Arboricultural Report and Tree Condition Survey

for Proposed Residential Development

at

Land North of Chalk Road,

Lower Higham,

Kent.

Prepared for Richborough

RUSKINS
TREE CONSULTANCY

A trading name of RG Consultancy Ltd

Prepared by
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Our Ref 0425-100845
August 2025

Contents

1.0 Introduction

1.1 We have been instructed by Richborough to prepare a tree condition survey and arboricultural report to inform the planning application for a residential development of up to 40 dwellings with 50% affordable, associated open space, sustainable urban drainage systems, other infrastructure, and access from Chalk Road on the site known as Land North of Chalk Road, Lower Higham, Kent.

1.2 To help inform this planning application we undertook a Pre-Development Tree Condition Survey (See Appendix) in July 2025.

1.3 The issues to be addressed in this Arboricultural Report and Tree Condition Survey include the following.

- The species, size and position and amenity value of the trees growing within and close to the site.
- The impact of the proposed development on the trees resource including the vegetation removals.
- Provide outline guidance on the protection of the retained trees.

1.4 We have been provided with a copy of the Proposed Site Layout prepared by Saunders Architecture and Urban Design Drawing Number 8990/SK04 Dated May 2025. (See Appendix)

2.0 Site Description

2.1 The site is located on the northern side of Chalk Road, to the west of the residential area of Lower Higham in Kent. The site is in mixed use with the existing buildings being used for a mix commercial and domestic purposes and the surrounding land being used for temporary storage and animal grazing.

2.2 There is an internal tarmacked route from the existing site access that traverses to the east of the existing buildings. To the eastern side of the driveway used for various livestock including chickens, sheep and other wildfowl. To the north of the site is an open field. There is a shipping container, some remnants of cold frames or farm buildings and a number of vehicles stored within this field. Chalk Road runs to the southern boundary of the site, with a railway line and the Thames & Medway Canal running beyond the north-eastern boundary, with open farmland to the north and west of the site.

2.3 Beyond the southern part of the western boundary is a pumping station with a residential property further to the west. The pumping station is bordered by a mix of trees the southern section have been heavily reduced and are managed as a hedge due to overhead cables and the section further to the north appear unmanaged and abuts the rear of the on-site building.

2.4 Due to the existing land uses the site has a relatively sparse tree population. The quality and amenity value of the trees within this site is relatively low. The site is dominated by willows and alders, there are 3 collapsed willows around a small stagnant pond and another willow and a short row of alders growing close to the north-eastern boundary with the railway running beyond this boundary.

2.5 The remaining trees are generally small trees located close to the existing field boundaries. There is a section of managed hawthorn hedge to the eastern part of the front highway boundary.

3.0 Statutory Protection

3.1 We have undertaken an online check of the presence of Statutory Protection and can confirm that no on-site trees or trees adjacent to the site are subject to protection by a Tree Preservation Orders and the site does not fall within a Conservation Area.

3.2 No tree works should be undertaken prior to obtaining full planning consent or without checking the statutory protection in relation to trees requiring remedial works.

3.3 In addition to the Tree Preservation Orders, the Forestry Act and Felling Licence legislation is relevant to this site. Excluding specific exemptions there is a statutory restriction relating to tree felling that relates to quantity of timber that can be removed within set time periods. In basic terms, even in the absence of any TPOs, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a Felling Licence from the Forestry Commission.

3.4 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017.

4.0 Arboricultural Background Information

4.1 For all trees but particularly those growing in urban areas, root growth is not predictable. Tree roots are opportunistic, they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited.

4.2 It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.

4.3 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.

4.4 For retained trees it is essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).

4.5 The two main possibilities for injury to trees during and following the construction process are from direct and indirect damage.

- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
- Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.

4.6 The British Standards Institute published BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' this document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.

4.7 The BS5837 (2012) also provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.

4.8 The Root Protection Area is not related to the canopy spread of the tree; in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250mm the Root Protection Area is capped at a total area of 707m^2. See Attached Tree Survey Plan in Appendix 1 for further details.

4.9 The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the circle were removed there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree both at the time of surveying but into the future. Post development the tree will adapt to the changes in its rooting environment providing it has retained a sufficient proportion of its root system and a sufficient area/volume of soil area is available for the tree.

4.10 The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species. The RPA is based on the trunk diameter and would be the same for trees of the same trunk size regardless of species.

4.11 The BS Categories referred to in this report are described in detail in Appendix 1. In summary the quality of the trees resource is assessed, and the trees are divided into 4 categories based a number of factors including; their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value.

Category U:	Those in such a poor condition that they cannot realistically be retained
Category A:	Trees of high quality
Category B:	Trees of moderate quality
Category C	Trees of low quality

4.14 Damage to trees (including their root systems and damage to their rooting environment) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. It is therefore essential that if development is permitted this report is read by all parties and the guidelines are followed by the main contractor, site agent and all contractors, particularly those undertaking groundworks on site.

4.15 Appropriate tree surgery works, the provision of tree protection measures and appropriately specified, supervised and implemented works can reduce the risk of damage to the retained trees on development sites.

5.0 Arboricultural Impact Assessment

5.1 The site consists of hardstanding and buildings, and small fenced paddock type fields to the eastern part of the site which are intensively used by a variety of small animals, chickens and wildfowl. To the rear is an informal area of open ground which is home to some storage containers and parked vehicles. As a result of the current land use the quality and number of on-site trees is low.

5.2 The most significant trees are a short row of semi-mature alders G5 to the north-eastern (railway) boundary of the site, a single mature crack willow T1 further to the north on this boundary and and three 3 collapsed willows T2-T4 around a very small stagnant pond, the high number of wildfowl in this field have negatively impacted on this pond. An informal track runs to the western side of these trees. These trees are located within part of the site that remains undeveloped and are to be retained. With regard to their poor condition and the state of the pond we recommend the willows should be coppiced to allow the pond to be restored.

5.3 The trees to be removed consist of a small linear group of dead and declining bramble covered alders T7-T11 to the east of the existing driveway and a poor quality, semi-mature alder T16 growing close to the corner of the concrete yard area and two small semi-mature goat willows G15. The removal of these trees will not impact on the amenity value or quality of the tree resource in the local area.

5.4 To allow for the proposed access and visibility splays the managed hawthorn hedge H14 to the front boundary eastern side of the existing site access is to be removed. The loss of this hedge is compensated within the proposed hedgerow planting on-site.

5.5 The proposed development offers an opportunity to manage the existing tree resource and to plant new trees and hedgerows which will increase the species diversity of the tree stock and enhance its bio-diversity value whilst also making the long-term future of the trees more secure by increasing climate change and disease resilience.

5.6 The retained trees and hedgerow are subject to appropriate protection as outlined in section 6 of this report, it is my opinion that the approved development can be constructed whilst securing significant new planting to supplement the retained trees on site.

5.7 In the following section of this report we have provided a summary of the tree protection measures that should be followed to ensure retained trees are unaffected by the approved development. These measures can be secured by use of standard planning conditions.

6.0 Summary of Tree Protection Measures

6.1 The main points of note regarding the tree protection measures during the approved works are listed below:

- **Trees identified for removal as per the approved drawings will be clearly marked with spray paint. All trees works including clearance, removal or facilitation pruning will be undertaken by a suitably qualified and insured Arboricultural Contractor.**
- **An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are successfully protected during the approved works.**
- **Subject to planning consent being obtained a detailed Arboricultural Method Statement will be prepared based on detailed working drawings and construction methodologies.**
- **The on-site and off-site trees and hedges will be protected by tree protection fencing. The Tree Protection Fencing will be installed prior to enabling, demolition or groundworks or construction works commencing and will remain in situ during the construction programme.**
- **Prior to any Enabling / Construction works commencing the Tree Protection Fencing will be inspected by the ACoW.**
- **No Machinery will overhang or pass over the line of the Tree Protection Fencing. The initial site scrape will not be undertaken until the Tree Protection Fencing has been inspected by the ACoW.**
- **The Tree Protection Plan will be on display in the site agent's office.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and damage to the root system of the retained trees. These specifications and construction methodologies will be reviewed by the ACoW prior to works commencing.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken following the guidance outlined in the Arboricultural Method Statement.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken under direct Arboricultural Supervision by the ACoW.**

6.2 Arboricultural Site Inspection & Monitoring Schedule

6.3 In order to ensure that the principles of tree protection set out in this report are adhered to, it is important to set out communication details for key individuals and tasks that require supervision will be established. These details will be retained by all relevant parties and made available on site at all times with the Arboricultural Supervisors contact details on display in the site office. Relevant parties will be advised of any changes in personnel or contractor during the development process.

6.4 To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, an experienced Arboricultural consultant will be appointed to undertake regular inspections of the site.

6.5 A mix of scheduled and unannounced site visits will be undertaken, these inspections will serve to identify any damage to the Tree Protection Fencing, poor working practices, potential problems and points of conflict between the construction process and the health of the trees.

6.6 During these visits any changes to the approved works will be discussed, their impact assessed and recommendations for best practice will be outlined. The remedial action undertaken will be recorded on the next visit.

6.7 The first site visit will a pre-commencement meeting with the site agent and will be undertaken prior to any tree surgery works, enabling, demolition or construction works commencing on site.

6.8 Arboricultural monitoring site visits will be undertaken at regular intervals during the construction process.

6.9 Subject to planning the Tree Protection Measures outlined in this report will be revisited in detail based on the working drawings, construction programme and method statement to be prepared. This matter can be addressed by use of a standard planning condition.

6.10 To prevent the proposals impacting on the health, stability or longevity of the retained trees the main requirement is the installation of suitable tree protection fencing, to protect the above ground part of the trees and to prevent compaction of the open ground within the Root Protection Area.

6.11 The Tree Protection Fencing will be installed as per the Tree Protection Plan which will be agreed with the Local Authority Tree Officer.

6.12 Tree protection fencing must be erected prior to any enabling works, demolition works or groundworks commencing and remain in place throughout construction. The fenced-off area is a Construction Exclusion Zone (CEZ). The fencing should only be removed only after completion of the construction works.

6.13 Within the fenced off Tree Protection Area;

- No excavation by any means
- No level changes + or -
- No storage of plant or materials
- No storage or handling of any chemicals including cement washings
- No Pedestrian, Machinery or Vehicular Access
- Underground service routes will be located outside the Fenced off area

6.14 Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 2.

6.15 The site manager, all contractors and other relevant personnel are to be informed of the role of the Tree Protection Fencing. A copy of the Tree Protection Plan will be displayed on site at all times during construction.

6.16 Prior to any works commencing on site the Tree Protection Fencing will be erected. Any plant or vehicles engaged in the works will operate outside the fenced off Tree Protection Areas.

6.17 The location of the site office, welfare facilities, storage area needs to be confirmed but this will be located outside the Root Protection Area (RPA).

6.18 The drainage and underground service routes will be located beyond the Root Protection Areas of the retained trees.

6.19 Dismantling the protection barriers around retained trees may be required to allow completion of landscaping works. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.

6.20 The landscaping works will be subject to a detailed landscaping methodology which will be reviewed by the ACoW prior to any landscaping works commencing on-site.

7.0 Conclusion

7.1 The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. This application has followed this guidance by:

- Assessing the quality of the trees and considering the benefits and constraints to development of the site in relation to the quality of the tree resource.
- Seeking arboricultural advice to inform the layout and design of the proposed development.

7.2 The quality and amenity value of the vegetation on site is relatively low. The removal of the vegetation necessary to allow for the proposed development will not have a significant negative impact on the character and appearance of the area, nor on the amenity value or quality of the tree resource within the wider area.

7.3 The protection of retained trees during the proposed demolition and construction works can be achieved by continuing to follow the guidance within this report and recommendations contained within BS5837 (2012).

7.4 The proposed landscaping will serve to significantly improve the age, species diversity, bio-diversity value, disease resilience and long-term future of the tree resource whilst providing an attractive environment for future residents. The details on the approved landscaping, including planting specification and aftercare to ensure the successful establishment of all new trees can be secured by use of a standard planning condition.

7.5 The details on the tree protection measures, proposed landscaping, including the successful establishment of all new trees can be secured by use of a standard planning condition.

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August 2025

Appendix

Tree Condition Survey

Tree Survey Plan

Tree Removals Plan

Illustrative Masterplan

Tree Condition Survey for Land North of Chalk Road, Lower Higham, Kent.

Prepared for Richborough Estates Limited

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Our Ref 0425-100845 Rev 1
April 2025 Revised July 2025

Tree Condition Survey for Land North of Chalk Road, Lower Higham, Kent.

1.0 Introduction

This tree condition survey has been prepared on behalf of Richborough, the site was visited in April 2025 and an assessment of the trees' condition was made in accordance with BS5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

Following receipt of the proposed layout plan this survey has been updated to identify the trees and vegetation to be removed to allow for the proposed development.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within the site and growing close to the site boundary. The objective of the survey is to collect tree data relevant to the proposed works at the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring*.' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Cond	Form	ERYC	Description	Proposed Works	BS Cat
T1	Crack Willow	15	320, 590, 330, 240, 250, 250, 290	7	10	8	11	10	M	A	A	40+	A mature, multi-stemmed tree growing close to the northern boundary of the site. This tree is considered to have a limited potential for significant growth.	No Works	C1
T2	Crack Willow	7	800, 800, 1000	3	9	10	16	5	M	P	P	40+	A mature, multi-stemmed tree growing on the western side of the small pond. The central stem has split and has significant decay. The remaining stems have collapsed and are laying across the pond. The small stagnant pond appears eutrophic due to the domestic ducks and fowl within the small field. This tree could be managed by heavy reduction to allow ongoing cyclical management as a low pollard. This would allow the pond to be cleaned out and improved as a habitat	No Works	B1
T3	Crack Willow	9	500	1	3	3	5	8	EM	P	P	40+	An early-mature stem growing on the western side of the small pond. This stem is laying on the ground. A large limb which was resting on the post and rail fence has been removed to the western side. This Stem could be managed by heavy reduction to allow ongoing cyclical management as a low pollard. This would allow the pond to be cleaned out and improved as a habitat	No Works	C2
T4	Crack Willow	10	420, 400, 370	3	8	9	6	6	EM	P	P	40+	An early-mature stem growing on the southern side of the small pond. This stem is laying on the ground. This stem could be managed by heavy reduction to allow ongoing cyclical management as a low pollard. This would allow the pond to be cleaned out and improved as a habitat	No Works	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Cond	Form	ERYC	Description	Proposed Works	BS Cat
G5	Row of Alders	10	250	1	4	4	4	4	SM	A	A	40+	A short row of semi-mature alders growing to the north-eastern boundary of the site. The trees are planted at less than 1m spacings. The bark at the base of some of the trees in this row have been damaged by livestock. There are 3 slightly larger trees within this row which have been surveyed as individual trees see T17-T19. There are a couple of dead trees in this row and the alders appear to be struggling to establish. Alders are adapted to a wet, riparian type environment and it is likely that these trees are struggling to cope with their growing location and the recent dry summers.	No Works	C2
T6	Silver birch	12	300	1	4	6	6	6	EM	A	A	40+	An early-mature off-site silver birch tree growing beyond the eastern boundary of the site to the southern end of G5.	No Works	C1
T7	Alder	3	180	m/s	3	2	0	1				Dead	A small dead tree located to the eastern side of the tarmac access drive.	Remove Dead	U
T8	Alder	3	180	1	0	0	0	0				Dead	A small dead tree located to the eastern side of the tarmac access drive.	Remove Dead	U
T9	Alder	7	200	1	3	3	2	3	SM	P	P	0-9	A small ivy-covered, poor-quality tree located close to the eastern side of the tarmac access drive. This tree has been pruned and hit by vehicles to clear the driveway. This tree has deadwood and dieback in the small canopy.	Remove to allow for proposed development	U
T10	Alder	7	200, 180	2	1	2	3	2	SM	P	P	0-9	A small ivy-covered poor-quality tree located close to the eastern side of the tarmac access drive. This tree has been pruned and hit by vehicles to clear the driveway. This tree has deadwood and dieback in the small canopy.	Remove to allow for proposed development	C1
T11	Alder	5	150, 100	2	1	2	3	1	SM	P	P	0-9	As per T10	Remove to allow for proposed development	C1

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Cond	Form	ERYC	Description	Proposed Works	BS Cat
G12	Mixed Group	2-4	300	M/s	2	2	2	2	M	A	A	40+	An off-site mixed group of ivy-covered trees growing beyond the western flank boundary. The trees to the southern end of this boundary are managed by regular height reduction due to the overhead cables. These trees include elm, Prunus and Lombardy poplar. These trees extend behind the building that abuts this boundary. These trees include elm, Prunus and Lombardy poplar.	No Works	C3
T13	Lombardy poplar	6	600*	m/s	2	2	2	2	M	P	P	40+	An off-site tree that has been subject to regular height reduction to approximately 2m due to the overhead cables.	No Works	C3
H14	Hawthorn hedge	1.5	100	m/s	1	1	1	1	M	A	A	40+	A managed hawthorn hedgerow with some elder and ivy growing to the eastern part of the southern highway boundary.	Remove to allow for proposed development	B2
G15	Goat willow x 3	5	200	m/s	2	2	2	2	SM	A	A	40+	A group of 3 small semi-mature self-set goat willows growing next to a shipping container	Remove two trees to allow for proposed development	C1
T16	Alder	11	460	1	5	5	4	4	SM	A	A	20-39	A semi-mature growing close to the northern side of the hardstanding with a track running to the western side of the tree. This tree has been crown lifted to allow vehicle access to the west and south and some spoil has been dumped at the base of the tree. The hardstanding has impacted on its growing conditions and there is some deadwood and dieback in the canopy.	Remove to allow for proposed development	C1
T17	Alder	12	310	1	4	4	4	4	SM	A	A	40+	One of the slightly larger Alder trees growing within the row of Alders G5. See Notes for G5	No Works	C2
T18	Alder	13	390	1	5	5	5	5	SM	A	A	40+	One of the slightly larger Alder trees growing within the row of Alders G5. See Notes for G5	No Works	C2
T19	Alder	12	480	1	5	5	5	5	SM	A	A	40+	One of the slightly larger Alder trees growing within the row of Alders G5. See Notes for G5	No Works	C2

KEY

Tree No.	Species	Hgt (m)	Stem Dia @1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Cond	Form	ERYC	Description	Proposed Works	BS Cat

Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Stem Dia (mm) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points.

Age Class:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran

Condition:

G	Good
A	Average
P	Poor
D	Dead

Form:

G	Good
A	Average
P	Poor

ERCY: Estimated Remaining Contribution in Years

BS Category: See Table 1 Cascade chart for tree quality assessment.
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	**Criteria (including subcategories where appropriate)**			**Identification on plan**
Category U Those 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	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			**Red**
Trees to be considered for retention	**1 Mainly arboricultural qualities**	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	**A1** Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	**A2** Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	**A3** Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	**Green**
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	**B1** Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	**B2** Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	**B3** Trees with material conservation or other cultural value	**Blue**
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	**C1** Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	**C2** Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	**C3** Trees with no material conservation or other cultural value	**Grey**

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Tree Survey Plan

Level Datum:	O.S (G.P.S Verified)
Grid Orientation:	O.S (G.P.S Verified)

Station Information:

Station	Easting (m)	Northing (m)	Level (m)	Description
ST1	571142.205	172009.901	5.114	Nail
ST2	571106.234	172995.811	5.775	Nail
ST3	571115.196	172960.133	6.151	Nail
ST4	571138.212	172940.959	6.618	Nail
ST5	571153.236	172974.218	5.969	Nail

SURVEY NOTES

1. THIS PLAN SHOULD BE USED FOR ITS ORIGINAL PURPOSE ONLY. MEC CONSULTING GROUP ACCEPTS NO RESPONSIBILITY FOR ITS DRAWINGS IF THEY ARE SUPPLIED TO ANY OTHER PARTY OTHER THAN THE ORIGINAL CLIENT.
2. THE INFORMATION SHOWN HAS BEEN SURVEYED IN ACCORDANCE TO THE ACCURACY OUTLINED WITHIN THE ORIGINAL FEE QUOTATION.
3. BOUNDARIES SHOWN ARE PHYSICAL SITE FEATURES AND MAY NOT REPRESENT LEGALLY CONVEYED OWNERSHIP.
4. ALL FEATURES SHOWN WERE CURRENT AT THE TIME OF SURVEY. SOME FEATURES MAY HAVE BEEN MISSED OR OMITTED DUE TO ACCESS, PARKED VEHICLES, TEMPORARY STRUCTURES OR DENSE VEGETATION.
5. ALL GLOBAL NAVIGATION AND SATELLITE SYSTEM (GNSS) DETAIL AND REFERENCE STATIONS HAVE BEEN CAPTURED AND TRANSFORMED ONTO ORDINANCE SURVEY NATIONAL GRID AND DATUM OSGB35 USING THE O.S. ACTIVE NETWORK (OS NET) TRANSFORMATION AND GEOID MODEL OSTN15 & OSGM15.
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10. REFERENCE GRID IS 20m X 20m.
11. ALL UNITS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
12. SURVEY SHOWN UNDERTAKEN BY MEC CONSULTING GROUP IN MARCH 2025.
13. NOT ALL LEGEND DETAIL MAY BE APPLICABLE IN THIS DRAWING. IF ANY CLARIFICATION IS REQUIRED, PLEASE INFORM MEC CONSULTING GROUP.

Tree Survey Key

Extent of Tree Canopy
Theoretical Root Protection Area (BS5837)
T5 — BS5837 Category (See Below) / Tree Survey Number

BS 5837 Category

(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value;
in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Land North of Chalk Road,
Lower Higham, Kent.

Sheet 2 of 3
Tree Survey Plan
Prepared for
Richborough

Ruskins Tree Consultancy
info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale	1 : 500 @ A2	Drawn by	PW
Date	16/04/2025		
Project No.	0425-100845	Checked by	*
Dwg. No.	TSP 1		

Level Datum:	O.S (G.P.S Verified)
Grid Orientation:	O.S (G.P.S Verified)

Station Information:

Station	Easting (m)	Northing (m)	Level (m)	Description
ST1	571142.205	173009.901	5.114	Nail
ST2	571106.234	172995.911	5.775	Nail
ST3	571170.196	172960.150	6.151	Nail
ST4	571138.212	172940.959	6.618	Nail
ST5	571153.236	172974.218	5.969	Nail

SURVEY NOTES

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TOPOGRAPHICAL LEGEND

ABBREVIATIONS

Tree Survey Key

BS 5837 Category

(See Tree Survey for further details)

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Sheet 2 of 3
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Prepared for
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Date	16/04/2025	Checked by	*
Project No.	0425-100845		
Dwg. No.	TSP 1		

Level Datum:	O.S (G.P.S Verified)
Grid Orientation:	O.S (G.P.S Verified)

Station Information:

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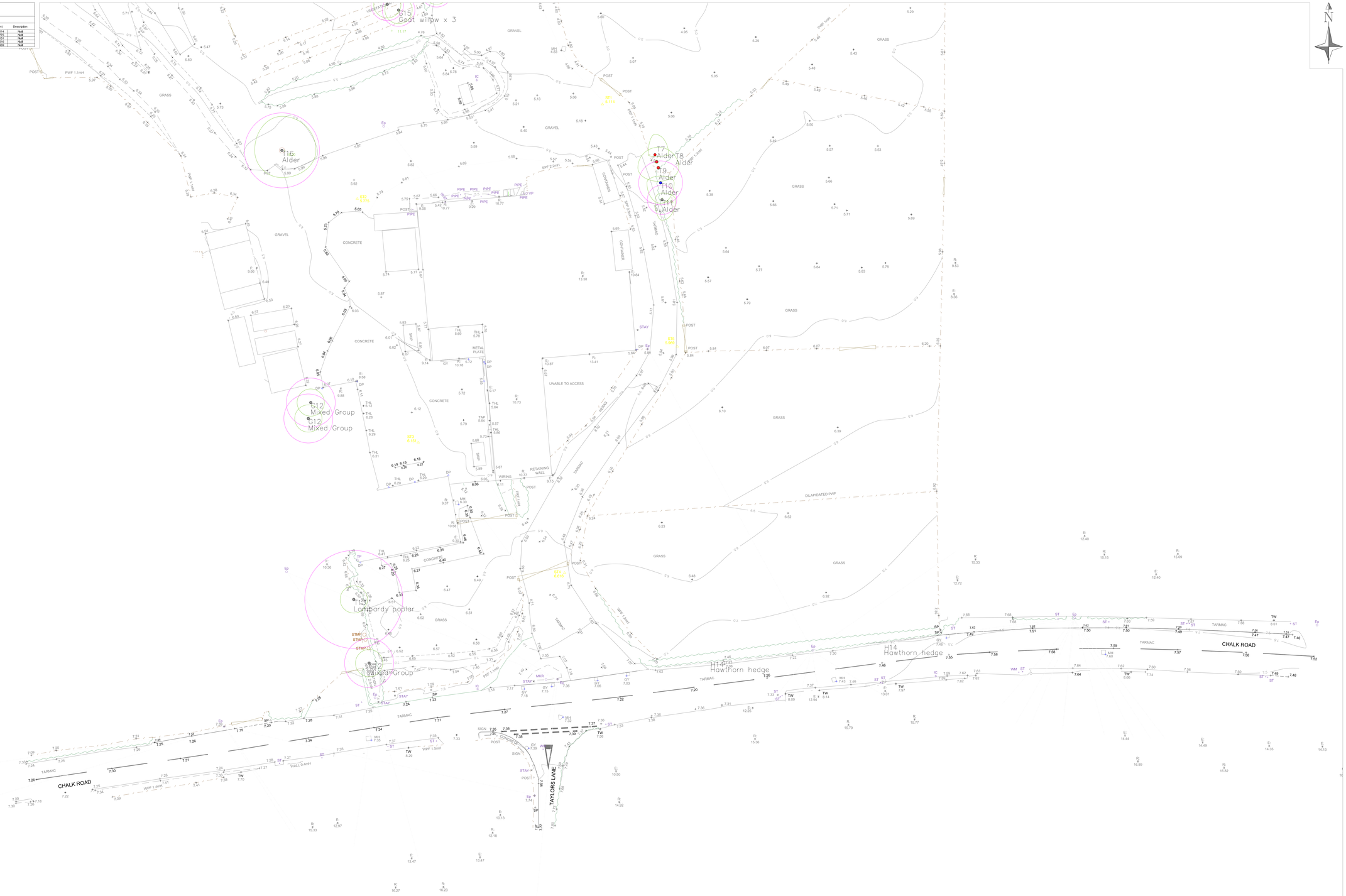
ST2	571106.234	172995.911	5.775	Nail
ST3	571115.196	172960.153	6.151	Nail
ST4	571138.212	172940.959	6.618	Nail
ST5	571153.236	172974.218	5.969	Nail



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Land North of Chalk Road, Lower Higham, Kent.

Sheet 3 of 3
Tree Survey Plan
Prepared for
Richborough

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Scale	1 : 500 @ A2	Drawn by	PW
Date	16/04/2025		
Project No.	0425-100845	Checked by	*
Dwg. No.	TSP 1		

Tree Removals Plan

Tree Removals Plan Key

Tree to be retained

Tree to be removed

Hedgerow to be removed

Tree Survey Key

Extent of Tree Canopy

Theoretical Root Protection Area (BS5837)

BS5837 Category (See Below)

Tree Survey Number

BS 5837 Category

(See Tree Survey for further details)

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Land North of Chalk Road,
Lower Higham, Kent.

Tree Removals Plan
Prepared for
Richborough

Ruskins Tree Consultancy

info@ruskins-tree-consultancy.co.uk
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Scale	1 : 1000 @ A3	Drawn by	PW
Date	15/08/2025	Checked by	*
Project No.	0425-100845		
Dwg. No.	TRP 1 Rev1		

Illustrative Masterplan

NORTH

SP

MP 28.25

Atlantis

7.3m

Cuckold's Corner

Michele Cottages

Avonlea

8.5m

Haselden Cottages

Orchard View

Whitebread House

Cherrydene

The Hedgerows

16

9

NOTES

This drawing to be read in accordance with the specification/Bills of Quantities and related drawings. No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.

0 50

Scale bar 50mm at 1:1

KEY

- Site Boundary
- Railway line
- Proposed access/egress for all modes (subject to detailed design)
- Proposed location of SuDs/Attenuation features
- Proposed Green Amenity Space (including existing pond, children's play provision, footpaths, community orchard and drainage)
- Proposed Residential Development
- Proposed area for unallocated parking
- Focal space
- Recreational footpath
- Existing Trees
- Indicative proposed trees
- Proposed location for community orchard
- Proposed location for children's play

A 22.07.2025 MINOR AMENDMENTS FOLLOWING CLIENT COMMENTS. KB

Project

LAND OFF CHALK ROAD
LOWER HIGHAM
GRAVESHAM

Title

ILLUSTRATIVE DEVELOPMENT FRAMEWORK PLAN

Scale	Date
1:1000 @A3	JULY 2025
Drawn	Checked
KB	MB

Drawing Number	Revision
8990/P103	A

Saunders
Architecture + Urban Design
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