Land off Longfield Road, Meopham

British Standards 5837:2012 Tree Survey: Arboricultural Impact Assessment, Method Statement and Tree Protection Plan

Client:

Richborough Estates Limited

Report Reference:

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Project Details

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1 EXECUTIVE SUMMARY

i RammSanderson Ecology Ltd was instructed by Richborough Estates Limited to carry out an assessment of trees at Wrotham Road, Meopham which follows the guidance of British Standards 5837:2012 'Trees in relation to design, demolition and construction – Recommendations', and to provide a report on the arboricultural implications to the proposed development of the site.

ii The current development proposals are for the construction of residential properties and associated infrastructure along with the construction of a new access road to Longfield Road, and potential connection road to additional school car parking.

iii A current topographical survey of the site in AutoCAD format has been provided and this formed the basis for the Tree Constraints Plan.

iv Following consultation with the project Clients regarding the arboricultural constraints, a site layout plan has been produced which is considered represent the most appropriate integration between the new buildings and existing trees. A provided AutoCAD copy of this proposed site plan (Drawing Reference: P25-0485_DE_2003_E_1 - Development Framework Plan 2) has been considered during the Arboricultural Impact Assessment and used to produce Tree Protection Plan.

v The content and scope of this report is listed below:

- BS 5837:2012 Tree Survey and Categorisation
- Arboricultural Impact Assessment
- Arboricultural Method Statement
- Tree Protection Plan

1.1 Findings and Recommendations

i The survey assessed 19 individual trees, 2 groups of trees, 2 areas of woodland and 1 hedgerow. All of the individual trees, 1 group of trees and 1 hedgerow surveyed were of low quality (Category C). The remaining group of trees and 1 area of woodland were of moderate quality (Category B), where as 1 area of woodland to the south was of high quality (Category A).

ii There are currently no tree preservation orders (TPO) at this location and the site is not situated within a conservation area. Therefore, none of the trees detailed within this report were subject to statutory protection at the time of the survey.

iii The proposed development will not require the removal of any trees, hedgerows or groups to facilitate the development layout. Therefore, there will be no negative effects to arboricultural or amenity value to the site. Nevertheless, additional planting through an effective landscaping scheme is recommended to increase arboricultural and amenity value to the site as a whole.

iv New hard surfacing is proposed within the RPAs of T1, T5, T7 and G2. This is considered to be acceptable in this instance, providing appropriate mitigation is applied to ensure that the new hard surfacing is constructed in such a way to minimise impacts to the tree root system. Please see section 6.13 for more details.

v New footpath is proposed within the RPA of W2-A2, this is to be constructed by laying gravel or similar on the existing ground level with no excavation permitted in this instance.

vi It is recommended that temporary protective fencing is erected in order to create a construction exclusion zone which adequately protects the retained trees from damage during the construction works. This fencing should be erected at the outset of the development before any activities are carried out or materials/ plant is brought onto the site. For full details see the Tree Protection Plan (Appendix D).

vii Any tree works detailed in the Tree Survey Schedule at Appendix A have been identified solely in the context of the sites current use and would be considered good arboricultural management irrespective of any

development proposals. It should not be inferred that any such recommended tree works are necessary to implement the proposed development.

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2 INTRODUCTION AND BACKGROUND

2.1 Purpose and Scope of this Report

i This report has been prepared following the guidance within BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' Its purpose is to assess the likely arboricultural implications to the development proposals for the site and to be submitted in support of a planning application to the Local Planning Authority seeking consent for these proposals. It also provides arboricultural guidance on how the proposed development can be achieved while minimising any potential detrimental impacts to retained trees.

ii In preparing this report, consideration has been given to the proposed layout, the condition of the trees, and the final use of the site with a focus on providing a harmonious, balanced environment between the trees, buildings, and the end users of the site.

iii Whilst not definitive, the findings and any associated recommendations detailed within this report are considered reasonable, practicable, sustainable, and in the interests of promoting good arboricultural management.

iv Recommendations included within this report are the professional opinion of an experienced Arboriculturist and are the view of RammSanderson Ecology Ltd. This is based on a review of the information provided by the Client, the brief, and a survey of the site. This report pertains to these results only.

v This report and the survey(s) on which it depends have been carried out by a competent Arboriculturist.

2.2 Regulatory and Policy Framework

i Part VIII of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 enable a local planning authority to make a Tree Preservation Order (TPO) to protect specific trees, groups of trees, or woodlands in the interests of amenity. A TPO prohibits the cutting down, toppling, lopping, uprooting, wilful damage, and wilful destruction of protected trees without the local planning authority's written consent.

ii Section 211 of the Town and Country Planning Act 1990 makes provisions to protect trees which are within a conservation area, but not the subject of a TPO. These provisions require anyone intending to carry out works to a tree within a conservation area to give the local planning authority 6 weeks' notice before carrying out certain works unless an exemption applies.

iii The Forestry Act (1967) requires that a Felling Licence, issued by the Forestry Commission, is obtained before felling trees, unless an exemption applies; such exemptions include felling small quantities of trees (less than 5m^3 of timber in any calendar quarter) or felling in specific areas (e.g. gardens).

2.3 Site Location and Context

i Site address: Longfield Road, Meopham, Gravesham, Kent, DA13 0JD.

ii Central grid reference: TQ 64032 66826

iii The site comprises of an area of arable land. The site is bordered to the north by Longfield Road (B260), and to the east by Helen Allison School. To the west is a row of trees, and to the south of the red line boundary is an area of woodland.

Figure 1: Site Location Plan

3 SURVEY METHODOLOGY

3.1 Survey Methods

i The site was visited on the 24th and 25th of April 2025 to carry out an assessment in accordance with BS 5837:2012 – Trees in relation to Design, Demolition and Construction - Recommendations.

ii The weather at the time was dry, bright, clear and still and considered to be adequate for conducting the survey during which, the following information was collected:

- Sequential reference number (recorded on the tree survey plan), including reference to type (tree, group, woodland, or hedgerow).
- Species, listed by common name (a key to scientific names is provided at Appendix B).
- Height.
- Stem diameter measured @ 1.5m height (for trees with more than one stem, the combined stem diameter is recorded as per BS5837:2012 Section 4.6).
- Branch spread (measured at the four cardinal points).
- Existing height above ground level of first significant branch.
- Life stage:

  Y – Young,
  SM – Semi Mature,
  EM – Early Mature,
  M – Mature,
  OM – Over Mature.

- General observations, particularly of structural and/or physiological condition, and/or preliminary management recommendations as appropriate.
- Estimated remaining contribution (future life expectancy) in years (<10, 10+. 20+, 40+);
- Tree quality assessment category grading as per Section 4.5 and Table 1 of BS5837:2012. 'U' or 'A' to 'C' grading with the subcategory 1, 2 or 3 reflecting arboricultural, landscape or cultural values, respectively.

Notes: Only individual trees with a stem diameter of 75mm or greater are included in the survey. It is not always practical or necessary to record individual details for every tree within a group or woodland. Only basic details (height and species) for domestic hedgerows and significant shrubs were recorded. More substantial hedgerows (including evergreen screens) are generally recorded in a similar manner to groups of trees.

iii The measurement conventions used were as follows:

- Height, crown spread, and crown clearance was recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- Stem diameter was recorded in millimetres, rounded to the nearest 10mm.
- Any estimated dimensions (for offsite or otherwise inaccessible trees where accurate measurements cannot be taken) were clearly identified as such in the tree schedule (Appendix A).

iv The survey includes all trees plotted on the provided topographical survey. Should any relevant trees on or adjacent to the site have been missed on the topographical survey, these have been included where appropriate. However, the positions indicated on any plans included within this report for all trees not included on the provided topographical survey have been approximated for the purposes of identification only, and if accurate locations are required these should be confirmed on site.

4 LIMITATIONS

4.1 Survey

i Each of the surveyed trees has been plotted and recorded as an individual tree or a tree group in accordance with the criteria detailed in section 4.4.2.5 of BS 5837:2012.

ii The information contained within this report is based on the author's knowledge and experience in respect of tree related issues. Whilst the appropriate level of skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete, or not fully representative information.

iii Any survey work undertaken will have been subject to natural limitations, including seasonal and phenological aspects.

iv Trees were assessed from ground level using the Visual Tree Assessment (VTA) method. The trees included in the survey were not climbed, no samples were removed, and no detailed internal investigation of decay was made.

v Where other vegetation (e.g. ivy or dense ground cover) prevented full access to any tree, this is noted in the tree survey schedule (Appendix A). Dense ivy cover can prevent full access to a tree and so obscure the presence of cavities or other defects. Any such situations are noted in the tree survey schedule with, where appropriate, recommendations for the ivy to be removed and a re-inspection carried out. No ivy was removed from any tree during the survey.

vi No liability can be accepted by RammSanderson Ecology Ltd. in respect of the trees unless the recommendations of this report are carried out under their supervision and within their recommended timescales. Acceptance of this report represents an agreement with the guiding principles and the terms listed.

vii The findings and recommendations contained within this report are, assuming its recommendations are observed, valid for a period of twelve months from the date of survey. Trees are living organisms and their condition can change significantly over a relatively short period of time – good practice dictates they are inspected on a regular basis for reasons of safety.

viii Any hedgerows within the survey area were assessed solely for their general arboricultural condition and value. Further detailed assessment, following the Hedgerow Regulations 1997, is outside the scope of this report and no attempt has been made during this assessment to classify any hedgerow under the criteria within those Regulations.

ix Tree rooting characteristics and soils are both enormously variable as are their interactions. This makes any attempts to quantify tree related subsidence risk assessment impossible. No attempt has been made to assess subsidence risk potential nor should any be construed.

x The report relates only to the trees included within the Tree Schedule (Appendix A).

5 RESULTS

5.1 Surveyors

i The survey was carried out by:

- Liam Bancroft BSc (Hons) is an arboricultural consultant with 3 years' experience in this role at RammSanderson Ecology Ltd. He has previously worked as a forestry operations supervisor in New Zealand for over 5 years and has also completed the LANTRA Professional Tree Inspection assessment examination.

ii The survey was completed during suitable conditions as detailed in the table below.

Table 1: Summary of conditions during survey

Abiotic Factor	Survey 1
Survey type	BS5837:2012 Tree Survey
Date completed	24th April 2025
Temperature	13° C
Wind speed (Beaufort Scale)	1
Cloud cover	20%
Precipitation	0

5.2 Statutory Tree Protection

i Gravesham Borough Council confirmed, by email on the 5th of March 2025 that the site is not within a conservation area, nor are any of the trees within the red line boundary subject to Tree Preservation Orders (TPOs). Nevertheless, it is recommended that immediately prior to carrying out any future tree works, further confirmation is obtained from Gravesham Borough Council that the trees remain unprotected.

5.3 Tree Survey

i The survey assessed 19 individual trees, 2 groups of trees, 2 areas of woodland and 1 hedgerow. The quality and value of which are summarised in the table below whilst full results of the tree survey are provided in the Tree Schedule (Appendix A).

ii The site as whole was mainly made up of low quality (Category C) individual trees which were located predominantly around the western and northern boundary of the site. The 2 areas of woodland assessed were both offsite, a moderate quality (Category B) woodland on the northern side of Longfield Road, and a high quality (Category A) small area of woodland to the south.

iii The hedgerow surveyed was of low quality (Category C) and runs adjacent to Longfield Road.

Table 2: Survey Results

BS5837:2012 Tree Quality Assessment Category		Trees	Groups	Hedgerows	Woodlands	Total
A	**Trees of high quality** which are healthy and attractive with high visibility and no significant defects, and which can make a substantial contribution for a minimum of 40 years	0	0	0	1	**1**
B	**Trees of moderate quality** which are healthy and attractive but with some remediable defects such that they are in a condition to be able to make a significant contribution for a minimum of 20 years	0	1	0	1	**2**
C	**Trees of low quality** which are unremarkable, of limited merit and that are easily replaced, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits. These trees typically include self-seeded trees of limited life span, small (below 150mm stem diameter) and young trees and trees of poor form and limited amenity value.	19	1	1	0	**21**
U	Trees which are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and/or are considered to be unsuitable for retention in the proximity of new dwellings or areas of public open space.	0	0	0	0	**0**
	Total	**19**	**2**	**1**	**2**	**24**

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 Introduction

i The arboricultural constraints, both above and below ground, identified during the tree survey (Section 5) and illustrated on the Tree Constraints Plan (Appendix A), have been used, through consultation with the client, to inform the proposed site layout design.

ii The following arboricultural impact assessment evaluates the direct and indirect effects of the proposed design, with recommendations for appropriate mitigation where necessary. It takes account of the effects of any tree loss required to implement the design and any proposed construction activities which may have the potential to damage retained trees.

6.2 Trees Suitable for Retention

i Where possible, it is generally considered desirable for any Category 'A' and Category 'B' trees to be retained and appropriately integrated within the layout for new developments. Category 'U' trees are unsuitable for retention other than for the very short-term or exceptionally for their conservation value and therefore should not be considered to be a constraint to development.

ii In assessing the probable impact of the proposed development on the trees and vice versa, and therefore identifying which trees are suitable for retention and integration within the context of the proposed layout, the following factors have all been considered:

- Root Protection Areas for Retained Trees
- Shading
- Direct Damage
- Construction Activity
- Demolition/ Ground Works
- Future Pressure for Tree Removal and Pruning
- Seasonal Nuisance
- Infrastructure
- Future Management

6.3 Root Protection Areas (RPAs)

i Recommended Root Protection Areas (RPA) for all individual trees on or immediately adjacent to the survey area are detailed within the Tree Schedule (Appendix A) and illustrated on the Tree Constraints Plan (Appendix C).

ii These RPAs have been calculated following the recommendations within BS5837:2012 Section 4.6 and are represented on the Tree Constraints Plan as a circle centred on the base of the tree's stem. Should any deviation from this circular RPA be considered appropriate, for example where previous site conditions (the presence of roads, structures, and underground apparatus), topography, or soil type/ structure will have influenced root growth, any modifications to the RPA will be clearly explained and reflect a soundly based arboricultural assessment of the likely root distribution for the individual tree. Any such modified RPA will be of an overall area which is equivalent to the BS5837:2012 recommendation.

iii Recommendations for RPAs for any groups of trees, woodlands, or hedgerows, where the positions of individual trees are not included on the provided topographical survey, also reflect a soundly based arboricultural assessment of the likely collective root distribution of the constituent trees.

6.4 Recommendations for Tree Removals

i The proposed layout will require no removals to facilitate the development layout.

ii Table 5 (section 7.1) below provides a summary of all recommended tree works (pruning and removals).

iii All Arboricultural work should be carried out by qualified and competent Arborists working to BS 3998:2010 'Tree Work – Recommendations'.

6.5 Tree Loss Evaluation

i It is therefore considered that the proposed development will not result in the loss of any arboricultural/ amenity value.

ii Nevertheless, the favourable layout lends itself to improve the overall arboricultural value of the site. A landscaping scheme is to be proposed for the development with the aim of increasing the amount of tree cover whilst improving the long-term arboricultural value of the site.

6.6 Recommendations for Tree Pruning

i Any recommendations within the Tree Survey Schedule (Appendix A) details pruning works **solely** in the context of the current use of the site that are recommended in the interest of good arboricultural management of the trees irrespective of any changes in use of the site. These recommendations should not be considered as necessary to implement or facilitate the proposed development.

ii Any additional pruning which is recommended solely to accommodate the proposed site layout (e.g. access facilitation pruning) is detailed within Table 5 (section 7.1).

iii All Arboricultural work should be carried out by qualified and competent Arborists working to BS 3998:2010 'Tree Work – Recommendations'.

6.7 Tree Protection Plan

i The Tree Protection Plan (Appendix D), when read in conjunction with this report, details the required tree protection and mitigation measures for all trees proposed to be retained and integrated within the proposed layout.

ii The Tree Protection Plan is superimposed on the proposed layout and includes details of;

- Trees selected for retention and trees proposed for removal.
- The precise location and specification of protective barriers to form a construction exclusion zone around the retained trees.
- The extent and type of any temporary ground protection, and/ or any additional physical measures, that are recommended in association with any temporary access or other activities which are permitted within the construction exclusion zone.
- The position, extent and general construction specification of any new permanent new hard surfacing within the RPA.

6.8 Shading

i Although there are circumstances where shade from trees could be considered beneficial, excessive shading of buildings by trees can be a problem, particularly where it affects rooms which require natural light. Similarly, it is often considered that open spaces such as gardens and sitting areas benefit from direct sunlight, for at least part of the day, and therefore that excessive shading of these areas by trees is undesirable.

ii In this instance, no further investigation, illustration or mitigation is considered necessary due to the generally favourable layout orientation which means that the development is not considered likely to be subjected to an unreasonable level of shading from trees.

6.9 Direct Damage

i All new developments should consider the likelihood of direct damage occurring to any new structures, hard surfacing or associated utilities from incremental tree stem/root growth or mechanical damage resulting from encroachment of branches.

ii The proposed layout locates all new structures and services outside of the recommended RPAs.

iii For any proposed new planting, Table 3 below, taken from Annex A of BS 5837:2012, provides recommendations that are advised as minimum distances from structures and services for new tree plantings.

Table 3: Minimum distance between young trees or new planting and structure to avoid direct damage to a structure from future tree growth

Type of structure	Minimum distance between young trees or new planting and structure, in metres (m)		
	Stem dia. ≤300mm[A)]	Stem dia. 300mm to 600mm[A)]	Stem dia. ≥600mm[A]
Building and heavily loaded structures	—	0.5	1.2
Lightly loaded structures such as garages, porches etc.	—	0.7	1.5
Services			
≤1 m deep	0.5	1.5	3.0
≥1 m deep	—	1.0	2.0
Masonry boundary walls	—	1.0	2.0
In-situ concrete paths and drives	0.5	1.0	2.5
Paths and drives with flexible surfaces or paving slabs	0.7	1.5	3.0

A) Diameter of stem at 1.5m above ground level at maturity.

6.10 Temporary Ground Protection

i The proposed site layout does not include any conflict between the necessary construction working space and retained trees. Therefore, it is not considered that any temporary ground protection will be required to implement the development.

ii British Standard 5837:2012 advises that temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction to underlying soil and further provides the following note:

The ground protection might comprise one of the following:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

iii Final on-site measurements should be taken to ascertain the extent of any tree protection measures and provide an indication of whether incursions, which have not been anticipated, into the RPAs of retained trees might prove necessary.

6.11 Excavation/ Ground Works

i The installation of any protective mitigation measures, if necessary, prior to the commencement of any works on site, will allow excavations and ground works to take place whilst minimising any anticipated adverse effect and/ or impact on the retained trees.

ii All plant and vehicles engaged in ground works should either operate outside the RPAs, or run on appropriate ground protection, if necessary, in the proximity of retained trees.

iii Where trees stand adjacent to hard surfaces and/ or buildings to be removed, excavation should be undertaken inwards, from within the footprint of the existing hard surfacing, or outside of the RPAs.

6.12 Construction Within the Root Protection Area

i The use of traditional strip foundations can result in extensive root loss and should be avoided. However, BS5837:2012 recommends that the insertion of specially engineered structures within RPAs may be justified if it enables the retention of a good quality tree (usually category A or B) that would otherwise be lost.

ii The foundation design should minimise any adverse impact on the trees and should take into consideration all relevant site-specific constraints. In order to arrive at a suitable solution, the combined advice of the project arboriculturist and an engineer will be required.

iii BS5837:2012 recommends that root damage can be minimised by using piles, located optimally to avoid any structural roots, by means of hand tools or compressed air soil displacement, to a minimum depth of 600mm, or beams laid at or above ground level to avoid tree roots.

iv Where piling is to be installed near to trees, the smallest practical pile diameter should be used to reduce the possibility of striking major tree roots. Temporary ground protection, appropriate to the size of the piling rig in use, should be used as detailed above in section 6.6.

v It may be appropriate for slabs for minor structures (e.g. a shed base) to be formed within the RPA. It should however be placed on the existing ground level with no new excavation and should not exceed an area greater that 20% of the unsurfaced ground within the RPA.

vi The proposed layout does not include any construction within the RPA and so there is no requirement for any specially engineered structures in this instance.

6.13 Hard Surfacing Within the Root Protection Area

i New hard surfacing in the form of footpaths is located within the RPA of T1, T5, T7 and a minor section of G2.

ii It is therefore recommended that the installation of a 'no-dig' type hard surface, which incorporates a three-dimensional cellular confinement system will be necessary within the RPA of tree T1-C2. This is considered to be acceptable in this instance, providing appropriate mitigation is applied to ensure that the hardstanding

is constructed in such a way to minimise impacts to the tree root systems. The incursions into the RPAs of T5, T7 and G2 are deemed minor and are located to the outer limits of the RPAs that it negates the need for a three-dimensional cellular confinement system in these instance.

iii General guidance on this type of 'no-dig' surfacing is provided below:

iv It is not anticipated that the installation of any specially engineered hard surfaces to protect the roots of retained trees will be necessary in this instance. However, general guidance on such surfacing is provided below should a subsequent need arise.

v BS5837:2012 recommends that three-dimensional cellular confinement systems, incorporating geotextile or impermeable barriers as necessary, may be appropriate sub-base options for new hard surfacing with the RPA.

vi A 'no-dig' design should be used which does not require excavation into the soil other that the removal, using hand tools, of any turf layer or other surface vegetation. The structure of the hard surface should be designed to avoid localised compaction and in all cases, the advice of a structural engineer should be sought to ensure that the design is suitable for the anticipated vehicle loads it will be subjected to.

vii An assessment should be made to establish whether the existing site topography lends itself to the installation of a three-dimensional cellular confinement system. Final on-site measurements should be taken to ascertain the extent of any incursions into the RPA and provide subsequent guidance on the extent of any 'no-dig' installation.

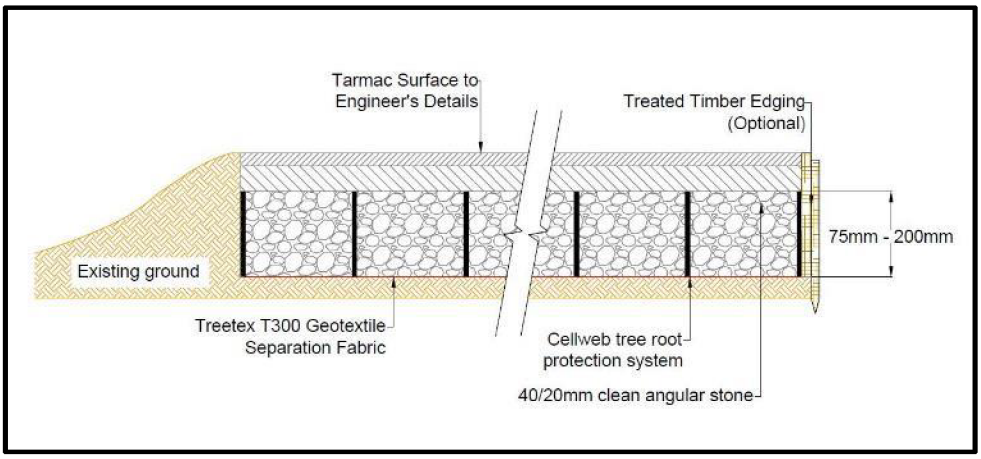
viii The new hard surfacing should be resistant to deformation by tree roots and should be set back from the tree's stem and above ground buttresses by a minimum distance of 500mm to allow for growth and movement. Where no-dig installations are proposed to be located particularly close to the main stems of retained trees then it is recommended that consideration is given to realigning the hard surfacing in order to reduce the total area (m^2) of RPAs affected in order to reduce the likelihood for future pruning pressure and minimise the potential for any detrimental impact on the retained trees.

ix It is recommended that the total area for all new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

x Indicative cross-sectional drawings of a suitable three-dimensional cellular confinement system (CellWeb™) are shown below (Figure 2).

xi The minor section of proposed pathway within the RPA of W2 should be constructed of gravel or similar, and be placed on existing ground level with no excavation permitted.

Figure 2: Cross section illustrating a permeable tarmac surface finish



6.14 Construction Activity

i The installation of any recommended protective or mitigation measures prior to the commencement of any works on site will allow the development to take place whilst minimising any anticipated adverse effect and/ or impact on the retained trees.

ii All plant and vehicles engaged in construction works should either operate outside the RPA, and/ or run-on appropriate ground protection.

6.15 Future Pressure for Tree Pruning/ Removal

i Whilst the presence of retained trees can often enhance the immediate environment upon completion, any proposed layout should provide sufficient space that will allow for future tree growth and to provide a subsequently reduced need for future, frequent remedial pruning.

ii The tree works detailed in Table 5 are considered, in this instance, to provide an environment and layout juxtaposition that will allow for the future growth of the retained trees whist minimising any immediate future pruning pressures.

6.16 Seasonal Nuisance

i Foliage, fruit, and cone fall can be considered by some to be a nuisance and requests to Local Planning Authorities to carry out pruning works to negate these issues are often refused due in part to their brief, seasonal nature of the problem.

ii Providing a suitable juxtaposition when considering new layouts will help in minimising issues experienced by people living in proximity to trees.

iii A certain level of leaf fall in the autumn will be inevitable due to the generally deciduous nature of the existing trees on the site. This it is however not considered to be unreasonable in the context of the site's use.

6.17 Infrastructure

i Infrastructure requirements have been considered and there is no evidence to suggest that retained trees will have an impact on lighting, signage, CCTV sightlines or visibility splays.

ii Where the installation of any underground apparatus and drainage is considered necessary then particular care should be taken in its routeing and methods of installation and wherever possible be routed outside RPAs.

iii Where routeing services outside RPAs is not possible then detailed plans showing the proposed routeing should be drawn up in conjunction with the project Arboriculturist. Trenchless insertion methods are considered appropriate for this purpose and British Standards 5837:2012 details solutions for differing utility apparatus requirements (see table 4 below).

iv British Standards 5837:2012, Section 7.7.2 suggests that in the event roots can be retained and appropriately protected during exposure, then excavation using hand-held tools might be acceptable for shallow service runs. The National Joint Utilities Group's publication 'NJUG Volume 4' contains further guidelines on the installation of new underground services in proximity to trees.

Table 4: Trenchless solutions for differing utility apparatus installation requirements

Method	Accuracy	Bore dia. [A]	Max sub. [B] length	Applications	Not suitable for
Micro tunnelling	≤20	100 to 300	40	Gravity-fall pipes, deep apparatus, watercourse/ roadway undercrossing	Low-cost projects due to relative expense
Surface-launched directional drilling	≈100	25 to 1,200	150	Pressure pipes, cables including fibre optic	Gravity-fall pipes, e.g. drains and sewers [C]
Pipe ramming	≈150	150 to 2,000	70	Any large-bore pipes and ducts	Rocky and other heavily obstructed soils
Impact moling [D]	≈50 [E]	30 to 180 [F]	40	Gas, water and cable connections, e.g. from street to property	Any application that requires accuracy over distances in excess of 5m

A) Dependent on strata encountered.
B) Maximum subterranean length.
C) Pit-launched directional drilling can be used for gravity fall pipes up to 20m subterranean length.
D) Impact moling (also known as thrust-bore) generally requires soft, cohesive soils.
E) Substantial inverse relationship between accuracy and distance.
F) Figures given relate to single pass up to 300mm bore achievable with multiple passes.

6.18 Landscaping

i BS 5837:2012 advises that any new tree planting and associated landscaping proposals should consider the ultimate height and spread, form, habit and colour, density of foliage, and maintenance implications, in relation to both the built form of the new development, and the retained landscape features.

ii Consideration should also be given to the advice detailed in section 6.4 in respect of distances of newly planted trees in relation to new structures.

iii For all new tree planting, the guidance within BS 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations' should be followed.

iv No details of any proposed landscaping have been provided.

v Ultimately, the Local Planning Authority are to provide advice on exact compensatory planting ratios for the project. It is always preferable to replacement plant to occur in a suitable area of the development site, however if there are constraints that do not allow the trees to grow to full maturity, other suitable sites are to be considered.

vi The creation of new hedgerows is encouraged due to their ecological and landscape significance where feasible on site. This should consist of native species already present in existing hedgerows on site.

6.19 Issues to be addressed by an Arboricultural Method Statement

i The Arboricultural Method Statement (Section 7) details the general methodology for the implementation of those aspects of the proposed development that have the potential to result in damage to the retained trees.

7 ARBORICULTURAL METHOD STATEMENT

7.1 Recommended Tree Works/ Removals

i Tree works tabled below (Table 5) have been identified as a result of one or more of the following reasons:

- to directly implement the proposal,
- to facilitate the implementation and construction of the proposals,
- to assist in the creation of a balanced and desirable layout juxtaposition and
- in the interests of reasonable arboricultural management.

ii All tree works should be carried out by qualified and competent Arborists working to BS 3998:2010 'Tree Work – Recommendations'.

Table 5: Summary of Recommended Tree Works

Tree No.	Species	BS5837:2012 Category	Recommended Works
T1	Ash	C2	Sever and remove ivy to 1 metre to allow basal inspection
T5	Ash	C2	Remove deadwood >25mm from eastern canopy. Annual monitoring of unions.
T6, T8	Ash	C2	Annual monitoring of overall condition.
T9	Ash	C2	Reduce leaning stem to 3 metre habitat pole. Annual monitoring of remaining stems.
T10	Ash	C2	Remove failed leader. Remove leader with longitudinal split. Remove hanger, Remove deadwood >25mm from overhanging site. Annual monitoring of condition.

7.2 Summary of Mitigation

i The table below summaries the mitigation methods required for the site, specific to any trees where their RPA may be subject to impact by the proposed development.

ii Each specific requirement is detailed further in the subsequent sections of this report.

Table 6: Summary of Mitigation Requirements

Tree No.	Species	Works effecting	Mitigation Required
Throughout the site		Retained trees in general proximity to the proposed construction works	Create a construction exclusion zone, by erecting and maintaining temporary tree protection fencing for the duration of the construction works. The tree protection fencing should be installed as detailed on the Tree Protection Plan (Appendix D).

Tree No.	Species	Works effecting	Mitigation Required
W2	Mixed	A percentage of the RPA is within the footprint of a proposed footpath.	No excavation is permitted within the RPA of W2. The pathway should be constructed using gravel or similar, and placed on the ground surface. Temporary protective fencing should be installed at the edge of the new hardstanding for the duration of the construction works, as shown in the Tree Protection Plan (Appendix D). The areas enclosed by the protective should be maintained as a total exclusion zone to all construction activity. No working activity, storage of materials, ground level changes, excavations or vehicular access is permitted within the protected area.
T1	Ash	A small percentage of the RPA is within the proposed hard standing.	The specification for the new hardstanding should follow the guidance in Section 6.13 with a 'no-dig' construction method and three-dimensional cellular containment system to be used within the RPA. Temporary protective fencing should be installed at the edge of the new hardstanding for the duration of the construction works, as shown in the Tree Protection Plan (Appendix D). The areas enclosed by the protective should be maintained as a total exclusion zone to all construction activity. No working activity, storage of materials, ground level changes, excavations or vehicular access is permitted within the protected area.

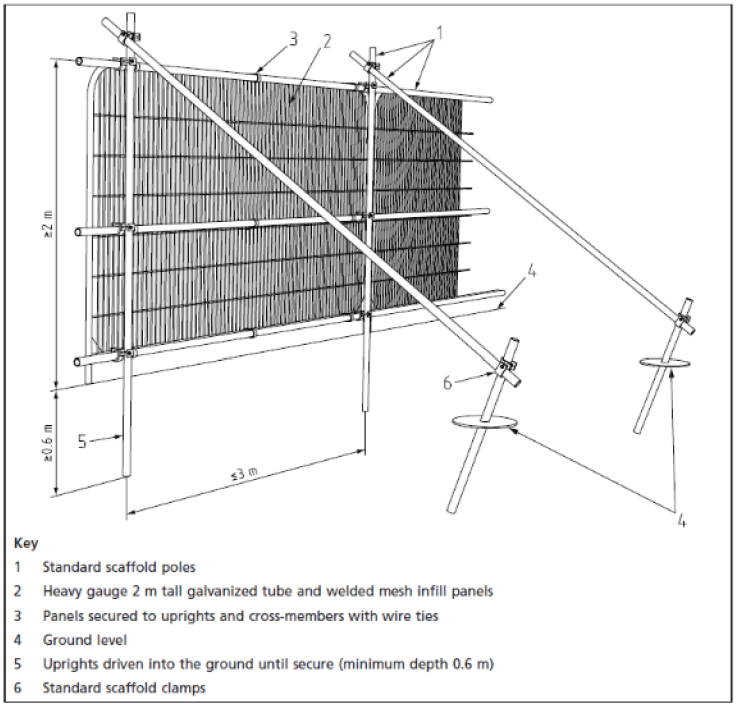
7.3 Erection of Protective Fencing

i It is recommended that temporary protective fencing should be erected in order to create a construction exclusion zone which adequately protects the retained trees from damage during the construction works. This fencing should be erected at the outset of the development works before any activities (including demolition and ground works) are carried out and materials/ plant are brought onto site.

ii The recommended position for protective fencing is detailed on the Tree Protection Plan (Appendix D).

iii The fencing should consist of a vertical and horizontal scaffold framework which is well braced to resist impacts as seen below in Figure 3.

Figure 3: Default specification for protective barrier © British Standards Institute

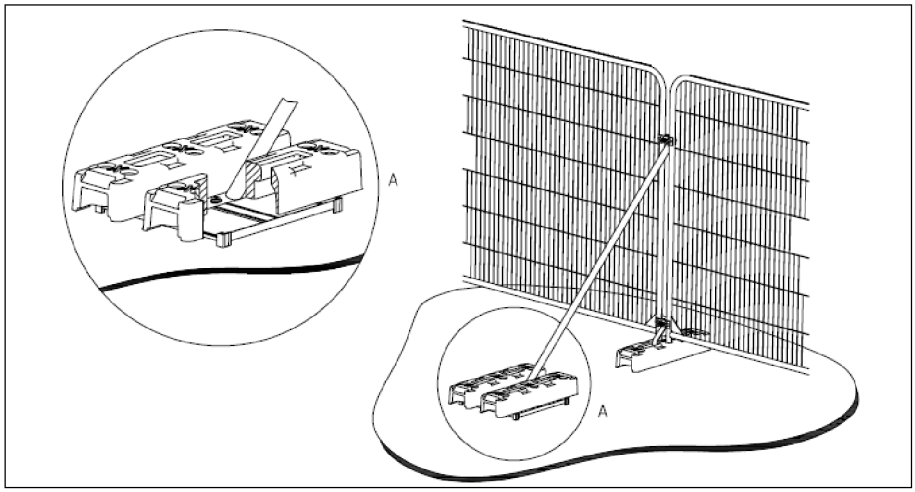


iv All-weather warning notices should be attached to the fencing to clearly identify the area as a tree protection exclusion zone into which access is not permitted

v Once erected, the protected area should be regarded as sacrosanct and the fencing should not be removed or altered unless recommended by the project Arboriculturist and, where necessary, approval from the local planning authority.

vi Where the site circumstances and associated risk of damaging incursion into the RPAs do not necessitate the default level of protection, an alternative specification may be considered to be appropriate. For example, 2m tall welded mesh panels on rubber or concrete feet as illustrated below in Figure 4.

Figure 4: Alternative Specification for Protective Fencing © British Standards Institute



vii In this instance, it is considered that the associated risks to trees from the proposed development do not necessitate the default specification and therefore that use of the alternative specification will be appropriate.

7.4 Additional General Precautions Outside of the Exclusion Zone

i Fires on site should be avoided wherever possible. Where they are unavoidable, they should be kept well away from the exclusion zone, and only lit in positions where heat will not affect foliage or branches. The potential size of a fire and wind direction should be taken into account, and it should be attended at all times until safe to leave.

ii Any materials, fuel, or chemicals whose accidental spillage would cause damage to a tree should be stored and handled well away from the exclusion zone.

7.5 Site Monitoring

i Following consideration of the likely arboricultural impacts to the development, together with the recommended mitigation options, it is not considered that on-site arboricultural monitoring will necessary during the construction works.

ii Random site monitoring can take place throughout the duration of the construction to check that all guidelines are being adhered to.

7.6 Ground Works, Demolition & Construction Works

i Installation of all recommended protective mitigation measures prior to the commencement of any works, combined with use of temporary ground protection and/ or the retention of existing hard surfacing within the RPAs, will allow the ground works to take place whilst minimising any adverse effect or impact on the retained trees.

ii All plant and vehicles engaged in ground works should either operate outside the RPA or run-on temporary ground protection or existing hard standing, where appropriate.

iii During ground works and demolition, the utmost caution should be used to not sever any roots, especially those measuring ≥25mm in diameter. Any roots uncovered roots should be wrapped/ covered to prevent them from desiccation and rapid temperature changes (any wrapping should be removed prior to backfilling).

iv In the case where plant or wide/ tall loads are being used, it must be ensured that all parts of the equipment remain outside of the RPAs, in order that they can operate without coming into contact with any of the on-site or adjacent trees. All works must have appropriate supervision by a banksman, to ensure that adequate clearance from trees is maintained at all times.

v Access facilitation pruning should not be necessary on site but if it does become necessary to maintain a safe clearance. All work must be approved by the project Arboriculturist and carried out by a qualified and competent Arborist working to BS 3998:2010.

vi If damage occurs to part of a tree during the works, the project Arboriculturist must be contacted without delay.

7.7 Soil Compaction and Remediation Measures

i Soil that has been compacted will not provide suitable conditions for the survival and growth of vegetation, whether existing or new, and is a common cause of post-construction tree loss on development sites.

ii Compacted soil will adversely affect drainage, gas exchange, nutrient uptake, and organic content, and will seriously impede or restrict root growth.

iii Soil compaction should be avoided around existing vegetation, including trees, and in areas where new planting or seeding is proposed.

iv Where soil compaction has occurred near to existing trees, remedial works might include sub-soil aeration using compressed air, and the addition of other materials, preferably of a bulky, organic nature (but excluding peat), to improve structure.

v Heavy mechanical cultivation such as ploughing or rotavating should not occur within the RPA.

vi Any cultivation operations should be undertaken carefully by hand to minimize damage to the tree, particularly the roots.

vii Decompaction measures include forking, spiking, soil augering and tilthed radial trenching. Care should be taken during such operations to minimize the risk of further damage of tree roots.

7.8 Contractors Storage, Parking & Access

i Provision should be made for welfare facilities, the site office, contractor parking, storage for materials, plant and spoil, and space for mixing, all outside of the RPAs of retained trees.

ii In this instance, it is considered that there is sufficient space for provision of the above, without placing significant constraints on the working space available for the construction and its associated activities.

7.9 Completion

i At the completion of the construction works, before removal of any of the tree protection measure at the completion of the project, it is recommended that the advice of the project Arboriculturist is sought regarding whether a re-survey of the retained trees is necessary for signs or symptoms of damage and/ or stress that the construction may have caused.

ii The protective fencing and ground protection measures should remain in position until its use is considered unnecessary and any risk of damage to the retained trees and/ or their respective RPAs e.g. soil compaction from vehicular plant or machinery, has completely passed.

7.10 Tree Planting & After Care

i When planning or implementing any new tree planting scheme, it is recommended that the guidance within BS 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations' is followed.

ii The following points summarise good after care for newly planted trees with an additional consideration to any necessary formative, corrective and maintenance pruning:

iii Water the trees immediately after planting and weekly throughout the first growing season by allowing 10 – 20 litres of water for each tree. This is especially important during prolonged periods of dry weather in which case the frequency of watering may need to be increased.

iv Do not allow weeds or grass to grow within a 500mm radius of the stem.

v Maintain an organic mulch (e.g. composted woodchip or bark) to a minimum depth of 75mm for a radius of 500mm around the base of new trees.

vi At the end of each growing season, check that tree-ties are not damaging the tree stems and loosen if necessary.

vii Ensure that the tree stakes remain firm while the new planting becomes established and only remove when the tree can support itself, usually after a period of 2 -3 years.

viii Carry out formative pruning to the young trees by removing dead, weak, and crossing branches, epicormic growth, and suckers arising from the roots.

7.11 Contacts

i RammSanderson Ltd. 0115 930 2493, info@rammsanderson.com

Appendix A: Tree Schedule May 2025

Tree No	Species	Age	Height (m)	Dia. (mm)	Crown Spread (m)				Life Exp.	Cat.	Cond.	General Observations	Preliminary Management Recommendations	RPA (m^2)	RPA Radius (m)
					N	E	S	W							
T1	Ash	M	9	825 (Est.)	5	5	5	5	10+	C2	Poor	Estimated DBH due to very dense ivy around base to 6 metres. Limited new growth. Frequent moderate >50mm deadwood throughout. Frequent snapped branching.	Sever and remove ivy to 1 metre to allow basal inspection.	308	9.9
T2	Hawthorn	M	7	622	4	5	4	5	10+	C2	Fair	Multi-stemmed from base. Large bole. Fair vitality and structure. Minor dead twigs in canopy typical of species. Ivy on stem to 5 metres.	No works recommended at present.	177	7.5
T3	Hawthorn	EM	7	278	2	1	2	2	10+	C2	Poor	Multi-stemmed from base. Tall slender stems with limited canopy. Canopy has been shaded out by adjacent trees. Dense ivy throughout.	No works recommended at present.	34	3.3
T4	Field Maple	M	8	540	5	5	5	4	10+	C2	Poor	Ivy present to 7 metres. Historic laid tree from hedgerow. Multi-stemmed from base. One minor dead stem on southern aspect. Minor hanger in eastern canopy at 3 metres. Minor cavity at base on northern aspect. Fair vitality.	No works recommended at present.	133	6.5
T5	Ash	M	14	827	7	7	6	7	10+	C2	Poor	Multi-stemmed tree originating from central large bole with detritus/water pocket in union. Frequent moderate deadwood throughout. Eastern canopy has been	Remove deadwood >25mm from eastern canopy. Annual monitoring of unions.	308	9.9

Tree Nº	Species	Age	Height (m)	Dia. (mm)	Crown Spread (m)				Life Exp.	Cat.	Cond.	General Observations	Preliminary Management Recommendations	RPA (m^2)	RPA Radius (m)
					N	E	S	W							
												pruned to 4 metres. King Alfred's Cakes (*Daldinia concentrica*) on dead eastern stem. Some >100mm deadwood within central canopy.			
T6	Ash	EM	13	280	4	3	3	6	10+	C2	Poor	Not plotted on topographical plan. Open wound on eastern aspect at base from decaying minor stem. Tall slender form. Limited vitality. Sparse canopy.	Annual monitoring of overall condition.	36	3.4
T7	Ash	M	15	826	8	8	7	7	10+	C2	Fair	Multi-stemmed with splaying stems from central bole. Detritus pocket at union. Central canopy sparse. Frequent historic pruning points to 4 metres on eastern aspect. Limited vitality. Dead ivy present on stem to 5 metres. Canopy weighted southeast.	No works recommended at present.	308	9.9
T8	Ash	M	15	380	4	3	2	3	10+	C2	Poor	Cavity at base on eastern aspect to a depth of +30cm. Slender form with limited canopy. Low vitality.	Annual monitoring of condition. Or, reduce to 5 metre habitat pole if in proximity to developments.	66	4.6
T9	Ash	M	14	488	5	8	3	3	10+	C2	Poor	Large open cavity at 0.5 metres on western aspect. *Innonotus hispidus* bracket at 2.5 metres with stem leaning into the site. Ash dieback present. Minor stem decaying. Main stem is	Reduce leaning stem to 3 metre habitat pole. Annual monitoring of remaining stems.	109	5.9

Tree Nº	Species	Age	Height (m)	Dia. (mm)	Crown Spread (m)				Life Exp.	Cat.	Cond.	General Observations	Preliminary Management Recommendations	RPA (m^2)	RPA Radius (m)
					N	E	S	W							
												connected at base to T8. Low vitality.			
T10	Ash	M	14	894	9	8	5	8	10+	C2	Poor	Multi-stemmed from base. One stem has longitudinal split. 2 failed stems leaning north creating open basal cavity full of detritus. Hanger present in canopy. Minor and moderate deadwood present in canopy. Signs of Ash dieback present. Low vitality. Sparse canopy.	Remove failed leader. Remove leader with longitudinal split. Remove hanger. Remove deadwood >25mm from overhanging site. Monitor condition on annual basis.	360	10.7
T11	Ash	SM	6	260	3	3	3	3	10+	C2	Fair	Minor dead twigs within sparse canopy. Fair stem structure.	No works recommended at present.	30	3.1
T12	Damson	Y	4	122	2	2	2	2	10+	C2	Fair	Bushy form. Fair vitality. Road side tree.	No works recommended at present.	7	1.5
T13	Ash	Y	3	88	1	1	1	1	10+	C2	Fair	Fair young tree.	No works recommended at present.	4	1.1
T14	Ash	EM	7	427	3	4	4	3	10+	C2	Fair	Roadside tree located 50cm from hardstanding to north. Fair condition. Historic pruning points on northern aspect for pavement clearance.	No works recommended at present.	82	5.1
T15	Blackthorn	SM	4	194	2	2	2	3	10+	C2	Fair	Frequent minor stems from base. Historic pruning to northern canopy for pavement clearance. Fair	No works recommended at present.	17	2.3

Tree Nº	Species	Age	Height (m)	Dia. (mm)	Crown Spread (m)				Life Exp.	Cat.	Cond.	General Observations	Preliminary Management Recommendations	RPA (m^2)	RPA Radius (m)
					N	E	S	W							
												vitality. Scrubby form. Minor branch wounds at 2 metres.			
T16	Hawthorn	SM	5	245	3	2	3	3	10+	C2	Fair	Frequent minor stems from base. Historic pruning to northern canopy for pavement clearance. Fair vitality.	No works recommended at present.	26	2.9
T17	Hawthorn	SM	5	294	3	2	3	3	10+	C2	Fair	Frequent minor stems from base. Historic pruning to northern canopy for pavement clearance. Fair vitality.	No works recommended at present.	38	3.5
T18	Hawthorn	SM	5	272	3	3	3	3	10+	C2	Fair	Frequent minor stems from base. Historic pruning to northern canopy for pavement clearance. Fair vitality.	No works recommended at present.	34	3.3
T19	Hawthorn	SM	5	223	2	2	2	2	10+	C2	Fair	Located against fence to south. Fair vitality. Frequent snapped minor twigs for pavement clearance to northeast.	No works recommended at present.	23	2.7
G1	Hazel, Hawthorn, Ash, Field Maple, Elder, Blackthorn, Holly	SM	5 (Avg. Est.)	150 (Avg. Est.)	/	/	/	/	10+	C2	Fair	Overgrown field compartment hedgerow section. Dense. Rose and brambles throughout. Minor amount of English bluebells present.	No works recommended at present.	/	1.8
G2	Wild Cherry, Ash, Hawthorn, Field Maple, Norway Maple, Hornbeam, Hazel, Holly, Wayfaring tree	EM	7 (Avg. Est.)	200 (Avg. Est.)	/	/	/	/	20+	B2	Fair	School screening benefit. Dense group. Larger cherry and maples within. Main stems all located behind school fence. Limited VTA. Worn footpath running adjacent to group with	No works recommended at present.	/	2.4

Tree Nº	Species	Age	Height (m)	Dia. (mm)	Crown Spread (m) N	E	S	W	Life Exp.	Cat.	Cond.	General Observations	Preliminary Management Recommendations	RPA (m^2)	RPA Radius (m)
												evident canopy raising line at 3 metres. Fair vitality throughout.			
W1	Ash, Hawthorn, Hazel, Silver Birch, Wild Cherry, Bird Cherry, Blackthorn	EM	8 (Avg. Est.)	200 (Avg. Est.)	/	/	/	/	20+	B2	Fair	Fair condition woodland. Approximately 25 years old woodland. Located off site on opposite side of road. Fair mix of species. Dense closed canopy.	No works recommended at present.	/	2.4
W2	Ash, Hawthorn, Hazel, Silver Birch, Wild Cherry, Blackthorn, Norway Maple, Holly, Elder	M	10 (Avg. Est.)	400 (Avg. Est.)	/	/	/	/	40+	A2	Fair	Located outside of red line boundary. Small woodland area. English bluebell carpet throughout. Large badger sett excavations throughout. Woodland appears on Google Earth images in 1940. Basal damage on larger stems throughout. Fair vitality throughout.	No works recommended at present.	/	4.8
H1	Hawthorn, Holly, Blackthorn	SM	4 (Avg. Est.)	150 (Avg. Est.)	/	/	/	/	10+	C2	Fair	Maintained roadside section of hedgerow. Scrubby form.	No works recommended at present.	/	1.8

Tree Schedule Key:

Reference:	Description:
Tree No.	Sequential reference number as recoded within the Tree Constraints Plan (and subsequent plans). T: Individual Tree G: Group of trees H: Hedgerow W: Woodland
Species	Common name (list of scientific names will be included within the appendix within the arboricultural impact assessment or can be provided upon request).
Age	Y: Young (usually self-seeded or recently planted) SM: Semi-mature (within its first one third of life expectancy) M: Mature (within its final one third of life expectancy) OM: Over-mature (having reached its maximum life span and now in declining) V: Veteran (veteran trees are survivors that have developed some of the features associated with ancient trees. However, are usually only in their second or mature stage of life. A: Ancient (Ancient trees are irreplaceable. They have passed maturity, and as such are in their third and final life stage.)
Height	Estimated height calculated in metres
Diameter	Stem diameter measured to the nearest 10 millimetres at approximately 1.5m above ground level. For trees with more than one stem, the combined diameter is recorded as per BS5837:2012 Section 4.6. (Avg.): Average stem diameter for a group of trees (Est.): Estimate stem diameter due to no access for exact measuring (e.g. offsite or inaccessible)
Crown Spread	Radial crown spread measured to the nearest metre from the centre of the trunk, for each of the four cardinal points
Life Expectancy	An estimate of the remaining life expectancy of the tree, given its condition during the survey taking into account the context of the site <10: Less than 10 years 10+: More than 10 years 20+: More than 20 years 40+: More than 40 years
Category	Quality and value grade classification according to the British Standard 5837:2012 as per section 4.5 and Table 1

Category (continued)	A: Trees of high arboricultural value (typically with 40+ years life expectancy) B: Trees of moderate arboricultural value (typically with 20+ years life expectancy) C: Trees of low arboricultural value (typically with 10+ years of life expectancy) U: Trees unsuitable for retention (typically due to poor condition with <10 years of life expectancy) Subcategory: 1: Mainly arboricultural qualities 2: Mainly landscape/ amenity qualities 3: Mainly cultural values/ habitat value/ conservation value
Condition	A visual assessment considering both the physiological and structural condition of the tree, categorised as per the below: Fair: Generally in good health given the age and context of the tree with no significant defects Poor: Generally poor health (including structurally) which can't be remediated Dead: Dead tree
General Observations	Comments on the tree resulting from the visual tree inspection
Preliminary Management Recommendations	In light of the condition, location, and context of the tree, preliminary management recommendations may be provided resulting from the visual tree inspection. These are recommended solely in the context of the current site use and are considered to be good arboricultural management irrespective of any development proposals which may be in place on the site, or currently being considered.
RPA	Root Protection Areas are calculated in square metres (m2) following the recommendations within BS5837:2012 Section 4.6. They are detailed on the Tree Constraints Plan as a circle centred on the base of the stem
RPA Radius	The Root Protection Area Radius is calculated in metres and is the distance from the base of the tree to the edge of the root protection area

NOTES:

i. Any survey work undertaken will have been subject to natural limitations, including seasonal and phenological aspects.

ii. Trees were assessed from ground level using the Visual Tree Assessment (VTA) method. The trees included in the survey were not climbed, no samples were removed, and no detailed internal investigation of decay was made.

iii. Where other vegetation (e.g. ivy or dense ground cover) prevented full access to any tree, this is noted in the tree survey schedule. Dense ivy cover can prevent full access to a tree and so obscure the presence of cavities or other defects. Any such situations are noted in the tree survey schedule with, where appropriate, recommendations for the ivy to be removed and a re-inspection carried out. No ivy was removed from any tree during the survey.

iv. Tree rooting characteristics and soils are both enormously variable as are their interactions. This makes any attempts to quantify tree related subsidence risk assessment impossible. No attempt has been made to assess subsidence risk potential nor should any be construed.

v. Only individual trees with a stem diameter of 75mm or greater are included in the survey. It is not always practical or necessary to record individual details for every tree within a group or woodland. Should any relevant trees on or adjacent to the site have been missed on the topographical survey, these have been included where appropriate. However, the positions indicated on any plans included within this report for all trees not included on the provided topographical survey have been approximated for the purposes of identification only, and if accurate locations are required these should be confirmed on site.

Appendix B: Key to Species Scientific Names

Common Name	Scientific Name
Ash	Fraxinus excelsior
Bird cherry	Prunus padus
Blackthorn	Prunus spinosa
Damson	Prunus domestica
Elder	Sambucus nigra
Field maple	Acer campestre
Hawthorn	Crataegus monogyna
Hazel	Corylus avellana
Holly	Ilex aquifolium
Hornbeam	Carpinus betulus
Norway maple	Acer platanoides
Silver birch	Betula pendula
Wayfaring tree	Viburnum lantana
Wild cherry	Prunus avium

Appendix C: Tree Constraints Plan – RSE_9340_TCP2_V1

LEGEND:

- TX/A — Category A - Trees of High Quality
- TX/B — Category B - Trees of Moderate Quality
- TX/C — Category C - Trees of Low Quality
- TX/U — Category U - Trees Unsuitable for Retention

Note: The following tree was not plotted on the provided topographical survey: T6. The position for this tree as shown on this plan is therefore indicative only and should be confirmed on site if an accurate location is required.

RammSanderson ARBORICULTURE

Client :
Richborough Estates Limited

Project:
Wrotham Road, Meopham

Drawing Title :
Tree Constraints Plan

Drg No.	Rev :
RSE_9340_TCP2	V1

Drn By :	Scale :	Date :
LJB	1:1000@A1	21/06/2025

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Appendix D: Tree Protection Plan – RSE_9340_TPP2_V3

N

W1-B2

T14-C2
T12-C2
T10-C2
T9-C2
T8-C2
T7-C2
T6-C2
T5-C2
G1-C2
T4-C2
T3-C2
T2-C2
T1-C2
T13-C2
T11-C2
H1-C2
T15-C2
T17-C2
T18-C2
T19-C2
G2-B2
W2-A2

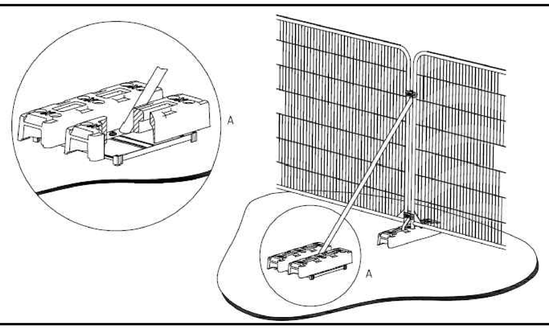
No excavation permitted for path.Only top surface dressing applicable within RPA of W2-A2

Tree Protection Fencing

Tree protection fencing is to be installed at the positions shown at the commencement of works, before any ground works or soil stripping are carried out and before vehicles or materials are brought onto site.

The fencing will consist of a robust framework which is well braced to resist impacts as shown. The areas enclosed are to be maintained as a total exclusion zone to all construction activity. All-weather warning notices will be attached to the fencing to clearly identify the area as a tree protection exclusion zone into which access is not permitted.

No working activity, storage of materials, ground level changes, excavations or vehicular access is permitted within the protected area. Once erected, the protected area are to be regarded as sacrosanct and the fencing must not be removed or altered unless recommended by the project Arboriculturist and, where necessary, approval from the local planning authority.



Hard Surfacing Within the Root Protection Area

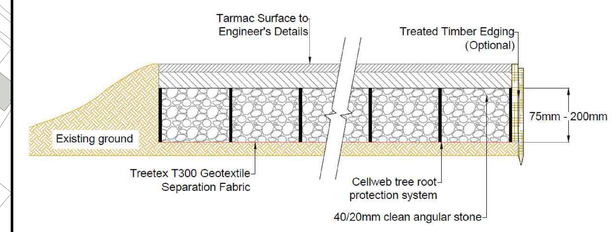
All new hard surfacing within the root protection area (RPA) is to be constructed using a three-dimensional cellular confinement system (for example Cellweb TRP), incorporating geotextile or impermeable barriers as appropriate and installed using a 'no-dig' technique, as detailed in BS837:2012 Section 7.4.

For areas of new hard surfacing, the design will not permit excavation into the soil other that the removal, using hand tools, of any turf layer or other surface vegetation.

The removal of any existing hard surfaces will be carried out with care, using hand tools as much as possible. Where this is not practicable, a small excavator will used to remove the top surface, working backwards from the existing tarmac in order that no vehicles drive on the underlying soil, once exposed.

For new hard surfaces, the underlying soil structure will be protected from compaction during construction by a combination of appropriate temporary ground protection and by 'rolling out' the new surface by working forward from the surface as it is constructed.

The structure of the hard surface will be designed to avoid localised compaction and in all cases, a structural engineer should confirm that the design is suitable for the anticipated vehicle loads it will be subjected to. The finished tarmac surface will be permeable and able to resist deformation by tree roots.



LEGEND:

- TX-A — Category A - Trees of High Quality
- TX-B — Category B - Trees of Moderate Quality
- TX-C — Category C - Trees of Low Quality
- TX-U — Trees Proposed for Removal
- Tree Trunk
- Tree Canopy Spread
- Tree Protection Fencing
- 'No-dig' / 3D cellular confinement system to be used for new hardstanding.

RammSanderson ARBORICULTURE

Client :
Richborough Estates Limited

Project:
Land off Longfield Road, Meopham

Drawing Title :
Tree Protection Plan

Drg No.	Rev :
RSE_9340_TPP2	V3

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