



```
const: function(a, b, c) {  
  var r, i, e, n;  
  n = a.length;  
  if (!n) return a;  
  if (!c) {  
    for (i = 0; i < n; i++)  
      if (r = t.call(a[i], a), r !== !1) break  
  } else {  
    for (i in a)  
      if (r = t.call(a[i], a), r !== !1) break  
  } else if (a) {  
    for (i = 0; i < n; i++)  
      if (r = t.call(a[i], i, a[i]), r !== !1) break  
  } else {  
    for (i in a)  
      if (r = t.call(a[i], i, a[i]), r !== !1) break;  
    return e  
  }  
  trim: b && !b.call("u00ffu00a0") ? function(e) {  
    return null == e ? "" : b.call(e)  
  } : function(e) {  
    return null == e ? "" : (e + "").replace(C, "")  
  };  
  toArray: function(e, t) {  
    var n = t || [];  
    return null != e && (N(Object(e)) ? x.merge(n, "string" == typeof e ?  
      t : e) : t.concat(e, n));  
  }  
  indexOf: function(e, t, n) {  
    if (!e) return -1;  
    var r = t.length, n = n > 0 ? Math.max(0, r - n) : 0;  
    if (!r) return -1;  
    for (i = 0; i < r; i++)  
      if (r = t.call(e[i], i, e[i]), r !== !1) break;  
    return i  
  }  
}
```

# East Havering Data Centre Campus Local Development Order



## APPENDIX 4 - DRAFT CODE OF CONSTRUCTION PRACTICE

March 2026

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## Introduction

1. The East Havering Data Campus Code of Construction Practice (CoCP) forms part of the East Havering Data Campus Local Development Order (LDO) and must be read in conjunction with it.
2. This document provides a framework for compliance for all site preparation and construction works and applies to all parties involved in the construction of development permitted under the LDO. It establishes site-wide codes of practice and protocols, detailed work methodologies and provides a framework for the management of environmental impacts including specific control measures for managing noise, and impacts upon air quality, water resources and ecology. All site works shall be undertaken in accordance with the Environment Agency's published guidance or relevant CIRIA construction guidance. The CoCP does not avoid the need to obtain the necessary environmental permits, licences and regulatory notifications.
3. **Development must comply with all aspects of this CoCP in order to benefit from the permitted development rights conferred by the LDO.**
4. Where there is a specific requirement for monitoring set out in this CoCP, records shall be made available for inspection by the local planning authority (LPA) at any time.
5. Where reference is made to adopted guidance, standards or codes that is subsequently updated, the updated guidance, standard or code shall apply.

The CoCP comprises two parts.

6. **Part One** sets out specific **site preparation and construction standards** that shall be followed at all times during the construction period. Matters for control are set out in the following sections:

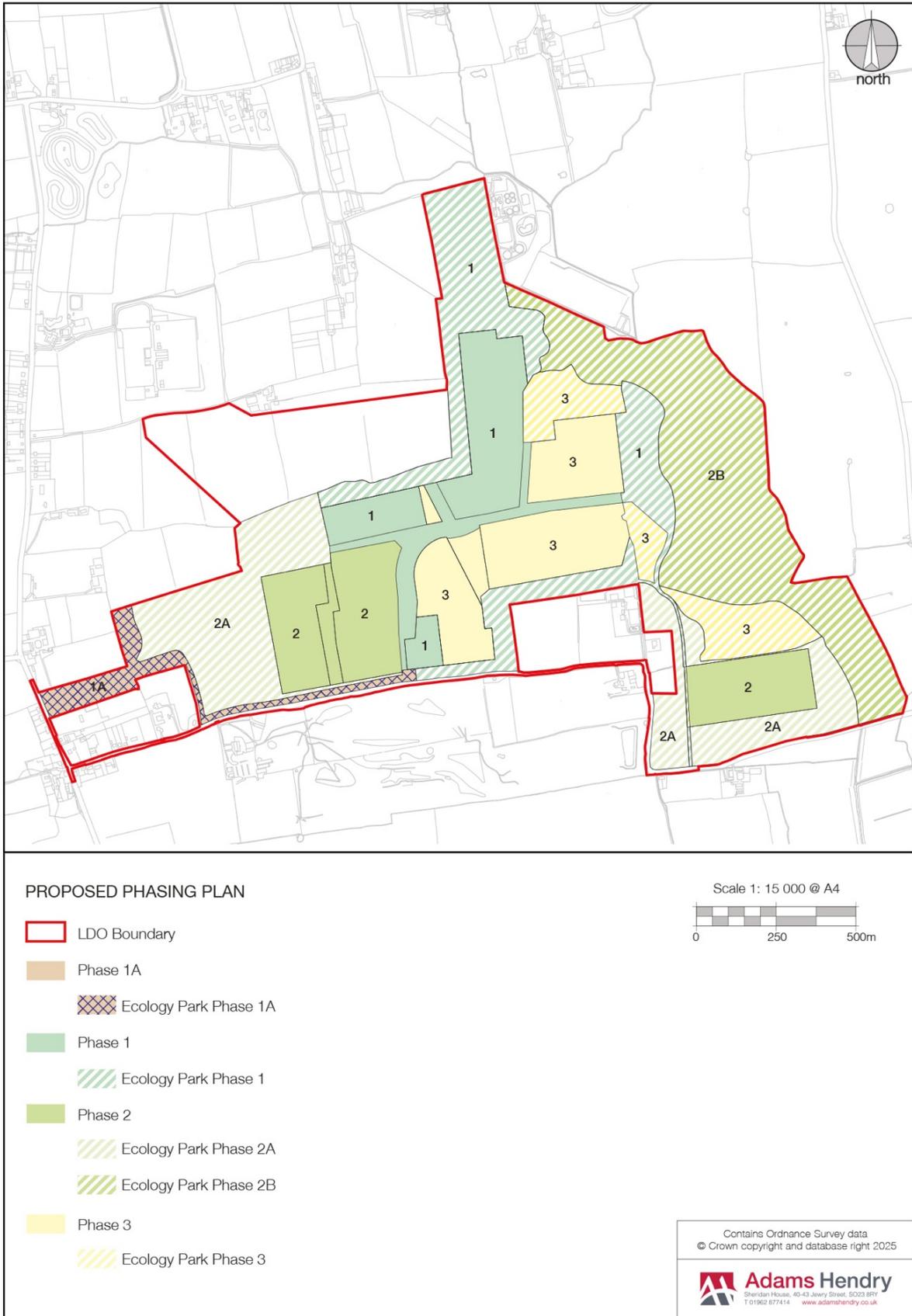
Section A: Construction Logistics  
Section B: Construction Compounds  
Section C: Earthworks  
Section D: Site Waste Material Management  
Section E: Unexploded Ordnance (UXOs)

11. **Part Two** sets out the **environmental control measures and procedures** that shall be followed to minimise the environmental impact of construction works.

Section F: Habitats and Protected Species  
Section G: Water Quality  
Section H: Air Quality  
Section I: Noise and Vibration  
Section J: Landscape and Visual Characteristics

12. The proposed development will be sequenced over a number of phases as shown on Figure 1.
13. Land shall remain in agricultural use until it is required for development in accordance with the phasing plan.

Figure 1: Phasing Plan



**Part 1:  
Site Preparation and  
Construction  
Standards**

## Part 1: Site Preparation and Construction Standards

### A. Construction Logistics

#### A1 General Compliance Requirements

A1.1 All reasonably practicable measures shall be taken to mitigate the risks and impacts to vulnerable road users from construction logistics activities through adherence to:

- CLOCS (Construction Logistics and Community Safety) standard.
- FORS (Fleet Operator Recognition Scheme) Silver accreditation.
- Work Related Road Risk (WRRR) - managed through requirements of FORS.
- Direct Vision Standard (DVS).

A1.2 All principal contractors and sub-contractors shall be issued with a handbook which as a minimum shall provide:

- site map;
- hours of site operation;
- health and safety information;
- travel plan for contractors, or advice on how to get this information; and
- main contact details.

#### A2 Routing of HGV and LGV Construction Traffic

A2.1 All construction related Large Goods Vehicles (LGVs) and Heavy Goods Vehicles (HGVs) shall use the route to and from the site as shown on Figure 2.

A2.2 Directional traffic signs notifying drivers of preferred construction routes shall be placed in clear view at all site exits and in construction compounds and shall be highlighted within site inductions.

##### *On Arrival*

A2.3 All LGVs and HGVs shall route along the strategic road network via M25 J29 to the A127.

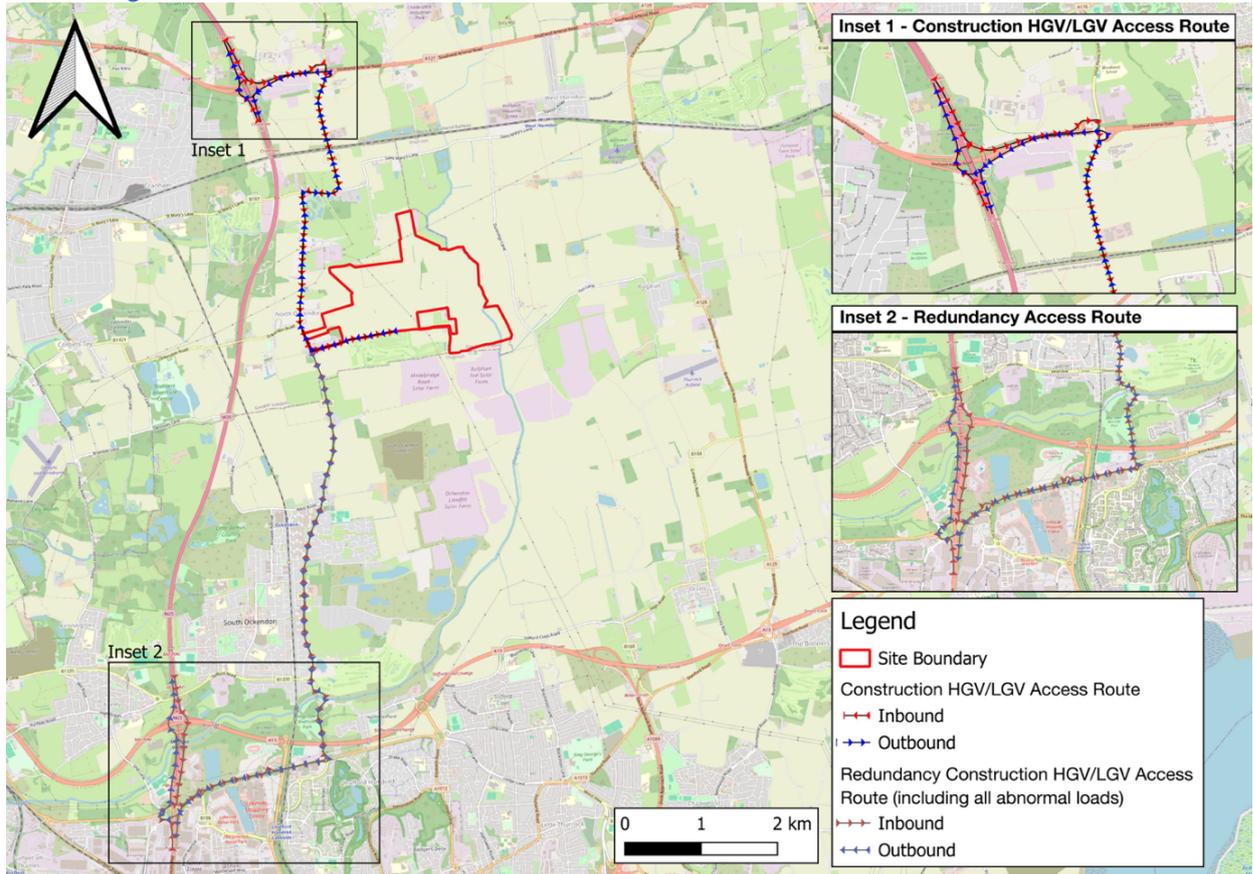
A2.4 Vehicles shall leave the A127 at the junction with the B186, and route south along the B186 to the junction with Fen Lane before turning left into Fen Lane and then left into the construction site.

##### *On Departure*

A2.5 All LGVs and HGVs shall turn right from the construction site to Fen Lane before turning right onto B186 Ockendon Road.

A2.6 LGVs and HGVs shall then route north along B186 before joining the A127 westbound and then connect to the strategic road network via M25 J29.

Figure 2: Construction Route



### A3 Construction Vehicle Redundancy Access Route

- A3.1 A weight restriction of 40 tonnes applies to the Clay Tye Road Bridge. Any construction vehicles over 40 tonnes when laden must use the construction redundancy route as shown on Figure 2.
- A3.2 All construction LGVs and HGVs shall use the redundancy vehicle route to and from the site only if the LGV and HGV Construction Vehicle Route is unavailable for any reason.

#### *On Arrival*

- A3.3 Vehicles shall turn off the M25 at Junction 31 (Purfleet Interchange) for northbound traffic or Junction 30 (Mardyke Junction) for southbound traffic.
- A3.4 Vehicles shall then head eastbound on the A1306 Arterial Road West Thurrock before turning left onto the B186 Pilgrims Lane at the Pilgrims Roundabout.
- A3.5 Vehicles shall continue north along the B186 through South Ockendon and then turn right into Fen Lane.

#### *On Departure*

- A3.6 Vehicles shall turn right out of Fen Lane and head southbound on the B186 through South Ockendon before turning right to the A1306 Arterial Road West Thurrock at the Pilgrims Roundabout and connect to the strategic road network via M25 J31 for southbound traffic and M25 J30 for northbound traffic.

## A4 Managing Arrival and Departure of Deliveries

A4.1 When transporting materials by road, the following measures shall be considered:

- Use of suppliers in as close proximity to the development site as feasible.
- Use of vehicles with low emissions.
- Optimisation of vehicle loading (using logistics and consolidation centres where appropriate).
- Applying the Design for Manufacture and Assembly (DfMA) approach and off-site manufacturing.

A4.2 Deliveries shall take place only within the core hours of working set out in Section B6. An online delivery management system shall be used to minimise the number of vehicles on-site at any one time and to schedule deliveries outside weekday peak hours (08:00-09:00 and 17:00-18:00) wherever possible.

A4.3 Delivery slots shall be clearly communicated to all contractor and subcontractor delivery vehicle drivers prior to their journey to site. All vehicles shall be logged on entry and exit by the site management team to enable monitoring of arrivals/departures against the agreed delivery schedule.

A4.4 Access to the site is only permitted to pre-booked vehicles via the correct entry gates; checks shall be carried out prior to entry to the site. Sufficient space shall be provided for vehicles to wait off the public highway for such checks to be carried out, and turnaround space shall be provided for refused vehicles.

A4.5 Access points to the site shall be kept free from obstacles at all times. All vehicles shall be loaded/unloaded on site in designated drop-down areas.

A4.6 The principal contractors shall nominate a manager who will act as the Project Environmental Manager (PEM) for each phase of the development (see Section A6). The PEM shall monitor site compliance to the CLOCS Standard throughout the construction programme. Records should be made available for inspection by the local planning authority (LPA) at any time.

## A5 Abnormal Loads

A5.1 The Construction Vehicle Redundancy Route described at Section A3 and shown on Figure 2 shall be used for all abnormal loads.

A5.2 Permits for abnormal load movements and road closures, shall be obtained from all relevant highway authorities along the planned route. A permit shall be obtained for each abnormal load movement. The removal of any bollards, street furniture, or kerb works or any other works required to accommodate abnormal loads shall be subject to a s278 legal agreement with the relevant Highway Authority under the Highways Act 1980 prior to commencement of any works on the public highway.

A5.3 The protocols set out in the Highways Agency "Aide memoire for notification requirements for the movement of Abnormal Indivisible Loads or vehicles when not complying with The Road Vehicles (Construction and Use) Regulations 1986" (as amended) shall be adhered to, as shown in Table 1.

*Table 1: Notification Requirements for the Movement of Abnormal Loads***Weight**

Gross weight of vehicle carrying the load exceeding C & U limits up to 80,000kgs (78.74 tons)	2 clear days notice* with indemnity to Highway and Bridge Authorities.
Gross weight of vehicles carrying the load exceeding 80,000kgs up to 150,000kgs (147.63 tons)	2 clear days notice* and 5 clear days with indemnity to Highways and Bridge Authorities.
Gross weight of vehicle carrying the load exceeding 80,000kgs up to 150,000kgs (147.63 tons)	HA Special Order** plus 5 clear days notice* to Police and 5 clear days notice with indemnity to Highways and Bridge Authorities.

**Width**

Width exceeding 2.9m (for C & U loads) 3.0m (9ft 10ins) up to 5.0m (16ft 5ins) for other loads	2 clear days notice* to Police.
Width exceeding 5.0m (16ft 5ins) up to 6.1m (20ft)	HA form VR1** plus 2 clear days notice* to Police.
Width exceeding 6.1m (20ft)	HA Special Order** plus 5 clear days notice* to Police and 5 clear days notice with indemnity to Highway and Bridge Authorities.

**Length**

Length exceeding 18.65m (61ft 2in) up to 30.0m (98ft 5ins) rigid.	2 clear days notice* to Police.
Vehicle combination exceeding 25.9m (85ft)	2 clear days notice* to Police.
Length exceeding 30.0m (98ft 5ins) rigid, NB For some very light loads, such as yacht masts, that are moved on conventional motor vehicles not exceeding 12 tonnes gross weight or trailers not exceeding 10 tonnes gross weight, an HA Special Order will be required if the rigid length exceeds 27.4m (89'11")	HA Special Order** plus 5 clear days notice* to Police and 5 clear days notice* with indemnity to Highway and Bridge Authorities.

\* 'Clear days Notice' excludes Saturdays, Sundays or a public holiday in any part of Great Britain in relation to movements authorised by the Special Types General Order only, there being no such exclusion in Special Orders unless specifically stated.

\*\* There is no statutory limit governing the overall height of a load, however, when applying for a Special Order or VR1 it should, wherever possible not exceed 4.95m (16ft 3ins) in order that the maximum use can be made of the motorway and trunk road network.

## A6 Public Liaison

- A6.1 The Project Environmental Manager (PEM) shall be named and contact telephone number provided at all entrances to the site. The contact number shall be provided to all relevant stakeholders prior to construction works on each phase. All key stakeholders shall be notified of any change to the PEM contact details.
- A6.2 The PEM shall have primary responsibility for liaising with the LPA and other stakeholders on environmental matters and shall keep neighbours, and other relevant parties informed of the nature of the on-going works, their duration and programme.
- A6.3 The PEM will deal with enquiries from the general public, including any complaints. Any complaints shall be logged and reported to the LPA as soon as practicable. The PEM will coordinate responses to queries and address issues in a timely and satisfactory manner.

## A7 Monitoring

- A7.1 Construction vehicle movements to/from the site shall be logged. The following data shall be collected:
- Number of construction vehicles arriving at the site, by vehicle type;
  - Time of arrival and time of departure (facilitating calculation of time spent on site); and
  - Arrival/departure accuracy compared to schedule.
- A7.2 The PEM shall maintain a log of any breaches and complaints regarding:
- Deviations from designated vehicle routes and access points;
  - Unacceptable parking or queuing on the public highway;
  - Adherence to safety & environmental standards (FORS Silver accreditation/CLOCS Standard).
- A7.3 Safety breaches against the CLOCS standard requirements shall also be recorded which shall include:
- Any incidents or near-misses during vehicle access, loading/unloading, and egress;
  - Collisions and emissions performance for all subcontractors/delivery partners, reported per 100,000km travelled for the most recent formally reported 12-month period including:
    - Collisions reported by fatal / serious injury / minor injury / near miss; and
    - Emissions reported by CO<sub>2</sub> / NO<sub>X</sub> (NO + NO<sub>2</sub>) / PM<sub>10</sub> / PM<sub>2.5</sub> (if available).
  - Any vehicles and operators breaching safety requirements associated with FORS Silver, WRRR, DVS.
- A7.4 All monitoring records shall be made available to the LPA on request.
- A7.5 It is the PEM's responsibility to review monitoring records and take action, if required, to ensure that the requirements of the CoCP are being met.

## B Construction Compounds

### B1 Construction Compounds

- B1.1 Each contract for the construction of infrastructure or plot related works may be served by a separate segregated construction compound. The construction compound layout and position shall be dictated by the nature, scale, and location of individual working area.
- B1.2 Hoarding (minimum 2.4m high) and/or heras fencing (minimum 2m high) shall be erected around each compound and/or to provide a clear and secure demarcation between operational and construction activities within the Data Centre Campus and/or the ecology park.
- B1.3 The hoarding and/or heras fencing shall accord with the requirements of BS 6180:2011: *Barriers in and around buildings*. Regular inspections shall be carried out to check for damage and repairs shall be carried out where required.
- B1.4 Clear signage indicating construction zones, safety protocols, emergency exits, and site rules shall be posted throughout the compound.
- B1.5 A 'clean site' policy shall be maintained by principal contractors and their sub-contractors.
- B1.6 On completion of construction, the security fencing and construction compounds (including temporary surfacing) shall be removed from the site.

#### Primary Compound

- B1.7 A primary compound for the initial site-wide infrastructure works and development during Phase 1A and Phase 1 shall be set up north of Fen Lane in Build Zone E. The primary compound shall be accessed via the main site access.
- B1.8 The primary compound shall comprise:
- Temporary office: portable cabins or modular buildings serving as administrative offices for project management, engineers, and support staff.
  - Welfare Facilities: portable cabins equipped with toilets, showers, and changing facilities for workers.
  - Canteen (if required): portable cabins or modular buildings for temporary dining areas for workers to have meals, equipped with seating, food preparation areas, and vending machines.
  - Parking: designated parking areas for construction vehicles, contractor vehicles and site visitors. Clear signage and traffic flow markings shall be provided.
  - LGV and HGV Parking: a separate area allocated for parking large delivery trucks and lorries, minimising congestion within the site.
  - Laydown and storage: designated zones within the compound for storing construction materials, equipment, and machinery, organised for easy access and inventory management.
  - Temporary security hut: manned security checkpoint at the entrance to control access and monitor site activities.
  - Wheel washing facilities.
- B1.9 Portacabin type accommodation shall be a maximum of three storeys in height and shall not be occupied overnight.

- B1.10 The construction compound shall include equipment to prevent and respond to the escape of spilled materials to surface waters or groundwater in accordance with the procedures set out in Section G of the CoCP.

### Secondary Compounds

- B1.11 Secondary compounds may be provided within Build Zones comprising site offices and welfare facilities, designated parking areas for HVGs/LGVs, contractor vehicles and visitors, a layout area and wheel wash facilities. Portacabin type accommodation shall comply with the requirements of B1.9. The requirements of B1.10 shall also apply.

## B2 Access

- B2.1 Temporary haul roads constructed of crushed concrete may be used to access development plots within Build Zones. A 20mph vehicle speed limited shall be in force across the site.

## B3 Delivery and Storage of Materials

- B3.1 An area of impermeable hard standing shall be provided within each construction compound for the delivery and storage of materials. It shall comprise either (a) an impermeable hardstanding or (b) crushed concrete underlain by an impermeable membrane. Drainage shall be provided via temporary filter drains or a Type 3 drainage blanket layer. Any material that may cause contamination shall be bunded in accordance with best practice guidance to contain possible spillages.

## B4 Parking of Construction Related Vehicles

- B4.1 Parking for construction workers shall be provided either within the primary compound, secondary compounds or within a communal parking area serving more than one works. Parking areas shall be located away from trees and hedgerows to be retained to prevent soil compaction.
- B4.2 The construction workforce shall travel to the site in accordance with the Construction Travel Plan, secured by legal agreement. The Construction Travel Plan shall make provision for parking for contractors and visitors and temporary cycle parking within the construction compound(s).
- B4.3 Parking shall be prohibited on all temporary internal haul access roads or any areas outside construction compounds unless specifically required as part of the construction or inspection process.
- B4.4 Personnel arriving on site shall park within the primary compound to sign in at the security hut before being directed to the appropriate working area.
- B4.5 Contractors and site visitors that require induction shall first be directed to the temporary office in the primary compound.
- B4.6 Dedicated safe pedestrian routes shall be set up to provide access to all areas of the site. Pedestrian crossing points shall be appropriately positioned where temporary vehicle routes need to be crossed.

## **B5 Wheel Cleaning and Wash Facilities**

- B5.1 A wheel wash facility shall be provided.
- B5.2 Egress from construction sites or compounds shall be monitored by a banksman. Where the banksman considers potential exists for mud or debris to be tracked onto the public highway, vehicles shall be subject to wheel cleaning before leaving the site.
- B5.3 The wheel wash shall recycle water and be cleaned regularly by a vacuum tanker which shall deposit the wastewater periodically to a suitable treatment works. The wheel wash facility shall be subject to regular inspection and maintenance.
- B5.4 Whilst construction activities are taking place, a water assisted road sweeper shall be made available to carry out cleaning of permanent internal access roads (i.e. not temporary haul roads).

## **B6 Hours of Working**

- B6.1 Core working hours are defined as follows:
- Weekdays: 08:00 to 18:00
  - Saturdays: 08:00 to 13:00
  - None on Sundays or Public Holidays
- B6.2 If any construction activities have to take place outside core working hours these works shall only take place in accordance with a licence provided by the Environmental Health Authority pursuant to Section 61 of the Control of Pollution Act 1974. As part of the application, the contractor shall demonstrate that the proposed works incorporate best practical means of noise control.

## C Earthworks

- C0.1 Earthworks on each phase of development shall be undertaken in accordance with a Materials Management Plan prepared in accordance with the CL:AIRE Definition of Waste: Code of Practice and signed off by a Qualified Person pursuant to condition 4 in Schedule 1, Part 4 of the LDO.
- C0.2 All excavations shall be covered at night or an escape route shall be provided for wildlife such as a 45 degree ramp or slope at one end of the excavation.

### C1 Soil Resource Management Requirements

- C1.1 The following soil resource management requirements shall be adhered to:
- soil stripping, handling, storage and reinstatement procedures shall conform with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites<sup>1</sup> and the Good Practice Guide for Handling Soils in Mineral Workings<sup>2</sup> or as subsequently updated;
  - suitably qualified soil scientists shall be appointed to oversee and define all soil management good practice measures set out in Section C1;
  - soil resources shall be identified clearly (usually by texture and/or colour) to avoid mixing of topsoils with subsoils during excavation, storage and reinstatement;
  - there shall be no trafficking of vehicles/plant on reinstated soil during construction;
  - there shall be no storage of materials on reinstated soils;
  - disturbance to soils shall be minimised at all stages e.g. avoiding unnecessary repeated movements over the same ground;
  - multiple handling of soils shall be avoided;
  - soil handling, including tracking over the soil with machinery, shall only take place in suitable soil moisture and weather conditions (see Appendix 1);
  - soils shall only be stored in designated stockpiles;
  - records of soil handling operations and stockpiles shall be kept.
  - account shall be taken of prevailing wind/sensitive receptors when locating stockpiles to minimise dust generation and impact.

#### Preparatory Works

- C1.2 Before commencing earthworks, the contractor shall ensure that the following areas within the relevant phase of works (see Figure 1) are marked and signposted within the site:
- areas to be retained including hedgerows, ponds, trees and woodland.
  - tree protection zones;
  - areas from which soils will be stripped;
  - locations of topsoil and subsoil stockpiles; and
  - access and haul routes.

#### Topsoil Stripping Method

- C1.3 Any areas required temporarily for compounds, haul routes and storage areas shall be first stripped of topsoil in accordance with best practice as set out in the Good Practice

<sup>1</sup> Department for Environment, Food and Rural Affairs, 2009. Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Code of practice for the sustainable use of soils on construction sites - GOV.UK

<sup>2</sup> Institute of Quarrying, 2021. Good Practice Guide for Handling Soils in Mineral Workings. Soils Guidance.

### Guide for Handling Soils.

- C1.4 Prior to soil stripping, vegetation shall be cut and removed to avoid green waste being incorporated into soil bunds.
- C1.5 Plant of appropriate size for the operation shall be used to strip the soils and it shall be placed into storage bunds in accordance with the Good Practice Guide for Handling Soils.
- C1.6 Each soil horizon/layer shall be stripped to its natural thickness, identified by colour, avoiding incorporation of subsoil material into the removed topsoil.
- C1.7 Topsoil will be stripped to its full thickness before any subsoil stripping is undertaken. The topsoil will be stripped to an average depth of 300mm or to any clear colour change.

### Subsoil Stripping

- C1.8 Subsoils shall be stripped in accordance with best practice as set out in the Good Practice Guide for Handling Soils.
- C1.9 Areas which will be used for subsoil storage shall first have the topsoil stripped to avoid damage and potential mixing.

### Soil stockpiling

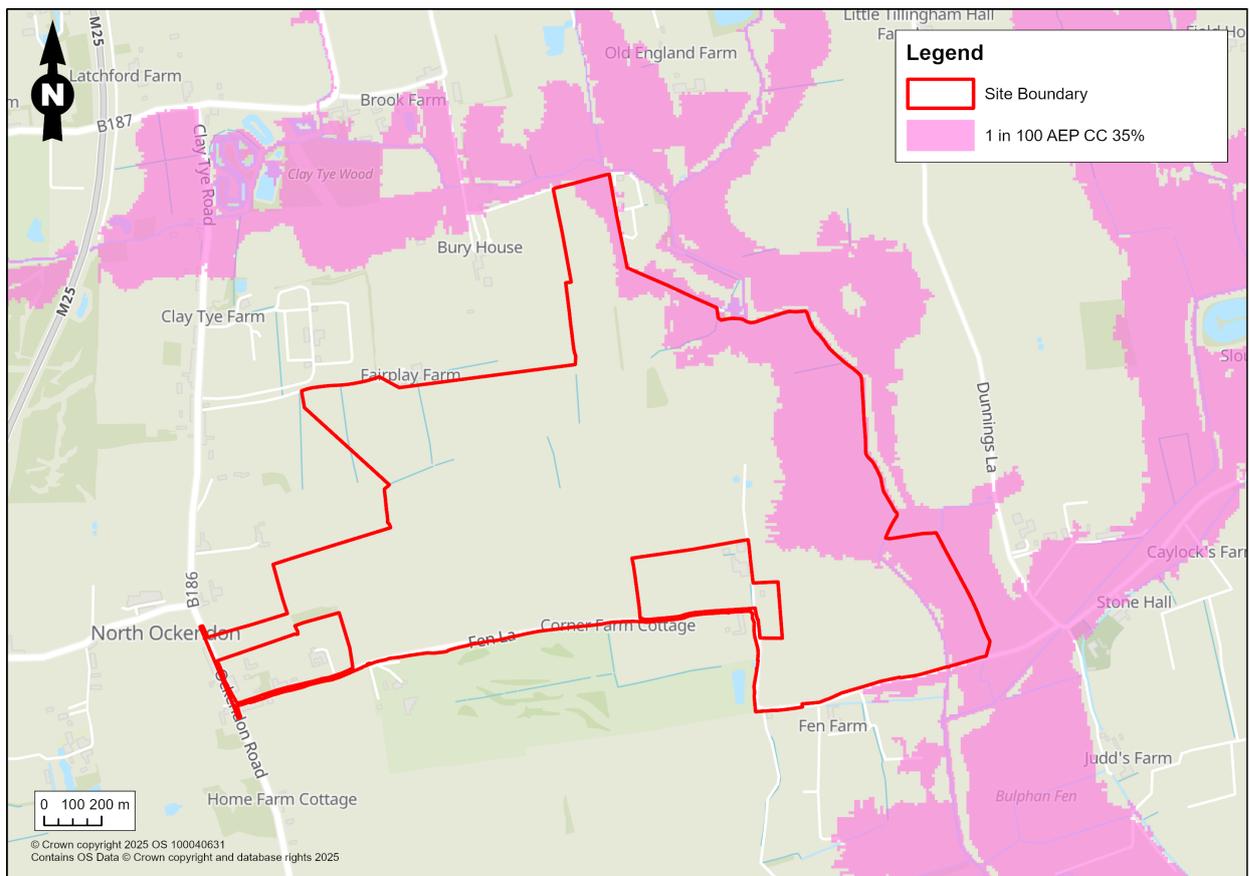
- C1.10 Topsoil shall be stockpiled when in an appropriate condition as determined by the field tests for moisture and consistency set out in Tables 1 and 2 in Appendix 1.
- C1.11 Topsoil stockpiles shall have a maximum height of 4m and a maximum gradient of 1 in 3 and be located away from areas that may be at risk of flooding or ponding.
- C1.12 Stockpile surfaces shall be compacted and bound.
- C1.13 Stockpiles shall be kept damp during dry periods of working to minimise dust. Soil shall only be reinstated in accordance with the soil handling criteria in Tables 1 and 2 in Appendix 1.
- C1.14 Appropriate plant shall be used to construct all soil stockpiles following methods sets out in the Good Practice Guide for Handling Soils in Mineral Workings.
- C1.15 Dump trucks shall use the stripped haul routes only.
- C1.16 Any stockpiles in place for more than 6 months shall be grassed down, with a low-maintenance mix unless otherwise agreed, and kept in a tidy and weed-free condition.
- C1.17 For each stockpile a plan must be kept and maintained, detailing:
- material type (topsoil or subsoil);
  - date when soil was stockpiled and weather conditions;
  - volume of material;
  - stockpile location; and
  - source location of material.

### Soil Reinstatement

- C1.18 Reinstatement of soils within any temporary construction area shall involve excavating and replacing the soil according to the best practice guidance set out in Good Practice Guide for Handling Soils.

- C1.19 The receiving subsoil must be de-compacted in order to avoid waterlogging and the development of anaerobic conditions.
- C1.20 All soil shall be reused on site to create landscape mounds (in accordance with the LDO Design Code) unless the soil is identified as contaminated via testing in which case it shall be collected and stored in hazardous waste containers prior to transport and treatment at a suitable, licenced facility. No soil stockpiles shall be retained on site after completion of the relevant construction phase.
- C1.21 In order to ensure that there is no loss of floodplain volume, no excavated materials or soils shall be deposited with the predicted flood extent during the climate change adjusted 1 in 100 annual probability event as shown in Figure 3.

*Figure 3: Environment Agency Modelled Flood Extent - 1 in 100 + CC Model*



- C1.22 Soils shall be restored in the reverse order to soil stripping i.e. subsoil, topsoil.
- C1.23 Any re-instated soil should be loose-tipped into the receiving area and spread using appropriate plant. Table 2 sets out the suitability of the identified soil types and the depths for the proposed habitats on the site.

*Table 2: Soil Types and Depth Horizons*

Habitat Type	Topsoil horizon depth (mm)	Topsoil type	Upper subsoil horizon depth (mm)	Upper subsoil type
Existing/retained woodland (w1f)	As existing	As existing	As existing	As existing
Broadleaf woodland (w1g)/long term (w1f)	300	1, 2, 3 or 4	300	2, 3 or 4
Wet woodland (w1d)	300	1	300	1
Woodland buffer (w1g)	300	1, 2, 3 or 4	300	2, 3 or 4
Neutral grassland (g3c)	300	1, 2 or 3	150	2 or 3
Meadow (g3c)/long term (g3a)	150-200	1, 2, 3 or 4	250	2, 3 or 4
Existing Mixed Native Hedgerow (h2a)	As existing	As existing	As existing	As existing
New mixed native hedgerow (h2a)	300	1, 2, 3 or 4	300	2, 3 or 4
Seasonally wet grassland (f2f55 and g3c55)	300	1	300	1
Aquatic marginal (f2d)	150	1	450	1
Swales (f2d 848)	0	N/A	400	1

Notes: Depths are horizon depths, not (in the case of subsoil) depth below ground level.

Type 1 – permeable clay/heavy clay loam topsoil; slowly permeable clay upper and lower subsoils; neutral to alkaline.

Type 2 - permeable clay/heavy clay loam topsoil; permeable clay upper subsoil; slowly permeable clay lower subsoil; neutral to alkaline.

Type 3 - permeable clay/heavy clay loam topsoil; permeable clay upper and lower subsoil; neutral to alkaline.

Type 4 - permeable sandy loam or loamy sand topsoil; permeable sandy clay loam or loamy sand subsoil; neutral to acidic.

- C1.24 Samples shall be taken (one per 5,000m<sup>3</sup> of soil) to assess the nutrient status, particularly of phosphorus for areas where species-rich meadow habitats are to be created. Phosphorus Indices of 0 and 1 are suitable for establishing a species-rich meadow habitat, but the depth of topsoil should be limited to no more than 200mm and inversely related to the nutrient analysis (the higher the Phosphorus Index, the shallower the topsoil). Soil inversion shall not be undertaken as it will be difficult to establish a seed bed in the clay subsoils.

### Monitoring

- C1.25 The contractor shall continually monitor soil handling/weather conditions and visual monitoring of ground conditions.
- C1.26 Where soils have been reinstated, the restored soil profile shall be assessed and signed off by the contractor as a record that the soils and land are in a suitable condition for their intended purpose and habitat. Any defects shall be addressed by the contractor prior to final sign-off.

## C2 Temporary Construction Routes

- C2.1 All movement of earth shall be carried out in accordance with Construction (Design and Management) Regulations 2015 and shall take account of the health and safety risks to everyone affected by the work (including members of the public).
- C2.2 All working areas within the ecology park shall be protected with construction hoarding to prevent unauthorised access and the risk of hazards.
- C2.3 Strict 10mph speed limits shall apply to all traffic movements within the ecology park. Banksmen shall direct vehicular movements in and around the ecology park where PRow, primary footpath/cycleways in the ecology park are temporarily to be used to gain access to working sites. The PRow may be crossed by construction traffic but otherwise it must not be used for construction traffic. Any damage to the PRows from plant crossing shall be rectified immediately once plant crossings have ceased.
- C2.4 The two existing PRow within the site shall be kept open for as long as possible. A Temporary Traffic Regulation Order (TTRO) under the Road Traffic Regulations 1984 (or as updated) will be required from the Council where a PRow needs to be temporarily diverted due to planned construction works for a period up to six months. The footpath(s) shall be open as soon as possible after works have been completed.
- C2.5 Should any existing hedgerows require removal to facilitate temporary plant crossings, these shall be replanted with a similar mix of plant species once the crossing point is no longer required.

## C3 Site Constraints

### *Gas Mains*

- C3.1 A 3m easement zone shall be retained either side of the centreline of the Cadent local high pressure (LHP) gas main shown in Figure 4 except where buildings are proposed in which case a 25.24m easement zone either side of the centreline shall be retained.
- C3.2 Any proposed changes in ground levels within the 3m easement zone either side of the pipe centreline or proposed crossings of the pipeline shall be in accordance with a construction methodology to be agreed with Cadent prior to works commencing.
- C3.3 A quantitative risk assessment shall be required for any buildings within the 25.24m

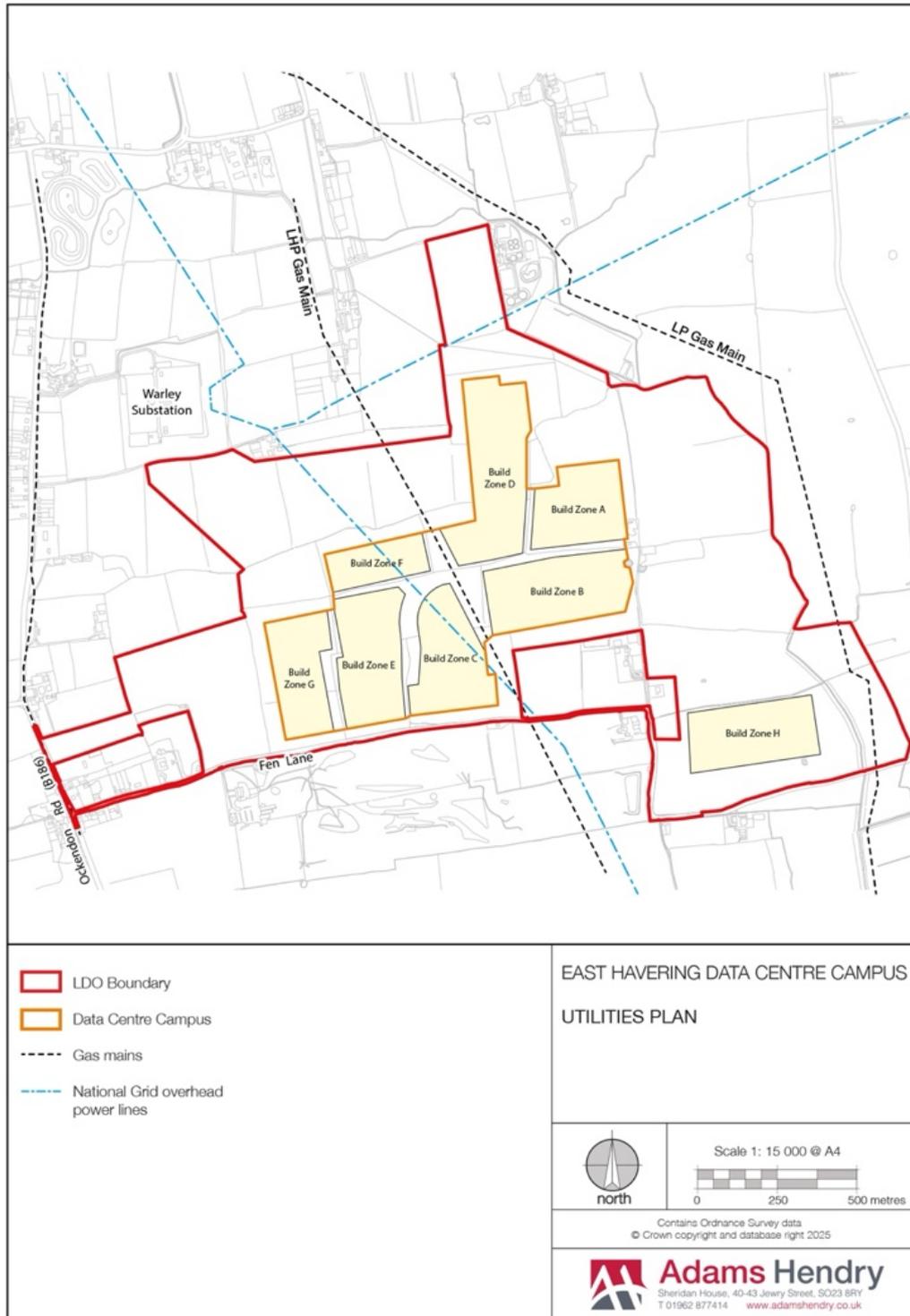
easement zone either side of the pipe centreline and any works shall be agreed with Cadent prior to commencing.

- C3.4 As a precautionary measure heras fencing shall be erected either side of the low pressure gas main to the east of the site (as shown on Figure 4) to mark its position and any permitted crossing points shall be clearly signed. This fencing shall remain in place until Phase 2B of the ecology park as shown in Figure 1 is complete.

*National Grid Infrastructure*

- C3.5 All works near National Grid electrical assets shall comply with the National Grid's 'Third-party guidance for working near National Grid Electricity Transmission Equipment', Technical Guidance Note 287 or as subsequently amended.
- C3.6 Work shall only be carried out in close proximity to live overhead power lines shown on Figure 4 when there is no alternative, and only when the risks are acceptable and can be properly controlled. Where earthworks underneath the National Grid overhead power lines are necessary, the finished ground level shall not exceed the maximum existing levels (mAOD) along its length.
- C3.7 Statutory clearances exist which must be maintained, as prescribed by the Electricity Safety, Quality and Continuity Regulations 2002. The minimum clearance between the conductors of an overhead line and the ground is 7.3m at maximum sag. The required clearance from the point where a person can stand to the conductors is 5.3m.

Figure 4: Utilities Plan



Retained Ditches and Mixed Native Hedgerows

- C3.8 Existing grounds levels shall remain unaltered along the following features:
- existing ditches located on the detailed drainage layout plan approved pursuant to condition 26 in Schedule 2 of the LDO; and
  - existing hedgerows as shown on Figure 3.2 of the Design Code Part 3.
- C3.9 Where trenching works have been completed, habitat restoration shall be undertaken, replanting any gaps created in retained mixed native hedgerows and ditch habitats, using species in accordance with the Design Code Part 3.

## **D Site Waste Material Management**

D0.1 All waste material generated on-site during the construction process shall be handled and disposed of in accordance with waste management legislation and the waste hierarchy as follows:

- Waste Prevention
- Material Reuse
- Material Recycling
- Disposal

D0.2 Construction waste shall be managed in line with the construction works phasing.

D0.3 For material reuse, recycling and disposal off site, a review of waste management companies shall be undertaken to assess the capacity for certain materials to be recovered.

D0.4 The following measures shall be considered to ensure that waste is minimised:

- avoidance of waste at the design stage;
- use of materials with recycled content;
- provision of construction material cut to size to reduce waste generated on site;
- just-in-time deliveries;
- safe and secure storage of materials;
- minimisation of packaging;
- reuse or recycling of unwanted packaging e.g. pallets; and
- reuse of waste on site.

D0.5 Waste materials shall be managed efficiently and disposed of legally during the construction works. The re-use and recycling of materials shall be maximised to meet the following targets:

- all excavation waste to be reused on site for beneficial use;
- minimum of 95% of construction waste materials diverted from landfill for reuse, recycling or recovery;
- minimum of 65% of municipal waste recycled by 2030 and thereafter minimum targets shall be in accordance with GLA guidance.

D0.6 The Greater London Authority (GLA) 'Detailed Application Stage – Circular Economy Statement' shall be submitted pursuant to condition 23 in Schedule 2 of the LDO. Post construction stage recycling and waste reporting is secured through condition 24 in Schedule 2 of the LDO.

D0.7 The PEM shall ensure all principal contractors and sub-contractors are provided with information detailing the requirements of the site waste material management as part of their induction process.

## **D1 Waste Streams and Segregation**

D1.1 Different waste types shall be segregated into the following waste streams and shall be stored in separate, secure and weatherproof containers:

- Timber

- Metal
- Cardboard
- Recyclable Office Waste
- Non-Recyclable Office Waste
- Insulation – glass fibre, mineral wool, purlboard, breather paper;
- ‘Green waste’
- Plasterboard – all plasterboard waste must be sent to a licensed facility for recycling
- Concrete washout
- Road sweeper arisings (inert waste)
- Hazardous waste
- Other mixed construction/demolition waste

D1.2 Under no circumstances shall mixed demolition and construction waste go straight to landfill.

## **D2 Preventing Escape of Waste**

D2.1 All waste produced on-site shall be appropriately stored to prevent escape or leakage whilst stored on-site or in transit. Waste storage facilities shall be suitable to contain waste and labelled with a description of the waste. Vehicles used for transporting waste shall be suitable to prevent escape during transit.

D2.2 Containment bunds with rain shelters and sealed containers shall be used if there is any likelihood of stored waste contaminating the surrounding area. Liquid waste shall be stored away from drains, boreholes and watercourses.

D2.3 No wastes shall be burnt or disposed of on site.

## **D3 Transfer to an Authorised Person**

D3.1 Waste shall only be transferred to an appropriately licensed waste consignee. A copy of the Waste Carriers Licence or registration shall be retained by the waste consignor.

## **D4 Off Site Waste Disposal or Treatment**

D4.1 The final waste disposal or treatment facility must be authorised to accept specified wastes and hold an appropriate waste management license, environmental permit or waste management license exemption.

## **D5 Record Keeping**

D5.1 Appropriate records for all waste material transported off-site shall be retained. The waste transfer notes and the consignment notes shall be retained for a minimum period required by the Waste (England and Wales) Regulations 2011 (as amended) or as per updated UK waste legislation for two years, and hazardous waste consignment notes shall be retained for a minimum period of three years should hazardous waste be encountered.

D5.2 Smartwaste or a similar system shall be used to measure the waste generated during construction in accordance with the BREEAM target set for each building.

## **E Unexploded Ordnance (UXO)**

- E1.1 The risk management process set out in the Construction Industry Research and Information Association (CIRIA) C681 industry guide shall be adhered to manage UXO risks in line with Health and Safety at Work Act 1974 and CDM 2015 regulations, or as updated.
- E1.2 Should UXO be discovered on-site, emergency procedures shall be implemented to evacuate the work area and the emergency services contacted.

**Part 2:  
Environmental Control Measures/  
Procedures**

## Part 2: Environmental Control Measures / Procedures

### F Habitats and Protected Species

- F0.1 A qualified ecologist who is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) shall be appointed as Ecological Clerk of Works (ECoW) prior to commencement of the development. The ECoW will oversee the construction works on site and that best practice environmental measures are implemented.
- F0.2 As part of an induction process for all phases of construction, all principal contractors and sub-contractors shall be made aware of the potential for protected species to be found on site, areas where no work is permitted and areas of conservation value. In the event that protected species are encountered during construction works, all works shall cease in that area and advice shall be sought from the ECoW having regard to procedures below for the relevant species.
- F0.3 Prior to any vegetation clearance, earthworks and/or other enabling or construction work commencing on each phase of development, an ecological walkover survey and supplementary surveys as required must be undertaken to assess the need for further surveys in accordance with condition 31 in Schedule 2 of the LDO.
- F0.4 All supplementary surveys shall be undertaken by appropriately experienced (and where appropriate, licensed, ecologist) and overseen by the ECoW. The timing of mitigation works shall be carried out in accordance with a scheme approved by the LPA pursuant to condition 31 in Schedule 2 of the LDO.
- F0.5 There shall be a consistent check carried out by the ECoW during the works for any invasive species and appropriate actions shall be taken to remove them if found.
- F0.6 The contractor shall ensure that areas to be retained including hedgerows, ponds, trees and woodland within the relevant phase of works (see Figure 1) are marked, fenced off and signposted within the site.

### F1 Fairplay Farm Site of Importance for Nature Conservation (SINC)

- F1.1 If cable routes are proposed through the Fairplay Farm SINC, an ecological walkover with the cable engineer, overseen by the ECoW, shall be carried out to identify a route which avoids tree removal and root protection areas, avoids or minimises hedgerow removal and limits the number of ditch crossings. The ECoW shall agree the cable route prior to any trenching works.
- The trenching works shall take place between September and February to protect nesting birds i.e. outside of the bird nesting season. Once works have been completed, habitat restoration shall be undertaken, replanting any gaps created in hedgerows, using native species and reinstatement of the ditch habitats.

### F2 Upminster Sewage Works Grass Beds Site of Importance for Nature Conservation (SINC)

- F2.1 Upminster Sewage Works Grass Beds SINC is designated for Great Crested Newts (GCN). A viable GCN population is assumed to be present here and mitigation

measures set out in Section F3 shall be implemented unless absence can be confirmed following further species surveys.

### **F3 Great Crested Newts (GCN)**

- F3.1 Prior to each phase of construction, a resurvey of ponds on and within 250 m of the boundary of the relevant construction phase shall be undertaken in the season prior to work commencing.
- F3.2 Where GCNs are identified, the ECoW shall advise if a licence is required for the works from Natural England and what the licence requirements may be. The ECoW (if required) shall prepare the license applications, and the works must then be carried out in accordance with the licence requirements.

### **F4 Reptiles**

- F4.1 Areas set for vegetation clearance shall be subject to inspection by an ECoW immediately prior (24 hrs) to stripping. In areas where the ECoW suspects reptile presence, the vegetation shall be cut in two stages in a north and south direction, first down to 20cm then to ground, with an ECoW inspection carried out between each cut.
- F4.2 If reptiles are identified, works shall stop until the ECoW has confirmed that the reptiles are no longer present.
- F4.3 Following the second cut, the grassland shall be maintained as a short sward until the development works in that area are complete.

### **F5 Nesting Birds**

- F5.1 Tree works, vegetation removal and trenching works shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, the works must be carried out under the supervision of the ECoW.
- F5.2 If any bird nests are identified, the works shall be immediately halted until the following measures are implemented, overseen by the ECoW:
- A suitably sized no work buffer zone shall be applied. The size of the buffer zone shall be dependent on the species that has created the nest.
  - The nest(s) shall then be subject to monitoring, and if deemed active, the buffer zone maintained.
  - The nest shall be left undisturbed until the eggs have hatched, and the birds have fledged, then the buffer zone can be removed and work in that area can start/resume.
- F5.3 Ground vegetation, and therefore ground nesting birds, can often be overlooked so additional care shall be taken when accessing the work site as this may also cause disturbance or damage to a nesting site.

### **F6 Bats**

- F6.1 A tree survey shall be carried out prior to construction of each phase of development to confirm the presence or absence of bats and a scheme of mitigation shall be agreed with the LPA, if required, in accordance with condition 33 in Schedule 2 of the LDO.

- F6.2 The survey shall be carried out in the season prior to work commencing, including a resurvey of trees within 50m of the boundary of the relevant construction phase.
- F6.3 Where bats are identified, mitigation may include:
- A no-works area: a designated area around the roost tree where no development or construction activity can occur.
  - Restricted activities: in a wider zone, certain high-impact activities, such as noisy works or night-time lighting, may be restricted or prohibited.
  - Timing of works: work may be timed to avoid sensitive periods like hibernation or maternity seasons.
  - Physical demarcation: the designated area may be clearly marked on the ground with barriers, such as rope or fencing, and all site workers shall be briefed on its purpose.
  - Habitat retention: retaining dead or dying trees and native climbers like ivy which provide valuable features for bats.
- F6.4 Trees identified as active bat roosts for any species of bat, will require a mitigation licence from Natural England prior to any removal or management. The ECoW or a licenced bat ecologist can advise on the type of licence required, and the timing for applying for such a licence. All works shall be carried out in accordance with the licence.
- F6.5 Tree T15 as shown on plans in Appendix 2 has a confirmed bat roost and mitigation will be required as set out in F6.3 above.
- F6.6 Disturbance of foraging bats, and potentially bat roosts, due to excessive lighting shall be avoided. Measures such as cowling or the angling of light sources away from features such as the woodland edges and hedgerows shall be implemented.

## F7 Badgers

- F7.1 An updated survey shall be completed no more than 3 months prior to each phase of construction to confirm the presence/absence of active badger setts. The survey shall include the proposed development area plus a 30m buffer for signs of badger and badger setts. Due to the capricious nature of badgers, a final check shall also be carried out immediately prior to the first works.
- F7.2 Should any setts be found within the proposed development area or within 30m of it, and where these are in an area where earth works or other direct disturbance is proposed, these setts may need to be closed under a Natural England 'Licence to Interfere with Setts for Development Purposes'. The ECoW shall advise on licence requirements, and timing of closures, as a sett should only be closed between the months of July and November exclusive.
- F7.3 Negative effects on badgers shall be avoided by:
- avoiding artificial lighting around setts;
  - retaining vegetation around setts to provide cover;
  - avoiding disturbance, including noise and vibration near active setts;
  - keeping heavy machinery and excavation work away from setts; and
  - avoiding activity between dusk and dawn when badgers are most active.

## **F8 Water Vole**

- F8.1 Prior to any works being undertaken to ditches or ponds within the site, a survey shall be undertaken to confirm the presence of water vole.
- F8.2 If signs of water vole are found, appropriate action shall be taken in accordance with advice provided by the ECoW.

## **F9 Other Mammals (Hedgehog, Harvest Mouse, Burrowing Mammals).**

- F9.1 During site clearance, burrowing mammals such as foxes and rabbits shall be protected from harm under the Wild Mammals (Protection) Act (1996).
- F9.2 The ECoW shall oversee checks for signs of harvest mouse and hedgehog prior to vegetation clearance in conjunction with breeding bird or reptile surveys if appropriate.
- F9.3 Burrows shall be checked for the presence of mammals in advance of clearance and earthworks. If signs of species are recorded, then the ECoW shall advise on the next steps. This may require removal by hand (hedgehog) or a more phased approach including trapping and relocating (harvest mouse).

## G. Water Quality

G0.1 All works shall be undertaken in accordance with standard regulatory practice to prevent pollution as detailed below, or as subsequently updated:

- Water Resources Act, 1991;
- Water Act, 2003;
- CIRIA Guidance, C532;
- EA Pollution Prevention for Businesses ('PPB') Guidance;
- Guidance for Pollution Prevention ('GPP') which provide good practice guidance, particularly GPP1 – general guide to the prevention of water pollution, GPP2 – above ground oil storage tanks, GPP5 – works and maintenance in or near water and GPP 6 – working at construction and demolition sites; and
- Control of Pollution (Oil Storage) Regulations, 2001.

### G1 General Construction Control Measures

G1.1 The potential for impacts to occur as a result of on-site storage of materials and contamination of water by oil or other liquids shall be minimised by implementing the following measures:

- Storage compounds for fuels, oils or other liquid chemicals shall be located away from surface water drains. They shall have an impermeable base and bunds and shall not drain directly into the surface water drains.
- Fuel storage compounds shall be designed to hold at least 110% of the capacity of the largest tank or 25% of the total volume stored, whichever is greater. Drainage from storage compounds shall be passed through oil interceptors prior to discharge.
- Spill kits shall be located near to watercourses and within the works compound.
- Drums and barrels shall be stored in designated, bunded safe areas within the compound.
- All drums and barrels shall be properly labelled and fitted with flow control taps.
- Small plant such as pumps shall be fitted with drip trays.

G1.2 The potential for impacts to occur as a result of disturbance of silt on land shall be minimised by implementing the following measures:

- All pumped drainage from the construction works, including areas used for temporary storage of construction materials or excavated soils, shall be passed through silt settlement treatment e.g. straw bales, grassland soakaways and silt settlement lagoons. prior to discharge to surface watercourses or drains.
- Any pumping operations shall be carried out on a 'permit to pump' basis.
- Where appropriate, access to watercourses shall be bunded to prevent contamination from surface water run-off.
- All roads and hard-standing shall be kept clean and tidy to prevent the build-up of oil and dirt that may be washed into a watercourse during heavy rainfall.
- The use of water spray to reduce dust or wash down construction areas shall be carefully regulated to avoid washing substantial quantities of silt etc. into the watercourses of surface water drains. Where large quantities of gravel, mud or other such material require cleaning, the area shall be swept clean prior to any subsequent hosing down.

G1.3 Foul water from welfare facilities shall be directed into a sump for disposal at an appropriate facility.

### Silt and Suspended Solids

G1.4 The following measures shall be taken to manage silt generation:

- Where possible water shall be prevented from entering excavations using cut off ditches to prevent entry of surface water and groundwater;
- The amount of exposed ground and soil stockpiles shall be minimised;
- Silt fences shall be constructed from a suitable geotextile to reduce silt levels in run-off water;
- Spoil and temporary stockpiles shall be positioned away from watercourses and drainage systems;
- Surface water shall be directed away from the stockpiles to prevent erosion at the base; and
- Surface water should be discharged using a pump of suitable size and at a rate which shall not cause erosion or disturbance to the bed of the watercourse.

### Concrete and Cement

G1.5 The following control measures will be put in place:

- Concrete & Cement Operations: Operations shall be carefully controlled and supervised at all times to minimise the risk of any materials entering watercourses.
- Concrete & Cement Washout: Washing out and cleaning of concrete batching plant or ready mix lorries shall be carried out in a contained area as far from watercourses as practicable. The area shall be appropriately bunded and segregated to prevent the escape of contaminated water into a watercourse.
- On-site concrete production: Concrete mixing/batching facilities shall be sited to minimise noise, dust and odour impacts on the surrounding area. A settlement and recirculation system for water reuse shall be provided to minimise the risk of pollution and reduce water usage.

### Oil and Chemical Storage and Use

G1.6 The measures in the EA's Pollution Prevention Guidelines for Above Ground Oil Storage Tanks (PPG2) or latest equivalent guidance shall apply. Whilst the PPG previously maintained by the EA has been withdrawn, it remains available on the Government's national archives and is still considered a relevant source of good practice guidance alongside resources under GOV.UK including Oil storage regulations for businesses and Pollution prevention for businesses.

## G2. Drainage Implementation

G2.1 The attenuation ponds shall be constructed during Phase 1 to accommodate any increased surface water run off during the construction period.

G2.2 Site-wide drainage shall be provided in accordance with the surface water drainage scheme approved by the LPA pursuant to condition 26 in Schedule 2 of the LDO.

G2.3 During construction of development within a Build Zone, any flow control devices and attenuation features, such as tanked systems, shall be installed prior to any hardstanding so that there will not be an uncontrolled discharge from the Build Zone that is higher than the proposed discharge rates agreed in the approved drainage strategy.

### **G3 Water Quality Monitoring**

G3.1 Watercourses shall be visually inspected at least on a weekly basis to identify whether there have been any changes in the following aspects during construction operations:

- Colour;
- Odour;
- Suspended solids; and
- Presence of oily films and discolouration.

G3.2 Where problems are identified it may be necessary to carry out more detailed scientific tests to determine the extent of the problem and appropriate measures shall be used to treat as necessary.

### **G4 Drainage Pollution Control Measures**

G4.1 The measures in the EA's Pollution Prevention Guidelines for the Use and Design of Oil separators (PPG3) or latest equivalent guidance shall be adopted on-site. Whilst the PPG previously maintained by the EA has been withdrawn, it remains available on the Government's national archives and is still considered a relevant source of good practice guidance.

G4.2 Bunded fuel tanks shall be provided for the storage and transfer of petroleum products to equipment including diggers, dumpers and generators.

G4.3 Contractors shall ensure the ready availability of equipment to contain spillages, including oil booms, drain blockers and dams to contain soluble pollutants and spill kits to deal with any spillages.

### **G5 Water Demand Management Measures**

G4.4 Where temporary accommodation and facilities are required during construction, water-efficient fixtures, fittings and systems should be considered as standard. Contractors are required to:

- Make sure that taps are not left running or dripping.
- Fit controls to existing systems including self-closing taps, flow regulator/restrictors and trigger-operated spray guns & hoses.
- Investigate opportunities for re-using process water, e.g. from wheel wash area.
- Check equipment and systems.

## H. Air Quality

H0.1 Good site management and mitigation techniques shall be employed to reduce emissions of dust and limit dispersion in accordance with 'IAQM Guidance on the assessment of dust from demolition and construction', (2024), or as subsequently updated.

### H1 Dust Control Measures

H1.1 The following techniques shall be employed to limit the amount of dust produced as appropriate:

- Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
- Keep site fencing barriers and scaffolding clean using wet methods.
- Minimise emissions from stockpiles by covering, seeding, fencing, or damping down.
- Only use cutting, grinding, or sawing equipment with suitable dust suppression equipment or techniques.
- Ensure adequate water supply for effective dust and particulate matter suppression.
- Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.
- Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.

### H2 Materials Handling and Storage

H2.1 These requirements apply to the storage of materials on site. Soil resource management requirements are set out in Section C.

- The amount of time materials are stored on site shall be kept to a minimum.
- Waste or excess material shall be removed from the site as soon as practical.
- Long-term stockpiles shall be protected from wind erosion by screens, wind barriers, capping, vegetation or other effective methods.
- Loose stockpiles can be stabilised with binding agents to reduce wind erosion, however consultation with the Environment Agency is necessary in advance of binders being used.
- Dry or fine materials shall be stored and sealed in an appropriate location, such as inside a building or covered/sheeted bay.
- Account shall be taken of prevailing wind/sensitive receptors when locating stockpiles to minimise dust generation and impact.
- Fully enclose the site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
- Material handling operations shall be kept to a minimum.
- All dust generating materials shall be delivered under tarpaulin covers.
- Spillages shall be cleared away as soon as possible using wet handling methods.
- Methods and equipment for cleaning up spillages shall be in place at all times.
- Vehicles carrying loose materials shall be adequately sheeted or contained during travel along site roads and upon leaving the site.

- Use water assisted dust sweepers at the site entrance and on local roads (Fen Lane and Ockendon Road).

### H3 Plant

- Exhausts shall not discharge directly to the ground.
- Avoid use of diesel or petrol generators where possible.
- Where possible, plant and equipment shall be operated away from sensitive receptors.
- Any mobile plant that is used on site shall be appropriately licensed and operated within its design capacity.
- Any mobile crushing plant used on site must have the appropriate environmental permit.

### H4 Concrete Batching and Pouring

- Large quantities of concrete or bentonite slurries shall be mixed in enclosed areas.
- Dirt in formwork shall be vacuumed rather than blown out prior to concrete pours.
- Concrete pours shall be kept clean once they have gone off.
- Cement or other powder materials shall be delivered by bulk tanker and transferred to silos fitted with particle filtration systems.
- Silos shall be equipped with filters to remove dust from venting air and fitted with alarm systems to warn of overfilling or the failure of dust arrestment systems.

### H5 Cutting/Grinding/Grouting/Packing

- Cutting and grinding on-site shall be kept to a minimum.
- Use enclosed chutes, conveyors, and covered skips.
- Minimise drop heights of materials.
- Ensure suitable cleaning material is available at all times to clean up spills.
- Dust extractors or wet cutting shall be used when using concrete/stone cutters and saws.
- Standard angle grinders and disk cutters with no dust control shall not be used on site.

### H6 Hot Bitumen Processes

H6.1 If hot bitumen processes are to be used during construction, best-practice measures shall be employed to minimise the production of fugitive black smoke emissions during operations. Such measures should include:

- Avoiding the overheating of bitumen;
- Covering pots and tanks when practical to do so;
- Extinguishing small fires immediately;
- Minimising and clearing up spillages; and
- Care to be taken during 'torching'.

### H7 Damping Techniques

H7.1 A fine spray of water shall be used and applied regularly, especially during warm and

sunny weather. The following shall be sprayed:

- Unpaved work areas subject to traffic or wind.
- Sand, spoil and aggregated stockpiles.
- During the loading and unloading of dust generating materials.

## H8 Preventing Emissions and Odours

### Vehicles & Plant

- Low emission plant and vehicles shall be used.
- Vehicles and plant used on site shall be well maintained and regularly serviced.
- Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone and the London non road mobile machinery (NRMM) standards applicable at all time of the construction operations.
- All vehicles shall comply with MOT emission standards at all times.
- Deliveries to site shall be controlled to minimise queuing.
- All engines shall be switched off when not in use.
- Refuelling areas shall be located away from sensitive receptors.

### Additional measures

- Waste materials shall not be burnt on site or bonfires started.
- Avoid scabbing if possible.
- Waste shall be enclosed in a covered container and removed frequently.
- Organic waste shall be removed before it begins to decompose.
- Weather conditions shall be accounted for when planning activities that produce any aerosols, fumes, odours and smoke.
- Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- Record all inspections of haul routes and any subsequent action in a site logbook.
- Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exits, wherever site size and layout permits.

## H9 Monitoring

- H9.1 Construction works shall be actively monitored to ensure the control of dust and emissions. Monitoring shall include daily on- and off- site dust soiling checks (eg. to street furniture, cars and window sills) within 100m of the site boundary where there are sensitive receptors. Cleaning shall be undertaken if necessary to remove dust soiling.
- H9.2 Carry out regular inspections to ensure compliance with the detailed Dust Management Plan (DMP) and record results in the site logbook.
- H9.3 Extra site monitoring and control measures shall be employed during activities which have a high potential to create dust or in prolonged dry and windy conditions.
- H9.4 Dust flux, or real-time PM<sub>10</sub> continuous monitoring of the baseline (minimum of three months before onsite work commences) shall be undertaken. Thereafter dust flux, or real-time PM<sub>10</sub> continuous monitoring for the duration of an earthworks activity that

occurs within 250 m of sensitive receptors shall be undertaken.

- H9.5 A dust monitoring log book and any record of any exceptional dust incidents on- or off-site shall be kept on site.
- H9.6 A record of all dust complaints shall be maintained and responded to as soon as possible. The log of complaints and action taken shall be made available to the LPA on request.

## I Noise and Vibration

- 10.1 Best practicable means of noise and vibration control (BPM, as defined in the Control of Pollution Act 1974) shall be employed, and guidance on noise and vibration control within BS5228-1 and -2:2009+A1:2014 and 'The Control of Dust and Emissions During Construction and Demolition supplementary planning guidance' (Greater London Authority, July 2014) shall be followed.
- 10.2 Monitoring of noise and vibration shall be carried out at a position representing the closest receptors to the works, as detailed in Section I2.

### I1 Noise and Vibration Control Measures

- 11.1 On-site good practice procedures shall be followed where feasible in order to mitigate noise and vibration:
- All plant shall conform to relevant standards and directives for noise emissions in accordance with the above code of practice and procedures.
  - Noise control equipment, such as enclosures, shrouds and silencers on plant shall be fitted and used properly when in use.
  - Electrically powered plant shall be used rather than diesel or petrol driven plant where possible.
  - All plant shall be operated correctly.
  - All plant shall be turned off when not in use.
  - All plant shall be regularly inspected and maintained.
  - Rotating, impacting or percussive machinery shall be fixed on anti-vibration mountings.
  - Wherever practicable, noisy plant or processes shall be substituted with less noisy alternatives and shall be carefully sited to minimise noise propagation to the nearest noise-sensitive receptors.
  - Temporary acoustic screens shall be used to reduce noise propagation to the nearest noise-sensitive receptors as detailed below. All temporary acoustic screens shall have a minimum mass per unit area of 10 kg/m<sup>2</sup> and be imperforate.
- 11.2 On Build Zones B, C, G and H, substructure works shall be carried out without the use of impact driven piling. Piling using augured or vibratory methods shall be implemented, or an alternative means of mitigating noise from impact piling shall be employed such as with the drive system enclosed within an acoustic shroud.
- 11.3 On Build Zone C, the following control measures shall be implemented:
- Cutting of steel shall be carried out off-site where feasible. If on-site cutting is necessary, it shall be carried out within the northern half of the build zone furthest from Corner Farm Cottage.
  - Temporary acoustic screening shall be provided at the boundary of works associated with a proposed building where the proposed building footprint encroaches into the southern 100 m part of this build zone. The acoustic screening shall be a minimum height of 2.4m and shall be erected prior to commencement of these works.
- 11.4 Temporary acoustic screening shall be erected prior to commencement of earthworks and mound works which are within 100m of Home Farm, Bolyngtons (near Home Farm Estate), Fen Farm, Fen Farm Cottages or Corner Farm Cottage and where these works

are programmed for a duration of two weeks or more. The acoustic screening shall be a minimum height of 2m (and not more than 3m high) and shall be positioned and selected to a height that completely hides surface level works from view at the nearest of the above named dwellings.

- Temporary acoustic screening shall be erected prior to commencement of highway works (comprising excavation, widening and road foundation construction) on Fen Lane or Ockenden Road within 100 m of residential properties where work is programmed for a duration of two weeks or more. The acoustic screening shall be a minimum height of 2m (and not more than 3m high) and shall be positioned and selected to a height that screens surface level works from views from overlooking windows as far as practicable.

11.5 Where vibration levels from compaction works associated with the construction of mounds are expected to be 1 mm/s or more at Corner Farm Cottage and at the dwellings on Fen Lane or Ockendon Road from highway works, the contractors shall:

- Carry these works out on weekdays during core working hours 08:00 – 19:00;
- Provide prior notification to the occupiers of the affected receptor building of the type of works, the reason for the works, the likely times and duration of works; and
- Offer to carry out a building condition survey prior to the works to ensure the current status of the receptor building is recorded, and carry this out if consent is given by landowner.

## 12 Monitoring

12.1 Construction noise and vibration levels shall be monitored by a suitably qualified person appointed specifically for the purpose.

12.2 As a minimum, construction noise and vibration monitoring shall be carried at the locations as detailed in Table 3. Monitoring shall be carried out throughout the specified works using monitoring instrumentation that will provide the contractor(s) with real-time alerts when noise or vibration levels approach or exceed the thresholds as set out in Table 4 and Table 5.

*Table 3: Monitoring Locations*

Monitoring Location	Works
Corner Farm Cottage	Substructure at Build Zone C and mound works within 100m of monitoring location.
Bolyngtons (near Home Farm Estate)	Mound works within 100m of monitoring location.
Fen Lane and dwellings adjacent to B186 (north of Fen Lane)	Highway works.

12.3 When noise or vibration levels exceed the thresholds as set out in Table 4 and Table 5, action shall be taken to reduce the likelihood of significant effects (e.g. complaints) occurring or a further breach, by using measures such as the following:

- the contractor shall carry out checks that BPM is being applied effectively;
- the contractor adjusts methods of work to reduce the level of construction activity noise generated by the works, or reduces the propagation of noise to the nearest dwellings, as far as practicable;
- For construction vibration, the contractor shall carry out vibration-generating work sensitively where these works would occur within 20 m of dwellings. Where feasible, plant/equipment settings shall be adjusted to reduce vibration generated at source, and the occupants of the affected dwellings shall be kept informed of the timing of the works.

12.4 If complaints are received, then these shall be investigated by the relevant works contractor and actioned appropriately, which may include noise and vibration monitoring at additional positions to ensure compliance with the limits set out in Table 4 and Table 5.

*Table 4: Construction Activity Noise Limits*

<b>Receptor Name</b>	<b>Construction noise limit, day dB L<sub>Aeq,10hr</sub></b>
Home Farm	65
Fen Farm	65
Ladyville Lodge Care home	65
Top Meadow Golf Club & Top Meadow Dwellings	65
Bolyngtons	65
Corner Farm Cottage	65
Corner Farm	65
Fen Farm Cottages	70
Other Dwellings on Fen Lane (West)	65
Dwellings adjacent to B186 (north of Fen Lane)	75
Dwellings adjacent to B186 (south of Fen Lane)	75
<i>These limits apply at 1m from the dwelling window in façade conditions (including sound reflection from the receptor building). These limits shall be lowered by 3 dB where monitoring is carried out in free-field conditions.</i>	

*Table 5: Construction Activity Vibration Limits*

<b>Receptor Name</b>	<b>“Amber” warning threshold, mm/s</b>	<b>“Red” stop work threshold, mm/s</b>
All residential receptors	1.0	5.0
<i>These limits apply at a position representing the closest point of the receptor building structure to the works. These limits assume that the occupants of the closest receptor buildings have been provided with prior notification of the works.</i>		

## J Landscape and Visual Characteristics

### J1 Arboriculture

- J1.1 An Arboricultural Supervisor who is suitably qualified and experienced in arboriculture shall be appointed to oversee works relating to the protection of trees.
- J1.2 All works to trees shall be carried out by a suitably qualified person in accordance with BS 3998:2010 Tree Work – Recommendations.
- J1.3 Only works detailed in the Tree Protection Schedule and Tree Protection Plans (Appendix 2) is permitted unless otherwise agreed with the Local Planning Authority pursuant to condition 41 in Schedule 2 of the LDO.
- J1.4 The Tree Protection Plan shall be kept in the site office as an immediate reference for all site operatives to review before the start of each phase or area of works. All principal contractors and sub-contractors shall be briefed on protocols for working in close proximity to retained trees and hedgerows.
- J1.5 All works to trees shall be carried out during the dormant period from November to February and again between June and August unless otherwise agreed by the Ecological Clerk of Works (ECoW).

#### Trees for Retention

- J1.6 Existing mature trees and hedgerows to be retained as detailed in the Tree Protection Schedule and Tree Protection Plans in Appendix 2 shall be protected in accordance with BS 5837:2012 Trees in relation to Design, Demolition and Construction-Recommendations.
- J1.7 All site operations shall be planned, implemented and supervised to prevent the following:
- unplanned root severance;
  - damage to the bark, branches and trunks;
  - compaction of the soil within the areas shown for protection on Tree Protection Plans;
  - alterations in soil level;
  - soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives.
- J1.8 Tree protection measures shall be in place prior to any below ground works within specific areas of the site and shall be retained for the duration of the work in those areas.

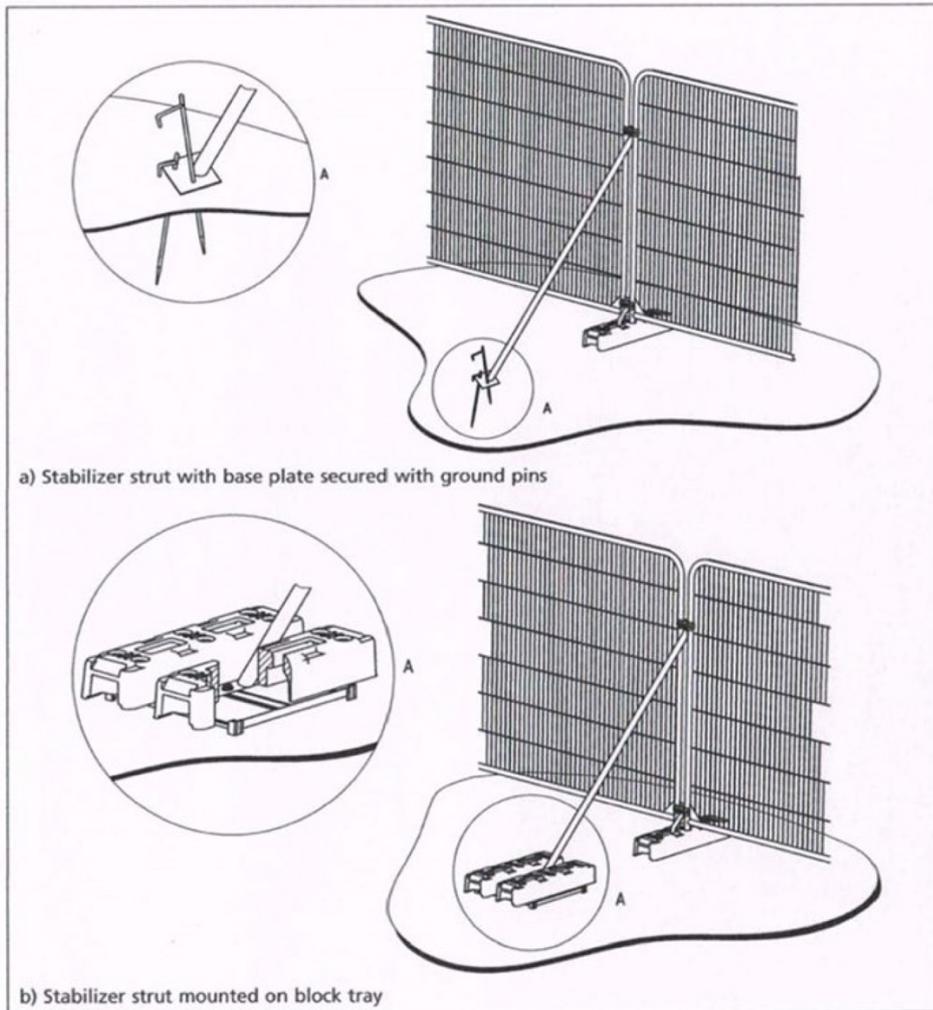
#### Protective Barriers

- J1.9 The root protection area (RPA) of retained trees or groups of trees shall be protected in accordance with BS 5837:2012 – ‘*Trees in relation to design, demolition and construction- Recommendations.*’
- J1.10 For veteran trees, the RPA shall be a minimum of 15 times larger than the diameter of the tree or 5 meters from the edge of the tree’s canopy, whichever is larger.
- J1.11 Standard guidance in BS 5837:2012 for working within RPAs, including procedures to follow in the event that roots are uncovered during works shall be adhered to. Any

incursions into a designated tree root protection area by any operative shall be approved by the arboricultural supervisor before it occurs.

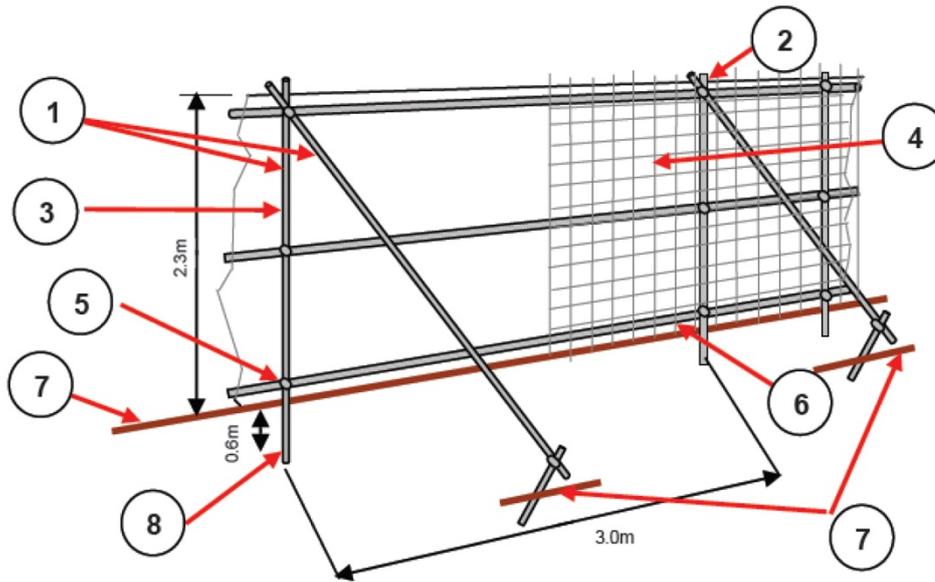
J1.12 Purposely erected barriers shall comprise weldmesh panels securely fixed together with wire or scaffold clamps in rubber or concrete feet that are pinned into position. Each weldmesh panel shall be supported by struts to prevent panels being able to be pushed over easily as shown in Figure 5.

Figure 5: Example of Above Ground Stabilising System



J1.13 Trees, groups of trees and hedges adjacent to build zones where significant construction activity will take place, shall be protected by a protective fence in the locations indicated on the Tree Protection Plan. The protective fence shall comprise a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m to which weldmesh panels shall be securely fixed with wire or scaffold clamps as shown in Figure 6 below.

Figure 6: Protective barrier



1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barrier s to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground

J1.14 Barriers shall also be erected to prevent access to areas which are not under construction.

#### Installation of Hard Surfaces in RPAs

J1.15 Where hard surfaces are proposed in RPAs of retained trees, a detailed arboricultural method statement bespoke to the task at hand shall be agreed with the arboricultural supervisor and the Council's Arboricultural Officer prior to works commencing. The works must comply with the following requirements:

- Where ground levels are to be raised, a granular material shall be used which does not inhibit gaseous exchange.
- Sub-bases shall not be dug into the ground except where they include loose vegetative material and turf to be removed. The sub base shall consist of a non-binding, no fines granular material which does not inhibit water percolation or gaseous exchange.
- Foundations shall be designed to account for tree roots, to minimise excavations without compromising the structural integrity of the proposed development.
- If a substantial area of fill is to be installed, provision shall be made for the installation of an irrigation and aeration system. The distance between pipes shall not exceed 400mm and irrigation pipes shall be connected to the surface

water drainage system. Aeration pipes shall be installed in between and protected by paving mounted grills.

- For footpaths and cycleways, it may be necessary to incorporate a load suspension layer such as a 3 dimensional cellular confinement system dependent on the design and the load-bearing capacity of the soil which shall be determined through engineering testing. This layer must allow gaseous exchange both vertically and horizontally.
- If the area of no-dig hard surfacing is greater than 3m wide on one side of a tree or more than 20% of the RPA, it shall be treated with a surface material that is permeable to gaseous and water movements.
- If water logging is likely to be a concern on the site, any proposed no-dig hard surfacing should be designed to direct water away from the base of the tree or provision made for the inclusion of surface water drainage.
- All new surfacing shall be set back from trunks and buttress roots by at least 50cm to allow space for future growth and minimise the risk of distortion.

J1.16 If edge supports are required, they shall be designed so as not to require any excavation of the existing soil surface and should either be wooden or other edging materials, approved by a structural engineer and the Arboricultural Supervisor. Edgings shall be pinned in place, and the location of the pins should avoid exposed surface or structural roots exceeding 25mm diameter.

J1.17 Construction of the surface shall be completed, either from an existing hard surface, or as a rolling construction, working from the finished hard surface to avoid the need for additional ground protection.

J1.18 The Tree Protection plans in Appendix 2 indicate where no-dig hard surfaces are likely to be required.

### Temporary Ground Protection

J1.19 Where temporary protection of the ground is required during construction works, such as where footways and cycle paths are close to or within a RPA, the method of ground protection shall be fit for purpose as advised by a suitably qualified engineer.

J1.20 A compressible layer shall be incorporated into the design to minimise the compaction of root protection areas comprising a thick layer of composted wood chip or preparatory neoprene mats such as:

- Hardwood Eki mats suitable for rubber tyre vehicles, lain to form a single track of either 3m, capable of supporting weights evenly distributed of up to 21 tonne, or 5m wide capable of supporting weights evenly distributed of up to 35 tonne depending on ground conditions on the site.
- Aluminium preparatory Trackway system e.g. Eve Trackway consisting of extruded aluminium planks that are connected to create a high-capacity panel that has a corrugated surface to aid vehicle traction. Interconnecting panels in any combination of widths and layers, provides guaranteed access for any load, up to 1000 tonnes.
- Track Mats and 18mm thick OSB or Plyboard sheets may also be used as an alternative.

J1.21 Ground protection matting shall be interlinked to prevent the materials from separating when vehicles, pedestrians and/or plant move across them.

### Soft Landscaping Works

- J1.22 Any soft landscaping works shall be in accordance with the Design Code and the following requirements:
- Where landscaping works are to be carried out within the RPA areas of trees, groups of trees and hedges, the line of barriers shall be altered as necessary or may be removed to facilitate the landscaping works.
  - The root protection areas shall remain off limits for all site plant and machinery unless fit for purpose ground protection agreed with the arboricultural supervisor has been installed. Pedestrian traffic shall be kept to an absolute minimum and is only permitted for the ground preparation and landscape installation works.
- J1.23 No level changes, deep digging or mechanical rotovating shall occur within an RPA unless a detailed method statement has been agreed with the arboricultural supervisor.
- J1.24 No planting pits shall be installed within the RPA of retained trees.
- J1.25 Any surface mulch shall consist of well-composted material such as bark or wood chips to avoid potential nutrient loss from the soil, such as nitrogen, which can be detrimental to the health and longevity of retained trees.

### Highway Works on Fen Lane and Ockendon Road

- J1.26 The principle works within a Root Protection Area (RPA) shall be undertaken under full arboricultural supervision. All work shall be done by hand excavation with assistance of a soil vac machine or (only where strictly necessary) from a small 360 machine. The 360 machines shall only be used to remove the existing surface course of the footway/highway and any kerbs (under arboricultural supervision) that are unable to be removed by hand due to their physical size and weight.
- J1.27 If surface roots are encountered during the works, then works shall stop and the appointed Arboricultural Supervisor shall ensure the roots are adequately protected before the contractor returns to a hand dig methodology, or if required an air spade could be utilised. Retained surface rooting shall be protected during new surface treatment with a suitable geotextile membrane.
- J1.28 To ensure damage to the RPA is avoided, the contractor shall either ensure all machinery is positioned outside of the RPA's and shall work from the existing road surface or if required, utilise track mats/ground protection sheets under the machine to evenly distribute the weight to avoid compaction.
- J1.29 Where existing kerbs stones are removed, the existing haunching shall be broken up by pneumatic drill or pecker to reduce the extent of ground disturbance and allow for new haunching to be laid to set the replacement kerb stones.
- J1.30 No materials or machinery shall be stored on the soft ground at any time.
- J1.31 Prior to any ground works commencing and following the erection of tree protection barriers, the work area shall be set out and marked on the ground with spray paint or similar so that it is clear where the initial excavation is required and only the immediate footprint of the work shall be dug out (under arboricultural supervision).
- J1.32 Initial excavation to remove soft ground shall be completed by handheld tools, soil vac or air lance with a crack oil filter attached to prevent noxious gases and oils from entering the surrounding environment, including roots or vegetation.

- J1.33 Initial works to dig to foundation depth along the back edge of the works shall be done under arboricultural supervision no wider than the width of a fork/spade. The supervising arborist shall review and assess any tree roots that maybe present prior to further works commencing and shall seek to retain as many tree roots as practical with particular attention to roots over 10mm in diameter or clusters of fibrous roots.
- J1.34 If tree roots are discovered, the supervising arborist shall record and assess the roots present and prune them as required where the impact is not considered to have a long term detrimental impact on the health of the trees. If significant roots are exposed, the roots shall be photographed and then covered in a wet hessian material and covered in sand (not builders sand) to retain their moisture content and the Council's Arboricultural Officer shall be informed and shall advise on how to proceed.
- J1.35 Where trees are recommended to be felled by the Council's Arboricultural Officer this will require the prior approval of the Local Planning Authority pursuant to condition 41 in Schedule 2 of the LDO.
- J1.36 Where roots are assessed as being acceptable to prune, they should be cut back cleanly using secateurs or a sharp pruning saw by the supervising arborist.

### Monitoring

- J1.37 The effectiveness of the tree protection measures throughout the construction period shall be monitored and documented in a site diary by the Arboricultural Supervisor.
- J1.38 The Arboricultural Supervisor shall inform the Council's Arboricultural Officer when protection measures for each phase of construction are in place so that they can be inspected. The protective works must be deemed appropriate by the Council's Arboricultural Officer before works on each phase commences. The tree protective barriers shall not be taken down or relocated at any time without the prior written approval of the Council's Arboricultural Officer.

## J2 Lighting

- J2.1 The type and level of lighting provided will be dependent on the particular construction activities in progress. Lighting shall be in general compliance with: BS EN 12464-2:2024 (BSI, 2024) '*Light and lighting. Lighting of work places. Outdoor work places*' and shall adopt the mitigation principles outlined in ILP GN01 Guidance Note 1 for the reduction of obtrusive light (2021), or as subsequently updated, to avoid excessive glare and minimise spill of light.
- J2.2 Task lighting shall be provided in line with the CAA (2021) guidance – CAP 1096.
- J2.3 Temporary lighting may be installed on posts around the construction compounds, along temporary access roads, in storage areas, parking areas and on the perimeter heras fencing to ensure enhanced visibility and security for the safe movement of vehicles and personnel. High-bay lights may be suspended from overhead structures or mounted on poles.
- J2.4 As a minimum, lighting will be likely to be required during the winter months and may also be required outside the permitted hours of working depending on construction activities, programme and permitted working hours.
- J2.5 Illuminance levels shall be designed in accordance with BS EN 12464-2:2014 Lighting of Workplaces and the areas shall not be overlit.

- J2.6 Consideration shall be given to the location and angle of site lighting to minimise the potential for obtrusive light to impact upon sensitive receptors.
- J2.7 Lights shall where practicable, be positioned facing away from sensitive receptors. Where this is not possible lighting units shall be placed in such a way that obtrusive light is minimised.
- J2.8 Where necessary glare shields, baffles and cowls shall be used to control and minimise light distribution.
- J2.9 Low-glare, full-cut-off LED fixtures that direct light downward (below the horizontal) to prevent unwanted upward light and reduce light spillage beyond the construction site boundaries shall be installed. LED floodlights and high-bay lights shall be used due to their energy efficiency, durability, and brightness and all installations shall meet UK safety standards (BS EN 60598). Lighting coverage shall be distributed evenly across the construction area to minimise shadows and dark spots.
- J2.10 Monitoring of the temporary lighting installations shall be undertaken to ensure correct aiming angles are being achieved, and appropriate modifications made where necessary, should undue light spill or glare on human or ecological receptors be identified.
- J2.11 The following best practice measures shall be implemented:
- All luminaires shall be mounted so that the main photometric distribution of the luminaire will be towards site works preventing artificial light spilling outside of this.
  - Where appropriate, timer switches shall be used to automate lighting control, turning lights on and off at scheduled times to optimise energy usage and security.
  - Motion sensors in areas with intermittent use, such as storage areas shall be used to activate lighting only when movement is detected.
  - Lighting shall be minimised to low levels for security only or infra-red CCTV cameras may be used.
  - Checks shall be made each evening to ensure no lights are left on in error.
  - Any complaints relating to obtrusive light shall be fully investigated by the site management company.

## Appendix 1: Soil Handling Criteria

1. The Contractor shall carry out site assessments of soil wetness condition prior to the start of operations to test that soils are in a suitably dry condition for handling.
2. The tests shall be undertaken in the field, with samples taken from at least five locations in the soil handling area and at each soil horizon to the full depth of the horizon to be stripped.
3. The tests comprise visual examination of the soil and physical assessment of the soil consistency. The criteria are set out below in Tables 1 and 2, and apply to soil stripping, forming soil stockpiles and reinstating soils.

*Table 1: Visual examination test for suitably dry soils*

Visual examination	Action
If the soil is wet, films of water are visible on the surface of soil particles or aggregates (e.g. clods or peds)	No soil handling to take place
If a clod or ped is squeezed in the hand and readily deforms into a cohesive 'ball'	No soil handling to take place
If the sample is moist (i.e. there is a slight dampness when squeezed in the hand) but it does not significantly change colour (darken) on further wetting, and clods break up/crumble readily when squeezed in the hand rather than forming into a ball	Soil handling can take place
If the sample is dry, it looks dry and changes colour (darkens) if water is added, and it is brittle	Soil handling can take place

*Table 2: Consistency tests for suitably dry soil*

<b>Consistency tests (not applicable to sands and coarse loams)</b>	<b>Action</b>
First test: Attempt to mould soil sample into a ball by hand:	
Impossible because soil is too dry and hard	Soil handling can take place
Impossible because soil is too loose and dry	Soil handling can take place
Impossible because the soil is too loose and wet	No soil handling to take place
Possible	Go to second test
Second test: Attempt to roll ball into a 3mm diameter thread by hand:	
Impossible because soil crumbles or collapses	Soil handling can take place
Possible	No soil handling to take place

4. The Contractor shall also include a rainfall protocol for stopping and restarting soil handling operations. The following guidelines shall be used, assuming that the soils are in a suitably dry condition before the rainfall event:
  - in light drizzle, soil handling may continue for up to four hours unless the soils are already at/near to their moisture limit (determined by field tests);
  - in light rain, soil handling must cease after 15 minutes;
  - in heavy rain and intense showers, soil handling shall cease immediately.
5. Once the rainfall event has passed, the visual examination and consistency tests shall be applied to determine if soil handling operations can restart, provided that the ground is free from ponding and ground conditions are safe to do so.

# **Appendix 2: Arboriculture – Tree Works Schedule and Tree Protection Plans**



## TREE WORKS SCHEDULE

<b>Site:</b>	East Havering Data Centre Campus
<b>Date:</b>	February 2026
<b>Consultant:</b>	Stefan Rose <i>BSc (Hons), TechCert (Arbor A), TechArbor.A</i>

THE FOLLOWING TREES WERE SURVEYED IN AUGUST 2022: T1 TO T165 AND G1 TO G88  
 THE FOLLOWING TREES WERE SURVEYED IN APRIL 2025: T166 TO T185, G89 TO G115 AND H1 TO H2

Tree No	Unique Combined Reference	Species	Permitted Works
T1	0.T1.0	White Poplar <i>Populus alba</i>	No works required, retain
T2	0.T2.0	Lombardy Poplar <i>Populus nigra 'Italica'</i>	No works required, retain
T3	0.T3.0	Lombardy Poplar <i>Populus nigra 'Italica'</i>	No works required, retain
T4	0.T4.0	Crab Apple <i>Malus sylvestris</i>	No works required, retain
T5	0.T5.0	Common Ash <i>Fraxinus excelsior</i>	No works required, retain
T6	0.T6.0	Crab Apple <i>Malus sylvestris</i>	No works required, retain
T7	0.T7.0	White Poplar <i>Populus alba</i>	No works required, retain
T8	0.T8.0	Common Walnut <i>Juglans regia</i>	No works required, retain
T9	0.T9.0	Silver Birch <i>Betula pendula</i>	No works required, retain
T10	0.T10.0	Oak <i>Quercus sp.</i>	No works required, retain
T11	0.T11.0	Oak <i>Quercus sp.</i>	No works required, retain
T12	3.T12.11	Oak <i>Quercus sp.</i>	No works required, retain
T13	0.T13.0	Oak <i>Quercus sp.</i>	No works required, retain
T14	4.T14.9	White Willow <i>Salix alba</i>	No works required, retain
T15	0.T15.0	White Willow <i>Salix alba</i>	No works required, retain
T16	0.T16.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
T17	0.T17.0	Willow <i>Salix sp.</i>	No works required, retain
T18	0.T18.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
T19	146.T19.0	White Willow <i>Salix alba</i>	No works required, retain
T20	7.T20.12	White Willow <i>Salix alba</i>	No works required, retain
T21	0.T21.0	Oak <i>Quercus sp.</i>	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
T22	72.T22.24	White Willow <i>Salix alba</i>	No works required, retain
T23	0.T23.0	White Willow <i>Salix alba</i>	No works required, retain
T24	0.T24.0	Oak <i>Quercus sp.</i>	No works required, retain
T25	0.T25.0	Oak <i>Quercus sp.</i>	No works required, retain
T26	15.T26.17	Oak <i>Quercus sp.</i>	No works required, retain
T27	0.T27.0	Oak <i>Quercus sp.</i>	No works required, retain
T28	0.T28.0	Oak <i>Quercus sp.</i>	No works required, retain
T29	0.T29.0	Oak <i>Quercus sp.</i>	No works required, retain
T30	0.T30.0	Oak <i>Quercus sp.</i>	No works required, retain
T31	0.T31.0	Oak <i>Quercus sp.</i>	No works required, retain
T32	0.T32.0	Oak <i>Quercus sp.</i>	Fell to ground level and remove stump
T33	11.T33.18	Oak <i>Quercus sp.</i>	No works required, retain
T34	0.T34.0	Oak <i>Quercus sp.</i>	No works required, retain
T35	5.T35.13	White Willow <i>Salix alba</i>	No works required, retain
T36	0.T36.0	Oak <i>Quercus sp.</i>	No works required, retain
T37	0.T37.0	Oak <i>Quercus sp.</i>	No works required, retain
T38	0.T38.0	Oak <i>Quercus sp.</i>	No works required, retain
T39	149.T39.0	Oak <i>Quercus sp.</i>	No works required, retain
T40	150.T40.0	Oak <i>Quercus sp.</i>	No works required, retain
T41	0.T41.0	Oak <i>Quercus sp.</i>	No works required, retain
T42	0.T42.0	Oak <i>Quercus sp.</i>	No works required, retain
T43	151.T43.0	Oak <i>Quercus sp.</i>	No works required, retain
T44	152.T44.0	Oak <i>Quercus sp.</i>	No works required, retain
T45	1.T45.2	Oak <i>Quercus sp.</i>	No works required, retain
T46	2.T46.1	Oak <i>Quercus sp.</i>	No works required, retain
T47	80.T47.106	Oak <i>Quercus sp.</i>	No works required, retain
T48	16.T48.107	Oak <i>Quercus sp.</i>	No works required, retain
T49	106.T49.0	Oak <i>Quercus sp.</i>	No works required, retain

<b>Tree No</b>	<b>Unique Combined Reference</b>	<b>Species</b>	<b>Permitted Works</b>
T50	105.T50.0	Oak <i>Quercus sp.</i>	No works required, retain
T51	96.T51.0	Oak <i>Quercus sp.</i>	No works required, retain
T52	79.T52.0	Oak <i>Quercus sp.</i>	No works required, retain
T53	0.T53.0	Oak <i>Quercus sp.</i>	No works required, retain
T54	0.T54.0	Oak <i>Quercus sp.</i>	No works required, retain
T55	145.T55.0	Oak <i>Quercus sp.</i>	No works required, retain
T56	0.T56.0	Oak <i>Quercus sp.</i>	No works required, retain
T57	14.T57.23	Oak <i>Quercus sp.</i>	No works required, retain
T58	0.T58.0	Oak <i>Quercus sp.</i>	No works required, retain
T59	0.T59.0	Oak <i>Quercus sp.</i>	No works required, retain
T60	0.T60.0	Oak <i>Quercus sp.</i>	No works required, retain
T61	10.T61.22	Oak <i>Quercus sp.</i>	No works required, retain
T62	78.T62.21	Oak <i>Quercus sp.</i>	No works required, retain
T63	144.T63.0	Oak <i>Quercus sp.</i>	No works required, retain
T64	0.T64.0	Oak <i>Quercus sp.</i>	No works required, retain
T65	0.T65.0	Oak <i>Quercus sp.</i>	No works required, retain
T66	0.T66.0	White Willow <i>Salix alba</i>	Make safe as part of good management of site for ecological habitat
T67	94.T67.48	White Willow <i>Salix alba</i>	Make safe as part of good management of site for ecological habitat
T68	67.T68.47	Oak <i>Quercus sp.</i>	No works required, retain
T69	0.T69.0	Oak <i>Quercus sp.</i>	No works required, retain
T70	95.T70.36	Oak <i>Quercus sp.</i>	No works required, retain
T71	0.T71.0	Oak <i>Quercus sp.</i>	No works required, retain
T72	75.T72.37	Oak <i>Quercus sp.</i>	No works required, retain
T73	73.T73.39	Oak <i>Quercus sp.</i>	No works required, retain
T74	69.T74.46	Oak <i>Quercus sp.</i>	Crown lift to provide 3m ground level clearance over footpath
T75	68.T75.50	Oak <i>Quercus sp.</i>	No works required, retain
T76	0.T76.0	Oak <i>Quercus sp.</i>	No works required, retain
T77	61.T77.51	Oak <i>Quercus sp.</i>	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
T78	57.T78.122	Oak <i>Quercus sp.</i>	Make safe as part of good management of site for ecological habitat
T79	81.T79.323	Oak <i>Quercus sp.</i>	No works required, retain
T80	82.T80.321	Oak <i>Quercus sp.</i>	No works required, retain
T81	0.T81.0	Common Ash <i>Fraxinus excelsior</i>	No works required, retain
T82	0.T82.0	Oak <i>Quercus sp.</i>	No works required, retain
T83	25.T83.312	Common Ash <i>Fraxinus excelsior</i>	No works required, retain
T84	29.T84.310	Common Ash <i>Fraxinus excelsior</i>	No works required, retain
T85	18.T85.114	Oak <i>Quercus sp.</i>	Make safe as part of good management of site for ecological habitat
T86	0.T86.0	Oak <i>Quercus sp.</i>	No works required, retain
T87	17.T87.115	Oak <i>Quercus sp.</i>	No works required, retain
T88	84.T88.307	Oak <i>Quercus sp.</i>	No works required, retain
T89	36.T89.305	Oak <i>Quercus sp.</i>	No works required, retain
T90	31.T90.301	Oak <i>Quercus sp.</i>	No works required, retain
T91	0.T91.0	English Elm <i>Ulmus procera</i>	Make safe as part of good management of site for ecological habitat
T92	89.T92.52	Oak <i>Quercus sp.</i>	No works required, retain
T93	58.T93.53	Oak <i>Quercus sp.</i>	No works required, retain
T94	62.T94.54	Oak <i>Quercus sp.</i>	No works required, retain
T95	123.T95.0	Oak <i>Quercus sp.</i>	No works required, retain
T96	63.T96.55	White Willow <i>Salix alba</i>	No works required, retain
T97	0.T97.0	Crack Willow <i>Salix fragilis</i>	No works required, retain
T98	0.T98.0	Common Ash <i>Fraxinus excelsior</i>	No works required, retain
T99	124.T99.0	Oak <i>Quercus sp.</i>	Crown lift to provide 3m ground level clearance over footpath
T100	66.T100.70	Oak <i>Quercus sp.</i>	No works required, retain
T101	64.T101.69	Oak <i>Quercus sp.</i>	No works required, retain
T102	91.T102.56	White Willow <i>Salix alba</i>	No works required, retain
T103	136.T103.0	Oak <i>Quercus sp.</i>	No works required, retain
T104	135.T104.0	Oak <i>Quercus sp.</i>	No works required, retain
T105	134.T105.0	Oak <i>Quercus sp.</i>	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
T106	133.T106.0	Oak <i>Quercus sp.</i>	No works required, retain
T107	132.T107.0	Oak <i>Quercus sp.</i>	No works required, retain
T108	131.T108.0	Oak <i>Quercus sp.</i>	No works required, retain
T109	130.T109.0	Oak <i>Quercus sp.</i>	No works required, retain
T110	129.T110.0	Oak <i>Quercus sp.</i>	No works required, retain
T111	0.T111.0	Oak <i>Quercus sp.</i>	No works required, retain
T112	127.T112.0	Oak <i>Quercus sp.</i>	No works required, retain
T113	128.T113.0	Oak <i>Quercus sp.</i>	No works required, retain
T114	125.T114.0	Oak <i>Quercus sp.</i>	No works required, retain
T115	0.T115.0	Oak <i>Quercus sp.</i>	No works required, retain
T116	0.T116.0	Oak <i>Quercus sp.</i>	No works required, retain
T117	0.T117.0	Oak <i>Quercus sp.</i>	No works required, retain
T118	92.T118.67	Oak <i>Quercus sp.</i>	No works required, retain
T119	0.T119.0	Oak <i>Quercus sp.</i>	No works required, retain
T120	65.T120.68	Oak <i>Quercus sp.</i>	No works required, retain
T121	0.T121.0	Oak <i>Quercus sp.</i>	No works required, retain
T122	55.T122.74	Oak <i>Quercus sp.</i>	No works required, retain
T123	52.T123.75	Oak <i>Quercus sp.</i>	No works required, retain
T124	0.T124.0	Oak <i>Quercus sp.</i>	No works required, retain
T125	41.T125.76	Oak <i>Quercus sp.</i>	No works required, retain
T126	51.T126.0	Oak <i>Quercus sp.</i>	No works required, retain
T127	0.T127.0	Oak <i>Quercus sp.</i>	No works required, retain
T128	54.T128.78	Oak <i>Quercus sp.</i>	No works required, retain
T129	53.T129.79	Oak <i>Quercus sp.</i>	No works required, retain
T130	0.T130.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
T131	49.T131.80	Oak <i>Quercus sp.</i>	No works required, retain
T132	50.T132.81	Oak <i>Quercus sp.</i>	No works required, retain
T133	0.T133.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
T134	48.T134.82	Oak <i>Quercus sp.</i>	No works required, retain
T135	0.T135.0	Crab Apple <i>Malus sylvestris</i>	No works required, retain
T136	102.T136.0	Oak <i>Quercus sp.</i>	No works required, retain
T137	0.T137.0	Oak <i>Quercus sp.</i>	No works required, retain
T138	47.T138.29	Oak <i>Quercus sp.</i>	No works required, retain
T139	45.T139.30	Oak <i>Quercus sp.</i>	No works required, retain
T140	42.T140.31	Oak <i>Quercus sp.</i>	No works required, retain
T141	142.T141.0	Oak <i>Quercus sp.</i>	No works required, retain
T142	43.T142.33	Oak <i>Quercus sp.</i>	No works required, retain
T143	44.T143.34	Oak <i>Quercus sp.</i>	No works required, retain
T144	0.T144.0	Oak <i>Quercus sp.</i>	No works required, retain
T145	40.T145.35	Oak <i>Quercus sp.</i>	No works required, retain
T146	87.T146.25	Oak <i>Quercus sp.</i>	Fell and remove stump
T147	153.T147.0	Oak <i>Quercus sp.</i>	No works required, retain
T148	143.T148.0	Oak <i>Quercus sp.</i>	No works required, retain
T149	0.T149.0	Oak <i>Quercus sp.</i>	Fell and remove stump
T150	109.T150.0	Oak <i>Quercus sp.</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T151	0.T151.0	Oak <i>Quercus sp.</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T152	0.T152.0	Oak <i>Quercus sp.</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T153	0.T153.0	Oak <i>Quercus sp.</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T154	0.T154.0	Oak <i>Quercus sp.</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T155	0.T155.0	Oak <i>Quercus sp.</i>	No works required, retain
T156	0.T156.0	Oak <i>Quercus sp.</i>	Fell and remove stump
T157	39.T157.27	Oak <i>Quercus sp.</i>	No works required, retain
T158	117.T158.0	Oak <i>Quercus sp.</i>	No works required, retain
T159	116.T159.0	Oak <i>Quercus sp.</i>	No works required, retain
T160	0.T160.0	Oak <i>Quercus sp.</i>	No works required, retain
T161	0.T161.0	Oak <i>Quercus sp.</i>	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
T162	115.T162.0	Oak <i>Quercus sp.</i>	No works required, retain
T163	0.T163.0	Common Ash <i>Fraxinus excelsior</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T164	0.T164.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T165	113.T165.0	Oak <i>Quercus sp.</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T166	0.T166.0	Pedunculate Oak <i>Quercus robur</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T167	0.T167.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell to ground level
T168	0.T168.0	Weeping Willow <i>Salix x chrysocoma</i>	No works required, retain
T169	0.T169.0	Common Alder <i>Alnus glutinosa</i>	No works required, retain
T170	0.T170.0	Weeping Willow <i>Salix x chrysocoma</i>	No works required, retain
T171	0.T171.0	Pedunculate Oak <i>Quercus robur</i>	No works required, retain
T172	0.T172.0	Apple <i>Malus spp</i>	Fell to ground level
T173	0.T173.0	Common Ash <i>Fraxinus excelsior</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T174	0.T174.0	Pedunculate Oak <i>Quercus robur</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T175	0.T175.0	Common Ash <i>Fraxinus excelsior</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T176	0.T176.0	Pedunculate Oak <i>Quercus robur</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T177	0.T177.0	Common Ash <i>Fraxinus excelsior</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T178	0.T178.0	Common Ash <i>Fraxinus excelsior</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T179	0.T179.0	Common Ash <i>Fraxinus excelsior</i>	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
T180	0.T180.0	Willow <i>Salix spp</i>	No works required, retain
T181	0.T181.0	Pedunculate Oak <i>Quercus robur</i>	Fell to ground level
T182	0.T182.0	Common Sycamore <i>Acer pseudoplatanus</i>	Fell to ground level and remove stump
T183	0.T183.0	Common Ash <i>Fraxinus excelsior</i>	No works required, retain
T184	0.T184.0	Flowering Cherry x2 <i>Prunus spp</i>	No works required, retain
T185	0.T185.0	Norway Maple <i>Acer platanoides</i>	No works required, retain
G1	0.G1.0	English Elm <i>Ulmus procera</i>	No works required, retain
G2	0.G2.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G3	0.G3.0	Willow <i>Salix sp.</i>	No works required, retain
G4	0.G4.0	English Elm <i>Ulmus procera</i>	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
G5	0.G5.0	Willow <i>Salix sp.</i>	No works required, retain
G6	0.G6.0	English Elm <i>Ulmus procera</i>	Fell and remove stumps in section of group up to 1m beyond footpath edges
G7	0.G7.0	English Elm <i>Ulmus procera</i>	No works required, retain
G8	0.G8.0	Common Hawthorn <i>Crataegus monogyna</i>	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance/visibility splay
G9	0.G9.0	Common Hawthorn <i>Crataegus monogyna</i>	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance/visibility splay
G10	0.G10.0	Oak <i>Quercus sp.</i>	No works required, retain
G11	0.G11.0	Willow <i>Salix sp.</i>	No works required, retain
G12	147.G12.0	Willow <i>Salix sp.</i>	No works required, retain
G13	0.G13.0	English Elm <i>Ulmus procera</i>	No works required, retain
G14	0.G14.0	Oak <i>Quercus sp.</i>	Fell and remove stumps
G15	0.G15.0	English Elm <i>Ulmus procera</i>	Fell and remove stumps in section of group up to 1m beyond footpath edges
G16	0.G16.0	Willow <i>Salix sp.</i>	No works required, retain
G17	0.G17.0	Common Hazel <i>Corylus avellana</i>	No works required, retain
G18	76.G18.105 77.G18.121 107.G18.0 108.G18.0	Oak <i>Quercus sp.</i>	No works required, retain
G19	12.G19.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps in section of group up to 1m beyond footpath edge
G20	6.G20.325 8.G20.326 9.G20.14 13.G20.16 141.G20.0	White Willow <i>Salix alba</i>	No works required, retain
G21	0.G21.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G22	0.G22.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G23	148.G23.0	English Elm <i>Ulmus procera</i>	No works required, retain
G24	0.G24.0	Hawthorn <i>Crataegus sp.</i>	No works required, retain
G25	0.G25.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G26	0.G26.0	English Elm <i>Ulmus procera</i>	Fell and remove stumps
G27	0.G27.0	English Elm <i>Ulmus procera</i>	Fell and remove stumps
G28	0.G28.0	English Elm <i>Ulmus procera</i>	Fell and remove stumps
G29	104.G29.0	Willow <i>Salix sp.</i>	Fell and remove stumps
G30	0.G30.0	Common Elder <i>Sambucas nigra</i>	Fell and remove stumps in section of group up to 1m beyond footpath edge

Tree No	Unique Combined Reference	Species	Permitted Works
G31	0.G31.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G32	0.G32.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G33	0.G33.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G34	0.G34.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G35	0.G35.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G36	0.G36.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G37	70.G37.45 71.G37.44 74.G37.38 137.G37.0 138.G37.0 139.G37.0 140.G37.0	Oak <i>Quercus sp.</i>	Fell and remove stumps in section of group up to 1m beyond footpath edge 70.G37.45 – Retain, may require pruning to provide 3m ground level clearance over footpath
G38	93.G38.49	White Willow <i>Salix alba</i>	No works required, retain
G39	0.G39.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G40	0.G40.0	Blackthorn <i>Prunus spinosa</i>	No works required, retain
G41	0.G41.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G42	19.G42.322 20.G42.320 21.G42.317 22.G42.319 23.G42.316 24.G42.315 26.G42.314 27.G42.311 28.G42.313 30.G42.306 32.G42.302 34.G42.309 35.G42.308 83.G42.318 85.G42.304 86.G45.303 103.G42.0	Oak <i>Quercus sp.</i>	No works required, retain
G43	0.G43.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps
G44	0.G44.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G45	0.G45.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps in sections of group up to 1m beyond footpath edges
G46	0.G46.0	Hawthorn <i>Crataegus sp.</i>	No works required, retain
G47	0.G47.0	Blackthorn <i>Prunus spinosa</i>	Fell and remove stumps in section of group up to 1m beyond footpath edges
G48	0.G48.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G49	0.G49.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain

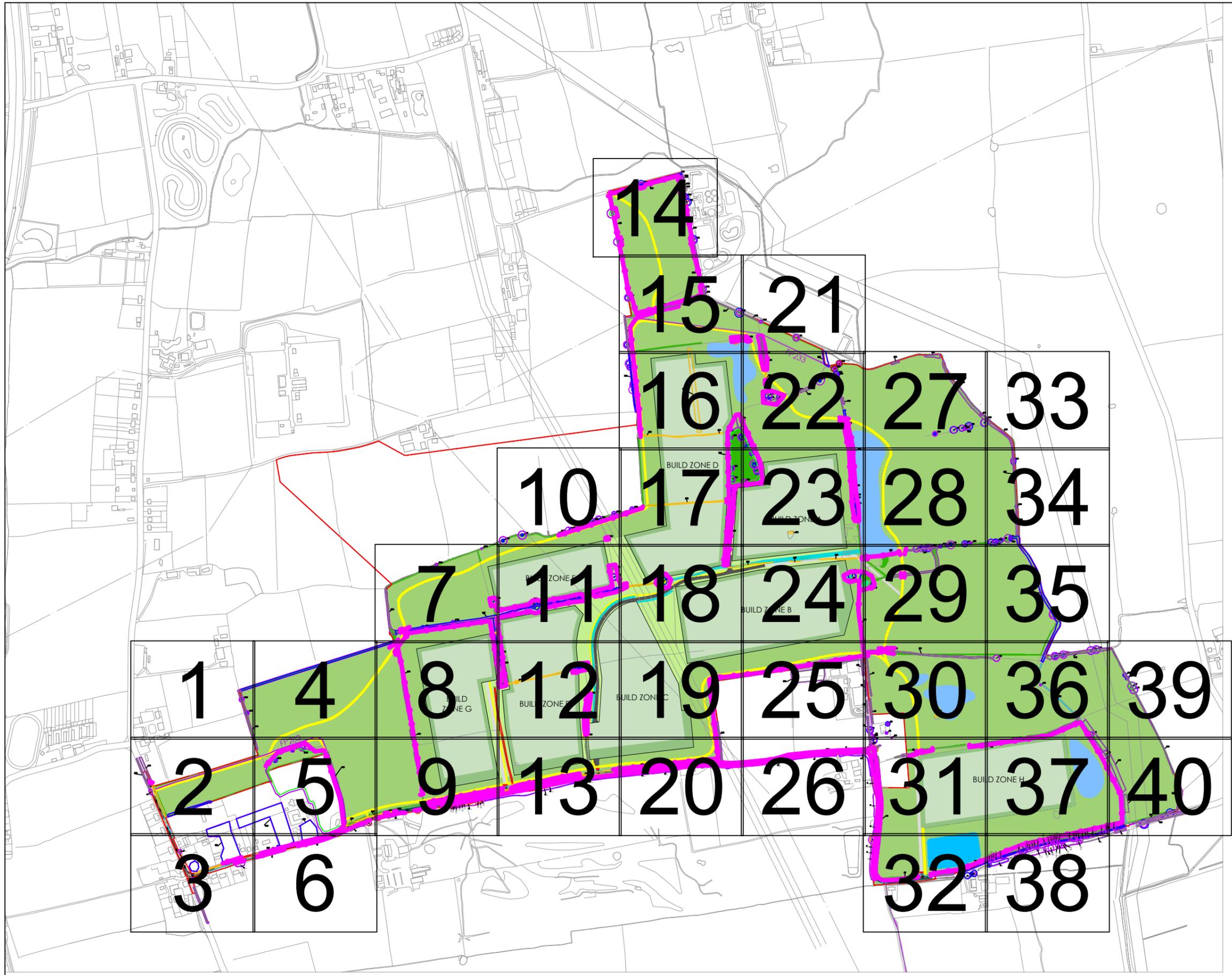
Tree No	Unique Combined Reference	Species	Permitted Works
G50	0.G50.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps in section of group up to 1m beyond footpath edges
G51	126.G51.0	English Elm <i>Ulmus procera</i>	Fell and remove stumps in section of group up to 1m beyond footpath edges
G52	0.G52.0	Blackthorn <i>Prunus spinosa</i>	No works required, retain
G53	0.G53.0	Blackthorn <i>Prunus spinosa</i>	No works required, retain
G54	0.G54.0	Blackthorn <i>Prunus spinosa</i>	Fell and remove stumps
G55	56.G55.0 59.G55.125 60.G55.124 88.G55.101 90.G55.123 154.G55.0	Oak <i>Quercus sp.</i>	Fell and remove stumps
G56	122.G56.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps
G57	0.G57.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G58	121.G58.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G59	46.G59.28	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps in section of group for swale and up to 1m beyond footpath edges and up to 1m beyond security fence 46.G59.28 – Retain (proposed works for swale, footpath and security fence do not impact this tree)
G60	0.G60.0	Willow <i>Salix sp.</i>	No works required, retain
G61	0.G61.0	Wych Elm <i>Ulmus glabra</i>	No works required, retain
G62	0.G62.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps of trees
G63	0.G63.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G64	0.G64.0	Wych Elm <i>Ulmus glabra</i>	Fell and remove stumps in section of group up to 1m beyond junction splay
G65	38.G65.0	Wych Elm <i>Ulmus glabra</i>	No works required, retain
G66	0.G66.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps in section of group up to 1m beyond junction splay and for visibility splay
G67	0.G67.0	Wych Elm <i>Ulmus glabra</i>	Fell and remove stumps
G68	0.G68.0	Wych Elm <i>Ulmus glabra</i>	Fell and remove stumps in section beneath Build Zone E and up to 1m beyond security fence
G69	0.G69.0	Wych Elm <i>Ulmus glabra</i>	Fell and remove stumps in section of group up to 1m beyond footpath edges
G70	0.G70.0	Wych Elm <i>Ulmus glabra</i>	No works required, retain
G71	0.G71.0	Wych Elm <i>Ulmus glabra</i>	No works required, retain
G72	118.G72.0 119.G72.0 120.G72.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G73	0.G73.0	Wych Elm <i>Ulmus glabra</i>	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
G74	0.G74.0	Common Ash <i>Fraxinus excelsior</i>	Clip and cut back as required to back edge of new footpath edge Crown lift to provide 3m ground level clearance over footpath as required
G75	33.G75.88 37.G75.126	Wych Elm <i>Ulmus glabra</i>	Fell to ground level
G76	0.G76.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps
G77	97.G77.0 98.G77.0 99.G77.0 100.G77.0 101.G77.0 111.G77.0 112.G77.0	Oak <i>Quercus sp.</i>	Fell and remove stumps of trees in section of group under footprint of development and up to 1m beyond footpath edges, for the remainder of the group fell to ground level ONLY after onsite investigation works for road widening/footway and removal confirmed as necessary
G78	0.G78.0	Wych Elm <i>Ulmus glabra</i>	No works required, retain
G79	0.G79.0	Norway Maple <i>Acer platanoides</i>	Clip and cut back as required to back edge of new road edge
G80	0.G80.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G81	0.G81.0	Common Ash <i>Fraxinus excelsior</i>	Fell and remove stumps of section of trees on highways land
G82	0.G82.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps of trees
G83	0.G83.0	Sycamore <i>Acer pseudoplatanus</i>	No works required, retain
G84	0.G84.0	Cherry Laurel <i>Prunus laurocerasus</i>	Clip and cut back as required to back edge of new road edge
G85	0.G85.0	Common Hawthorn <i>Crataegus monogyna</i>	No works required, retain
G86	0.G86.0	Common Hawthorn <i>Crataegus monogyna</i>	Fell and remove stumps in southern section of group up to 1m beyond footpath edges
G87	0.G87.0	Wild Cherry <i>Prunus avium</i>	No works required, retain
G88	0.G88.0	Wych Elm <i>Ulmus glabra</i>	No works required, retain
G89	0.G89.0	Elm Hawthorn Wild Cherry	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G90	0.G90.0	Elm Pedunculate Oak	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G91	0.G91.0	Common Hawthorn Blackthorn Elm	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G92	0.G92.0	Elm Pedunculate Oak Goat Willow	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G93	0.G93.0	Common Hawthorn Silver Birch Pedunculate Oak Sycamore	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G94	0.G94.0	Elm	Fell to ground level and remove stumps
G95	0.G95.0	Elder x1 Elm x2	Fell to ground level and remove stumps
G96	0.G96.0	Blackthorn Hawthorn	No works required, retain

Tree No	Unique Combined Reference	Species	Permitted Works
G97	0.G97.0	Blackthorn Hawthorn Pedunculate Oak	No works required, retain
G98	0.G98.0	Common Ash Blackthorn Hawthorn	No works required, retain
G99	0.G99.0	Common Hawthorn Elder Blackthorn Field Maple	No works required, retain
G100	0.G100.0	Elm	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G101	0.G101.0	Common Hawthorn Field Maple Elm Blackthorn	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G102	0.G102.0	Elm Blackthorn	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G103	0.G103.0	Hawthorn Blackthorn Elm	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G104	0.G104.0	Hawthorn Apple	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G105	0.G105.0	Blackthorn Hawthorn Elm	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G106	0.G106.0	Blackthorn Hawthorn Elm	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G107	0.G107.0	Leyland Cypress Hawthorn Ash Blackthorn	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G108	110.G108.0	Blackthorn Hawthorn	Potential localised tree removals on roadside and/or Clip and trim group edge as required for road clearance
G109	0.G109.0	Common Ash Pedunculate Oak	Fell to ground level ONLY the larger trees in group after onsite investigation works for road widening and removal confirmed as necessary
G110	114.G110.0	Common Ash Hawthorn Elm	Fell to ground level ONLY after onsite investigation works for road widening and removal confirmed as necessary
G111	0.G111.0	Elm	Retain but fell dead Elm within group to ground level adjacent to highway works
G112	0.G112.0	Common Hawthorn Leyland Cypress	Clip and trim group on roadside as required for clearance
G113	0.G113.0	Common Yew x2	No works required, retain
G114	0.G114.0	Pear x2	No works required, retain
G115	0.G115.0	Apple x2	No works required, retain
H1	0.H1.0	Elm Hawthorn Field Maple	Retain but remove dead Elm Clip and cut back as required to back edge of new road edge
H2	0.H2.0	Elm	No works required, retain

- All tree works are advised to be carried out between July and September or November and February. Tree works should also avoid the season for nesting birds.
- All tree works should be carried out in accordance with current best practice guidelines and BS3998:2010 – Tree Work Recommendations.
- We recommend the use of an Arboricultural Association Approved Contractor or an ISA Certified Arborist/Tree Worker that is suitably insured and experienced to carry out the tree works.

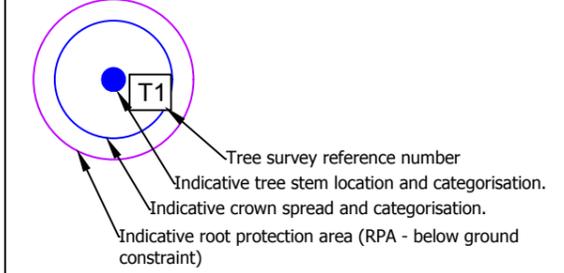




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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
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CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



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Rev.	Description	Date
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Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

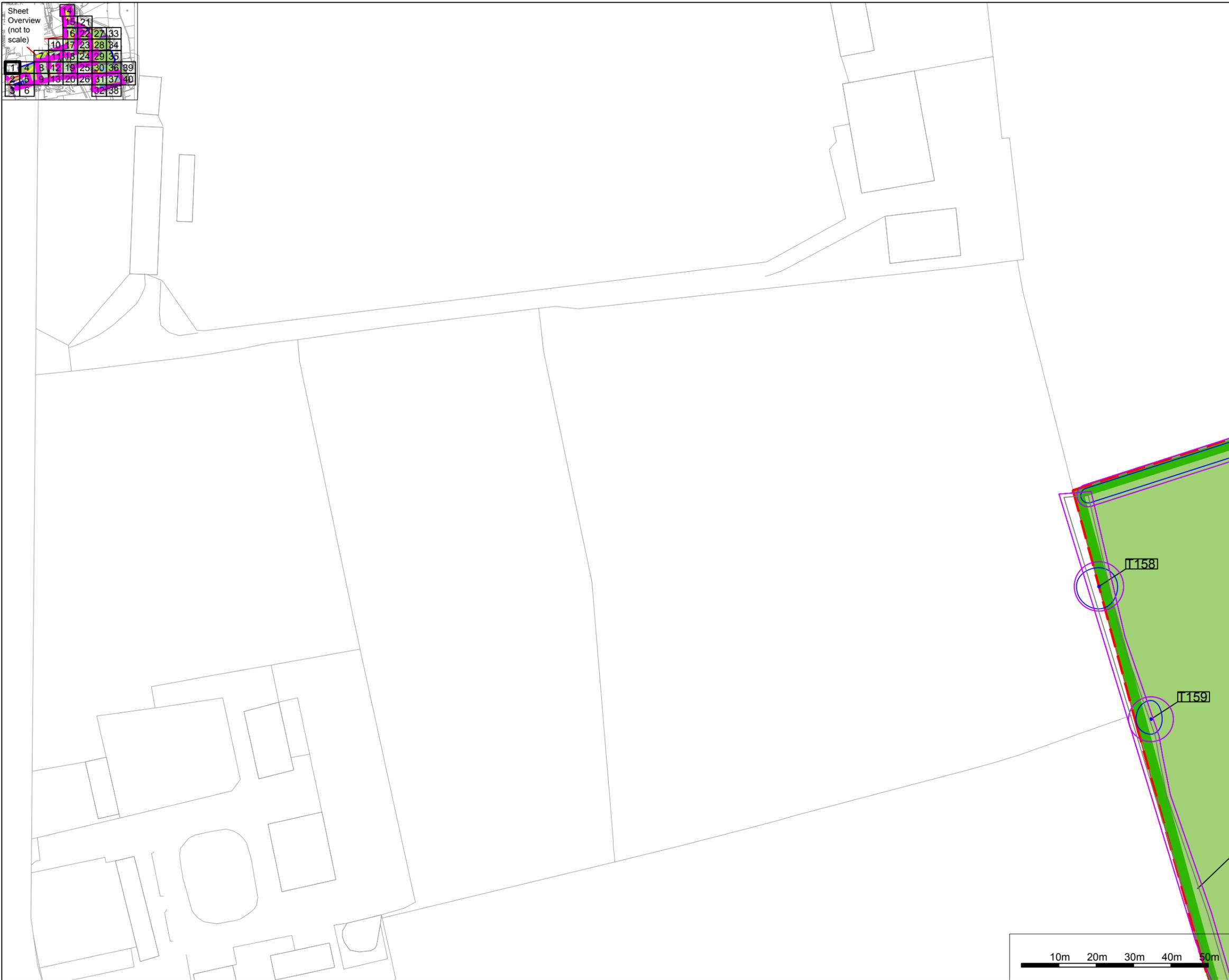
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Date: February 2026 Drawn By: DAP  
 Scale: 1-10,000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

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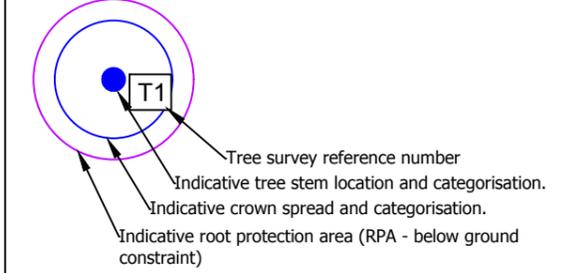
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Rev.	Description	Date
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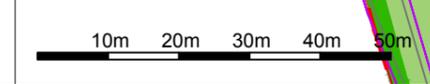


Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 1 of 40

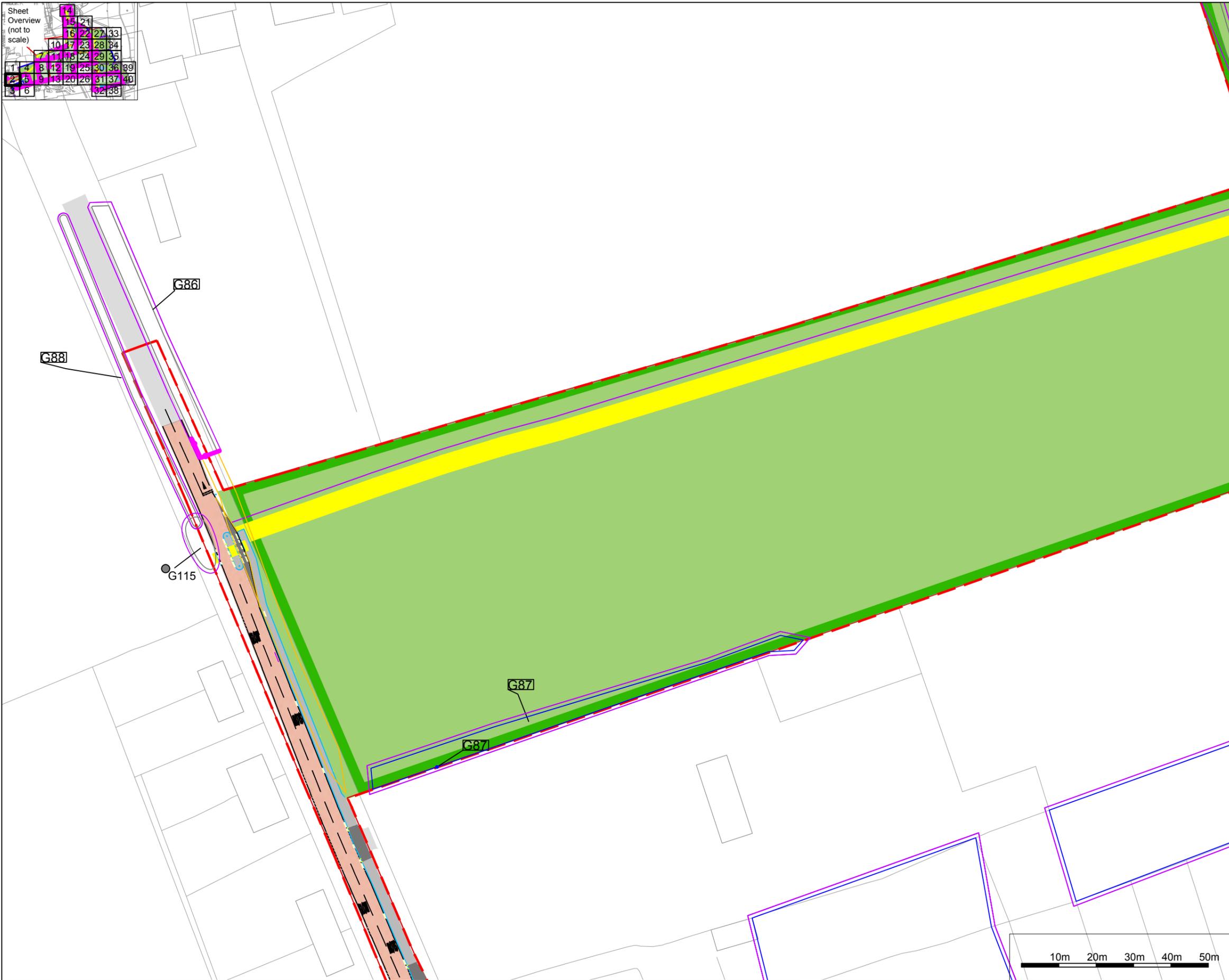
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Drawing Number: CBA11656.02H TPP Rev. H



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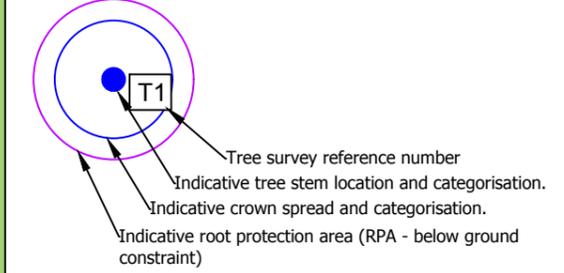
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CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
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Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

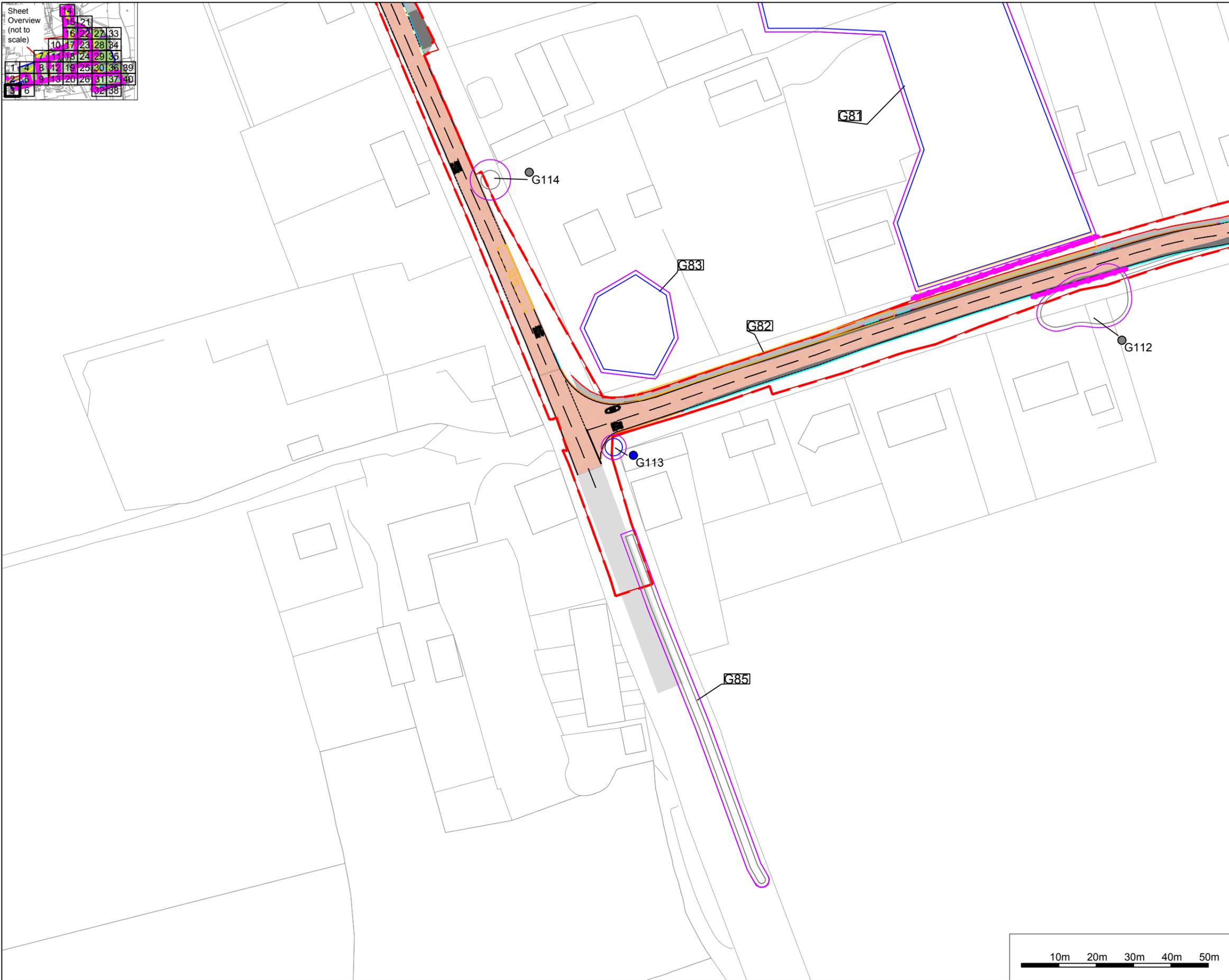
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 A3 Drawing Sheet 2 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

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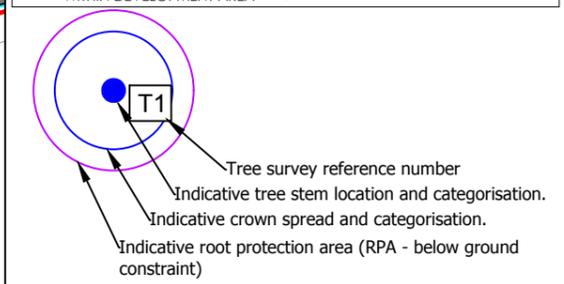
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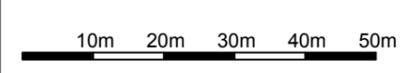
**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

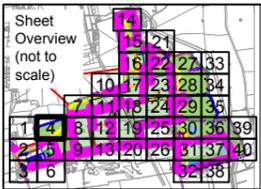
Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 3 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

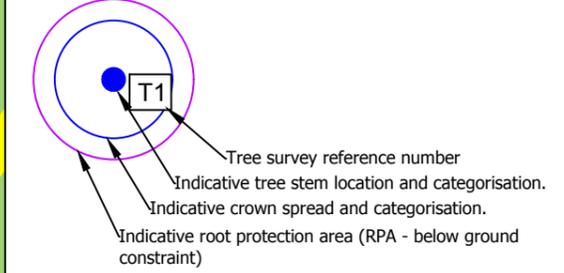




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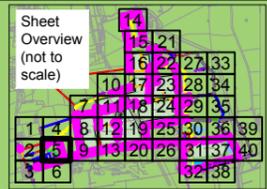
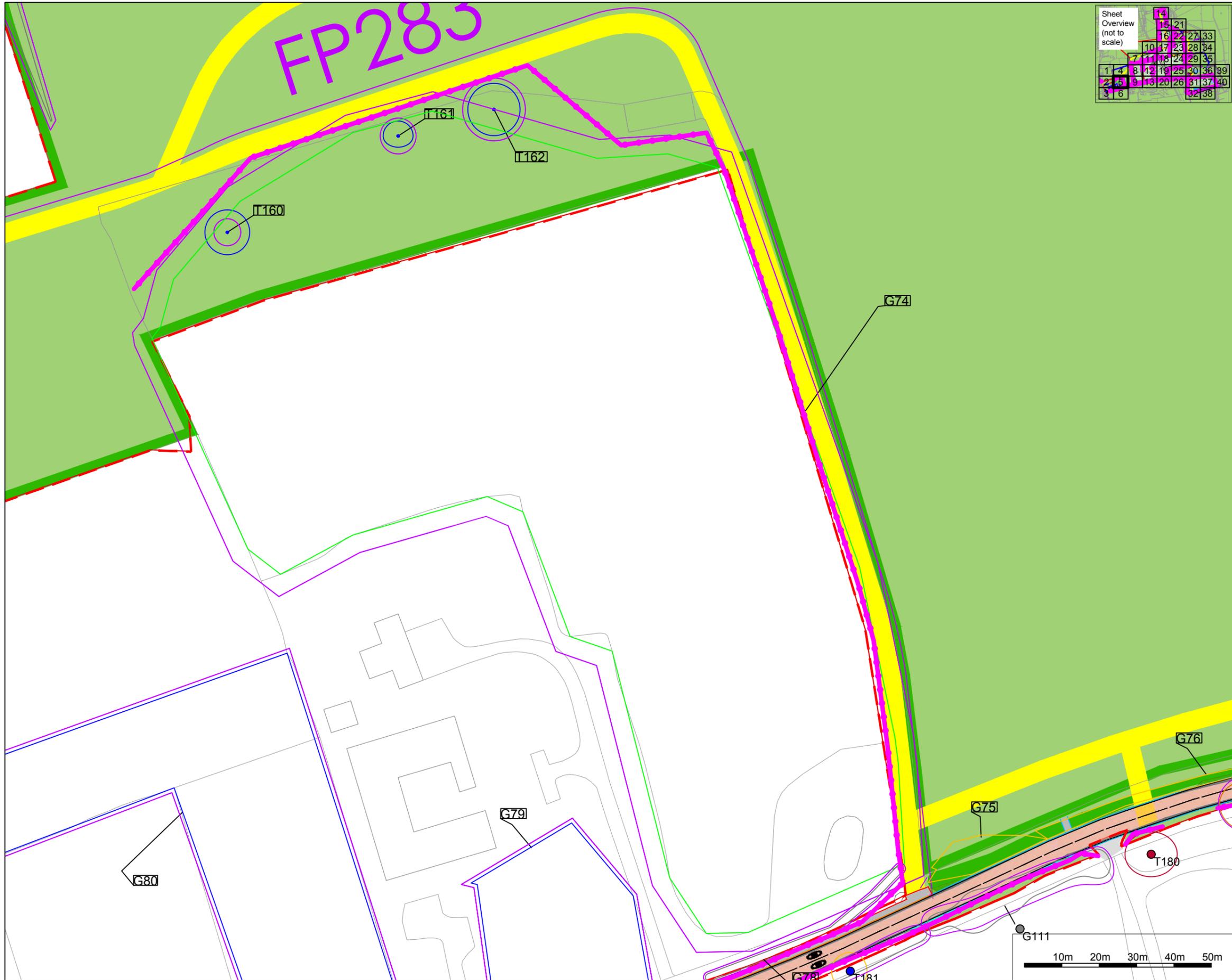
Client: Digital Reef London  
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Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 4 of 40

Date: February 2026 Drawn By: DAP  
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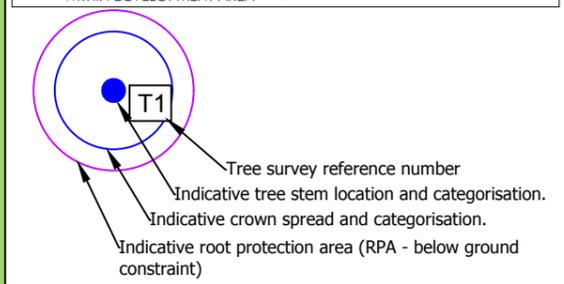




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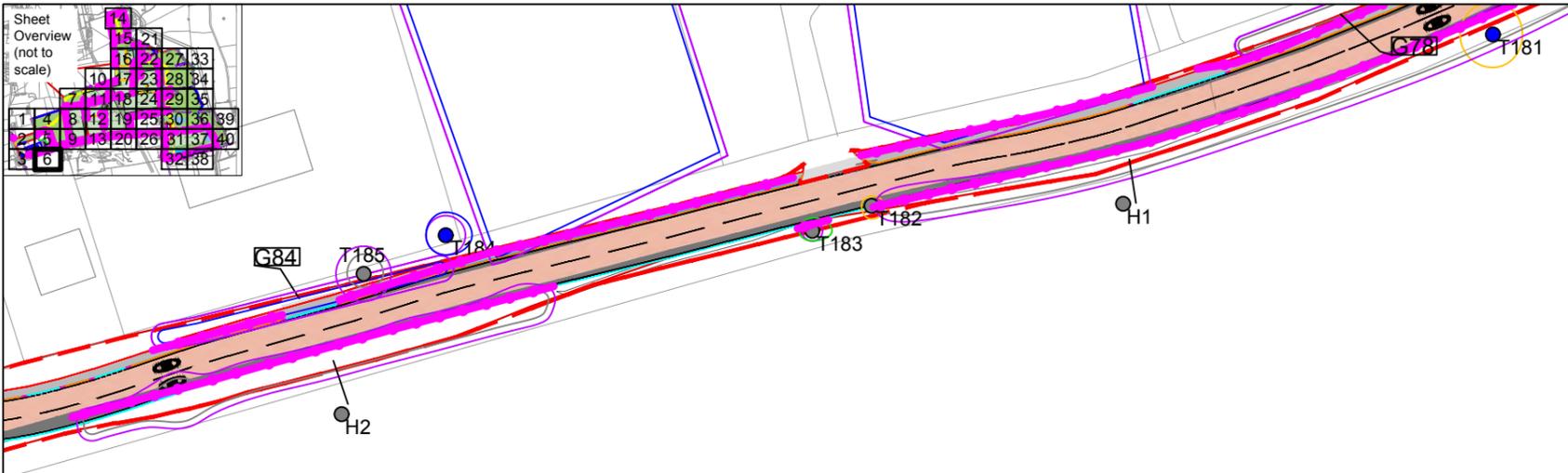


Client: Digital Reef London  
 Site: East Havering Data Centre Campus  
 Drawing Title: Tree Protection Plan A3 Drawing Sheet 5 of 40  
 Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP  
 Drawing Number: CBA11656.02H TPP Rev. H



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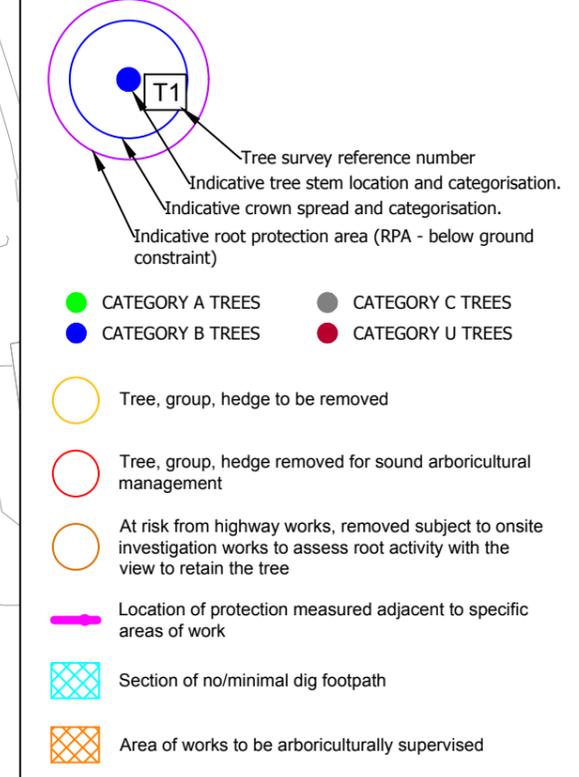
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RETAINED VETERAN TREES	RETAINED DITCHES & HEDGE ROWS
WITHIN DEVELOPMENT AREA	PROPOSED SWALES



Rev.	Description	Date



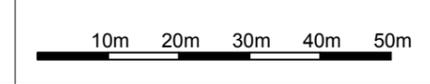
Client: Digital Reef London

Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 6 of 40

Date: February 2026 Drawn By: DAP  
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Sheet Overview (not to scale)

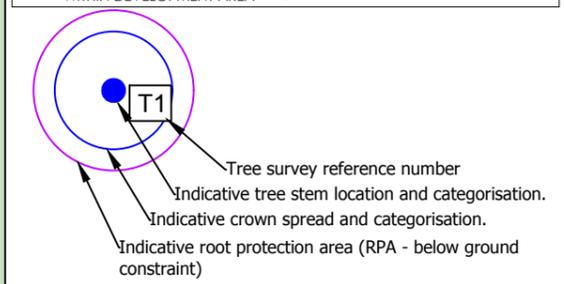
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- Area of works to be arboriculturally supervised

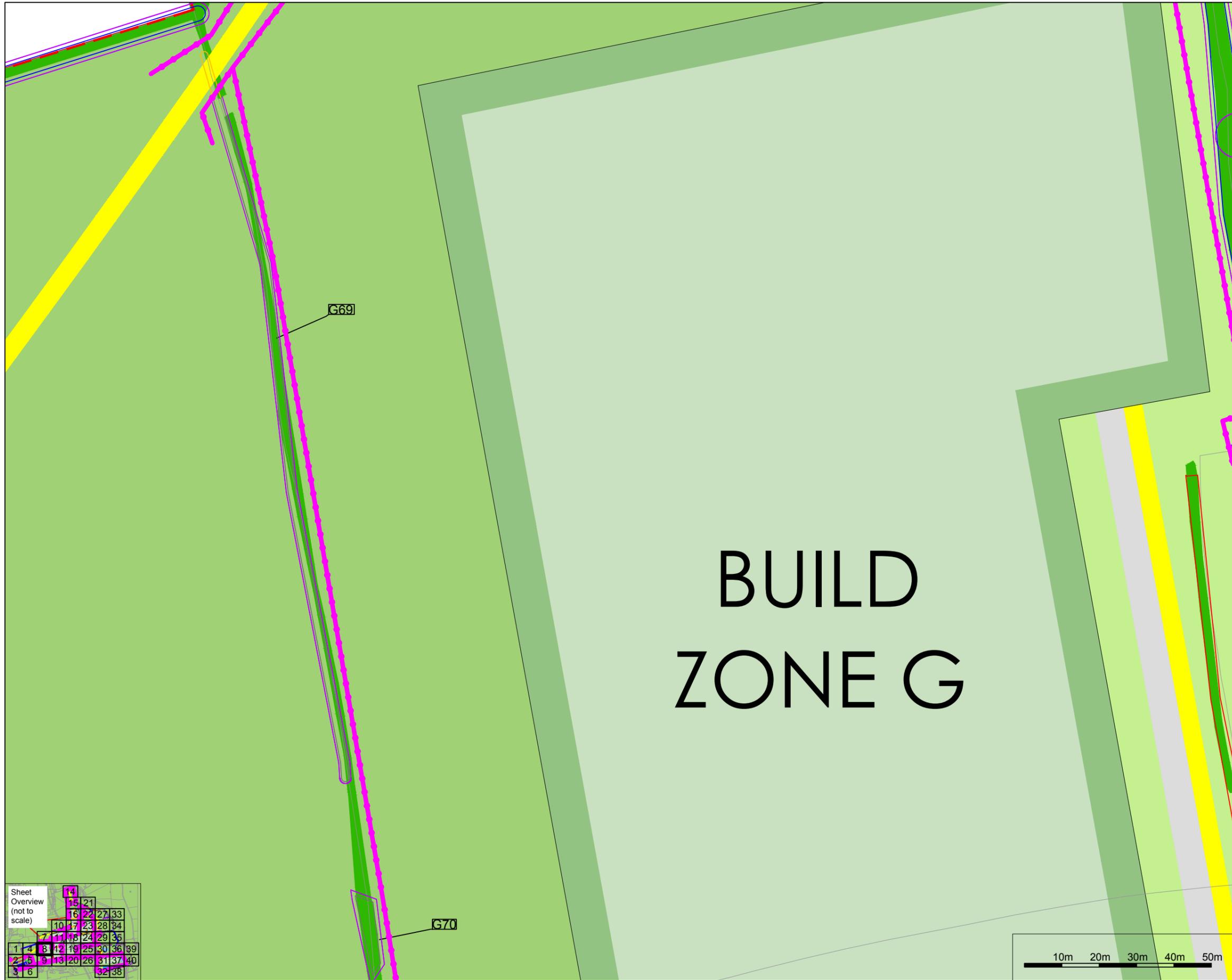
Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus  
 Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 7 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

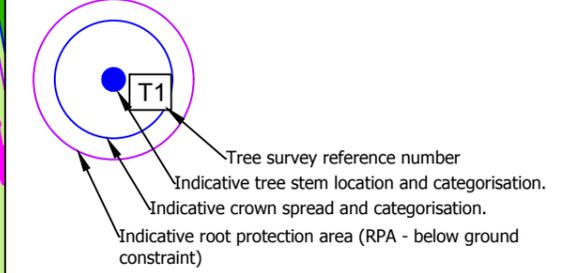
Drawing Number: CBA11656.02H TPP Rev. H



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
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Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 8 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

Sheet Overview (not to scale)

1	4	8	12	16	20	24	28	32	36	40
2	5	9	13	17	21	25	29	33	37	41
3	6	10	14	18	22	26	30	34	38	42



Sheet Overview (not to scale)

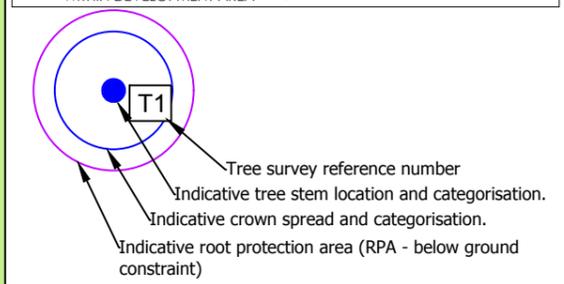
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10	13	17	21	25	29	33	37	41	45	49
11	14	18	22	26	30	34	38	42	46	50



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES

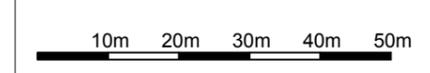


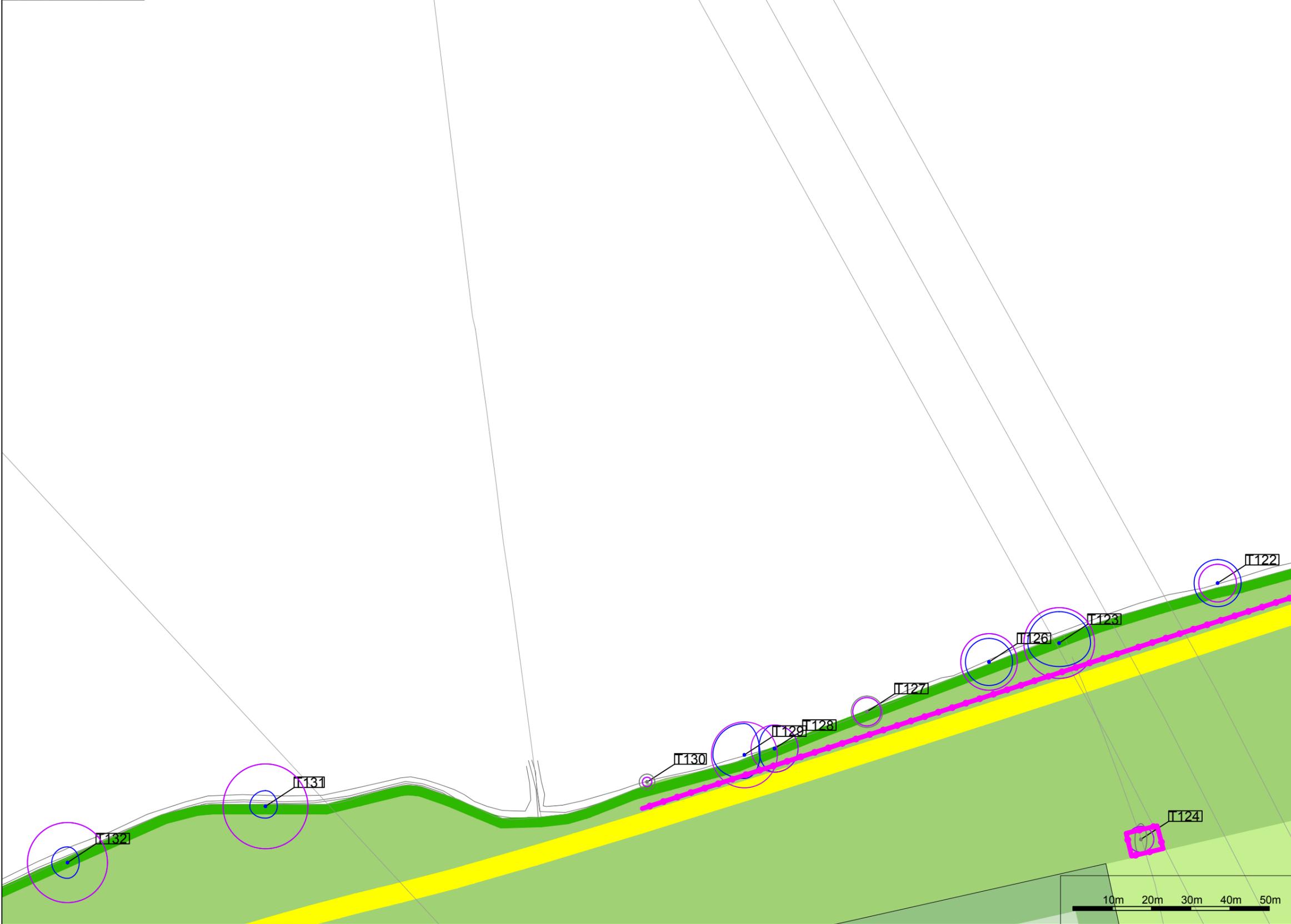
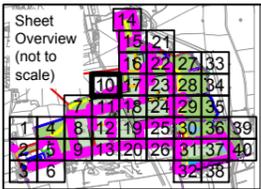
- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
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Rev.	Description	Date
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Client:	Digital Reef London
Site:	East Havering Data Centre Campus
Drawing Title:	Tree Protection Plan A3 Drawing Sheet 9 of 40
Date:	February 2026
Drawn By:	DAP
Scale:	1-1000@A3
Checked By:	GLP
Drawing Number:	CBA11656.02H TPP
Rev.	H

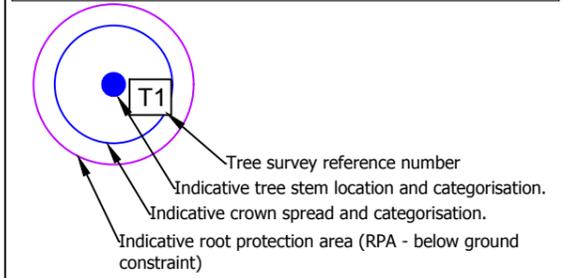




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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



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Rev.	Description	Date



Client: Digital Reef London

Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 10 of 40

Date: February 2026 Drawn By: DAP

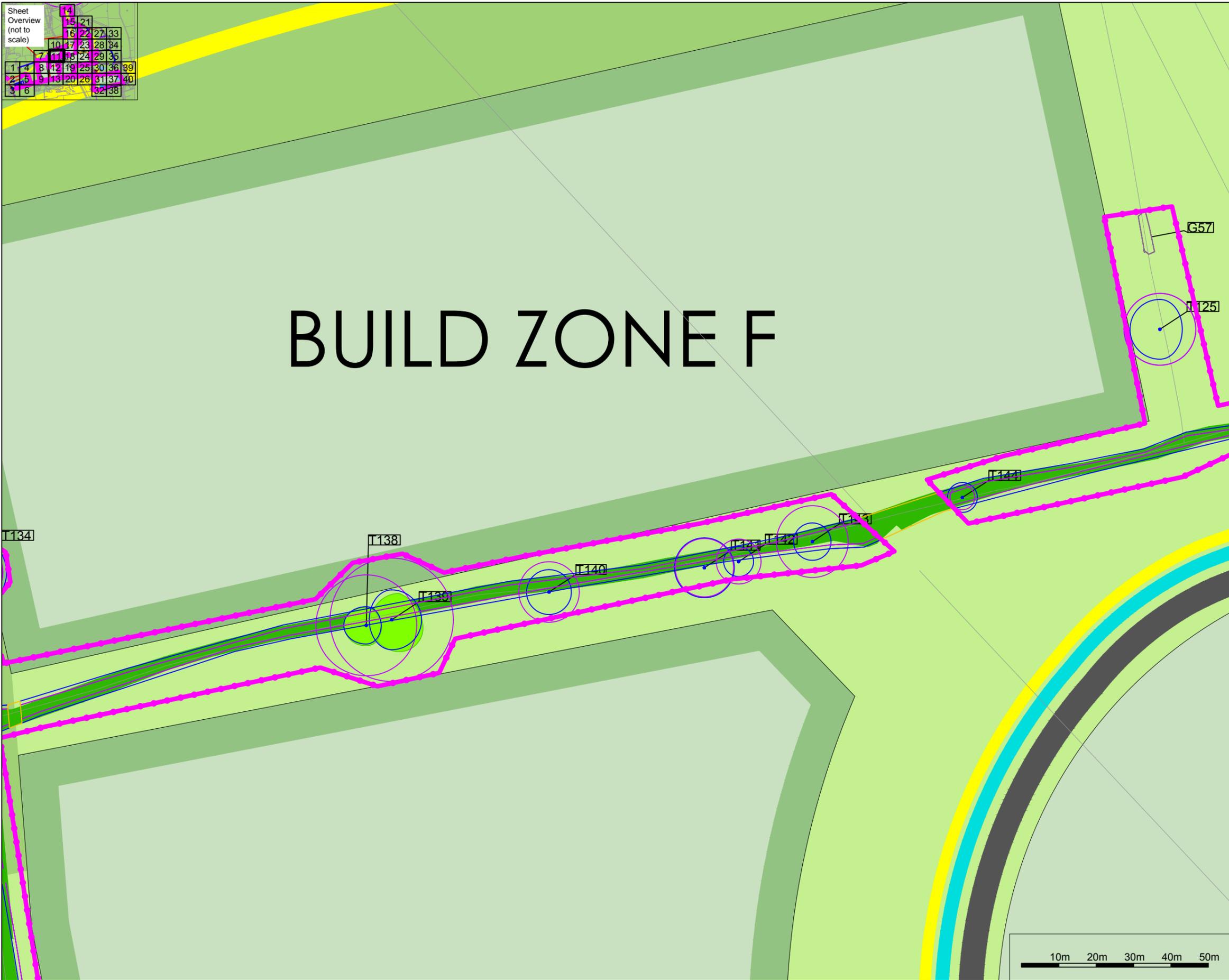
Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

Sheet Overview (not to scale)

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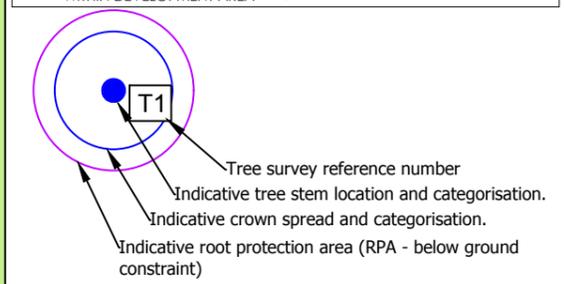
# BUILD ZONE F



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES

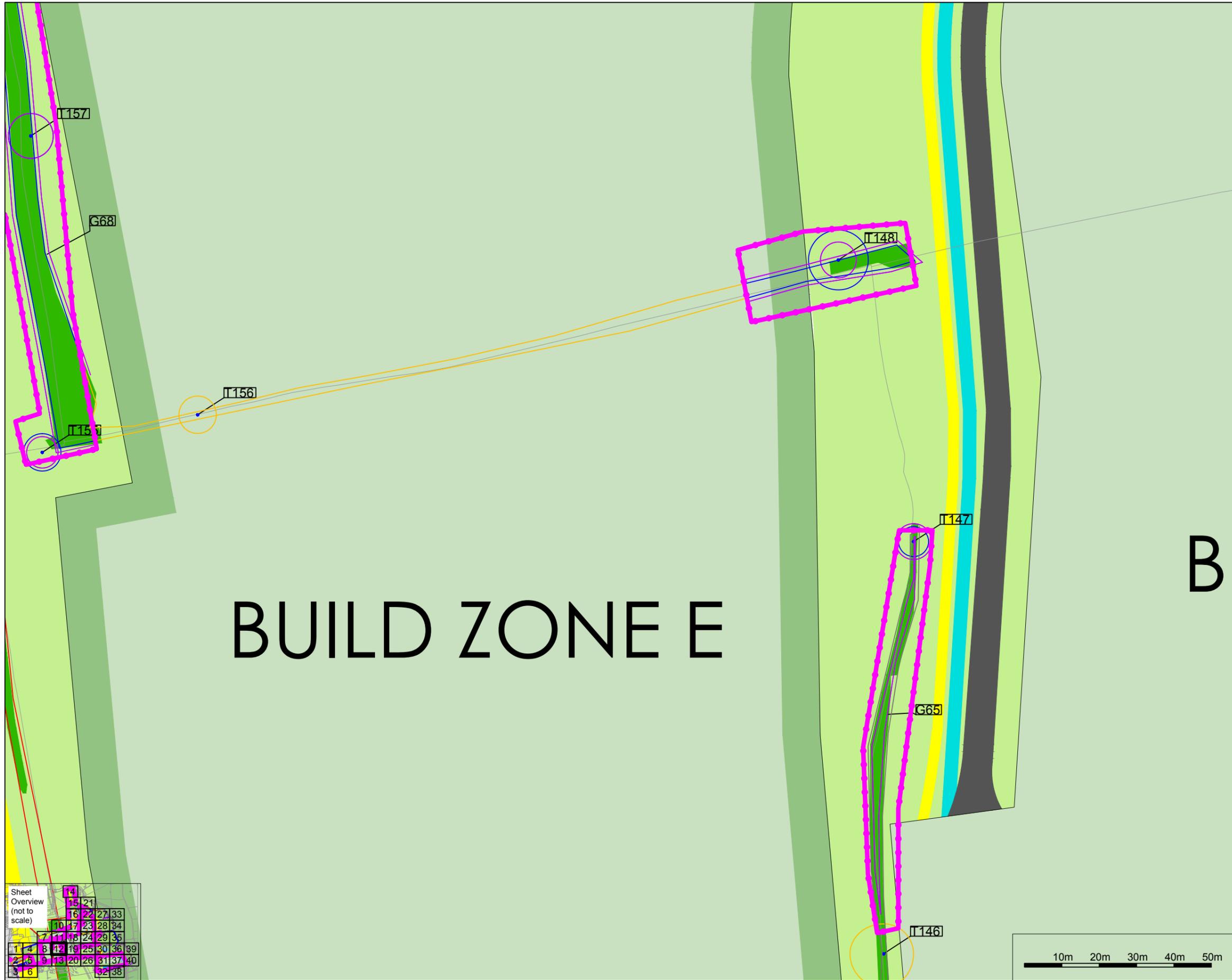


- CATEGORY A TREES
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- CATEGORY C TREES
- CATEGORY U TREES
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Rev.	Description	Date

Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

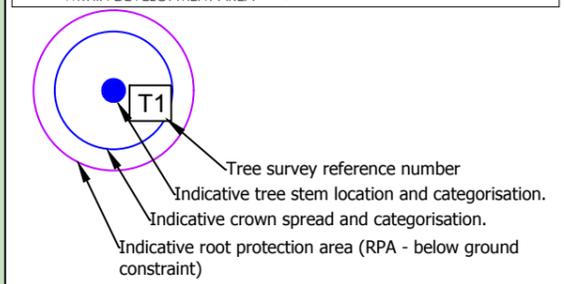
Client: Digital Reef London  
 Site: East Havering Data Centre Campus  
 Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 11 of 40  
 Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP  
 Drawing Number: CBA11656.02H TPP Rev. H



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PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
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Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

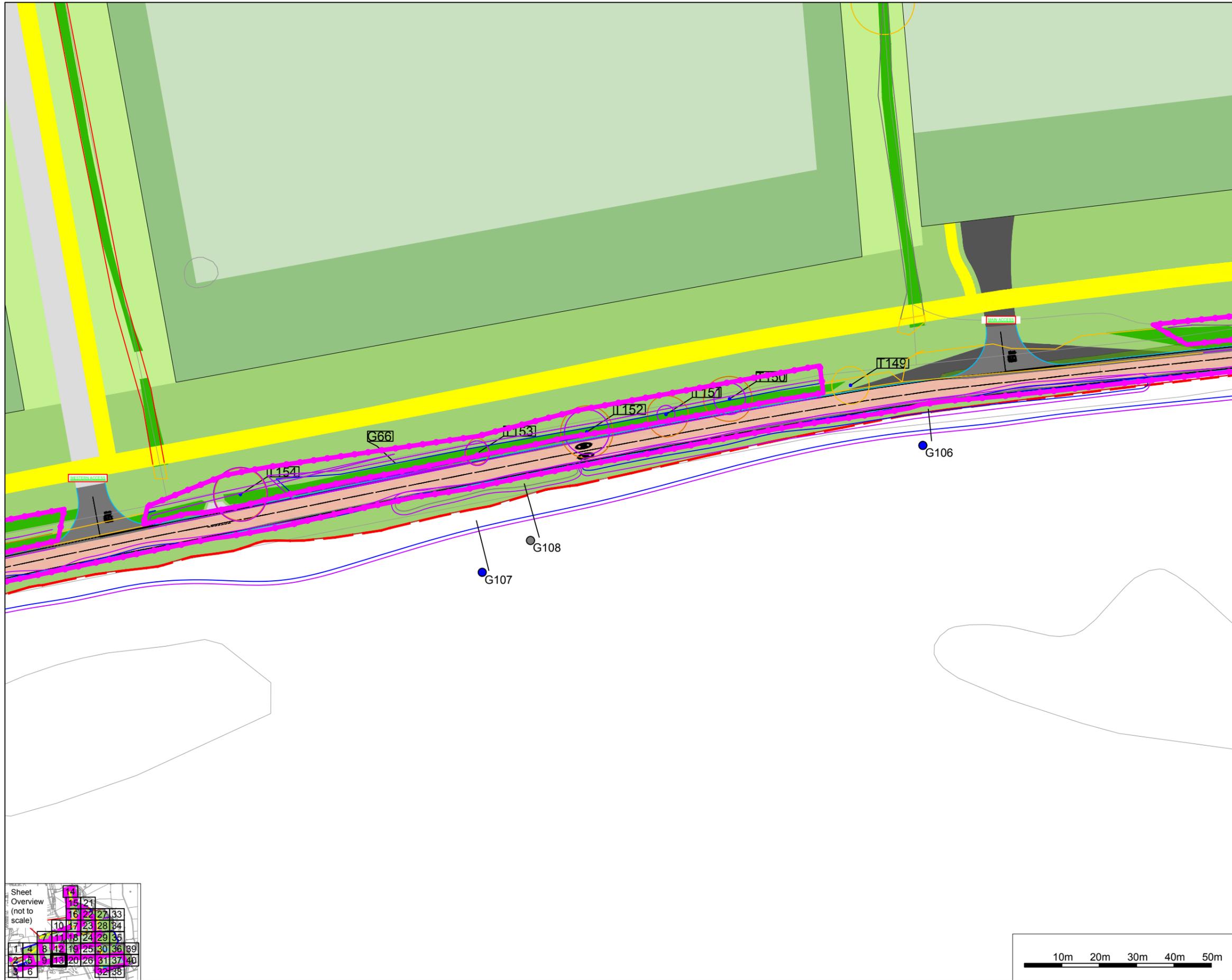
Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 12 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

Sheet Overview (not to scale)

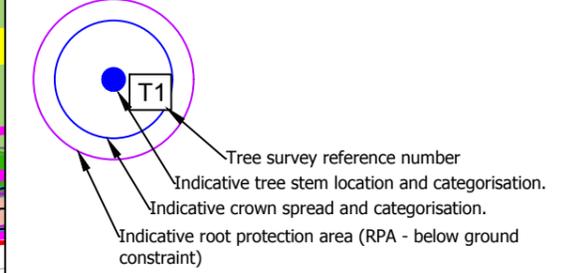
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4	7	11	15	19	23	27	31	35	39	43



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PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
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Rev.	Description	Date

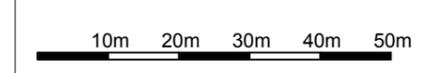
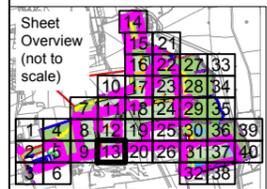


Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 13 of 40

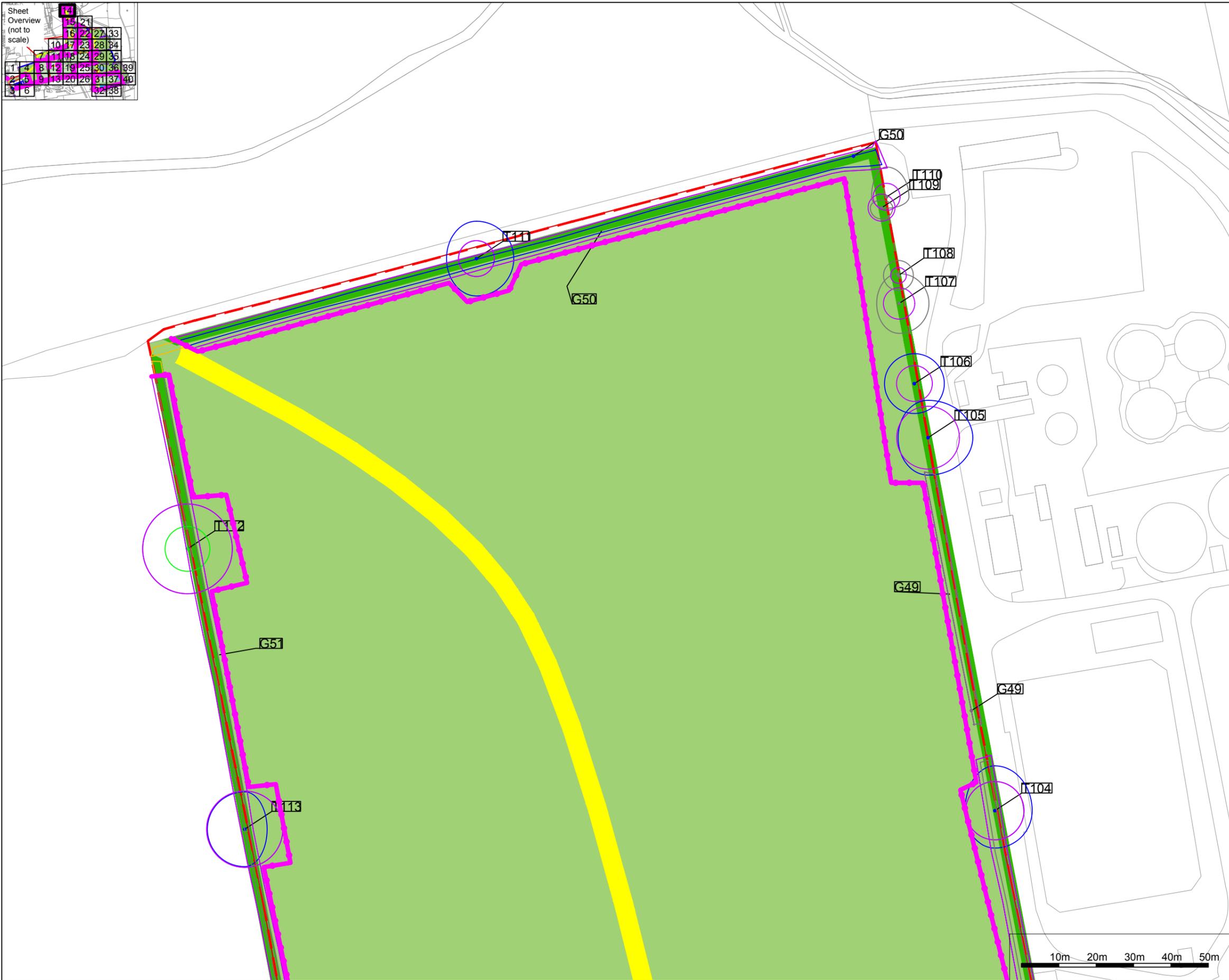
Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



Sheet Overview (not to scale)

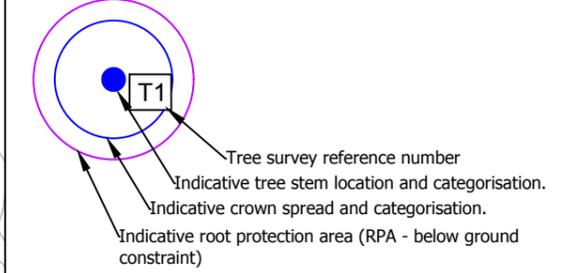
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**LEGEND**

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PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
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Rev.	Description	Date

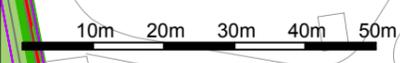
**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

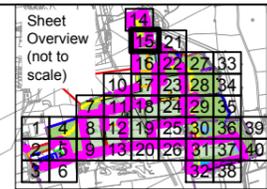
Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 14 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

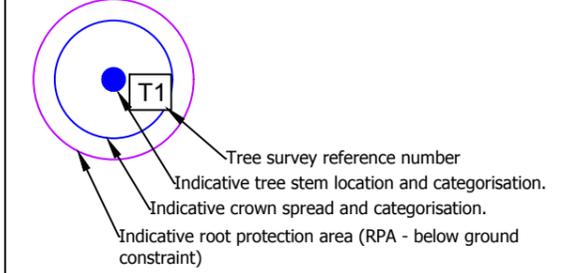




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**LEGEND**

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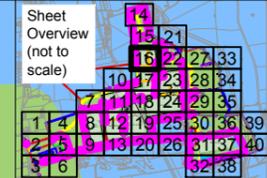
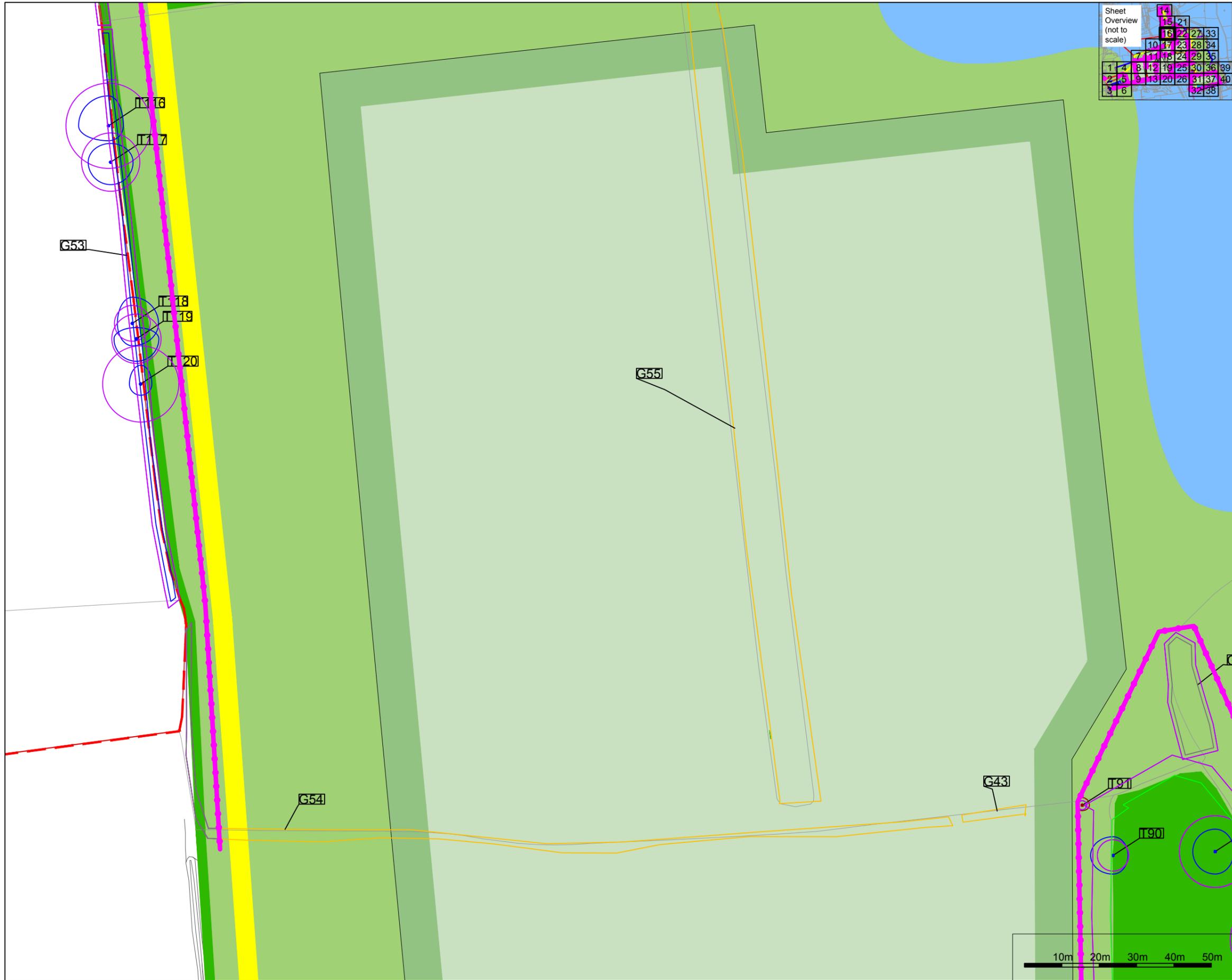


Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 15 of 40  
 Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

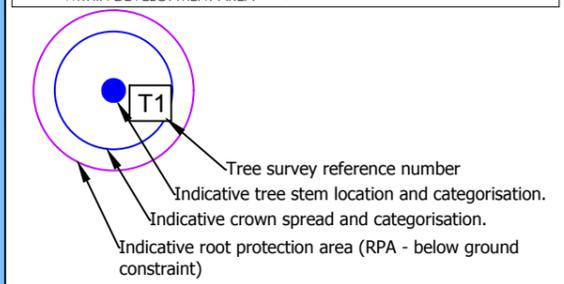




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Rev.	Description	Date



Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 16 of 40

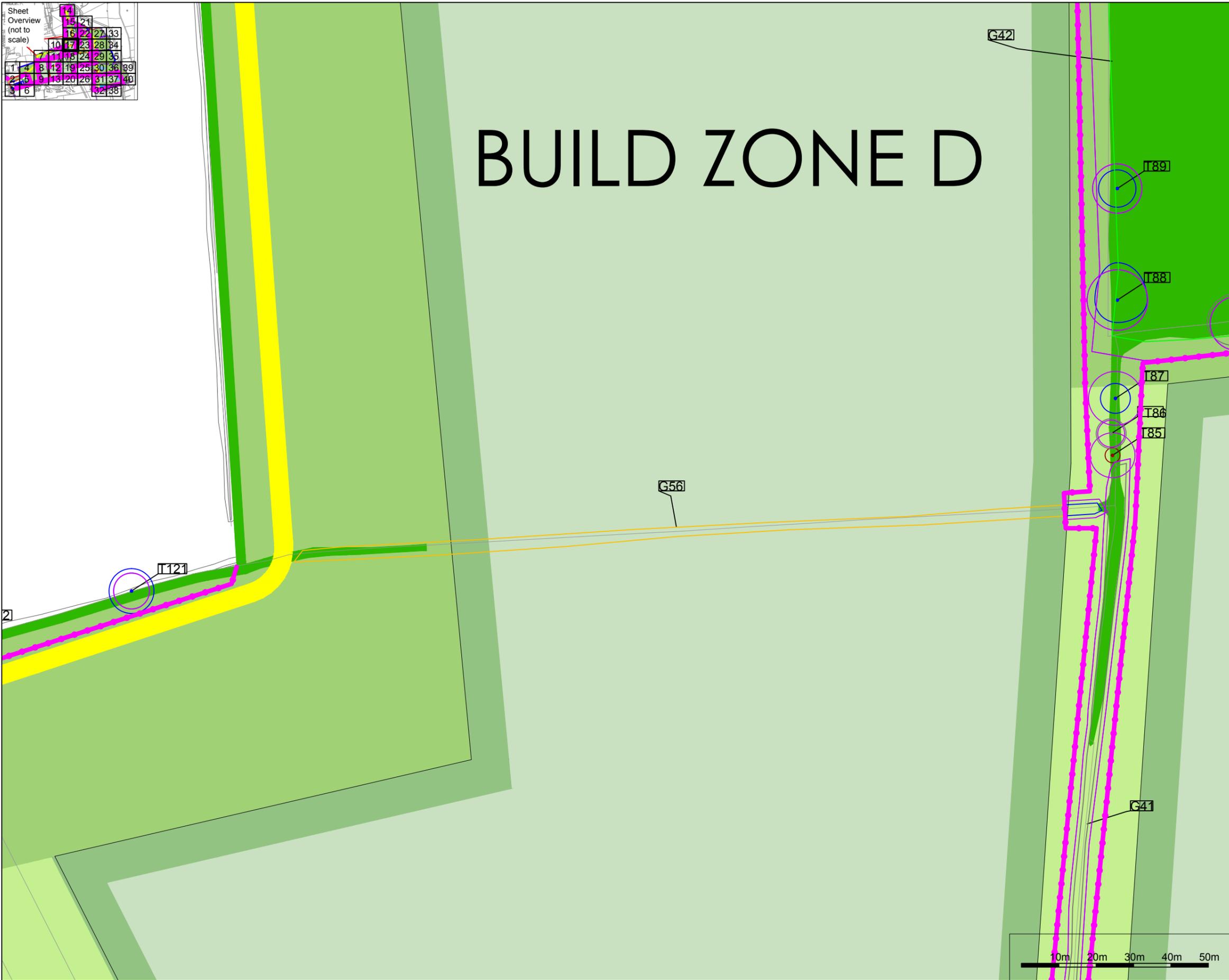
Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

Sheet Overview (not to scale)

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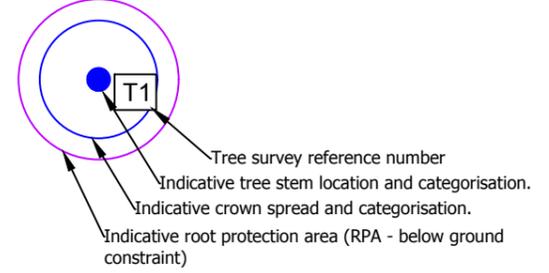
# BUILD ZONE D



**NOTE:**  
 This drawing is to be read in conjunction with all other relevant technical information, statutory approvals, specifications and 3rd party information. Do not scale from this drawing. Use only dimensions provided. All dimensions and levels to be checked on site and all discrepancies must be reported to the drawings author immediately. This drawing was based upon drawings provided by the client. The original of this drawing was produced in colour and monochrome versions cannot be relied upon. This drawing is to be used only for the purposes indicated. It is the responsibility of the contractor to ensure any necessary consents are in place. This drawing is copyright and the property of CBA Trees (CBA) and must not be reproduced without prior written agreement.

**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date
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**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

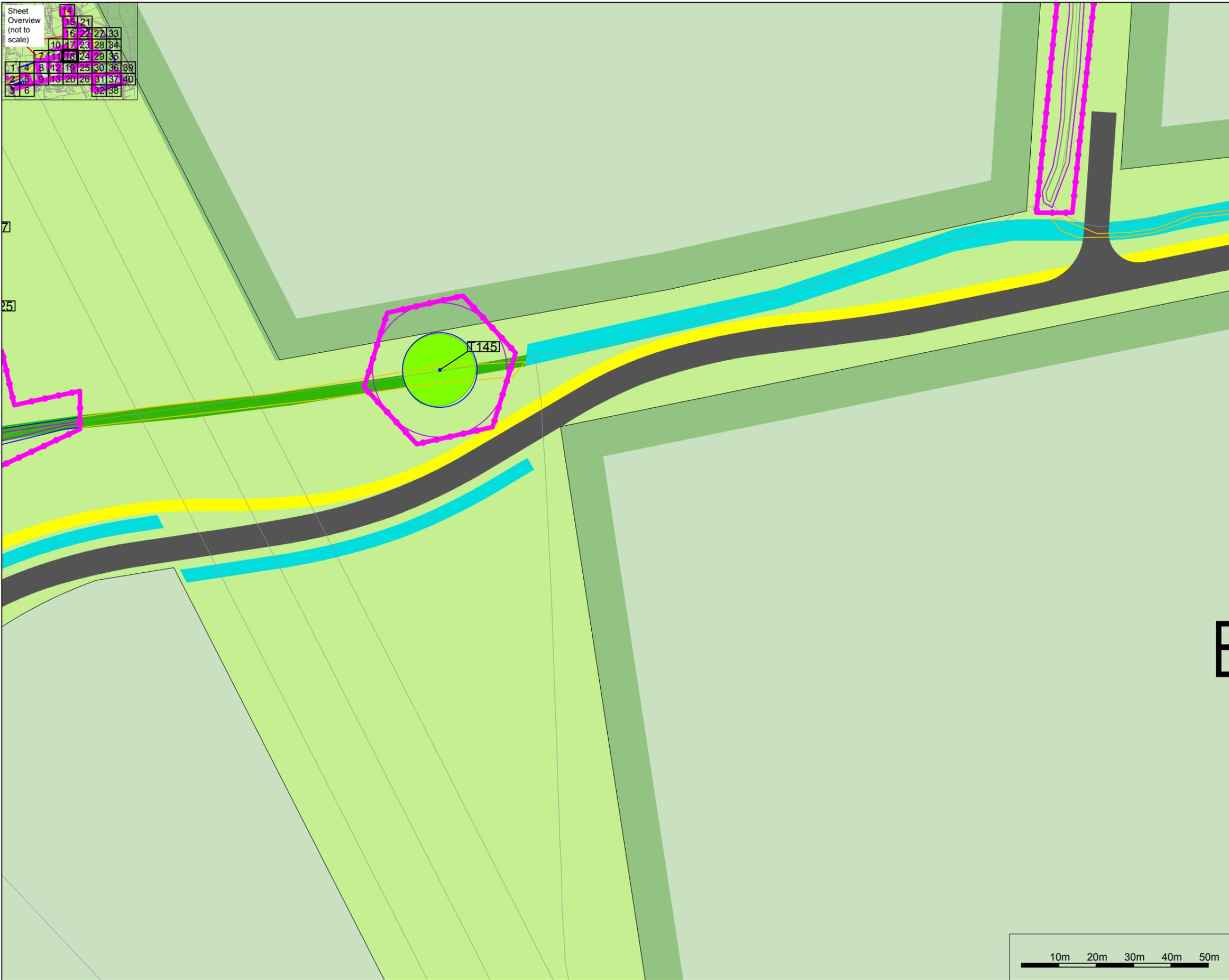
Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 17 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

Sheet Overview (not to scale)

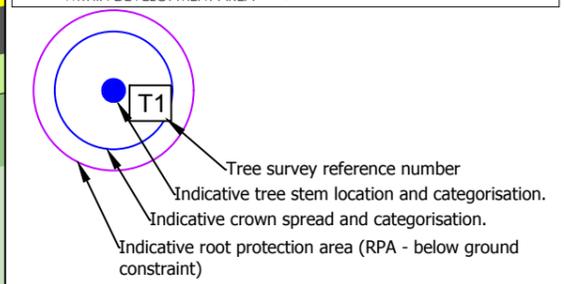
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3	6					32	38		



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date

Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London

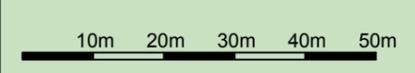
Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 18 of 40

Date: February 2026 Drawn By: DAP

Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



Sheet Overview (not to scale)

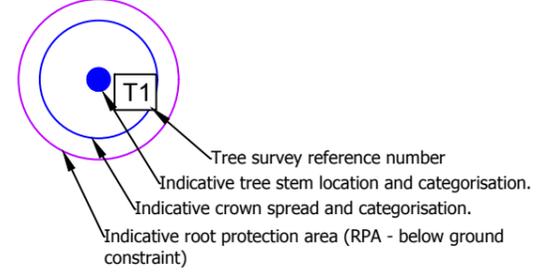
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						39
						40

# BUILD ZONE C

**NOTE:**  
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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date
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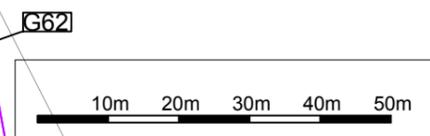
Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 19 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

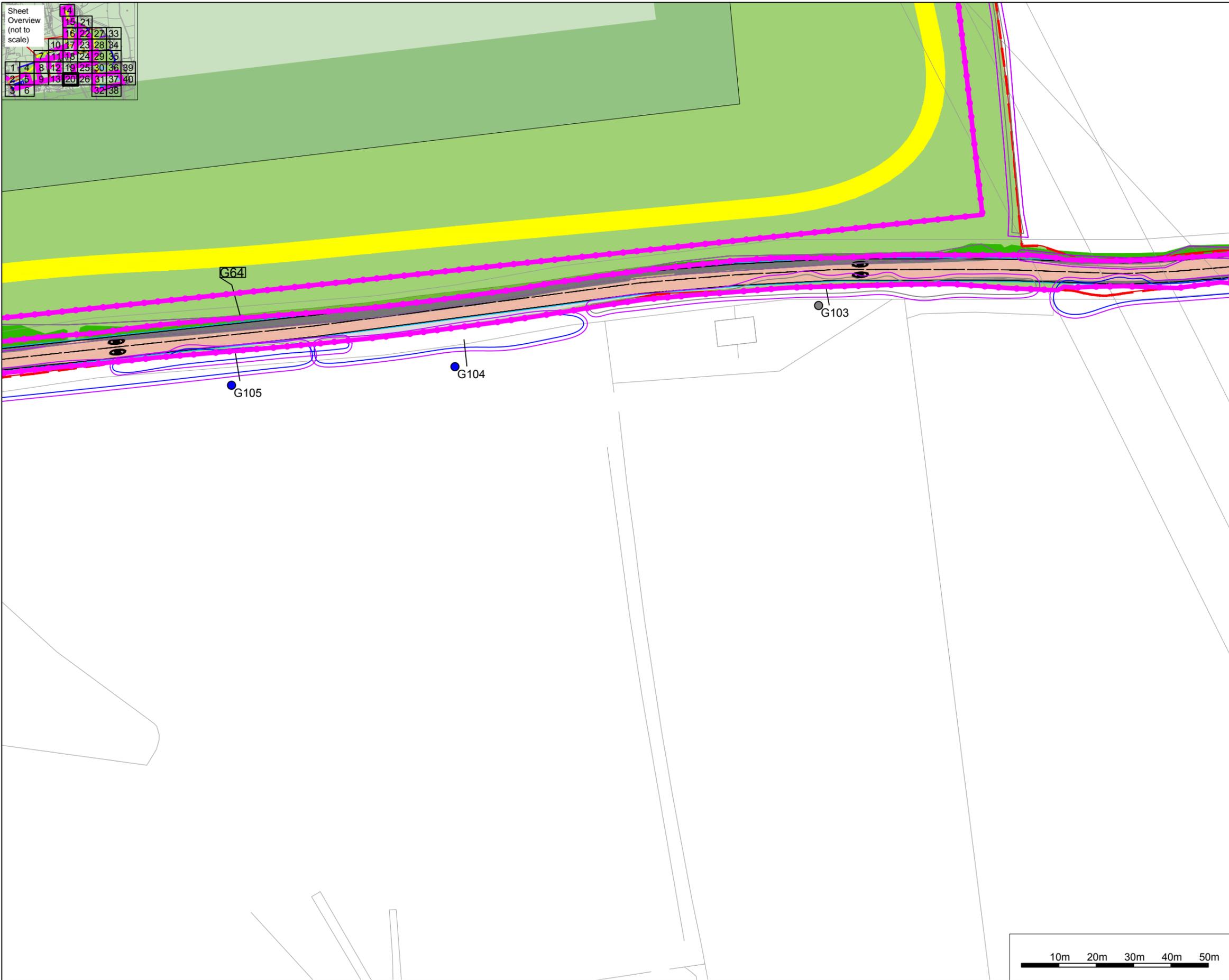
Drawing Number: CBA11656.02H TPP Rev. H



G62

Sheet Overview (not to scale)

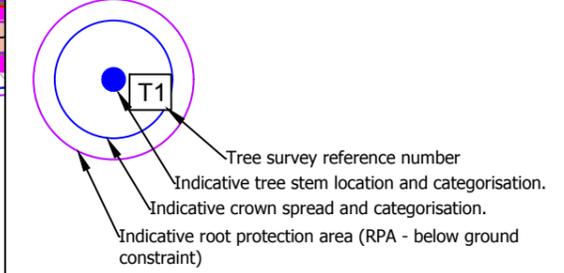
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2	5	9	13	20	26	31	37	40	
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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
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- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date

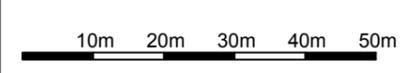
**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 20 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



Sheet Overview (not to scale)

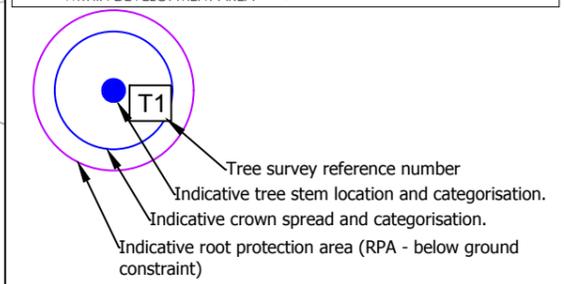
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3	6	10	14	18	22	26	30	34	38	42



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
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Rev.	Description	Date
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**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 21 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



Sheet Overview (not to scale)

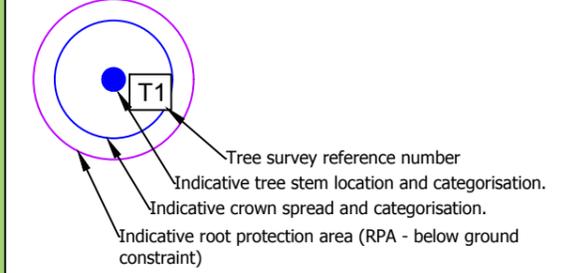
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4	7	11	15	19	23	27	31	35	39	43
5	8	12	16	20	24	28	32	36	40	44



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES

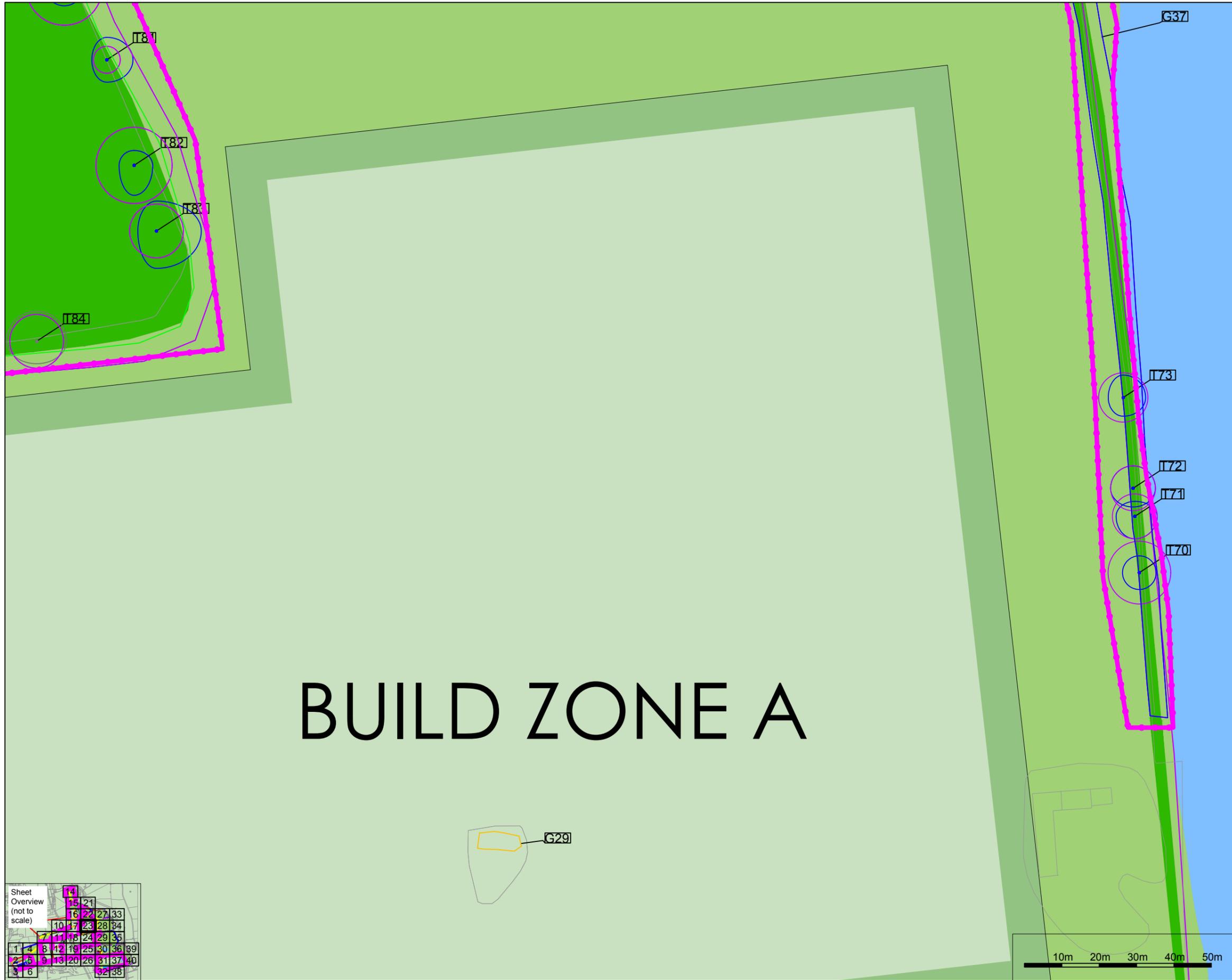


- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

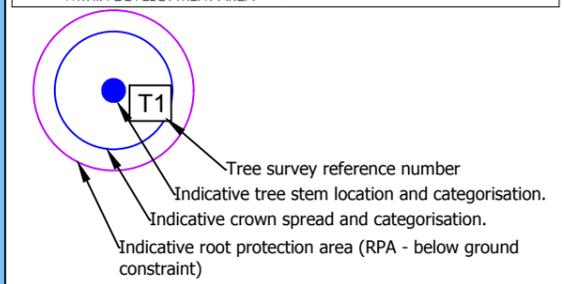
Client: Digital Reef London  
 Site: East Havering Data Centre Campus  
 Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 22 of 40  
 Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP  
 Drawing Number: CBA11656.02H TPP Rev. H



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 23 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

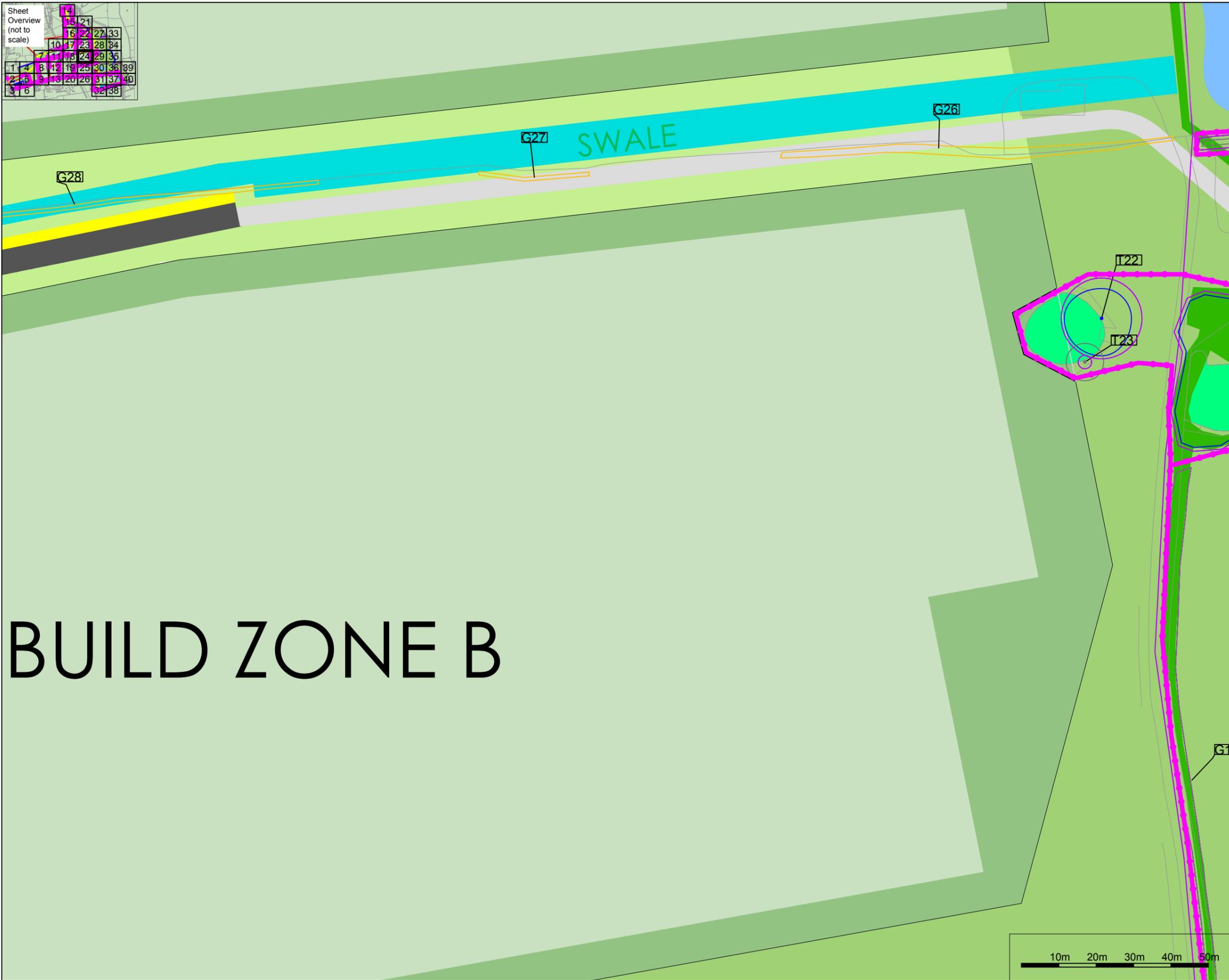
Drawing Number: CBA11656.02H TPP Rev. H

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Sheet Overview (not to scale)

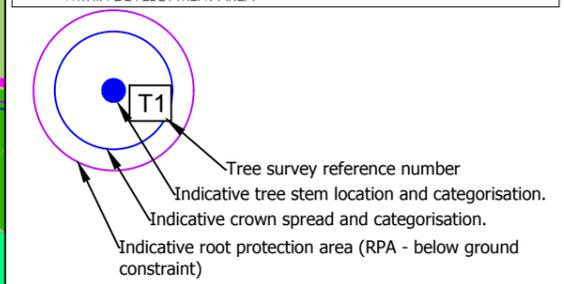
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8	13	17	21	25	29	33	37	41	45	49
9	14	18	22	26	30	34	38	42	46	50
10	15	19	23	27	31	35	39	43	47	51



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
  - CATEGORY B TREES
  - CATEGORY C TREES
  - CATEGORY U TREES
- Tree, group, hedge to be removed
  - Tree, group, hedge removed for sound arboricultural management
  - At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
  - Location of protection measured adjacent to specific areas of work
  - Section of no/minimal dig footpath
  - Area of works to be arboriculturally supervised

# BUILD ZONE B

Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client:	Digital Reef London
Site:	East Havering Data Centre Campus
Drawing Title:	Tree Protection Plan A3 Drawing Sheet 24 of 40
Date:	February 2026
Drawn By:	DAP
Scale:	1-1000@A3
Checked By:	GLP
Drawing Number:	CBA11656.02H TPP
Rev.	H

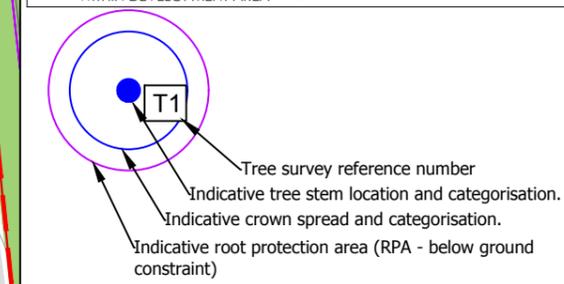
Sheet Overview (not to scale)

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2	5	9	13	20	26	31	37	40	
3	6					32	38		

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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
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- Section of no/minimal dig footpath
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Rev.	Description	Date

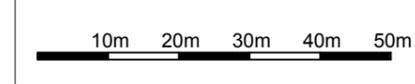
**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 25 of 40

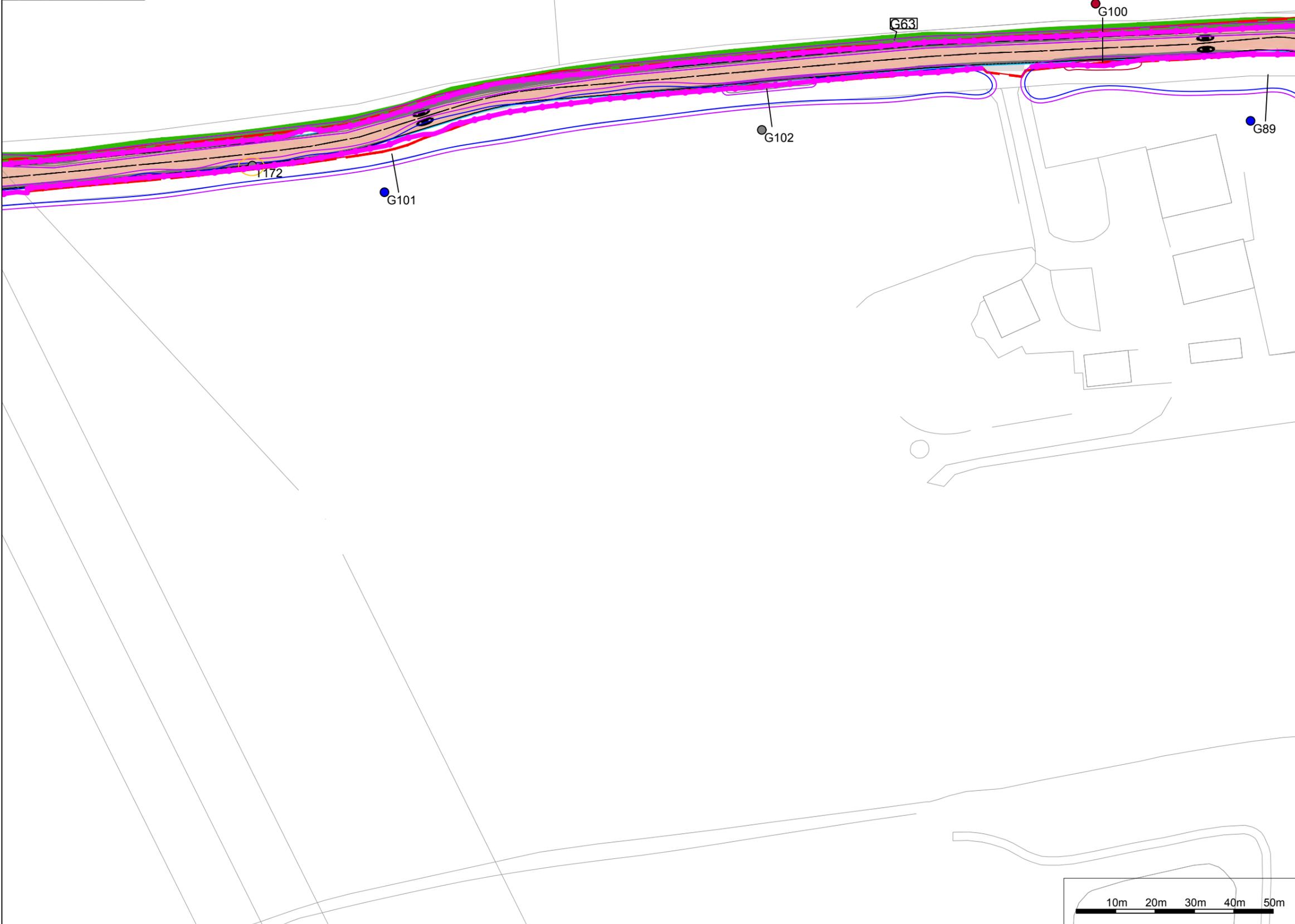
Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



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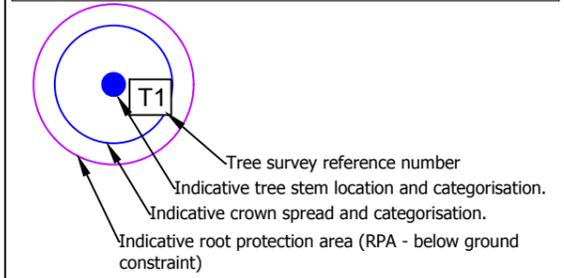
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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES

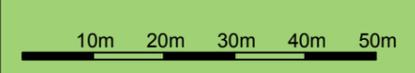
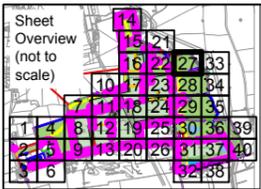


- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date

**CBA Trees**  
 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

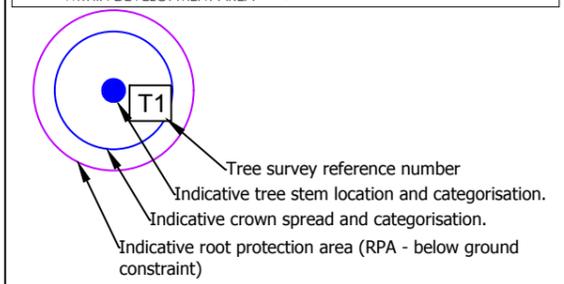
Client: Digital Reef London  
 Site: East Havering Data Centre Campus  
 Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 26 of 40  
 Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP  
 Drawing Number: CBA11656.02H TPP Rev. H



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PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



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Rev.	Description	Date



Client: Digital Reef London

Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
A3 Drawing Sheet 27 of 40

Date: February 2026 Drawn By: DAP

Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

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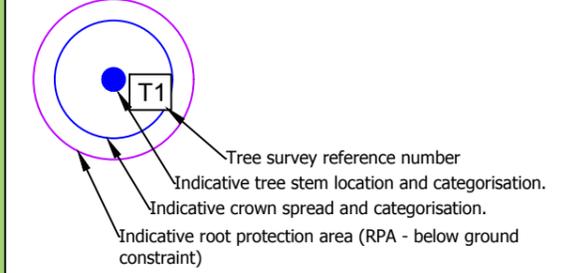
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CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
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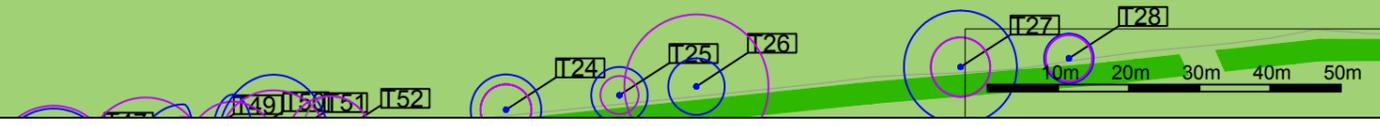


Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 28 of 40

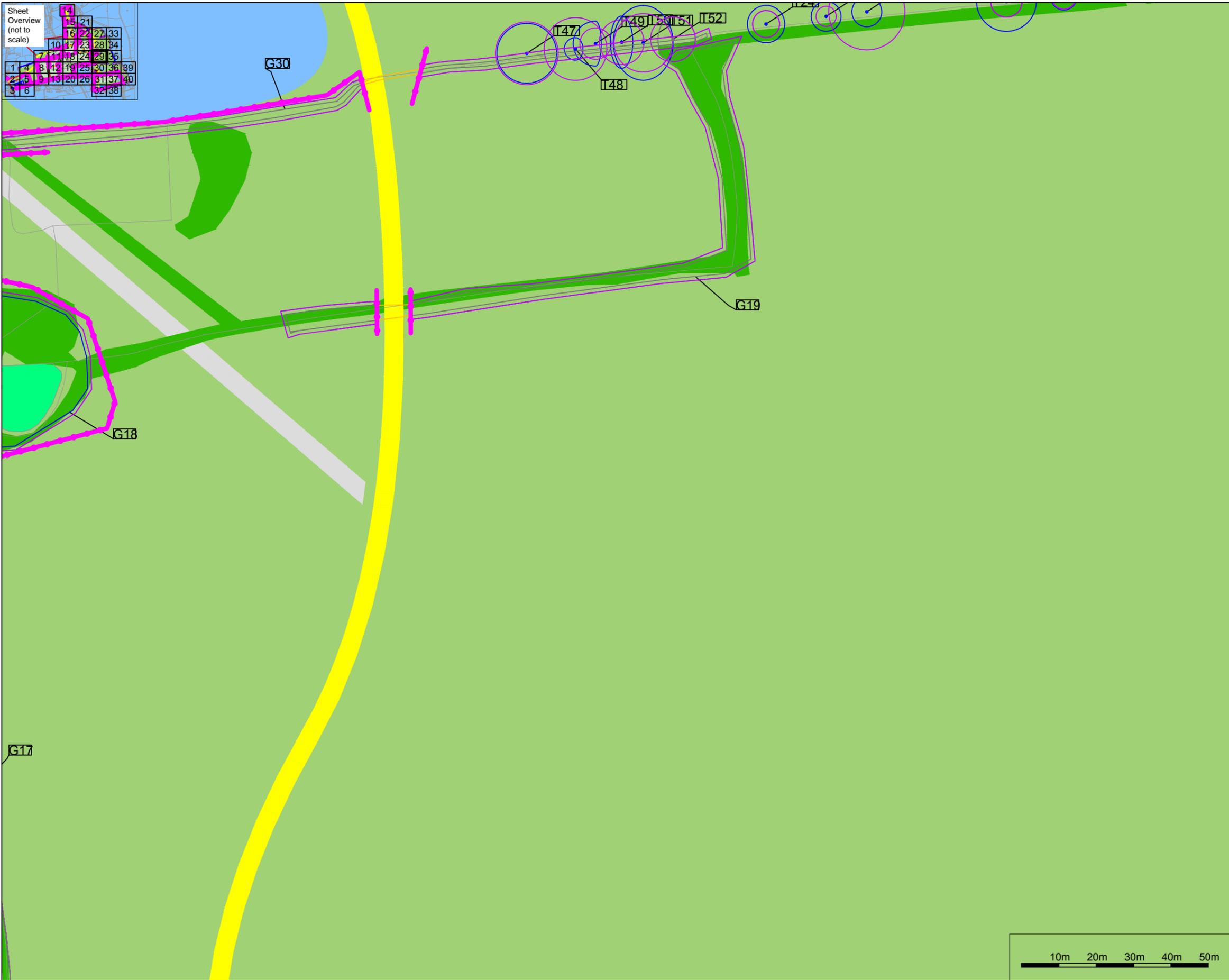
Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



Sheet Overview (not to scale)

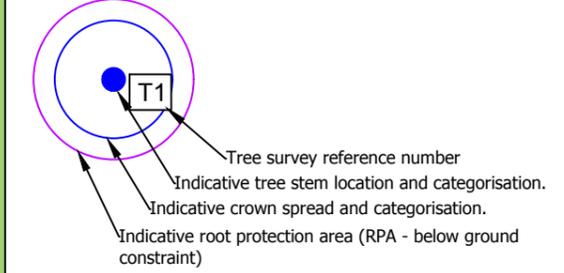
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PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
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Rev.	Description.	Date.
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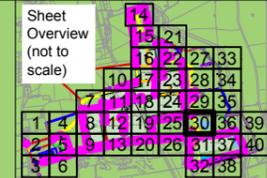
Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 29 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

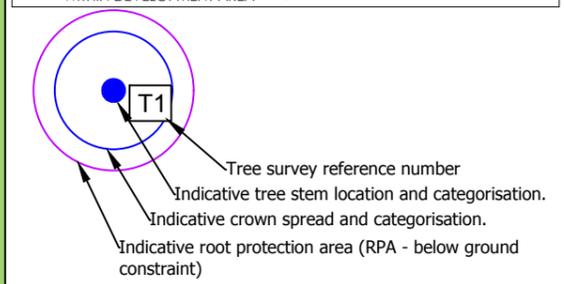




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Rev.	Description	Date



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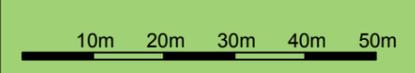
Site: East Havering Data Centre Campus

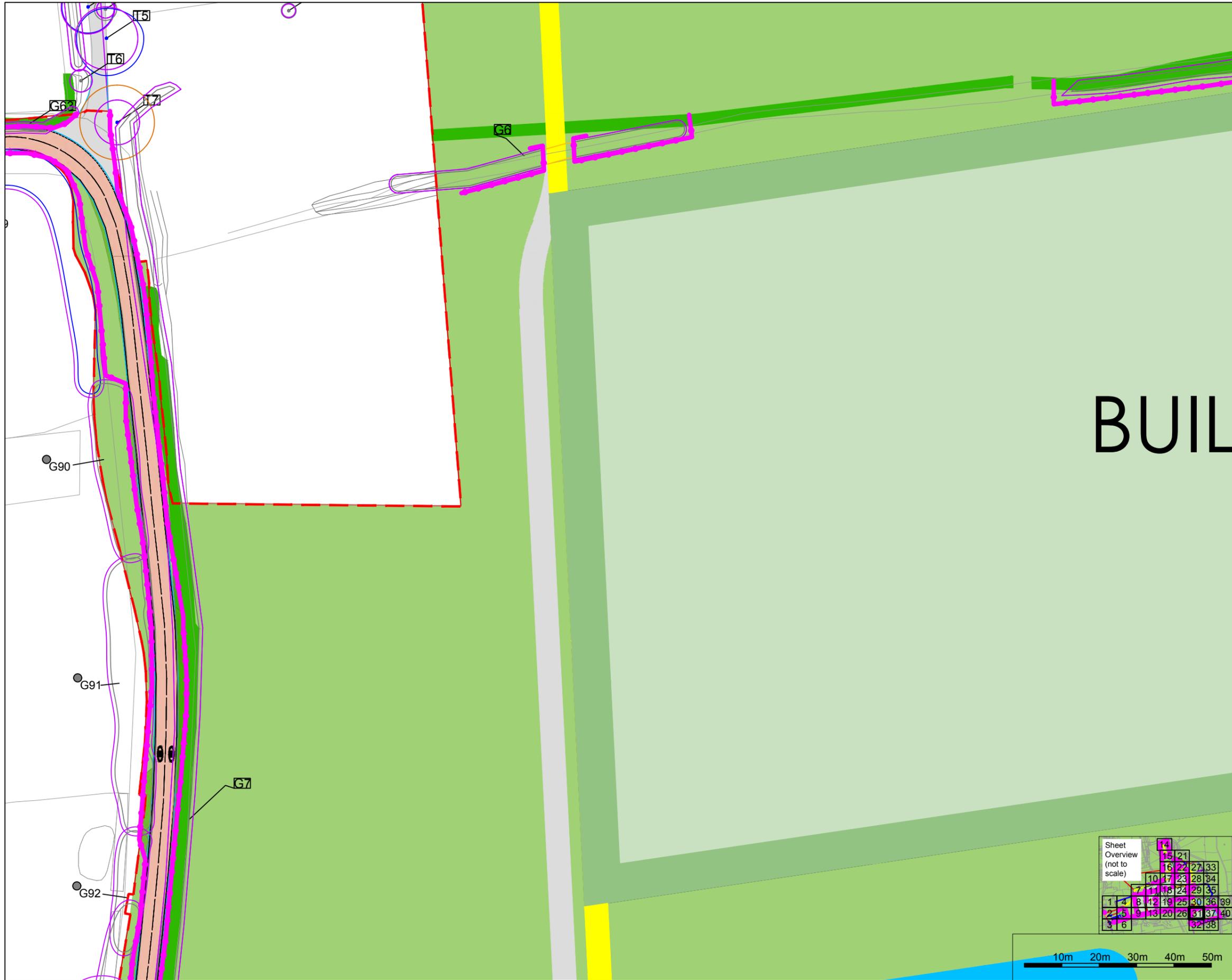
Drawing Title: Tree Protection Plan  
A3 Drawing Sheet 30 of 40

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Scale: 1-1000@A3 Checked By: GLP

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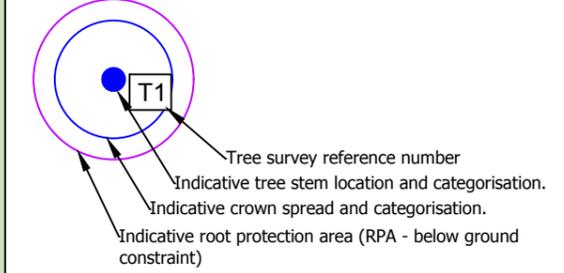




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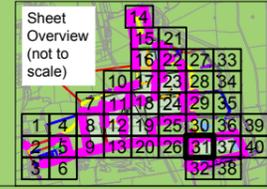
**CBA Trees**  
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 Tel: 02380 986229

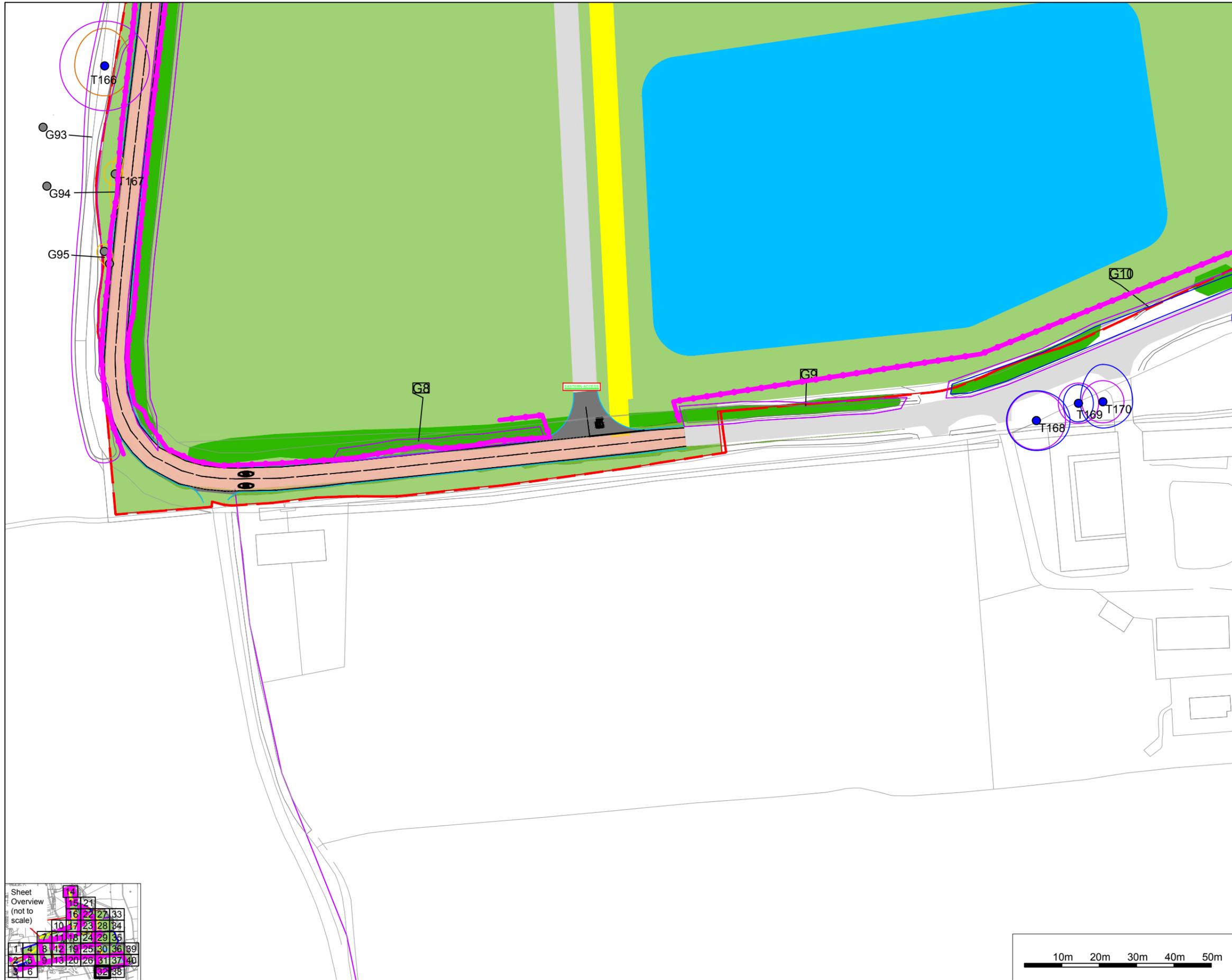
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 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 31 of 40

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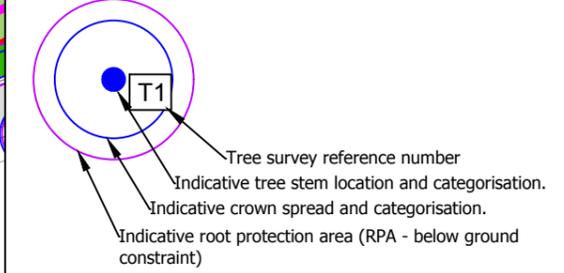




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CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
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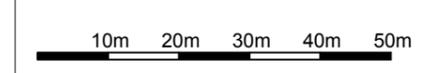
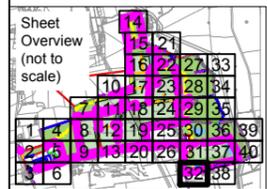


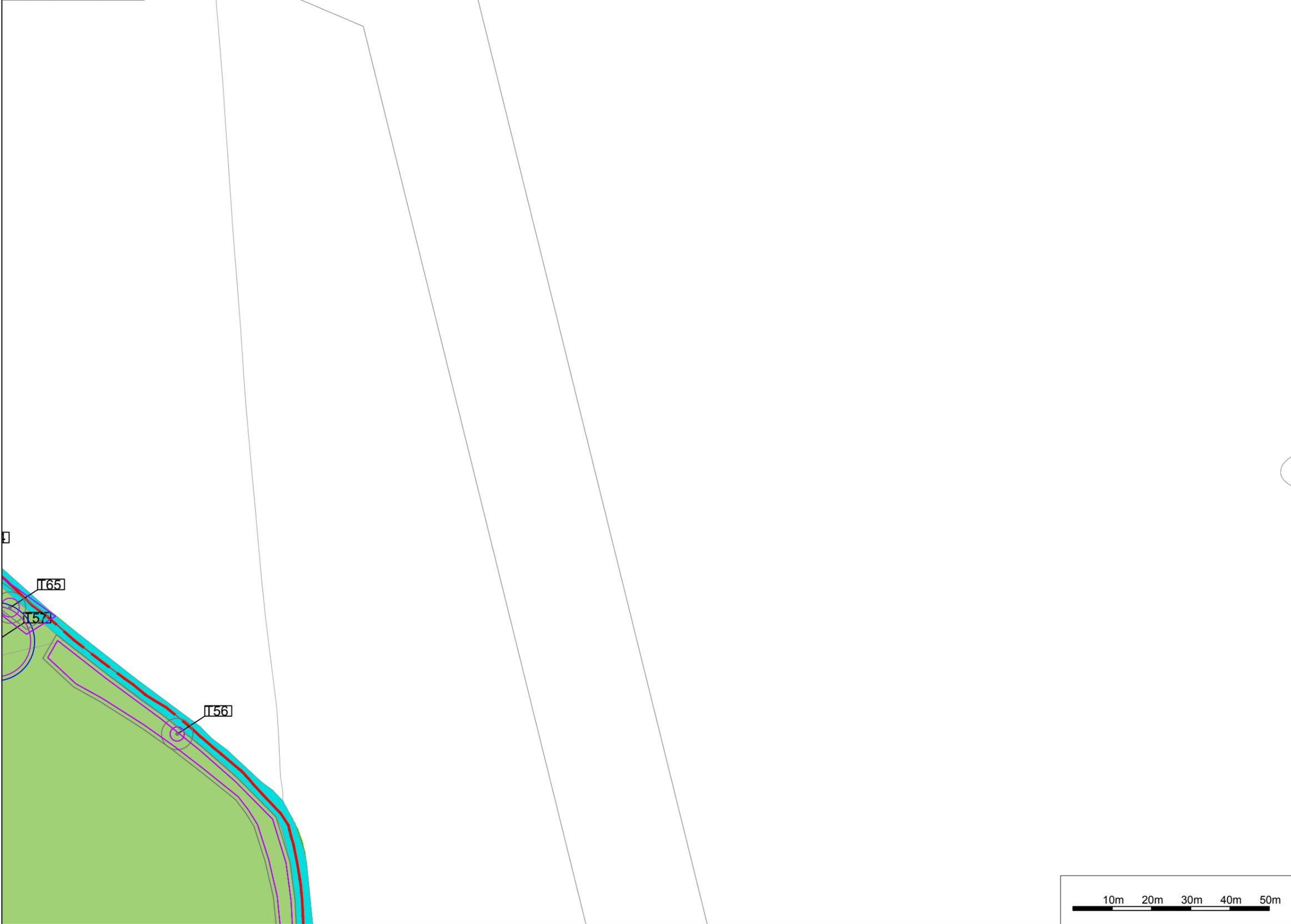
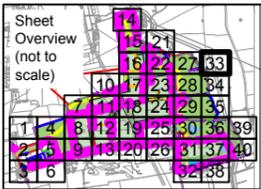
Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 32 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

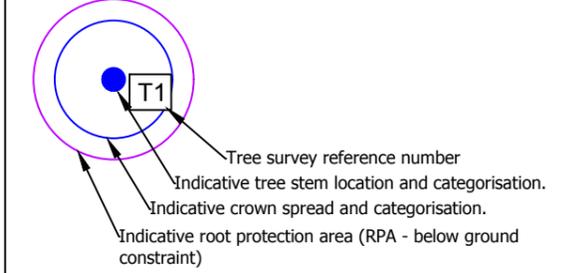




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PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
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CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
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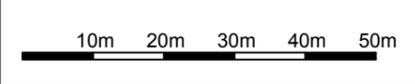
Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
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 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 33 of 40

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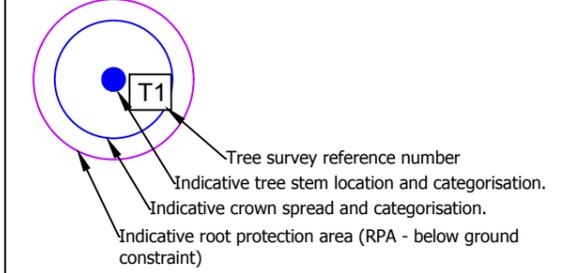
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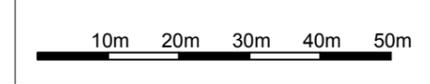
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Client: Digital Reef London  
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Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 34 of 40

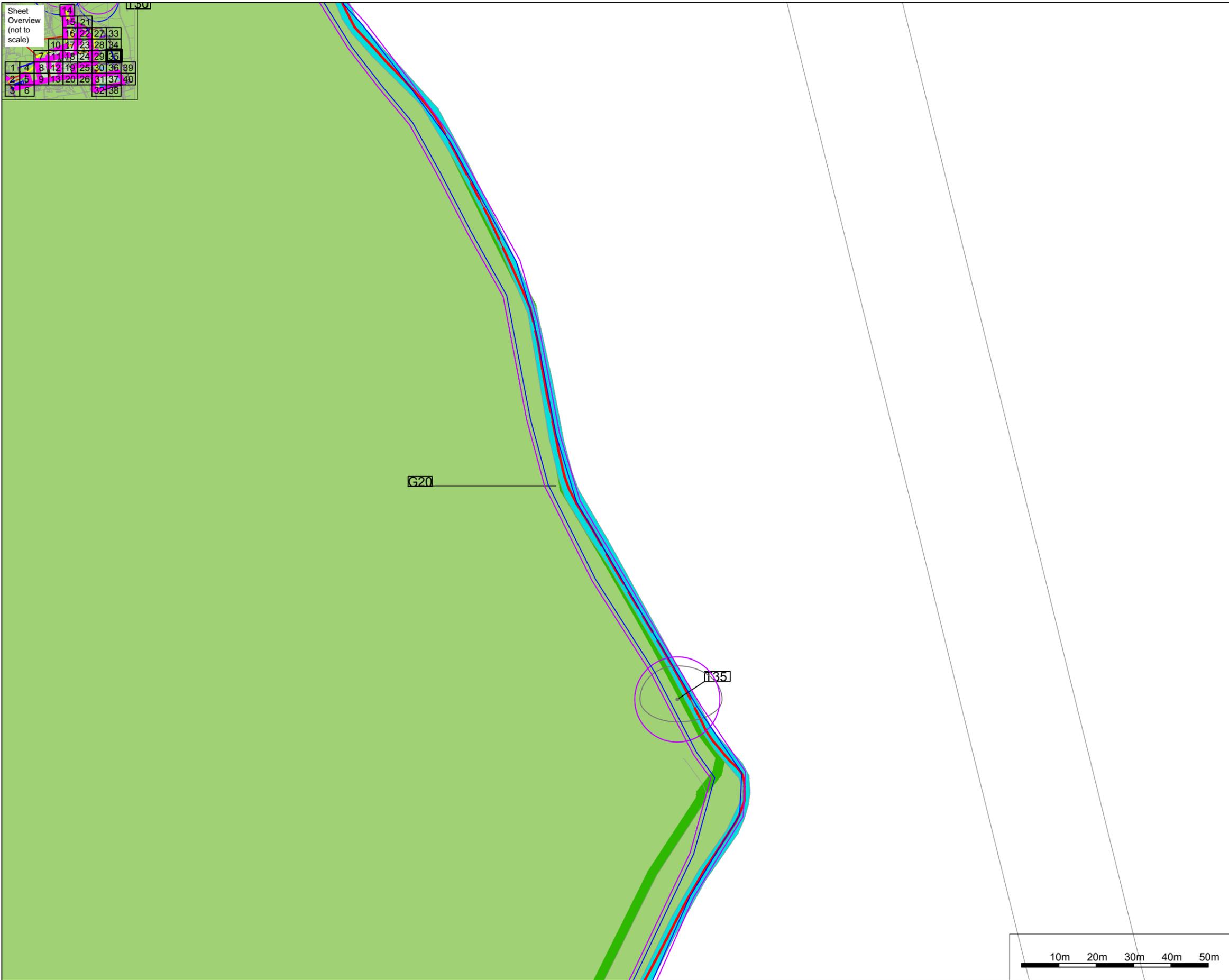
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 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



Sheet Overview (not to scale)

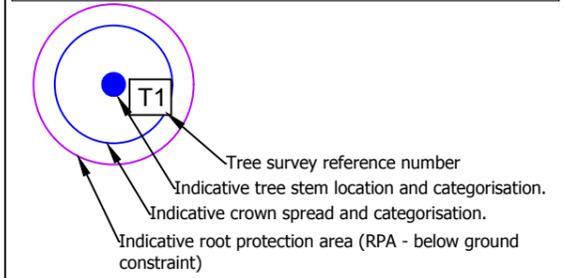
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				15	21				
				16	22	27	33		
				10	17	23	28	34	
				7	11	18	24	29	35
1	4	8	12	19	25	30	36	39	
2	5	9	13	20	26	31	37	40	
3	6					32	38		



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**LEGEND**

EXISTING RETAINED PONDS	PRIMARY SPINE ROAD
PROPOSED PONDS	EASTERN AND WESTERN ACCESS ROADS
BUILD ZONE (WITH INDICATED BUFFER ZONES)	EMERGENCY ACCESS ROAD
CAMPUS INFRASTRUCTURE / LANDSCAPING	PRIMARY FOOTPATH / CYCLEWAYS
ECOLOGY PARK	EXISTING & RETAINED PUBLIC FOOTPATH
RETAINED BROADLEAVED WOODLAND	RETAINED DITCHES & STREAMS
RETAINED VETERAN TREES WITHIN DEVELOPMENT AREA	RETAINED DITCHES & HEDGE ROWS
	PROPOSED SWALES



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Tree, group, hedge to be removed
- Tree, group, hedge removed for sound arboricultural management
- At risk from highway works, removed subject to onsite investigation works to assess root activity with the view to retain the tree
- Location of protection measured adjacent to specific areas of work
- Section of no/minimal dig footpath
- Area of works to be arboriculturally supervised

Rev.	Description	Date

Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 35 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H



Sheet Overview (not to scale)

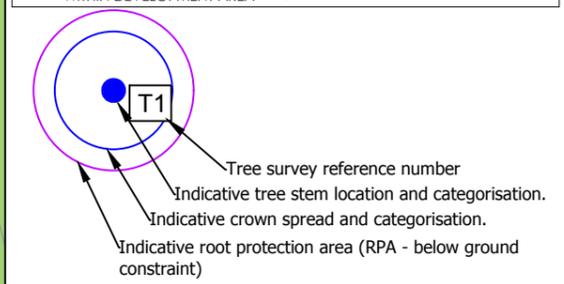
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				15	21				
				16	22	27	33		
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				7	11	18	24	29	35
1	4	8	12	19	25	30	36	39	
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 Chesil House, Arrow Close, Boyatt Wood, SO50 4SY  
 Tel: 02380 986229

Client: Digital Reef London

Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 36 of 40

Date: February 2026 Drawn By: DAP

Scale: 1-1000@A3 Checked By: GLP

Drawing Number: CBA11656.02H TPP Rev. H

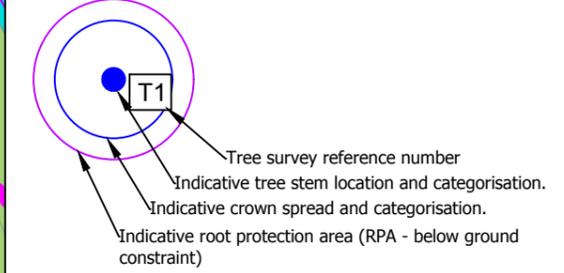


# LD ZONE H

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 Tel: 02380 986229

Client: Digital Reef London  
 Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 37 of 40

Date: February 2026 Drawn By: DAP  
 Scale: 1-1000@A3 Checked By: GLP

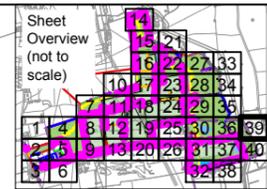
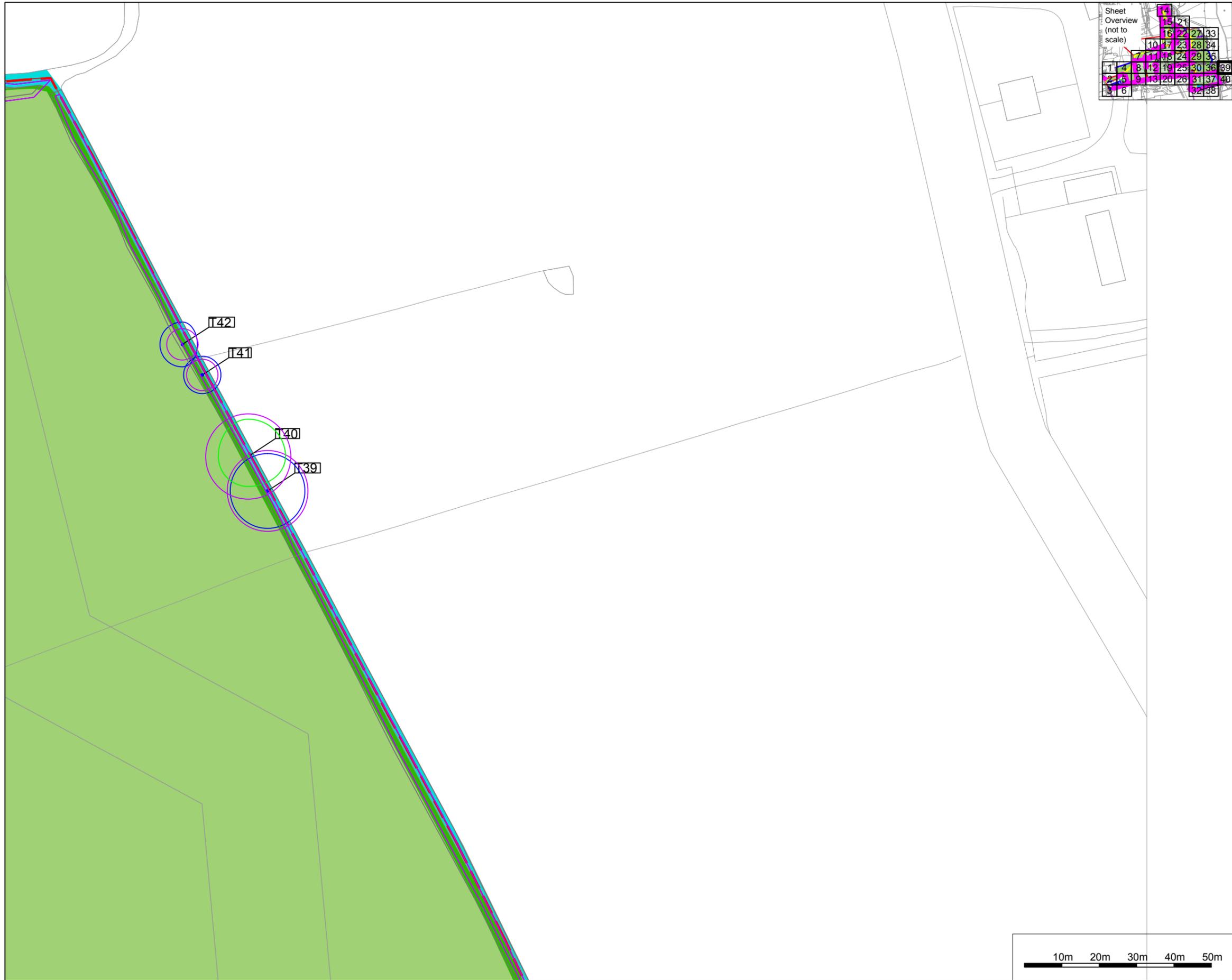
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Sheet Overview (not to scale)

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2	5	9	13	17	21	25	29	33	37	41
3	6	10	14	18	22	26	30	34	38	42
4	7	11	15	19	23	27	31	35	39	43

Oak 220 Oak 260 Oak 330 Oak 440 Oak 250 Oak 470 Oak 220 Oak 400 Oak 360 Oak 390 Oak 350  
 10m 20m 30m 40m 50m

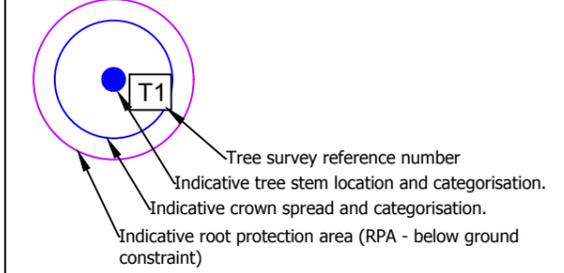




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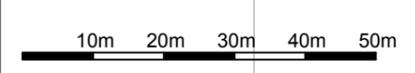
Client: Digital Reef London

Site: East Havering Data Centre Campus

Drawing Title: Tree Protection Plan  
 A3 Drawing Sheet 39 of 40

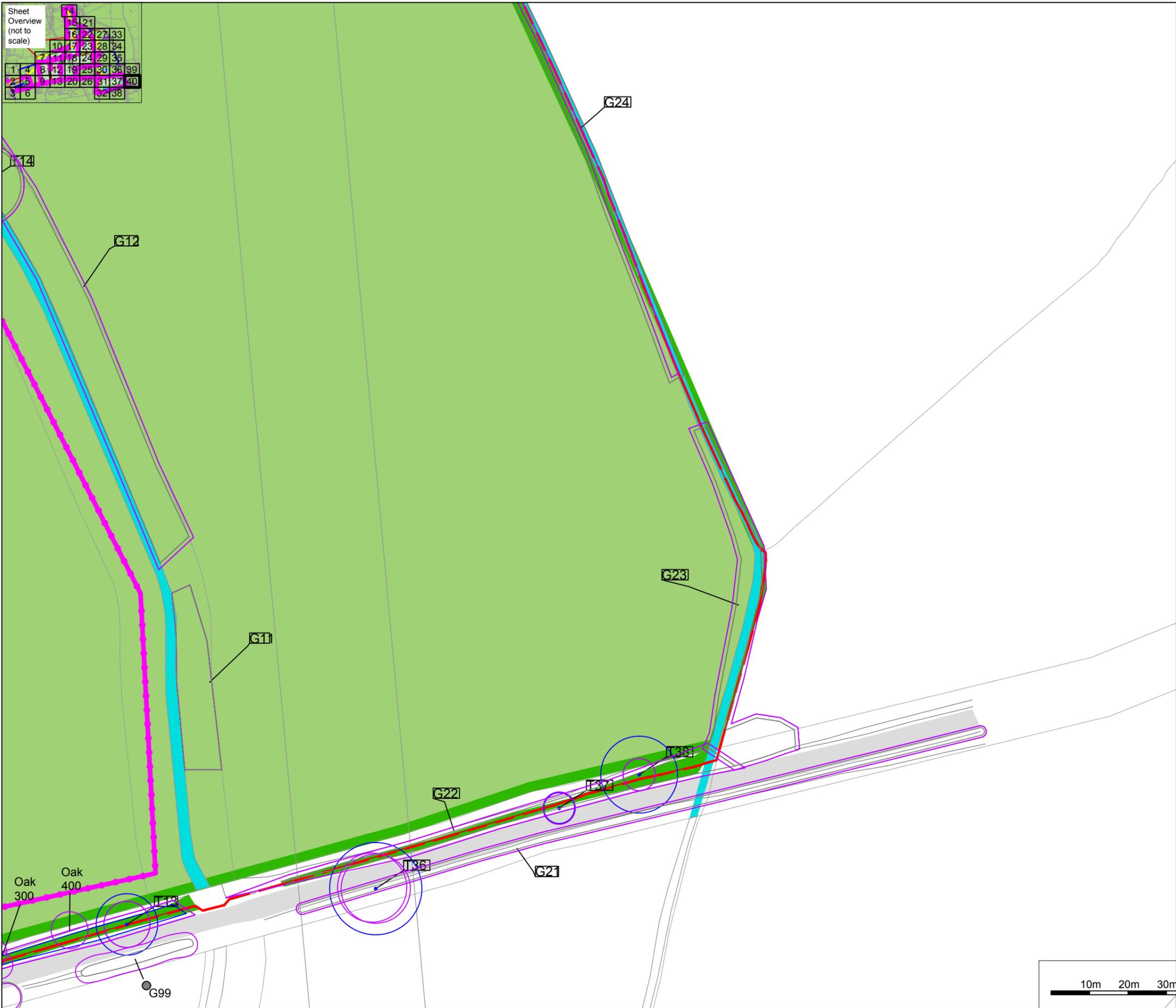
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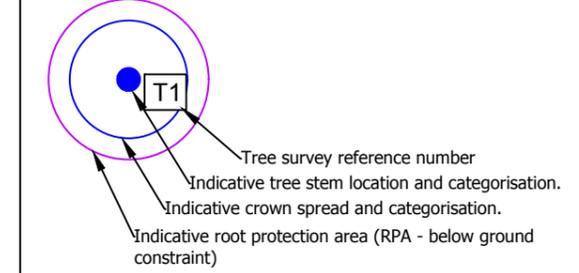
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**Produced by  
Adams Hendry Consulting Ltd**

Sheridan House  
40-43 Jewry Street  
Winchester  
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SO23 8RY  
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[www.adamshendry.co.uk](http://www.adamshendry.co.uk)