



**Tree Survey & Constraints Plan
In Accordance With BS 5837:2012**

Project No: 12178	McDonalds, The Woodlands, Wrotham Road, Gravesend, Kent, DA11 7LF	
Client:	McDonalds Restaurants Limited	
Date of Report:	07/01/2026	

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre
Fornham All Saints, Bury St Edmunds Suffolk. IP28 6JY

Telephone: 01284 765391 Email: Info@treesurveys.co.uk
www.treesurveys.co.uk



TREE SURVEY & CONSTRAINTS PLAN IN ACCORDANCE WITH BS 5837:2012

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

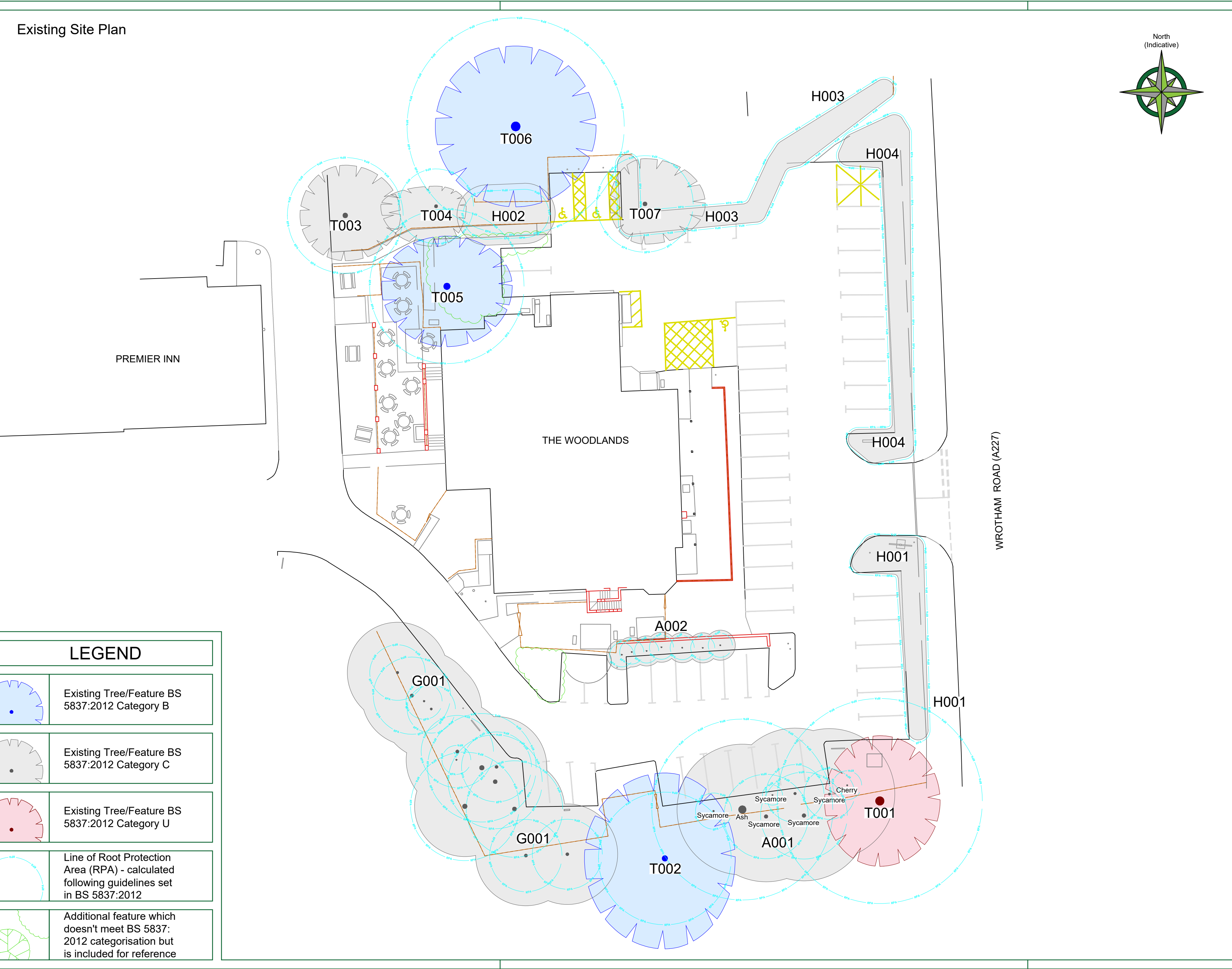
Once the final design is settled it will be necessary to complete an 'Arboricultural Impact Assessment and Preliminary Method Statement' (Prelim TS & AIA) which will form part of the planning application submission. The Prelim TS & AIA will also provide more detailed information regarding tree surgery and pests and diseases etc.

NB: This report is for design guidance only and not sufficient to support a planning application

Contents

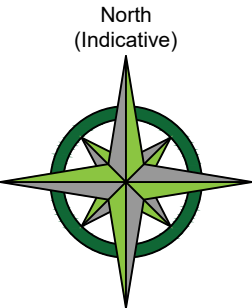
- 1.0 Site Drawing**
- 2.0 Schedule of Trees**
- 3.0 Explanatory Notes**
- 4.0 Statutory Tree Protection**

Existing Site Plan



LEGEND

	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Existing Tree/Feature BS 5837:2012 Category U
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference



TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System 05/01/2026. We have been unable to ascertain whether the trees identified within this report are covered by a TPO. Any persons wishing to undertake work to any trees should contact the LPA to ensure no such protection measures exist.

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an "Arboricultural Impact Assessment" which will form part of the planning application submission.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

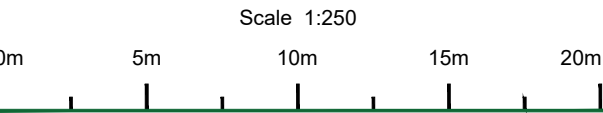
NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

-	07/01/26	JF	Based on 4240315-4103-Gravesend-ST2741
Rev:	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 12/12/25

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



© HAYDEN'S 2022

5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY

Head Office: 01284 765391
Southern Office: 01722 657423
Email: info@treesurveys.co.uk

www.treesurveys.co.uk

Email: info@treesurveys.co.uk

Client: McDonalds Restaurants Ltd		Drawing Title: Constraints Plan	
Site: McDonalds, The Woodlands, Wrotham Road, Gravesend, DA11 7LF			
Date: 07/01/26	Drawn By: JF	Cad File Ref: C:\Pro\12178-D-CP.dwg	
Scale: 1:250 (A2)	Checked By: NH	Drawing No: 12178-D-CP	Rev: -

SCHEDULE OF TREES

McDonalds, The Woodlands, Wrotham Road, Gravesend,

Surveyed By: Nick Hayden Date: 12/12/2025

Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
A001	Ash, Blackthorn, Sycamore	50	15		High	N6.5, E6.5, S6.5, W6.5	Linear tree belt located within and adjacent to the site's southern boundary. Single and multi-stemmed specimens. DBH and species recorded of each tree. Dense Ivy and undergrowth impeded a detailed inspection of base, stems and crown. Failed branches. Deadwood. Given presence of Kretzschmaria on T001 and adjacent targets, undergrowth and Ivy to be cleared and removed and area re-inspected.	C2	Clear around base, remove Ivy and reinspect.	1
		0.6	2.1-4m		EM	High				
Yes		1.1			10+ years	Grass, Tarmac				
A002	Chusan Palm	100	3		Moderate	N1.5, E1.5, S1.5, W1.5	Multiple dead stems with some displaying evidence of regeneration at base. Poor feature.	C2	Remove dead stems.	2
		1.2	0-2m		SM	Moderate				
Yes		4.5			10+ years	Grass, Tarmac				
G001	13x Sycamore	50	15		Moderate	N5, E5, S5, W5	Group of Sycamore located within and adjacent to the site's western boundary. Single and multi-stemmed specimens. DBH and species recorded of each tree. Dense and dead Ivy impeded a detailed inspection of base, stems and crown. Failed branches. Deadwood. Given adjacent targets, undergrowth and Ivy to be removed and trees re-inspected.	C2	Clear around base, remove Ivy and reinspect.	1
		0.6	2.1-4m		EM	Moderate				
Yes		1.1			10+ years	Grass, Tarmac				
H001	Cotoneaster, Elder, New Zealand Pittosporum, Privet	100	2		Moderate	N1, E1, S1, W1	Well maintained boundary hedge.	C2	No work required.	4
		1.2	0-2m		SM	Moderate				
Yes		4.5			10+ years	Bare earth, Tarmac				
H002	Portugal Laurel	200	7		Moderate	N3, E3, S3, W3	Lapsed hedgeline. Largest DBH provided.	C2	No work required.	4
		2.4	0-2m		EM	Moderate				
Yes		18.1			10+ years	Bare earth, Block paving				
H003	Elder, Holly, Privet	100	3		Moderate	N1, E1, S1, W1	Lapsed boundary hedge.	C2	Reduce and maintain at 2m.	3
		1.2	0-2m		EM	Moderate				
Yes		4.5			10+ years	Tarmac				
H004	Holly, Lilac, Privet	100	1.5		Moderate	N1, E1, S1, W1	Maintained boundary hedge.	C2	No work required.	4
		1.2	0-2m		EM	Moderate				
Yes		4.5			10+ years	Bare earth, Tarmac				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T001	Sycamore	850	16		High	N6.5, E6, S6.5, W5.5	TOPO shows tree incorrect side of fence. Appears to be offsite. Dense epicormic growth and dead vegetation impeded a detailed inspection of base and lower stem. However, fruiting bodies of Kretzschmaria observed at base on east aspect. Tapping lower stem with a sounding hammer at this point revealed presence of decay. Multi-stemmed from circa. 4.5m above ground level (agl), unions appear stable although inspection partially impeded by dead Ivy. Topped at circa. 12m agl and crown reduced to circa. 4.5m in spread. Bark necrosis at multiple reduction points. Deadwood. Given pathogen, severe nature of decay caused and adjacent targets (highway, open space and parking), landowner to be advised to undertake further inspection and necessary remedial works.	U	Landowner to inspect and undertake necessary works.	1
		10.2	0-2m		M	Moderate				
No		326.9			<10 years	Grass, Tarmac				
T002	London Plane	550	17		High	N8.5, E7, S9, W8	No evidence of any fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer dis not reveal the presence of notable decay. Bifurcates at circa. 3.5m agl, union appears stable. Fibre buckling. Hung up branches. Deadwood. Reasonable vigour. Desire line beneath crown to south. Substation to north.	B2	No work required.	4
		6.6	2.1-4m		EM	Moderate				
No		136.8			20+ years	Grass				
T003	Bay Laurel	480	11.5		Moderate	N5, E5.5, S4.5, W4.5	Multi-stemmed. Lapsed coppice. Ivy clad stems. Tight unions. Crossing, rubbing stems. Reasonable vigour.	C2	No work required.	4
		5.76	0-2m		M	Moderate				
Yes		104.2			10+ years	Grass, Tarmac				
T004	Sycamore	310	14		Moderate	N2, E3, S4, W5.5	Terminal tree in linear belt behind properties on Wrotham Road. Ivy impeded a detailed inspection of base and stem. Asymmetric crown.	C2	Remove Ivy and reinspect.	2
		3.72	2.1-4m		SM	Moderate				
No		43.5			10+ years	Bare earth				
T005	Sycamore	640	16		Moderate	N5, E6.5, S6, W6.5	Dense Ivy impeded detailed inspection of base and lower stem. Recently cut but not removed. No evidence of any fruiting bodies around base on northeast aspect that is visible. Swept stem. Ivy clad, subdominant stem leaning to southwest. Historically pruned on south aspect (poorly) to clear from structure but branches now in contact with roof. Deadwood. Failed branches. No evidence of notable dieback throughout crown. Ascribed a B categorisation but may be revised following reinspection.	B2	Remove Ivy and reinspect (1). Tip back crown on south aspect to historic pruning points. Remove deadwood (2).	1
		7.68	2.1-4m		M	Moderate				
Yes		185.3			20+ years	Dense undergrowth, Shrub bed				
T006	Beech	900	19		Moderate	N8, E8, S8, W8	Located in neighbouring garden. Restricted access impeded a detailed inspection. All dimensions therefore estimated. Reasonable vigour.	B1	No work required.	4
		10.8	2.1-4m		M	Moderate				
Yes		366.4			20+ years	Unknown (offsite/no access)				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T007	Purple Leaved Cherry Plum	400	6		Moderate	N4.5, E6, S4, W3.5	Located in neighbouring garden and behind dense boundary hedge. Restricted access impeded a detailed inspection and dimensions therefore estimated. Topped at circa. 3m agl. Dense regrowth / crown. Reasonable vigour.	C2	No work required.	4
		4.8	0-2m		M	Moderate				
Yes		72.4			10+ years	Unknown (offsite/no access), Tarmac				

Explanatory Notes for Tree Constraints Plans

DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
Age	Recorded as one of the following categories: Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH. S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height. E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy. O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications. V Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition. D Dead.
Safe Useful Life Expectancy	Relates to the prospective life expectancy of the tree and is given as one of 4 categories: 40 years+; 20 years+; 10 years+; Less than 10 years.

Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.
BS 5837 Main Category	Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing: Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated remaining life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub-Category 1 - Mainly arboricultural qualities Sub-Category 2 - Mainly landscape qualities Sub-Category 3 - Mainly cultural values, including conservation Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.
Recommended Works	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months,

Tree Preservation Order / Conservation Area Online Mapping Extract

Hayden's Arboricultural Consultants Limited have been unable to ascertain whether the trees identified within this report are covered by local planning authority administered statutory tree protection. In view of this, owners, managers or any persons wishing to undertake work to any trees should contact the local planning authority, to ensure no such protection measures exist.