APPENDIX THREE – TREE QUALITY SURVEY, DEVELOPMENT IMPLICATIONS & AMS FOR VEHICULAR ACCESS

22 May 2013

Land off Ringwood Road, Verwood, East Dorset

Tree Quality Survey, Development Implications & AMS for Vehicular Access

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Contents

Appendices

Plans

Section 1: Introduction

1.1. This report has been prepared by Tyler Grange LLP (TG) on behalf of Linden Homes Strategic Land. It sets out the findings of a Tree Quality Survey on land at north east Verwood, East Dorset, hereafter referred to as the 'Site'.

1.2. The Site is centred on National Grid Reference SU 107 080 and is within Dorset, though borders Hampshire to the east. It covers 3.69 ha, is located to the north east of the settlement and sits behind housing off Ringwood Road and Parkland Close.

1.3. An outline planning application for residential development with all matters reserved except for access into the site for vehicles in terms of the positioning and treatment to the access of the site, but excluding accessibility within the site, in terms of positioning and treatment of access and circulation routes is to be submitted to East Dorset District Council.

1.4. This report forms part of a suite of documents, including an ecology and landscape and visual appraisal also prepared by TG.

Tree Survey

1.5. The work has involved collecting data relating to the existing trees on Site and then establishing what influence the trees on and adjacent to the Site will have on any proposed development layout by virtue of below ground constraints, represented by the Root Protection Areas (RPA's).

1.6. The tree survey was carried out on 19th June 2012 and updated in April 2013. The weather conditions consisted of sunshine with a gentle breeze (approximately force 2 on the Beaufort scale).

1.7. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. Where identified, signs of substantial defects or debility significant to the pre-development context have been recorded.

Tree Preservation Order

1.8. Whilst the Site area and associated trees were not covered by a Tree Preservation Order (TPO) at the time of our field visit, we were advised by East Dorset District Council that a new TPO had been made on 28th June, Ref No. 2012 – VER/271 (No. 1) (copy contained at **Appendix 1**).

1.9. A formal objection was submitted by TG on 27th July (in accordance with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012).

1.10. It has been stated by the Council that the Order has been made as a result of the Green Belt boundaries being reviewed (as part of the East Dorset Core Strategy); however, the extent of TPO W1 conflicts directly with the Core Strategy Pre-Submission (March 2012), made under policy VTSW5. The submission and associated consultations with East Dorset District Council included the promotion of residential development on the Site, including the southern portion of the Site (now covered by the TPO W1 in-part).

1.11. Despite the above context, the TPO was confirmed by the Council on the 5th February 2013. The justification put forward by the Council is set out below:

"With regards to woodland (W1), the Council is of the opinion this woodland does make a positive contribution to the visual amenities of the locality and that should the site be developed its prominence would only be increased. Although it is suggested that the woodland does not merit protection as there are no individual specimens of merit, collectively these trees form an imposing backdrop and their protection is therefore justified.

Finally, whilst this site has been selected for potential development, a considerable developable area remains. Nonetheless, as this land has been highlighted for potential urban expansion it is your Officers duty to ensure that all trees worthy of retention are protected. The TPO has not been made to prohibit development but to ensure that should development occur these trees are given full consideration throughout the development process."

Survey Methodology

1.12. The pre-development survey and assessment was undertaken in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (hereafter BS5837:2012).

1.13. In accordance with the above recommendations, the tree survey included all trees within the Site boundary that were over 7cm diameter at breast height (dbh). Topographical survey data was available for most of the mature tree stock; however, some areas of planting have been placed within groups that form cohesive arboricultural features either aerodynamically, visually, culturally or in biodiversity terms.

1.14. The tree survey involved collecting the following data:

- Tree Number / Group Reference;
- Species;
- Height;
- Branch Spread (in metres taken at the four cardinal points);
- Crown Clearance (in metres above the adjacent ground level);
- Age Class;
- Physiological Condition;
- Structural Condition;
- Estimated Remaining Contribution (in years);
- Management Recommendations; and
- Notes.

1.15. For further clarification, please refer to the tree survey explanatory notes in **Appendix 2**.

Tree Categorisation

1.16. The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories below in accordance with BS5837:2012. Categories A, B and C deal with trees that should be a material consideration in the development process and are divided into subcategories that reflect arboricultural, landscape and cultural values. Category U trees are those which would be removed in the short term for reasons connected with their physiological or structural condition. For this reason, they should not be considered in the planning process.

- Category Grading A: Trees of high quality and value, which are in such a condition as to be able to make a substantial contribution from an arboricultural, landscape or cultural perspective;
- Category Grading B: Trees of moderate quality and value, which are in such a condition as to make a significant contribution from an arboricultural, landscape or cultural perspective;
- Category Grading C: Trees of low quality and value, which are currently in adequate condition to remain until new planting could be established or young trees with a stem diameter below 150mm; and
- Category Grading U: Trees which are in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

1.17. Findings for each of the individual trees and tree groups surveyed are illustrated on **Plan 1 - Findings of Tree Quality and Root Protection Areas Plan (1522/P09a)** contained at the rear of this report and listed individually within the Tree Survey Table at **Appendix 3**.

Preliminary Management Recommendations

1.18. Any recommendations made for management of the trees (e.g. tree works) prior to the proposed development being constructed are not a detailed 'specification' for tree works and should not be considered as such.

1.19. These recommendations are proposed on the basis that they are advised and undertaken by a qualified arboricultural contractor working in accordance with best practice as, for instance, embodied in BS3998:2010 Recommendations for Tree Work, or in the European Tree Pruning Guide, published in 2001 by the Arboricultural Association and who must be listed in the Arboricultural Association's Approved Contractors Directory *www.trees.org.uk*.

Limitations

1.20. The comments made are based on observable factors present at the time of inspection and are based on maximising the trees' safe life expectancy given their pre-development context. Although the health and stability of trees in the pre-development context is an integral part of their suitability for retention, it must be stressed that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

1.21. No tree is entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the Site.

1.22. Assessment of the potential influence of trees upon buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

1.23. All measurements are metric and approximate.

Un-assessable Risks

1.24. Due to the changing nature of trees and other Site circumstances this report and any recommendations made are limited in validity to a period of 12 months. Any alteration to the application Site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

1.25. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 2010.

1.26. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and, likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Section 2: Findings of the Tree Survey

Site Context

2.1. The Site comprises an expanse of sparsely-vegetated ground, which at the time of survey had been recently disc-harrowed, an expanse of coniferous woodland and a strip of poor semi-improved grassland around the edge of an arable area with scattered scrub and gorse present.

2.2. The trees surveyed cover three distinct areas as set out below:

- The woodland fringe to the west of the Ringwood Forest & Home Wood SINC (TPO Ref: W1);
- The residential garden trees associated with the rear gardens of 225-241 Ringwood Road to the immediate south-east of the Site TPO Ref: T1-T11); and
- The roadside trees associated with the Ringwood Road highway verge (TPO Ref: A1).

2.3. A single field tree (Scots Pine) was also surveyed within the field to the rear of Parkland Close (but has not been included within the Council's TPO).

Species Composition, Age Class and Height

2.4. The eastern portion of the Site (TPO Ref: W1) comprises semi-natural coniferous woodland, dominated by semi-mature to mature and naturally regenerating Scots pine (Pinus sylvestris). The woodland is largely open in structure, with a sparse under-storey of occasional silver Birch (Betula pendula), Holly (Ilex aquifolium), Blackthorn (Prunus spinosa), English Oak (Quercus robur) and Hazel (Corylus avellana). The tallest section of the woodland block reaches a height of approximately 16 metres.

2.5. The off-Site tree species to the rear of Ringwood Road (TPO Ref: T1-T11) are dominated by mature English Oak (Quercus robur) and reach a maximum height of 17 metres.

2.6. Also beyond the Site boundary, the trees associated with the Ringwood Road highway verge (TPO Ref: A1) are dominated by young-mature English Oak (Quercus robur), with some limited Scots Pine (Pinus sylvestris) and Birch (Betula pendula) present. The tree height ranges from 7 to 13 metres.

2.7. The species across the Site are characterised by a mixture of typical native agricultural trees. In terms of quantity, Field Maple (44%) dominates. Other notable species included Hawthorn (30%) and Cherry (9%).

Health, Physiological and Structural Condition

2.8. The survey involved ground level examination of the external features of the trees. Growing conditions were noted together with the presence of dead branch wood, small die-back and any notable disease or defects.

2.9. Overall, the trees surveyed are considered to be in a fair-good structural and physiological condition, with the exception of some of the Ringwood Road highway trees, which are suppressed and competing for space and nutrients.

2.10. The reason for many of the trees being assessed as fair-good condition relates to their good vitality and spacing. Little active management has taken place and although dieback and deadwood material is noted throughout some of the older individual Oak trees, the overall condition of the tree stock is good.

2.11. There is no visible evidence of any major health problems or obvious diseases.

2.12. An off-Site Scot's Pine (T29) has been felled since the survey work was undertaken by TG.

Category Grading

2.13. The best trees have been attributed a Category A rating, which acknowledges that they are of high quality and have an estimated life expectancy of at least 40 years. Such trees are mainly associated with the north eastern extent of the on-Site woodland block, as well as several of the mature Oak trees to the rear of Ringwood Road.

2.14. Most of the remaining trees are considered to represent Category B criteria, with evidence of impaired condition, lacking special quality and with a shorter life expectancy.

2.15. The suppression and dieback associated with a number of the Ringwood Road highway trees has resulted in the Category C classification.

2.16. Overall, the above findings reflect the moderate to good arboricultural quality of the trees.

Section 3: Development Implications

3.1. This section of the report sets out opportunities and constraints in relation to the development of the Site, before estimating the likely implication (tree loss) associated with both the proposed indicative development layout (prepared by Pope Priestley Architects) and the detailed form of access (prepared by Bellamy Roberts).

Root Protection Areas

3.2. The other purpose of **Plan 1** (1522/P09a) is to show the influence that the existing trees have upon adjacent land any future development proposals. The approximate extent of Root Protection Areas (RPA's) have been illustrated to represent the area that should be left undisturbed around any retained tree in order to avoid damage to roots or the rooting environment.

3.3. The RPA's have been calculated in accordance with the methodology set out in BS5837: 2012, using the stem diameter dimensions obtained during the Site visit. In terms of the individual trees, T11 (English Oak) has the largest RPA (10.44m radius off-set / 342m²).

3.4. The RPA's are 'worst case' and should be considered in association with existing above and below ground constraints. Also, the current and ultimate height of any tree needs to be appreciated in terms of its size, dominance, shade and movement in strong winds. Existing and future branch spread must therefore be taken into account as part of the design process.

Development Recommendations

3.5. In response to the survey findings, it was recommended that the proposed development layout should aim to accommodate the following objectives:

- Retention of the G1 boundary as a screen / buffer to proposed development;
- Retain and enhance the majority of the Category A fringe woodland block (G2) with a development parcel and open space layout that accords with the Core Strategy Pre-Submission. Thinning will be required to improve the structure of the woodland and to improve the range of ground flora;
- New native boundary planting required to the south, as the residential boundary is gappy;
- Maintain adequate development off-sets to the large Oak (T3-T15) trees located to the rear of properties 225-241 Ringwood Road; and
- Implement an improved area of roadside planting in association with the proposed Ringwood Road access configuration. Some of the trees are currently suppressed, competing for light and space.

Development Implications (Tree Loss)

3.6. Based on the current illustrative access and detailed development layout, the table below sets out a summary of the predicted tree loss:

Tree No. / Species	Quality Class	Impact of Visibility Splay
G2 – Scots Pine (principal species)	A	Partial loss (1700msq / 14%)
G3 – Scots Pine (principal species)	B	Partial loss (3452msq / 77%)
T1 – Scot's Pine	B	Direct loss
T17 - Oak	C	Direct loss
T18 - Oak	B	Direct loss
T19 - Oak	B	Direct loss
T20 - Oak	C	Direct loss
T21 - Oak	B	Direct loss
T22 - Oak	B	Direct loss
T23 - Oak	B	Direct loss
T25 - Oak	C	Direct loss

3.7. With the exception of the smaller area of woodland removal associated with G1, the larger area of tree loss required to accommodate the indicative development area is related to G2. As set out within the TG ecological appraisal report, this area contains small depressions where the high water table has resulted in poor fen habitat supporting mosses, including sphagnum, with occasional soft rush and frequent heath wood-rush present on surrounding dryer ground. The tree stock exhibits signs of moderate to poor vitality and contains a higher percentage of Birch.

3.8. The trees associated with the proposed vehicular access are of moderate to poor quality, largely due to the close proximity in which they are growing. They have already been pruned to avoid conflict with vehicles and the power cables. The trees do have some collective value as a roadside group, but the quality and overall vitality should not prevent their removal.

3.9. All remaining trees would be protected during the development process in accordance with BS5837: 2012. Provisions for protecting the retained highway trees are set out in Section 4.

Mitigation Measures (Woodland Transition Zone Strategy)

3.10. In response to the predicted tree loss associated with the indicative development layout and the pre-application discussions undertaken with the Council, a 'Woodland Transition Zone Strategy' has been formulated (see **Appendix 4**). The objectives of the strategy are to:

- Retain a woodland backdrop to the development, providing a level of amenity consistent with the existing TPO over time;
- Screen views from outside of the Site; and
- To retain existing ecology interest in the wetter areas, whilst enhancing woodland outside of these.

3.11. The principal components of the strategy (as illustrated at **Appendix 4**) include:

- The creation of an area of new grassland / dry heath mosaic (linked to the SANG strategy);
- The establishment of woodland / grassland interface or 'ecotone' between the existing woodland and the proposed areas of scrub / rough grassland;
- The selective thinning of overcrowded woodland compartments to create open glades for new understorey planting; and

- The implementation of a 10-15m transition zone along the eastern boundary to replace the poorer quality woodland core. As the planting matures, it will offer a more diverse structure and visual enclosure.

3.12. Whilst it is accepted that some of the Site's arboricultural features will be lost, such as the isolated Pine within the centre of the Site, 7 moderate to poor quality trees associated with the proposed vehicular access and approximately 30% of the semi-natural mixed woodland; there will in the long term be beneficial effects on the arboricultural condition and structure of the Site through the creation and management of a Woodland Transition Zone, and additional native planting within the development itself.

3.13. The Woodland Transition Zone will provide open space, enhance local amenity, connect with open access land and forestry routes across Forestry Commission land as well as improve the diversity, age and structure of the woodland edge.

Section 4: Arboricultural Method Statement for Proposed Vehicular Access

Tree Protection Measures

4.1. As indicated in Section 3, the retained trees associated with the development will be protected from unnecessary damage during the construction process. Tree protection on development sites is of paramount importance if they are to be retained successfully. The inevitable stress caused by development near existing trees can, if provision for adequate protection is not made, be a strain that can severely damage the trees or even result in their death.

4.2. At this stage, tree protection measures have only been established for the detailed form of vehicular access and not in relation to the indicative masterplan area.

4.3. Tree protection measures are illustrated on **Plan 3 (1522/P17)** and outlined further below.

Purpose of a Method Statement

4.4. The purpose of an Arboricultural Method Statement (AMS) is to safeguard the retained trees on Site during the construction process. The following information sets out the methodology and approach for all proposed works that could affect such trees.

4.5. Compliance with this AMS will be a requirement of all relevant contractors associated with the development, including initial ground-works and landscaping.

4.6. Copies of this report will be available for inspection on Site and all personnel shall be made aware of the key implications of the AMS.

Site Preparation

4.7. Firstly, the retained highway trees (T24, T26, T27 and T28) should be protected (see photographic example below). Given the nature of the restricted highway verge, a bespoke plywood 'box type' structure will need to be erected to a height of 2.5m around the main stem of each tree. The box can contain internal timber beams to add stability, but should not be fixed with nails or any other fastenings directly to the tree itself. Once the development is completed, the boxes can be removed. The aim of this protection is to avoid any accidental damage by delivery lorries or construction plant etc. Given the height of the existing canopies, it is not suggested that further 'access facilitation pruning' be carried out (i.e. to prune any branches that may be damaged by delivery lorries to prevent branches being torn). This may need to be reviewed by the contractor in relation to specific deliveries or non-standard plant dimensions.

4.8. Secondly, the trees and/or vegetation agreed for removal (T17, T18, T19, T20, T21, T22, T23 and T25) should be removed and remedial works carried out in accordance with the 'advance works' provisions set out above and in line with BS 3998 (2010). The hedgerow vegetation will need to be trimmed back, in order to create space to erect the fencing; and, T3 will need to be crown lifted, to ensure that construction plant does not damage lower lateral branches.

4.9. Care should be taken during the removal vegetation to minimise damage to retained trees and disturbance to Root Protection Areas (RPA's). An appropriate precaution would be to dismantle trees by lowering removed limbs to the ground, thus reducing the risk of accidental damage. Temporary ground protection (in the form of secured timber boards, resting on an absorbent membrane) should also be used to avoid compaction if machinery or excessive pedestrian movements are expected within RPA's of T24, T26, T27 and T28.

4.10. Tree stumps should be carefully ground out rather than dug or pulled out.

General Site Precautions

4.11. All-weather notices should be attached to the plywood boxes with words such as 'Construction Exclusion Zone – Keep Out' (see signage examples below).

4.12. If during construction, excessive levels of dust build-up on retained trees, it may be necessary to undertake remedial measures such as hosing down immediately with a clean water supply.

Proposed Surfaces & Special Working Methods

4.13. Given the need to implement two short sections of pedestrian footway within the RPA of retained T24, T26, T27 and T28, there will be some movement of construction vehicles and a need to implement new surface treatments.

4.14. Once the understorey vegetation has been trimmed back, the line of the proposed kerb will need to be established and the edge of the verge sensitively removed to implement any supporting haunching. A supported timber board with regularly spaced pegs should be used to contain the back edge of the footway. With the removal of just the existing rough grass margin undertaken, a three dimensional 'Cellular Confinement System' (CCS), such as CellWeb or Bodcel should be placed within the shallow footway excavation. It will provide a load-bearing and permeable structure suitable for pedestrian movements. The cellular design and perforated cell walls, reduces the vertical load pressure on sub soils to tree roots and prevents damage.

4.15. Clean granular material should be used as infill (sub-base), so that air and moisture can reach the roots to encourage healthy prolonged growth of any retained trees. Once construction works have been completed, a porous wearing course can be applied to the CCS. See diagrams below.

4.16. Any excavated roots should be surrounded with sharp sand (not builders sand) before the granular material is added.

Services

4.17. For the purposes of this report, the provision of new services includes the provision of electricity cabling, gas supply and water pipes. Where such services are required, no linear pipelines or service ducts should be implemented within the defined RPA of retained T24, T26, T27 and T28, unless it can be linked to existing underground service runs.

Amendments

4.18. Issues sometimes arise on development Sites which require amendments to the previously agreed tree protection details. Any amendments to the AMS will be discussed with the Arboricultural Consultant and agreed in writing with the LPA prior to being implemented. Copies of paperwork relating to any amendments shall be attached to the Site AMS to provide a definitive record of what has been approved.

Appendix 1: EDDC TPO Ref: 2012 – VE/271 (No. 1)

IMPORTANT: THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Tree Section

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

THE EAST DORSET DISTRICT (Parkland Close, Verwood, No.1) TREE PRESERVATION ORDER 2012 – VE/271

THIS IS A FORMAL NOTICE to let you know that on the 28th June 2012 the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. Some explanatory guidance on tree preservation orders is given in the enclosed leaflet *Protected trees: a guide to tree preservation procedures* produced by the Department for Communities and Local Government.

The Order has been made as a result of the Green Belt boundaries being reviewed as part of the East Dorset Core Strategy. Although changes to the boundaries may not occur, the potential exists and this Order is a precaution against such an event. The Council consider that the trees make a significant contribution to the visual amenity of the locality. The Order has not been made to prohibit good arboricultural practise but to ensure that the trees and the amenity they provide are fully considered with any tree work proposals. The order has been made in accordance with the East Dorset Local Plan.

The Order took effect, on a provisional basis, on 28th June 2012. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever first occurs. The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by **30th July 2012**. Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. **Send your comments to: The Head of Legal and Democratic Services, East Dorset District Council, Council Offices, Furzehill, Wimborne, Dorset BH21 4HN.** All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

Please note that in accordance with the Freedom of Information Act 2000, your representation will be open to inspection on the file and over the internet in due course by the public. This will be the case even if you mark your letter Private and Confidential.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact

The Tree Section
East Dorset District Council
Council Offices
Furzehill
Wimborne
Dorset
BH21 4HN

Tel No.: 01202 886201 ext 2274
Fax No. : 01202 849182
e-mail : treeteam@eastdorset.gov.uk

Date: **28th June 2012**

Signed

On behalf of :

East Dorset District Council
Council Offices
Furzehill
Wimborne
Dorset
BH21 4HN

COPY OF REGULATION 6 TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6(1) Subject to paragraph (2), objections and representations –

(a) shall be made in writing and –

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, group of trees or woodlands (as the case may be) in respect of which the objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

6(2) The authority may treat as duly made, objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Town and Country Planning Act 1990

The East Dorset District (Parkland Close, Verwood, No.1) Tree Preservation Order 2012

The East Dorset District Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as (Parkland Close, Verwood, No.1) Tree Preservation Order 2012.

Interpretation

2.—(1) In this Order "the authority" means the East Dorset District Council.

1.(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

2.(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a)cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b)cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 28th day of June 2012

Signed on behalf of the East Dorset District Council:

Chief Executive

CONFIRMATION OF ORDER

This Order was confirmed by the East Dorset District Council without modification/subject to modifications indicated by
(state how indicated)

on the **day of** **2012**

Signed:

..... Chief Executive

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the East Dorset District Council

on the **day of** **2012**

Signed:

..... Chief Executive

VARIATION OF ORDER

This Order was varied by the East Dorset District Council

on the **day of** **2012**

by a variation order under reference number (insert reference number to the variation order), a copy of which is attached

Signed:

..... Chief Executive

REVOCATION OF ORDER

This Order was revoked by the East Dorset District Council

on the **day of** **2012**

Signed:

..... Chief Executive

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on Map	Description	Situation
T1	Oak	Located in the rear garden of 227 Ringwood Road, as shown on the attached plan.
T2	Oak	Located in the rear garden of 227 Ringwood Road, as shown on the attached plan.
T3	Oak	Located in the rear garden of 229 Ringwood Road, as shown on the attached plan.
T4	Oak	Located in the rear garden of 229 Ringwood Road, as shown on the attached plan.
T5	Oak	Located in the rear garden of 231 Ringwood Road, as shown on the attached plan.
T6	Oak	Located in the rear garden of 233 Ringwood Road, as shown on the attached plan.
T7	Oak	Located in the rear garden of 237 Ringwood Road, as shown on the attached plan.
T8	Oak	Located in the rear garden of 237 Ringwood Road, as shown on the attached plan.
T9	Oak	Located in the rear garden of 237 Ringwood Road, as shown on the attached plan.
T10	Oak	Located in the rear garden of 239 Ringwood Road, as shown on the attached plan.
T11	Oak	Located in the rear garden of 241 Ringwood Road, as shown on the attached plan.

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on Map	Description	Situation
A1	All Oaks	Located adjacent to the north of Ringwood Road, as shown on the attached plan.

Groups of trees
(within a broken black line on the map)

Reference on Map	Description (including number of trees in the group)	Situation
	NONE	

Woodlands
(within a continuous black line on the map)

Reference on Map	Description	Situation
W1	All trees of whatever species	Located in the field to the rear of the properties known as 225-241 Ringwood Road, Verwood. As shown on the attached plan.

END OF DOCUMENT

Disclaimer:

EDDC disclaims any responsibility
for the accuracy or completeness
of the data displayed on this map.

TOWN AND COUNTRY PLANNING ACT 1990
TREE PRESERVATION ORDER

Title: The East Dorset District (Parkland Close, Verwood, No.1) Tree Preservation Order 2012

Parish: Verwood	**Drawn By: NH**	**TPO Ref: VE/271**
Grid Ref: 410735.5/108075.8	**Scale: 1:1250**	**Date: 28.06.2012**

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Appendix 2: Tree Survey Explanatory Notes

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Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedges.

'G' and 'H' numbers run in sequence with the 'T' numbers e.g. 'T3', 'G4', 'T108', 'H109'.

Species

Species are listed by their common name, both in the schedule and in the report text.

Height

Tree heights are measured in metres (m).

Stem Diameter

The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres (mm). The diameter measurement of multi-stemmed trees is taken immediately above the root flare.

Crown Spread

Radial crown spread is measured in metres and is listed for each of the four cardinal points. The canopy shape for individually surveyed trees depicted on the accompanying plans accurately represents the canopy spread as measured on-site.

Height of Crown Clearance

This is the height above ground in metres of the attachment point of the first significant branch, or the height to which the lowest (living) branch reaches; whichever is the lower.

Age Class

The age of each tree is defined as follows:

Y	Young - within the first third of life expectancy;
YM	Young Mature - within the second third of life expectancy;
M	Mature - within the last third of life expectancy;
OM	Over mature - Tree in decline; and
V	Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species' concerned. For the purpose of this report the term 'ancient tree' and 'veteran tree' are interchangeable.

Physiological and Structural Condition

The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

Estimated Remaining Contribution (ERC) in Years

The Estimated Remaining Contribution (ERC) for each tree is based on species and existing and apparent physiological and structural condition of the tree. The ERC may affect the proposed development layout, since the longer the tree is likely to live the greater the contribution it will make and the greater the need for retention.

Appendix 3: Tree Survey Table

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No	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Category Grading	Preliminary Management Recommendations	Root Protection Area m² (and off-set radius in metres)
				N	S	E	W								
T1	Pine	8.5	620	6.0	7.5	6.5	5.0	n/a	Mature	Fair-Good	Fair-Good	10-20	B	Remove deadwood and corrugated iron from base of main stem.	174m² (7.44m)
Notes: Stunted, but characterful field tree. Possible root zone damage from ploughing.															
T2	Birch	7.0	170	5.0	5.5	5.0	5.0	n/a	Young	Good	Good	20+	C	-	13m² (2.04m)
Notes: Young, vigorous tree growing on boundary. Rounded canopy, with fair form and vitality.															
T3	Oak	16.0	580	8.0	11.0	10.0	8.0	2.0	Mature	Fair-Good	Fair-Good	20+	B	Deadwood removal.	152m² (6.96m)
Notes: Tall boundary tree with southern canopy bias due to conflict with T4. Fair from and vitality.															
T4	Oak	13.0	610	-	-	-	-	n/a	Mature	Poor	Poor	<10	C / U	Retention optional.	168m² (7.32m)
Notes: Poor tree with limited canopy and signs of obvious recession.															
T5	Oak	17.0	610	10.0	8.0	12.0	8.0	3.0	Mature	Fair-Good	Fair-Good	20+	A	-	168m² (7.32m)
Notes: Tall boundary tree with minor deadwood. Best individual tree along residential boundary.															
T6	Oak	14.0	620	7.0	8.0	9.0	7.0	3.0	Mature	Fair-Good	Fair-Good	20+	B	-	174m² (7.44m)
Notes: High, rounded canopy with slight stem wound.															
T7	Oak	7.0	320	3.5	4.0	3.5	4.5	2.0	Young-Mature	Fair	Fair	20+	C	-	46m² (3.84m)
Notes: Slightly smaller tree suppressed by larger adjoining T6 and T8. Some branches overhanging garden have been removed.															
T8	Oak	13.0	460	5.0	5.0	7.0	6.0	3.0	Young-Mature	Fair-Good	Fair-Good	20+	C	-	96m² (5.52m)
Notes: Dense canopy has slight south east bias. Some dieback in lower canopy. Minor pruning undertaken.															
T9	Oak	13.0	480	6.5	7.0	7.0	6.5	4.0	Mature	Fair	Fair	10-20	B	-	104m² (5.76m)
Notes: Rounded canopy but moderate vitality and slightly poorer form than some of the boundary trees. Dieback in mid and lower canopy.															
T10	Apple	12.0	Multi-stem 620	5.5	6.0	6.0	6.0	1.5	Mature	Fair	Fair	20+	B	-	121m² (6.20m)
Notes: Dense multi-stem fruit tree with good vitality.															

No	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Category Grading	Preliminary Management Recommendations	Root Protection Area m² (and off-set radius in metres)
				N	S	E	W								
T11	Oak	13.0	870	7.5	7.0	9.0	8.0	4.0+	Fully Mature	Fair-Good	Fair-Good	20+	B	-	342m² (10.44m)
Notes: Formed by two principal leaders. Open sprawling canopy with some dieback.															
T12	Birch	9.0	Multi-stem 890	6.0	7.0	7.5	7.0	4.0+	Mature	Fair-Good	Fair-Good	10-20	C	-	249m² (8.90m)
Notes: Sprawling multi-stem tree with fair form and vitality. Slightly suppressed by adjoining T13.															
T13	Oak	14.0	560	8.0	7.0	9.0	8.0	4.0+	Mature	Fair-Good	Fair-Good	20+	B	-	142m² (6.72m)
Notes: Residential boundary tree with good vitality.															
T14	Oak	13.0	580	7.0	6.5	8.0	7.0	4.0+	Mature	Fair-Good	Fair-Good	20+	B	-	152m² (6.96m)
Notes: Residential boundary tree with good vitality.															
T15	Oak	8.0	290	5.5	6.0	6.0	6.5	1.0	Young-Mature	Fair-Good	Fair-Good	20+	C	-	38m² (3.48m)
Notes: Slightly suppressed by T14.															
T16	Oak	8.0	270	5.5	6.0	6.5	6.0	3.0	Young-Mature	Fair-Good	Fair-Good	20+	C	-	33m² (3.24m)
Notes: Neat, round canopy and good vitality.															
T17	Oak	7.0	410	-	-	6.0	6.0	n/a	Young-Mature	Fair	Fair	10-20	C	-	76m² (4.92m)
Notes: Suppressed roadside tree that conflicts with power lines.															
T18	Oak	13.0	480	-	-	6.0	6.0	n/a	Young-Mature	Fair	Fair	10-20	B	Prune when necessary to avoid power lines.	104m² (5.76m)
Notes: Suppressed roadside tree that conflicts with power lines.															
T19	Oak	13.0	Multi-stem 720	-	-	6.0	6.0	n/a	Young-Mature	Fair	Fair	10-20	B	Prune when necessary to avoid power lines.	163m² (7.20m)
Notes: Suppressed roadside tree that conflicts with power lines.															
T20	Oak	11.0	340	-	-	4.0	4.0	n/a	Young-Mature	Fair-Poor	Fair-Poor	10-20	C	Deadwood removal.	52m² (4.08m)
Notes: Poor upright tree.															

No	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Category Grading	Preliminary Management Recommendations	Root Protection Area m² (and off-set radius in metres)
				N	S	E	W								
T21	Oak	13.0	380	-	-	7.0	7.0	n/a	Young-Mature	Fair	Fair	10-20	B	Deadwood removal.	65m² (4.56m)
Notes: Upright roadside tree with narrow, vigorous canopy.															
T22	Oak	13.0	Multi-stem 620	-	-	6.0	6.0	n/a	Young-Mature	Fair	Fair	10-20	B	Deadwood removal.	121m² (6.20m)
Notes: Upright roadside tree.															
T23	Oak	13.0	470	-	-	7.0	7.0	n/a	Young-Mature	Fair	Fair	10-20	B	Deadwood removal.	100m² (5.64m)
Notes: Upright tree with more vigorous canopy.															
T24	Oak	12.0	380	-	-	7.5	7.5	4.0+	Young-Mature	Fair	Fair	10-20	B	Deadwood removal.	65m² (4.56m)
Notes: Upright, but suppressed by adjoining conifer on service road.															
T25	Oak	11.0	280	-	-	5.5	5.5	n/a	Young-Mature	Fair	Fair	10-20	C	-	35m² (3.36m)
Notes: Slight bias to south and slightly suppressed by T23.															
T26	Scots Pine	12.0	260	-	-	-	-	-	Young-Mature	Fair-Poor	Fair-Poor	10-20	C	-	30m² (3.12m)
Notes: Poor roadside tree.															
T27	Oak	13.0	410	-	-	-	-	-	Young-Mature	Fair	Fair-Poor	20-20	C	-	76m² (4.92m)
Notes: Supressed roadside tree.															
T28	Oak	11.0	230	-	-	-	-	-	Young-Mature	Fair-Poor	Fair	20+	B	-	24m² (2.76m)
Notes: Roadside tree with good vitality and form.															
T29	Scots Pine	-	-	-	-	-	-	-	-	-	-	-	-	Tree has been felled.	-
Notes: Roadside tree with good vitality and form.															
G1	Scots Pine	3.0-16.0	Average – 290	-	-	-	-	-	Young to Mature	Good	Good	20+	A	Selective thinning required.	3.48m from canopy edge
Notes: Nice boundary belt of trees dominated by Scots Pine. Some self-seeded tree stock at margins.															

No	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Category Grading	Preliminary Management Recommendations	Root Protection Area m² (and off-set radius in metres)
				N	S	E	W								
G2	Scots Pine Holly	6.0-16.0	Average – 480	-	-	-	-	-	Young to Mature	Good	Good	20+	A	Some selective thinning required.	5.76m from canopy edge
Notes: Mature woodland edge with good age structure and overall vitality. Planted at 2-8m centres. Slightly thinner and lower in height to the south.															
G3	Scots Pine Holly Oak Birch Mountain Ash	6.0-16.0	Average – 480	-	-	-	-	-	Young to Mature	Good	Good	20+	B	Some selective thinning required.	5.76m from canopy edge
Notes: Mature woodland edge with slightly poorer vitality and structure. Planted at 2-6m centres.															
G4	Oak Birch Conifer Laurel	11.0-13.0	Average – 480	-	-	-	-	-	Young to Young-Mature	Fair-Good	Fair-Good	10-20	C	-	3.72m from canopy edge
Notes: Mixed boundary group with moderate vitality.															
G5	Conifer Oak Birch Sycamore	11.0-13.0	Average – 480	-	-	-	-	-	Young to Young-Mature	Fair-Good	Fair-Good	20+	B	-	5.76m from canopy edge
Notes: Mixed roadside group.															

Appendix 4: Woodland Transition Zone Strategy

Land at Northeast Verwood
Woodland Transition Zone Strategy

Purpose

1.1. The objectives of the Woodland Transition Zone Strategy are to:

- Retain a woodland backdrop to development, providing a level of amenity consistent with the existing TPO over time;
- Screen views from outside of the site; and
- Retain existing ecology interest in the wetter areas, whilst enhancing woodland outside of these.

Strategy

1.2. The objectives will be achieved by softening and enhancing the existing woodland edge to the new development, replicating local character and providing improved habitat than that which currently exists. The design response will also ensure that the amenity of the woodland block is retained and the remaining woodland compartment managed to improve its long-term vitality and contribution as a development backdrop. The rationale for the design of the transition zone is illustrated on Plan 1522/P10d supported by a more detailed illustrative plan and cross section (1522/P14 and 1522/P15).

1.2 The transition zones are as follows:

1. New grassland / dry heath mosaic

A mosaic of acid grassland with dry heath species will be created resulting from the felling of existing trees. The sward will be managed twice a year to encourage / maintain diversity. Occasional conifer and deciduous trees will be planted in amongst the grassland to add interest and structure.

A pond will be created here, as part of the SANG strategy, primarily for pet dogs, in order to discourage them from using more valuable habitats off-site. A dog bin will also be provided.

Additional new hedgerow and tree planting will be introduced throughout the development. New planting will include locally sourced native species to respect and complement the existing species.

- New hedge planting will be locally sourced bare root native species including holly, beech and hawthorn. Hedgerows will be planted in a double staggered row at 400mm apart and 500 centres to encourage wildlife.
- Native and locally sourced hedgerow trees will be planted at the same time as the hedgerow in the form of whips which will be 1 to 1.5m tall. Species will include oak, birch and beech.
- Remaining trees will be a mix of standards, feathered and whips. Suggested species include bird cherry and rowan.

Prior to commencement of construction, tree protection measures will be implemented to ensure that the trees to be retained do not suffer direction damage through operations on site or indirect damage from spillage within the root protection zone or storage causing root compaction in accordance with BS 5837.

Maintenance measures will include the following:

- Trees will be supported by tree stakes and ties and understorey planting/hedging with shrub shelters, which shall be checked at regular intervals.
- Hedgerows, trees and shrubs shall be irrigated regularly during the establishment of new plants.
- Weed growth shall be controlled through a combination of mulching and herbicides.
- Any failed planting shall be replaced.

2. Woodland/grassland interface:

A gradual transition zone ('ecotone') between existing woodland and then new areas of scrub, rough grassland and more amenity grassland will be created. A 'scalloped' edge to this zone will provide visual variety, as well as sheltered locations for lizards, slow-worms and insects, particularly butterflies. New tree species within the woodland /grassland interface will be a mix of oak, Scots pine and birch of varying ages and heights (standards, feathers and whips), whilst scrub understorey will consist of holly, hawthorn, gorse and broom reflecting local native species identified on site.

Tree planting will at 5-10m spacings, in groups and within specific locations agreed on site. The objectives of the planting will be:

- To retain a visual screen in select locations creating depth to the existing planting;
- Provide new and replacement habitat for reptiles and other fauna; and
- Introduce a softer deciduous woodland edge to existing conifer planting which will be thinned.

3. Wet mixed woodland /poor fen/marshy grassland:

Selective thinning of overcrowded existing trees will occur to create open glades for new understorey species consisting of a mix of birch, oak, hawthorn, holly and gorse. This will increase the diversity and improve the structure of the woodland, and over time will create a visual screen from along the edge of the existing forestry track to the east, and neighbouring properties.

A 10-15m woodland transition zone will also be implemented along the eastern boundary to replace the poor quality woodland core and overcrowded trees. The design will provide a scalloped edge to the development, with similar characteristics to the woodland/grassland interface (as per zone 2). As the planting matures, it will offer a more diverse structure and the visual enclosure of the site.

4. Retained scrub and trees

This contains dwarf gorse, a notable species, and support reptiles, and will be subject of minimal management to retain its interest.

- Site Boundary
- Restored Mire and Mixed Woodland
- Woodland / Grassland Interface
- New Grassland / Wetland
- Retained Trees and Dwarf Gorse
- New Native Hedgerow
- (1) Compartment Number
- Indicative Footpath Route

NOTE: The development layout is indicative and is liable to change

RATIONALE FOR ON-SITE OPEN SPACE DESIGN

Number	Management Compartment	Interest Features	Objective	Prescription
1	New grassland / dry and wet heath mosaic	n/a	• Multi-functional open space: biodiversity, open space	• Model existing ground to provide diverse micro-habitats; lower areas to form pond • Seed with native acid grassland species • Manage (cut) to establish sward, then to maintain habitat mosaic
2	Woodland / Grassland interface	• Notable invertebrates • Common reptiles	• Improve opportunities for notable species • Provide replacement habitat for displaced common reptiles • Control access to sensitive wetland / woodland	• Create woodland 'ecotone', by relaxing management at woodland edge to create transition from grassland to scrub to woodland
3	Wet mixed woodland / poor fen / marshy grassland	• BAP habitat • Notable diving beetle in ephemeral pools	• Restore Mire community • Retain and improve opportunities for notable wetland beetle • Decrease shading of poor fen and marshy grassland to increase species richness improve health of retained stock	• Thin overcrowded trees to create open glades and to increase insolation of ground flora • Thin trees to improve health of retained stock • Avoid footpaths to minimise disturbance to wetland flora
4	Retained trees and scrub	• Dwarf gorse (Dorset notable species) • Common reptiles	• Minimal management, unless required for health and safety reasons. Maximise health of stock	• Manage scrub to promote dense, bushy growth • Retain standing and fallen dead wood, unless removal required for health and safety reasons

Project Details	Land at North East Verwood, East Dorset
Title	Open Space Proposals
Scale	NTS
Drawing Ref	1522/P10d
Date	April 2013
Checked	JSA/JTF

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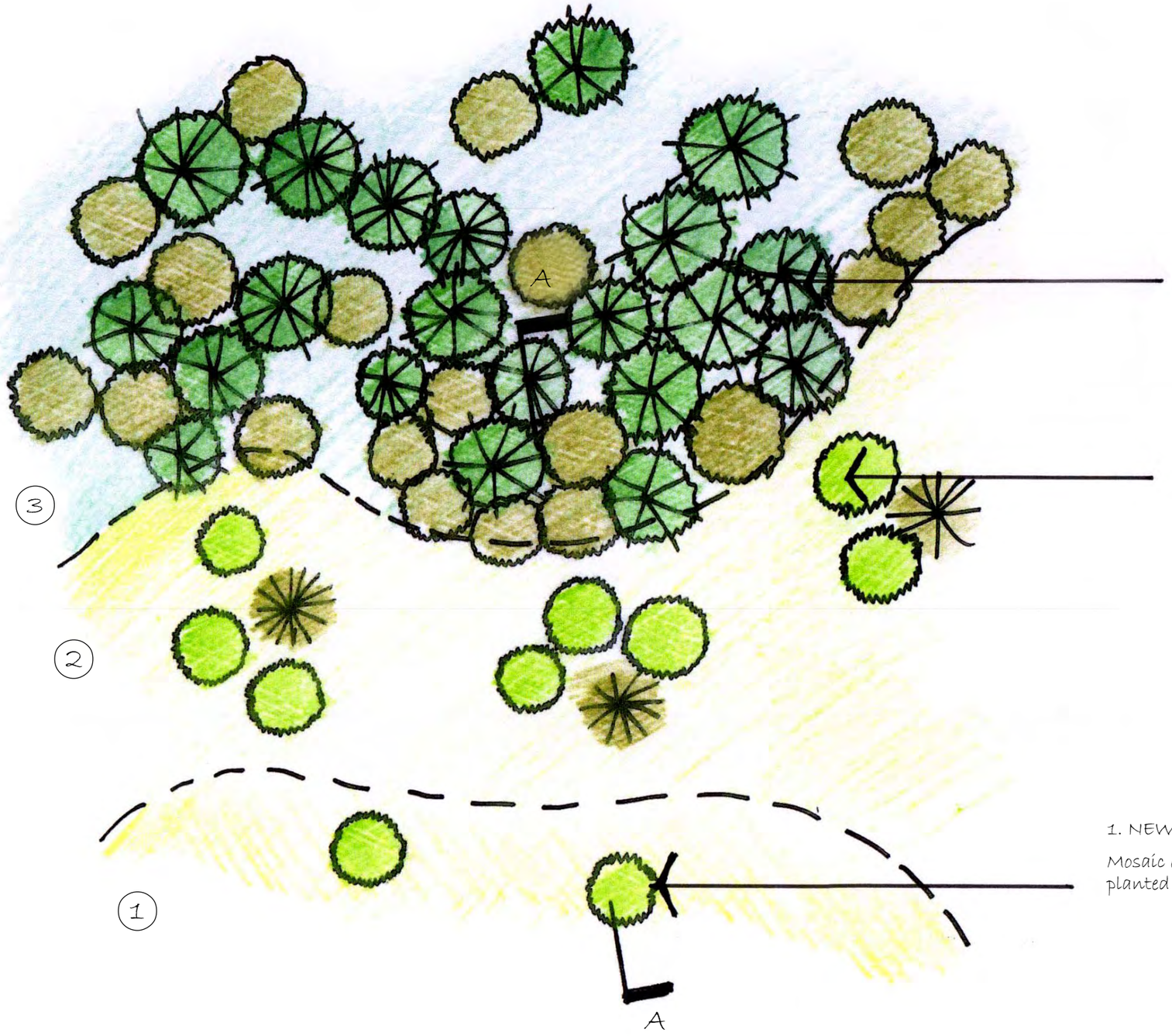

3. WET MIXED WOODLAND / POOR FEN / MARSHY GRASSLAND

Existing trees selectively thinned to create new glades and encourage understorey growth

2. WOODLAND / GRASSLAND INTERFACE

Mix of deciduous and coniferous trees in groups reducing in density away from the edge of '3' with some understorey planting, rough and amenity grassland

1. NEW GRASSLAND / DRY HEATH MOSAIC

Mosaic of acid grassland / dry heath with occasional deciduous / coniferous trees planted in amongst grassland to add interest

Project	Land at North East Verwood, East Dorset
Drawing Title	**Woodland Transition Zone Strategy: Illustrative Masterplan**
Scale	Not to Scale
Drawing No.	1522/P14
Date	March 2013
Checked	MB/JTF

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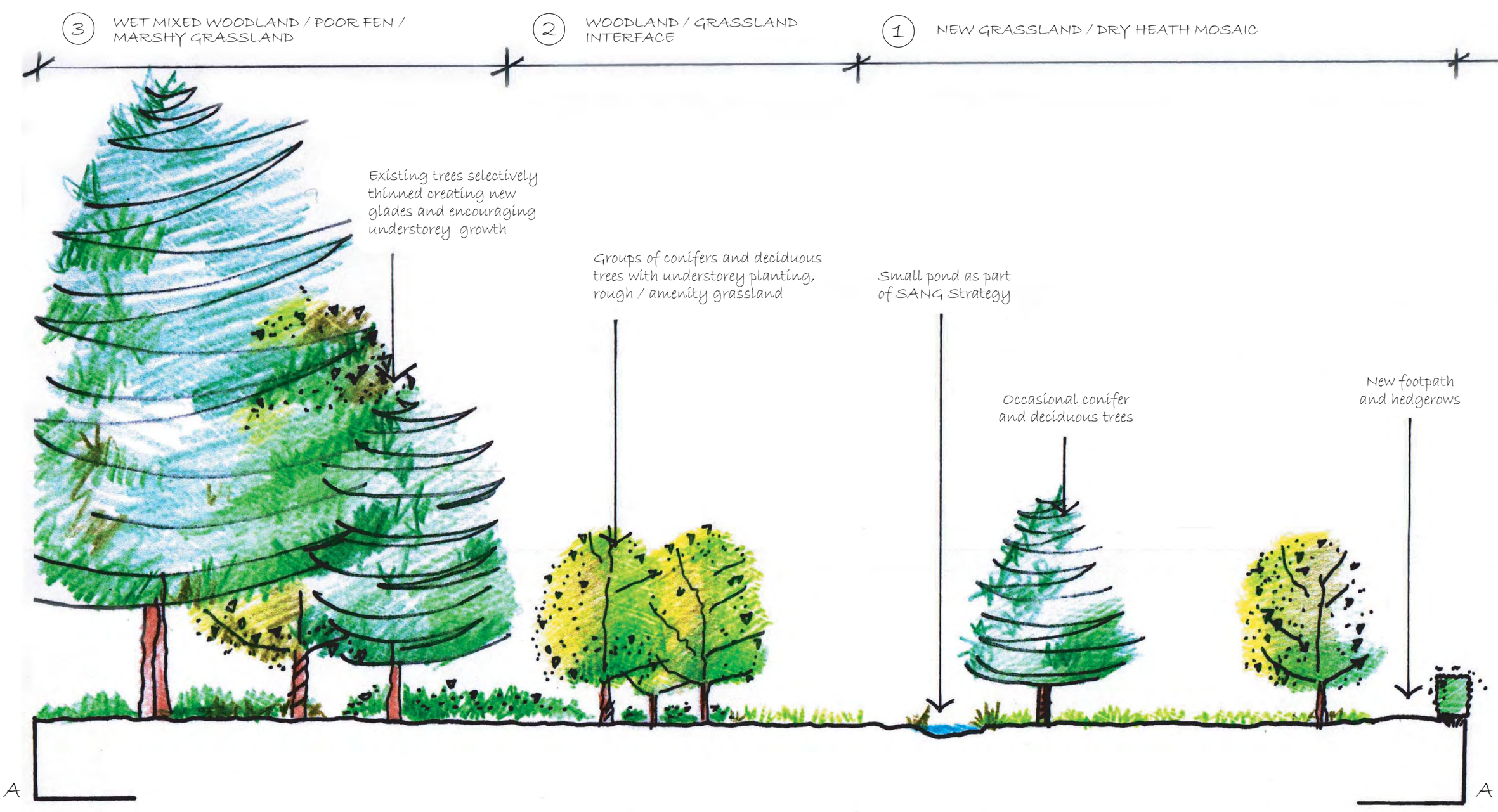

Project	Land at North East Verwood, East Dorset
Drawing Title	**Woodland Transition Zone Strategy: Illustrative Cross Section**
Scale	Not to Scale
Drawing No.	1522/P15
Date	March 2013
Checked	MB/JTF

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Plans

Plan 1: Findings of Tree Quality Survey and Root Protection Areas
(1522/P09a April 2013)

Plan 2: Development Implications
(1522/P16 April 2013)

Plan 3: Tree Loss and Protection Measures
(1522/P17 April 2013)

Key

- Category A - Trees of high quality and value
- Category B - Trees of moderate quality and value
- Category C - Trees of low quality and value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- Tree Shadow Constraints

Revision

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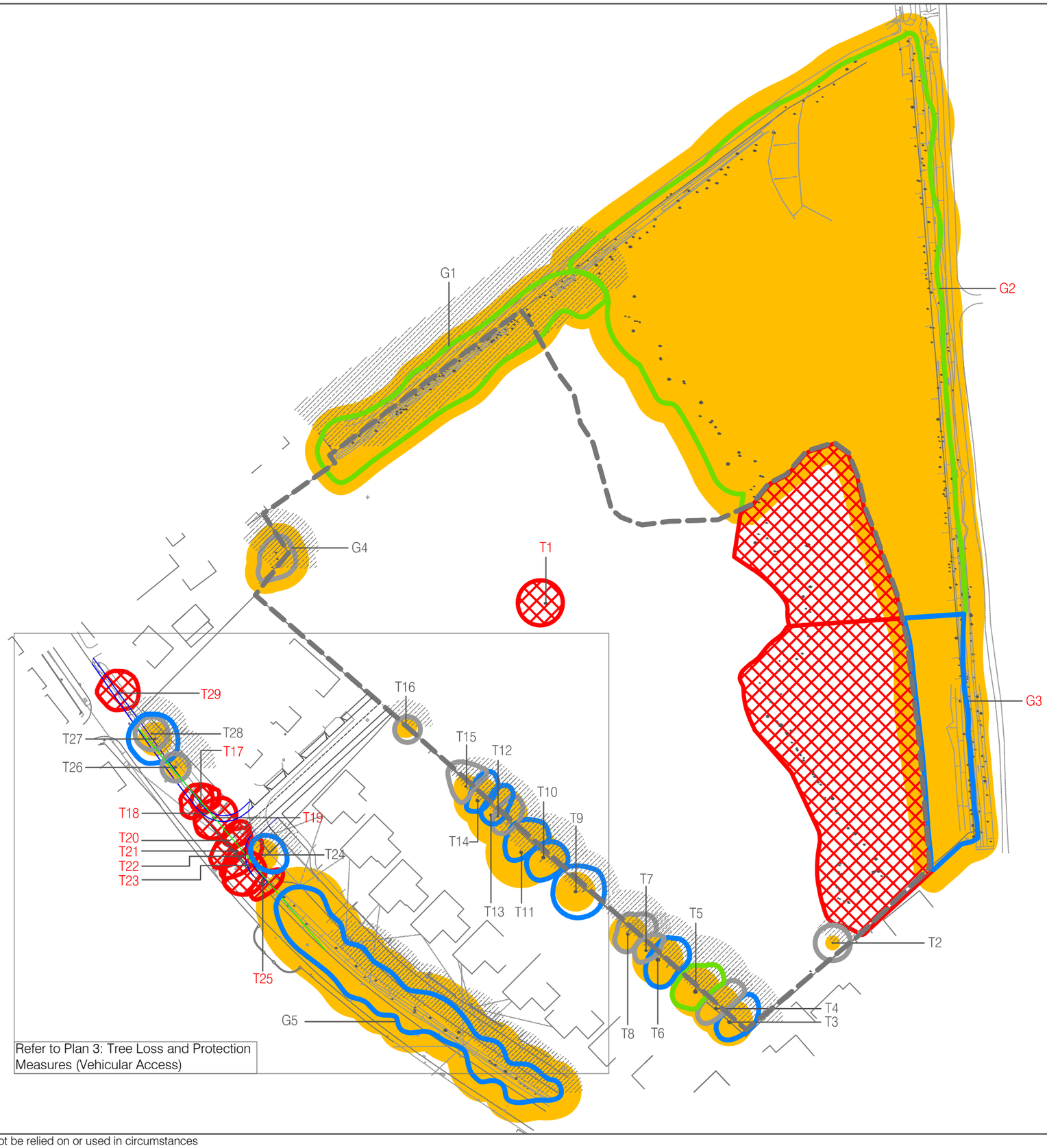
Plan 1: Findings of Tree Quality Survey and Root Protection Areas

N

0m 10m 20m 30m 40m

1:1250 @ A3

Project	Land off Ringwood Road, Verwood, East Dorset
Drawing No	1522/P09a
Date	April 2013



Key

- Category A - Trees of high quality and value
- Category B - Trees of moderate quality and value
- Category C - Trees of low quality and value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- Tree Shadow Constraints
- Extent of Developable Area
- Direct Tree Loss - Conflict with Proposed Works and Developable Area

Revision

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Plan 2: Development Implications

N

0m 10m 20m 30m 40m

1:1250 @ A3

Project	Land off Ringwood Road, Verwood, East Dorset
Drawing No	1522/P16
Date	April 2013