11 The site is administered by Neath Port Talbot Council (NPTC). NPTC were contacted (via e-mail on 7th June 2022) and have confirmed that the trees located within/adjacent to the red line boundary of the site do not fall within a Conservation Area and are not protected through a Tree Preservation Order (TPO).
- 3.12 A section of the north-western area of the site is designated as 'Plantation on Ancient Woodland'. This defined area includes trees T11, T18-T25, T29 and tree groups G34, G40, G42 and G43 from the recent tree survey. Areas of Ancient Semi Natural Woodland are off-site and over 15 metres from any development.

4.0 PRELIMINARY TREE CONSTRAINTS

- 4.1 Below ground constraints, or RPAs, for the surveyed trees have been plotted onto the Tree Survey Plan for the site.
- 4.2 Retained trees can have an overbearing or dominating effect on new dwellings and their occupants, which in turn can lead to post development pressure on the trees to either prune or fell them. These above ground constraints can include excessive shading from tree canopies and movement of trees during adverse weather events. Consideration should be given to the suitability of retaining some tree species close to dwellings in respect to their ultimate size and associated nuisance they may cause.
- 4.3 Where trees and vegetation are retained within the development scheme, consideration has been given to allowing adequate space for these established arboricultural features to mature. This will reduce the potential for future conflicts and limit the need for continued arboricultural management.
- 4.4 Root systems can be damaged in several ways as follows:
 - Severance of a root will destroy all parts of the root beyond that point. This can affect the overall functionality of the tree but also more importantly affect the trees stability which could cause a safety risk.
 - Soil compaction, which may occur from storage of material or passage of heavy equipment over the root area, can restrict and even prevent gaseous exchange through the soil, which can lead to reduced functionality and potentially decline and death. This is also the case with raising soil levels.
 - Lowering the soil level will strip out the mass of roots near the surface.
 - Spillage of chemicals, oils etc.
- 4.5 Any future development proposals on the site will be designed bearing in mind the arboricultural constraints highlighted within this report. The Arboriculturist should play an active role in the design process. They should liaise with all disciplines involved to ensure the viability of the scheme, as well as retaining the green infrastructure in an appropriate manner.

5.0 ARBORICULTURAL IMPACT ASSESSMENT (AIA)

- 5.1 With reference to BS5837:2012 'Trees in relation to design, demolition and construction', this AIA evaluates the direct and indirect effects of the proposed design on the site's arboricultural resource.
- 5.2 The AIA considers the effects of any tree loss required to implement the proposed development as well as any potentially damaging activities proposed in the vicinity of retained trees. BS5837:2012 suggests that such activities might include:
- Removal of existing buildings, infrastructure and hard surfacing;
 - Installation of new hard surfacing that includes car parking;
 - Installation of underground services;
 - Excavations of trenches and changes in ground level;
 - The viability of the proposed development in terms of access, adequate working space, provision for storage of materials including topsoil.
- 5.3 With reference to BS5837:2012, the AIA includes an evaluation of the impact presented by the proposed development.

PROPOSED TREE LOSSES

- 5.4 Table 3 and comments below summarise the tree retention and removal of trees across the site as part of the current proposals.

Table 3: Summary of Tree Retention and Removal

BS Category	Trees	Groups	Woodland	Total Loss Number
A	0	0	0	0
B	0	0	1 (W4)	1
C	3 (T4, T9, T10)	7 (G1, G16, G17, G19, G20, G23, G24)	0	10
U	4 (T12, T24, T30, T31)	3 (G7, G31, G32)	1 (W3)	8
Totals	7	10	2	19

- 5.5 The table shows that a total 19 survey items will have to be removed in their entirety to allow the development proposals to be implemented.
- 5.6 It should be noted that 8 of these survey items were identified as Category U (unsuitable for retention in the sites current context) and are recommended for removal in accordance with good arboricultural management which is irrespective of the current development proposals.
- 5.7 In addition to the above, the development proposals will also result in the partial removal of 5 low quality tree groups (G2, G15, G18, G27, G28) and 2 moderate quality tree groups (G29, G40).
- 5.8 To allow the proposed 'coaster' run and bike trails through the existing woodland areas, sectional tree removals are proposed to moderate quality woodland groups (W2, W5, W6) and high quality woodland (W3).
- 5.9 The localised removal of trees in the west to facilitate lodge construction and localised thinning to allow the construction of forest trails, will be mitigated through extensive tree planting as part of the landscape scheme for the site. Details of the new proposed species, densities and locations are provided in the detailed plans provided to discharge condition 23.
- 5.10 It should be noted that the majority of the existing ground within the designated 'Plantation on Ancient Woodland' will be left undisturbed and natural seed bank will be retained.
- 5.11 Tree/hedgerow losses are shown on the TRRP at *Appendix 3*.

Significance of Proposed Tree Losses

- 5.12 The significance of the removals will be mostly minor except for woodland W4. Most removals are either sectional with most of the woodland/group feature being retained or of a lower quality. It should be recognised that the site historically has been cleared of most of its monoculture plantation woodland in recent years which did impact the local and wider landscape at the time of removal.
- 5.13 These proposed removals will have a minor impact in relation to the landscape which will be improved through extensive new tree planting as part of the landscape strategy for the site.

Facilitation Pruning

- 5.14 Once the tree removals have taken place, it is anticipated that no other facilitation pruning will be required to implement the proposals. The Project Arboriculturist will be available to offer guidance if during the construction phase it is found that some pruning of retained trees is required.

Tree Protection

- 5.15 Due to the topography of the site and the location of most of the retained trees and vegetation, it is considered that tree protection fencing may be impractical to install or simply not required for all trees as the terrain will restrict construction activities close to retained trees. It may be appropriate to specify a downgraded tree protection fencing such as 'euro-mesh' which will define the construction exclusion zones and will be easier to install.
- 5.16 Construction exclusion zone signage should be installed to all tree protection fencing. An example is included at *Appendix 5*.
- 5.17 The main areas where construction will be taking place is within retained woodland groups W2, W3, W5 and W6. These areas of woodland are situated on a slope with dense tree spacings. It is proposed that once the routes for the 'coaster' runs are established, the Project Arboriculturist will

update the TRRP to reflect tree protection measures required to ensure minimal impact to retained trees within these areas.

Demolition of Existing Buildings

- 5.18 No existing buildings will have to be demolished to enable the proposals to be implemented.

Hard Surfacing Removal

- 5.19 No existing hard surfacing will have to be removed close to retained trees to allow the development proposals to be implemented. However, if it is found during construction works hard surfacing removal is required close to trees, then advice should be obtained by the Project Arboriculturist.

Drainage

- 5.20 It is considered that there is adequate space to install this without impacting the retained trees. The Project Arboriculturist should play an active role in the design and offer guidance as required to ensure the successful retention of retained trees. Any excavations required for drainage close to retained trees should be undertaken in accordance with methodology set out within a detailed Arboricultural Method Statement (AMS).

Excavations

- 5.21 Excavation will be required throughout the site but are mostly away from retained trees. However, it is anticipated that some excavations will be required to install the support posts for the 'coaster' runs through the woodland. These works should only be undertaken in accordance with an approved AMS.

Installation of Hard Surfacing

- 5.22 The proposed layout shows that new access roads will be required to gain access into the site within the north-west corner of the site, as well as a new track through woodlands W1 and W2. To allow the track through the woodland areas to be constructed sectional tree removals will be required to gain access for construction, as well as allowing for ground level change (this may require additional surveying to identify which trees require removal).
- 5.23 Once the trees requiring removal have been identified and the removals have taken place, impacts to other adjacent retained trees should be minimal, however, these works should be undertaken in accordance with an approved Arboricultural Method Statement (AMS).
- 5.24 The access road within the north-west corner of the site is shown reasonably close to the boundary and within the buffer zone of the plantation on ancient woodland. It is considered that the route of this road can be tweaked to ensure no incursion occurs. The Project arboriculturist will offer guidance as required.
- 5.25 Most of the existing forest tracks will be retained and upgraded with crushed stone or bound gravel. These are located away from retained trees and the process of updating the surfaces will have little impact to the arboricultural resource within the site.

Levels

- 5.26 Existing ground levels will require alterations to allow the new buildings to be constructed. This is away from retained trees and therefore impacts during these ground works should have a minimal impact. If during this stage of the project it is found that ground level changes are required close to trees, then advice should be obtained from the Project Arboriculturist.

Services

- 5.27 Services will be within the infrastructure and therefore away from retained trees and vegetation. Any deviation from this should only be undertaken following consultation from the Project Arboriculturist with guidance provided through a detailed AMS.

Storage of Materials, Contractor Parking, Site Huts

- 5.28 Although no detail has been provided regarding the location of the required site compound incorporating a storage area, contractor parking, and welfare facilities, it is considered that there is adequate space within the interior of the site for this not to conflict with retained trees.
- 5.29 As a rule, the siting of the compound should avoid RPAs and overhanging canopy spreads of retained trees. If unsure, then advice should be obtained from the Project Arboriculturist.

6.0 TREE PROTECTION PLAN

- 6.1 The draft Tree Retention/Removal and Protection Plan (TRRP) is attached at *Appendix 3*.
- 6.2 In accordance with BS5837:2012 the draft TRRP is superimposed onto the proposed site layout plan and based on the topographical survey. Any hard surfacing and structures within the RPAs of trees to be retained are shown on the draft TRRP. In addition, where relevant, the draft TRRP shows the following information, accompanied by descriptive text as required:
- 6.3 Precise locations of protective barriers (forming Construction Exclusion Zones in relation to RPAs of retained trees);
- 6.4 Other protection measures necessary e.g. site perimeter fencing.
- 6.5 The preparation of the draft TRRP has considered the following factors where relevant:-
- Site construction access;
 - Intensity and nature of construction activity;
 - Contractors car parking;
 - Phasing of construction works;
 - Availability of special construction techniques; and
 - Spatial requirements.
- 6.6 The tree protection measures shown on the draft TRRP demonstrate the feasibility of the proposed development in relation to retained trees. However, they must be implemented with specific reference to a detailed Arboricultural Method Statement that is relevant to the proposals.

7.0 HEADS OF TERMS FOR AN ARBORICULTURAL METHOD STATEMENT

- 7.1 BS5837:2012 (Figure 1) recommends that detailed/technical design of tree protection and arboricultural methodologies should be resolved and finalised following on from the approval of the feasibility of a scheme by the relevant regulatory body.
- 7.2 Annex B and Table B.1 of BS5837:2012, an informative, advises that arboricultural method statement heads of terms are a sufficient level of information in order to deliver tree-related information into the planning system. The table also advises that a detailed arboricultural method statement might reasonably be required as a 'reserved matter' or planning condition.
- 7.3 In relation to the site, and as the trees and vegetation are located around the periphery, it is anticipated that arboricultural working methods are likely to be straightforward. A draft, 'heads of terms' is set out below:
- Pre commencement site meeting
 - Draft a detailed AMS
 - Tree Removals and facilitation pruning
 - Erection of tree protection barriers/ground protection (specification to be agreed)
 - Main construction phase (Project Arboriculturist to provide watching brief)
 - Removal of tree protection barriers
 - Final landscaping
- 7.4 Prior to commencement of site works, the details of Construction Environmental Management Plan (CEMP): Biodiversity must be understood in full by the Head Contractor/Site Manager. It will be the responsibility of the Head Contractor/Site Manager to disseminate the content of the CEMP: Biodiversity to all contractors involved in site works, and to ensure that this is clearly always understood and adhered to by all persons. An Ecological Clerk of Works (ECOW) will be present to oversee the implementation of the CEMP: Biodiversity and provide an ecological watching brief during works.

APPENDIX 1 TREE SURVEY AND CONSTRAINTS PLAN

Site boundary

Trees categories (BS5837:2012):

Category A - High quality

Category B - Moderate quality

Category C - Low quality

Category U - Unsuitable for retention

Root protection area to BS 5837:2012

Plantation on Ancient Woodland Site

Revision	Date	Drawn	Approved
rev0	12/9/2022	MM	RF



Client /Project

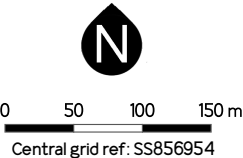
WILDFOX RESORTS

AFAN VALLEY

Title

TREE SURVEY AND CONSTRAINTS PLAN

Scale



Drawing No.

223294/8/dwg1

No dimensions to be scaled from this drawing
All dimensions are to be checked on site
Measurements displayed are for indicative purposes only

APPENDIX 2 TREE SURVEY SCHEDULE

TREE SURVEY SCHEDULE

Site: Afan Valley, Port Talbot

Date: 12/13 May 2022



TREES

Tree ID	Species	Height in metres	Stem dia in mm	Canopy Spread in metres									Crown clearance height					Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
				Est	N	Est	S	Est	E	Est	W	Est	1st branch height	Est	1st branch direction	Canopy height in metres	Est								
T1	Hawthorn	4.5	300	-	3.0	-	2.5	-	2.5	-	3.0	-	3	-	S	1	-	EM	Self set tree.	Good	Good	20+	C1	3.6	41
T2	Willow	4.5	200	-	3.0	-	2.5	-	2.5	-	3.0	-	1	-	S	1	-	SM	Self set tree, fire damage.	Good	Fair	10+	C1	2.4	18
T3	Willow	8	350	-	2.0	-	2	-	2.0	-	2.0	-	5	-	S	4	-	EM	Individual self set tree. Typical form.	Fair	Good	10+	C1	4.2	55
T4	Spruce	7.5	325	-	3.0	-	3.5	-	3.0	-	3.0	-	1.5	-	S	1	-	EM	Individual tree located close to pond. Lean to stem.	Fair	Good	20+	C1	3.9	48
T5	Larch	4	150	-	2.0	-	2.0	-	2.0	-	2.0	-	0.5	-	N	0.5	-	SM	Self-set tree. Other trees adjacent out of scope.	Fair	Good	10+	C1	1.8	10
T6	Pine	4	100	-	2.0	-	1.5	-	1.5	-	2.0	-	0.3	-	E	1	-	SM	Individual tree, modest size.	Fair	Good	20+	C1	1.2	5
T7	Spruce	8	250	-	3.0	-	3.0	-	3.0	-	3.0	-	1	-	W	0.5	-	EM	Tree located on bank, limited access.	Good	Good	20+	B2	3.0	28
T8	Willow	4.5	200	-	3.0	-	2.5	-	2.5	-	3.0	-	0.1	-	W	0.5	-	EM	Self-set tree.	Good	Good	10+	C1	2.4	18
T9	Oak	9	400	-	4.0	-	1.5	-	1.5	-	2.0	-	1	-	S	3	-	EM	Individual tree, major dieback poor form.	Fair	Poor	10+	C1	4.8	72
T10	Hawthorn	7	300	-	2.0	-	2.0	-	2.0	-	2.0	-	2	-	W	0.5	-	EM/M	Individual tree located within open space, poor form.	Fair	Fair	10+	C1	3.6	41
T11	Spruce	14	475	-	4.0	-	4.0	-	3.0	-	5.0	-	1	-	W	0.1	-	EM	Tree located on steep bank, limited access. Typical form.	Fair	Good	10+	B2	5.7	102
T12	Larch	4.5	400	-	4.0	-	3.0	-	4.0	-	4.0	-	1	-	E	1	-	EM	Dead tree.	Dead	Dead	-	U	4.8	72
T13	Hornbeam	10	350	#	5.0	-	4.0	-	5.0	-	5.0	-	1	-	N	1	-	M	Mature tree located on site boundary. Located adjacent to footpath, asymmetric form.	Fair	Good	10+	B2	4.2	55
T14	Sycamore	5	150	-	2.0	-	2.0	-	2.0	-	2.0	-	1	-	N	0.5	-	SM	Self set tree, twin stem form.	Good	Good	20+	C1	1.8	10
T15	Sycamore	14	730	-	7.0	-	6.0	-	8.0	-	7.0	-	0.5	-	W	1	-	M	Self set tree now matured. Multi-stemmed form, set in sheltered area.	Fair	Good	20+	B1	8.8	241
T16	Ash	17	650	-	6.0	-	6.0	-	6.5	-	4.0	-	2.5	-	S	2	-	M	Mature tree located within sheltered area, historic limb failure within canopy, typical form.	Fair	Fair	20+	B2	7.8	191
T17	Sycamore	16	950	-	10	-	8.0	-	##	-	8.0	-	2.5	-	N	1	-	M	Mature tree located within sheltered area. Good form, notable but not veteran.	Good	Good	20+	A2	11.4	408
T18	Oak	17.5	640	-	5.0	-	6.0	-	6.0	-	7.0	-	2.5	-	N	3	-	M	Mature tree located adjacent to larger group. Historic limb failure. Typical form.	Fair	Fair	20+	B2	7.7	185
T19	Oak	12	650	-	3.0	-	5.0	-	4.0	-	5.0	-	4	-	S	5	-	M	Tree located on steep bank, pruned away from overhead lines in past. Poor form.	Fair	Fair	20+	B2	7.8	191

TREE SURVEY SCHEDULE

Site: Afan Valley, Port Talbot

Date: 12/13 May 2022



Tree ID	Species	Height in metres	Stem dia in mm	Canopy Spread in metres									Crown clearance height					Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
				Est	N	Est	S	Est	E	Est	W	Est	1st branch height	Est	1st branch direction	Canopy height in metres	Est								
T20	Oak	12	650	-	5.0	-	6.0	-	5.5	-	4.0	-	2	-	W	2	-	M	Tree located on bank, historic limb failure in past. Typical form.	Fair	Fair	20+	B2	7.8	191
T21	Sweet Chestnut	13	800	-	4.0	-	10	-	7.0	-	7.0	-	2	-	S	1	-	M	Good specimen tree located in sheltered area, past lower limb removal. Good form.	Good	Good	20+	B1	9.6	290
T22	Oak	6	500	-	2.0	-	2.0	-	3.0	-	3.0	-	2	-	E	2	-	EM	Pollarded tree, minimal regrowth. Poor form	Fair	Fair	10+	C1	6.0	113
T23	Oak	5.5	600	#	4.0	-	3.0	-	3.0	-	3.0	-	2	-	N	1	-	M	Individual tree, top snapped out in past. Recovered well to form compact canopy.	Fair	Good	20+	B2	7.2	163
T24	Oak	5	500	-	2.0	-	2.0	-	2.0	-	3.0	-	2	-	E	3	-	M	Dead tree.	Dead	Dead	-	U	6.0	113
T25	Oak	11	800	-	6.0	-	4.0	-	5.0	-	4.0	-	2	-	W	6	-	M	Mature tree located on slope, cavity to lower stem with some decay, poor form.	Fair	Fair	20+	B2	9.6	290
T26	Oak	16	800	-	5.0	-	5.0	-	5.0	-	3.0	-	2.5	-	W	2	-	M	Individual tree, historic limb failures in recent past. Poor form. Consider pollard.	Fair	Fair	20+	C1	9.6	290
T27	Beech	18	450	#	5.0	-	4.0	-	4.0	-	5.0	-	1	-	S	3	-	EM	Asymmetric canopy. Some dieback.	Fair	Fair	20+	C1	5.4	92
T28	Hawthorn	4	200	-	3.0	-	2.5	-	2.5	-	3.0	-	1	-	E	1	-	M	Scrubby tree. Low value.	Good	Good	10+	C1	2.4	18
T29	Oak	13	500	#	5.0	-	3.0	-	3.0	-	5.0	-	3	-	S	5	-	EM	Individual tree close to highway, poor form, limited access.	Fair	Fair	20+	B2	6.0	113
T30	Oak	6	300	#	2.0	#	2.0	#	2.0	#	2.0	#	1	-	N	3	-	EM	Dieting tree, minimal epicormic growth.	Poor	Poor	<10	U	3.6	41
T31	Ash	7.5	400	-	3.0	-	1.0	-	1.0	-	1.0	-	2.5	-	E	2	-	EM	Individual tree, top snapped out. Poor form.	Fair	Poor	<10	U	4.8	72

GROUPS

Group ID	Species	Height range in metres	Est	Stem numbers	Max Stem diameter in mm	Average radius in metres	Average canopy height in metres	Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
G1	Willow, larch, Sycamore	2-8	-	30	125	3	1	EM	Area of self-set trees.	Fair	Fair	10+	C2	1.5	7
G2	Willow, Larch, Ash, Pine, Fir	2-16	-	100	450	3	1	EM/M	Area of self-set trees, mostly Willow but some some larger Fir. Better collectively. Some dieback to larger trees. Some fire damage to southern section.	Fair	Fair	10+	C2	5.4	92
G3	Willow, Rowan	2-4	-	50	75	1	0.1	SM	Area of self set trees straddling footpath. Some fire damage to stems.	Good	Good	10+	C2	0.9	3
G4	Willow, Hawthorn	4-5	-	15	200	2	1	EM	Small group of trees located close to highway and on bank. Better collectively. Some fire damage.	Good	Fair	20+	C2	2.4	18
G5	Willow, Spruce	4-6	#	50	150	2.5	1	SM	Area of self-set trees, fire damage to some parts. Better collectively.	Fair	Fair	10+	C2	1.8	10

TREE SURVEY SCHEDULE

Site: Afan Valley, Port Talbot

Date: 12/13 May 2022



Group ID	Species	Height range in metres	Est	Stem numbers	Max Stem diameter in mm	Average radius in metres	Average canopy height in metres	Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
G6	Pine, Spruce	4-14	#	25	450	4	2	EM/M	Linear group of trees around compound. Some fire damage, limited access. Better collectively.	Fair	Good	20+	B2	5.4	92
G7	Spruce, Pine	14-20	-	2	900	8.5	2	M	Two similar sized trees located within compound, significant fire damage to both trees. Limited useful life expectancy.	Fair	Poor	<10	U	10.8	366
G8	Spruce, Pine, Oak, Willow	2-20	#	15	700	5	3	M	Group of trees straddling compound fence. Large spruce and Pine species with understory of Oak, Willow. Some fire damage. Fell fire damaged trees.	Fair	Fair	10+	B2	8.4	222
G9	Willow, Rowan, Birch, Scot pine, Spruce	5-8	-	30	400	4	2	EM	Area of natural regeneration. Mostly Birch/Willow. Some fire damage to some trees.	Good	Fair	20+	B2	4.8	72
G10	Willow	3-5	-	5	200	3	1	SM	Small group of trees. Low value.	Fair	Good	10+	C1	2.4	18
G11	Willow	2-9	#	30	300	4	1	EM	Linear group of trees on site boundary. Good screen.	Fair	Good	10+	C2	3.6	41
G12	Willow	8	#	20	250	4	1	EM	Small group of self-set trees. Better collectively.	Good	Fair	10+	C2	3.0	28
G13	Willow, Oak, Birch	2-5	-	50	150	3	1	SM	Linear group of trees, fire damage to most stems.	Fair	Fair	10+	C2	1.8	10
G14	Willow	4-9	-	6	325	4	1	EM	Linear group of trees, some excavations at base, some impact damage.	Fair	Good	10+	C2	3.9	48
G15	Willow, Birch	2-5	-	100	100	2	0.5	SM	Area of self set trees, mostly Willow species. Limited access but trees of a similar size.	Good	Good	20+	C2	1.2	5
G16	Larch	3-4	-	5	80	1	1	SM	Linear group of trees. Low value.	Good	Good	20+	C2	1.0	3
G17	Willow	2-11	-	50	350	4	1	EM	Linear group of self set trees located adjacent to pond area. Better collectively.	Fair	Good	20+	C2	4.2	55
G18	Willow, Hawthorn	2-5	-	20	150	2	1	SM/EM	Area of self-set trees. Low value.	Fair	Good	10+	C2	1.8	10
G19	Rowan	4-6	#	6	100	2	1	SM	Small group of self-set trees, some in decline.	Fair	Fair	10+	C2	1.2	5
G20	Willow, Rowan	2-6	#	8	150	3	1	EM	Small group of self set trees, limited access.	Good	Good	10+	C2	1.8	10
G21	Larch, Rowan, Hawthorn	3-8	#	4	200	3	2	EM	Small group of self-set trees located adjacent to highway.	Good	Good	20+	C2	2.4	18
G22	Larch, Ash, Oak, Rowan, Hawthorn	4-13	#	20	500	4	2	EM	Linear group adjacent to highway, dominated by Larch. Some trees in decline with major dieback. Better collectively. Some trees inaccessible due to location.	Fair	Fair	20+	B2	6.0	113
G23	Pine	4	-	3	100	2	1	SM	Two small trees. Typical form.	Fair	Good	20+	C2	1.2	5
G24	Willow, Larch	2-4	-	4	100	2	0.5	SM	Small group of trees, levels changed at base.	Fair	Good	20+	C2	1.2	5
G25	Larch, Willow, Pine	2-9	#	30	200	3	1	EM	Group of unmanaged trees, mostly Willow species. Limited access due to bramble.	Good	Good	10+	C2	2.4	18
G26	Pine, Rowan, Birch, spruce, Beech, Ash	2-14	#	100	300	3	2	EM	Linear group of trees located on/outside of site boundary. Limited access due to topography.	Good	Good	20+	B2	3.6	41

TREE SURVEY SCHEDULE

Site: Afan Valley, Port Talbot

Date: 12/13 May 2022



Group ID	Species	Height range in metres	Est	Stem numbers	Max Stem diameter in mm	Average radius in metres	Average canopy height in metres	Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
G27	Larch, Pine, Oak	2-5	-	15	100	2	1	SM	Self set group, low value. Some dead trees	Good	Fair	10+	C2	1.2	5
G28	Sycamore, Willow, Oak, Pine, Birch, Larch	2-10	#	30	270	3	2	EM	Sporadic group of planted/self set trees.	Good	Fair	20+	C2	3.2	33
G29	Pine	2-11	#	20	275	3	1	EM	Linear group of similar sized trees, exposed location, some standing dead trees.	Fair	Fair	20+	B2	3.3	34
G30	Willow	5	-	20	80	2	1	SM	Small group of self set trees, low value.	Fair	Good	10+	C2	1.0	3
G31	Willow	8	-	15	125	3	1	EM	Small group of trees, major dieback to all trees.	Fair	Poor	<10	U	1.5	7
G32	Pine , Larch, Oak	2-5	-	10	125	2	1	SM	Small group of fire damaged trees.	Fair	Poor	<10	U	1.5	7
G33	Oak, Willow, Rowan	2-7	-	10	180	2	2	EM	Linear group. Some recent ground works at base. Average form.	Fair	Fair	10+	C2	2.2	15
G34	Hazel, Oak, Larch	5-10	-	4	350	4	1	EM	Small group of trees located on steep hillside. Better collectively.	Good	Fair	20+	B2	4.2	55
G35	Oak, Larch	3-5	-	3	175	3	1	EM	Small group of self-set trees located on rock outcrop.	Fair	Good	10+	C2	2.1	14
G36	Ash, Rowan	2-3	-	20	100	2	2	SM	Linear group of boundary trees, limited access.	Fair	Fair	10+	C2	1.2	5
G37	Birch	4-10	-	2	300	4	2	EM	Two tree group. One tree failed and layered. Better collectively.	Fair	Fair	10+	B2	3.6	41
G38	Ash	17-18	-	2	1070	10	1	M	Two similar sized trees, cohesive canopy, some historic limb failures in past, prominent.	Fair	Fair	20+	B2	12.8	518
G39	Oak, Hawthorn	4-8	-	5	250	4	1	EM	Linear group of trees, dominated by Oak species. Good form.	Good	Good	20+	B2	3.0	28
G40	Oak	6-10	#	8	500	5	3	M	Cohesive group of oak trees, located on rocky outcrop. Good collectively. Some canopy dieback, exposed location. Limited access due to topography.	Fair	Fair	20+	B2	6.0	113
G41	Willow, spruce, Cypress, cherry laurel, Birch, Pine	2-12	#	50	300	4	1	EM	Boundary trees, limited access due to topography. Forms boundary to neighbouring property. Some fire damage.	Fair	Fair	10+	C2	3.6	41
G42	Sweet chestnut, Beech, Oak	7-12	#	4	700	5	1	EM/M	Cohesive group located on steep slope. Good collectively.	Fair	Good	20+	B2	8.4	222
G43	Sweet chestnut, oak, Beech	3-15	-	20	400	4	1	EM	Small group on steep slope, dominated by Beech. Good collectively.	Fair	Good	20+	B2	4.8	72
G44	Oak, Birch, Pine, Birch	2-10	#	50	300	3	1	EM	Trees located adjacent to highway on steep slope. Limited access.	Fair	Good	10+	B2	3.6	41
G45	Oak, Beech, Birch	2-14	#	50	450	5	1	EM	Linear tree group adjacent to highway. Limited access. Good collectively.	Fair	Good	20+	B2	5.4	92
G46	Oak, Beech	8-10	-	3	300	4	1	EM	Small 3 tree group, located on steep slope, some dieback to beech, better collectively.	Fair	Fair	20+	B2	3.6	41

TREE SURVEY SCHEDULE

Site: Afan Valley, Port Talbot

Date: 12/13 May 2022



WOODLANDS

Woodland ID	Species	Height range in metres	Est	Est stem numbers	Max Stem dia in mm	Average radius in metres	Av canopy height in metres	Life stage	General observations	Preliminary Management Recommendations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
W1	Scots pine, Willow, Oak	5-16	-	100	450	3	10	EM/M	Wooded area suffering from fire damage, many standing dead stems.	Remove dead standing stems and bolster with new woodland planting to increase species diversity.	Fair	Poor	<10	U	5.4	92
W2	Scots pine, Oak	15-18	#	500	400	3	10	EM	Wooded plantation, fire damage throughout, stunted trees. Many standing dead trees. Dieback to some trees.	Remove dead standing trees. Reduce tree numbers by removing declining/poorly formed trees. Bolster with new tree planting to increase species diversity.	Fair	Fair	20+	B2	4.8	72
W3	Oak, Scots pine, black pine, Rowan, Oak, Fir, spruce, birch	6-18	#	3000	500	4	7	EM	Larger wooded area, minor fire damage to some of the trees, prominent within landscape. Better for its size and collective form. Many fallen trees contained within, large area in accessible.	Remove any dead standing trees. Thin stem numbers within the entire woodland by removed declining/poorly formed trees. Consider glade creation, Bolster woodland edge with new tree planting.	Fair	Good	20+	A2	6.0	113
W4	Spruce, Oak, Willow, Larch	4-22	#	400	600	4	2	M	Smaller area of woodland adjacent to other plantation. Some large trees contained within. Better collectively.	Thin stem numbers by removing standing dead trees and poorly formed species. Bolster with new tree planting to increase species diversity.	Fair	Good	20+	B2	7.2	163
W5	Birch, Oak, pine, Larch	2-9	#	1000	250	3	1	EM	Small wooded area, modest trees. Fire damaged trees throughout, some pockets of live trees, wind blown trees. Standing dead trees.	Thin stem numbers by removing standing dead trees and poorly formed species. Bolster with new tree planting to increase species diversity.	Fair	Fair	10+	C2	3.0	28
W6	Pine, Rowan	2-10	#	200	200	2	1	EM	Smaller wooded area, dieback to some trees, dense.	Thin stem numbers to retain better trees. Bolster with woodland edge tree planting.	Fair	Fair	10+	C2	2.4	18

APPENDIX 3 TREE RETENTION/REMOVAL PLAN

- Site boundary
- Retained tree/tree group
- Plantation on Ancient Woodland Site
(Protection of seed bank and preferential
regeneration of ancient woodland species
on site)

Tree/tree group subject to:

- Tree removal
- Sectional tree removal - To be agreed
during subsequent site visit once the routes
for access track and mountain bike trails
have been finalised



Revision	Date	Drawn	Approved
rev0	12/9/2022	MM	RF



Client /Project

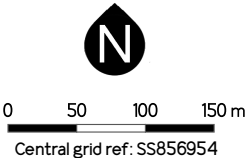
WILDFOX RESORTS

AFAN VALLEY

Title

TREE RETENTION/REMOVAL PLAN

Scale



Drawing No.

223294/8/dwg2

No dimensions to be scaled from this drawing
All dimensions are to be checked on site
Measurements displayed are for indicative purposes only

APPENDIX 4 TREE PROTECTION PLAN

Route of access road and all construction to be re-positioned outside of plantation on ancient woodland site area.

- Site boundary
- Retained tree/tree group
- Root protection area to BS 5837:2012
- Plantation on Ancient Woodland Site
(Protection of seed bank and preferential regeneration of ancient woodland species on site)
- Partial retention of tree/tree group -
Either sectional removal or retention of pockets of trees.
Tree protection measures around unaffected woodland or pockets to be agreed before construction phase commences. A detailed AMS should be drafted to cover construction methodology.

Tree protection fencing:

- Full specification meeting BS5837:2012
- Downgraded tree protection fencing such as 'euro-mesh'.
Further fencing to be agreed within retained woodland or around pockets as detailed above. These measures are to protect retained trees and demarkate construction boundaries.

Revision	Date	Drawn	Approved
rev0	12/9/2022	MM	RF



Client /Project

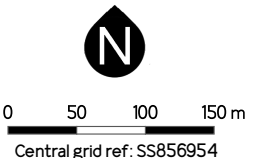
WILDFOX RESORTS

AFAN VALLEY

Title

TREE PROTECTION PLAN

Scale

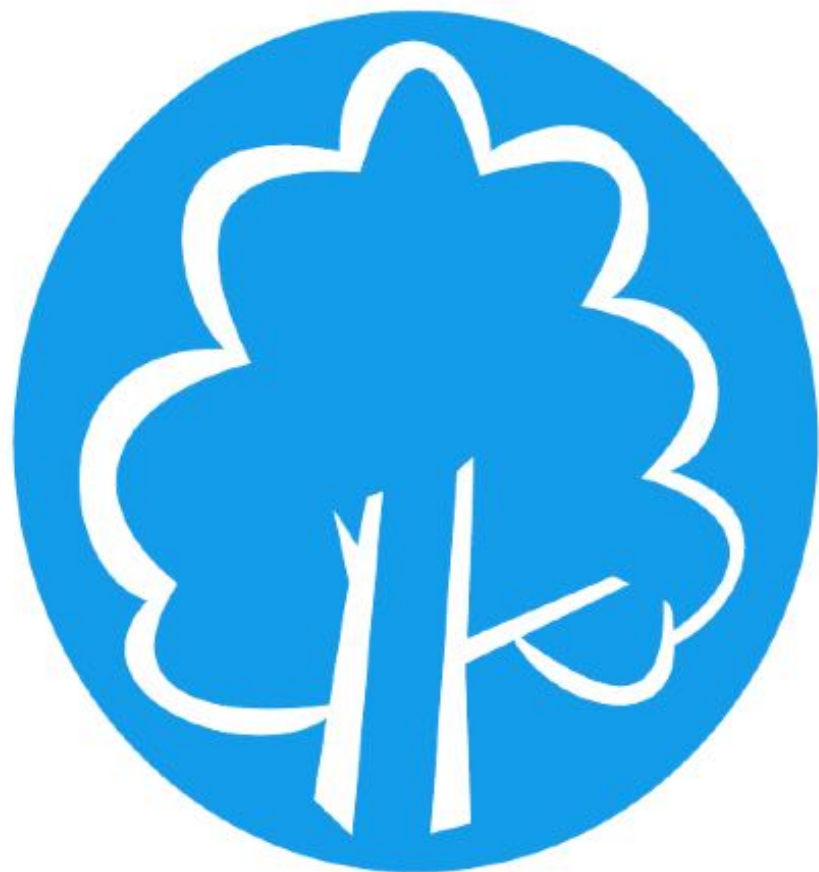


Drawing No.

223294/8/dwg3

No dimensions to be scaled from this drawing
All dimensions are to be checked on site
Measurements displayed are for indicative purposes only

APPENDIX 5 CONSTRUCTION EXCLUSION ZONE NOTICE (CEZ)



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

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



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