

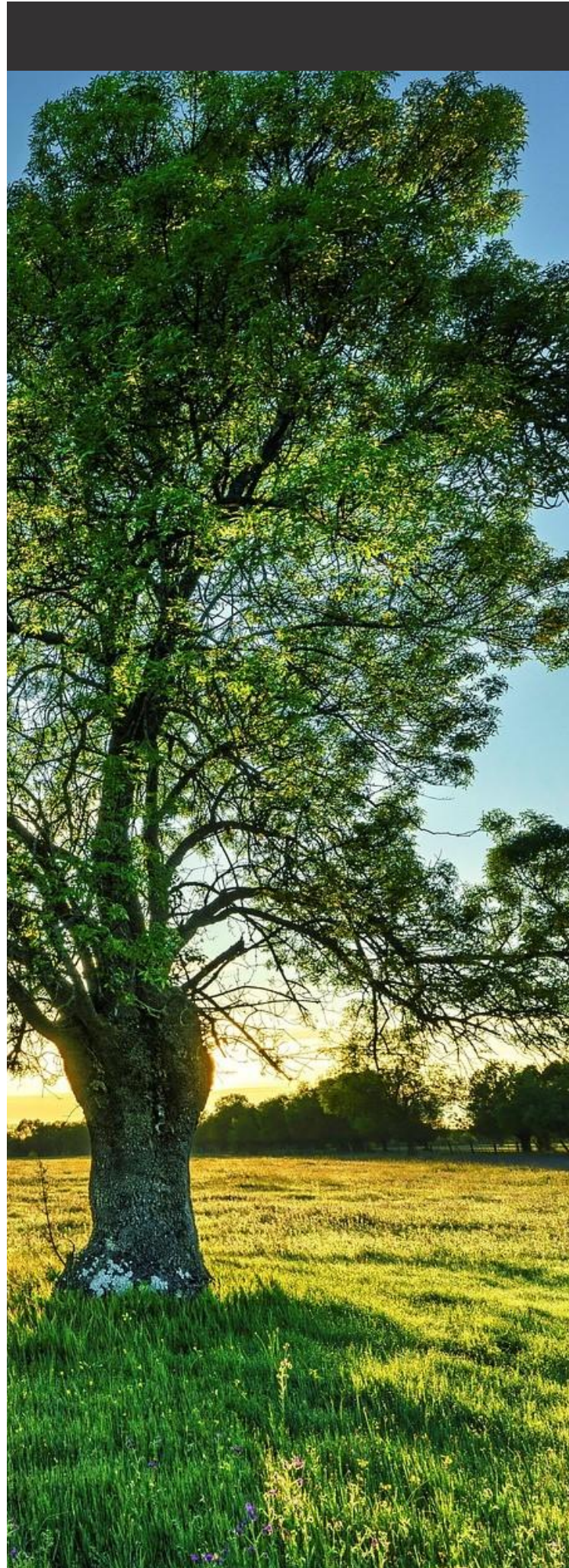


DOWN TO EARTH
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Blackthorn Farm, Culverstone Green, DA13 0QW

BS 5837 Arboricultural Impact
Assessment Report (AIA)

1st May 2025





Instructing client:	Esquire Developments
Site address:	Blackthorn Farm, Culverstone Green, DA13 0QW
Report reference:	DTE #RF23433

	Name	Position	Date
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Table of contents

1.0 Executive Summary 2

2.0 Introduction 3

2.1 Instructions.....3

2.2 Scope and Purpose of Report.....3

3.0 Site Visit and Observations..... 3

3.1 Site Visit3

3.2 Site Description4

4.0 The Subject Trees4

4.2 Legal status of the trees5

5.0 Arboricultural Impact Assessment 6

5.1 Summary of Tree Impacts6

5.2 Mitigation Measures6

6.0 Veteran Classification: Comparison of BNG Regulations and BS 5837 Criteria 7

7.0 Conclusion 7

Appendix 1: Key to the Tree Survey Schedule..... 8

Appendix 2: Tree Survey Schedule 10

Appendix 3: Recommended Tree Works 22

Appendix 4: Tree Protection Plan (TPP) 23

Appendix 5: Tree Protection Barriers & Ground Protection Design 24

Appendix 6: Methods of Work in Close Proximity to Trees 29

Note: Click or tap on the section titles above to navigate directly to the corresponding page.



1.0 Executive Summary

1.1.1 An Arboricultural survey has been carried out at Blackthorn Farm, Culverstone Green, DA13 0QW in accordance with British Standard BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.

1.1.2 The proposed development will necessitate the removal of twelve trees or groups: T6, T7, S8, G9 G18, G55, G52, G53, G47, T46, T45, and T48. All of these are classified as Category C under BS 5837:2012, denoting low quality and limited landscape or arboricultural value. Many are overgrown hedge lines or early mature specimens with poor form, limited structural potential, or constrained longevity. Their removal is considered acceptable in planning terms, subject to appropriate mitigation and replacement planting.

1.1.3 In addition, Group G2 is to be partially removed in two sections to facilitate the primary entrance and an emergency access route. The remainder of the group is to be retained, maintaining its screening and boundary functions where possible.

1.1.4 Three trees - T14 (Common ash), T16 (English oak), and T44 (English oak) - will experience minor Root Protection Area (RPA) incursions of less than 10%, due to the alignment of access routes. These incursions fall within the tolerances of BS 5837:2012 and can be managed using no-dig surfacing ([see Appendix 6: Methods of Work in Close Proximity to Trees](#)).

- 1.1.5** A total of 35 individual trees, 20 tree groups, 0 hedges, and 1 shrub/scrub area were recorded during the survey. Trees have been categorised as per the BS 5837:2012 guidelines as follows:

1.2 Tree Category Table

	A	B	C	U	TOTAL
Trees	5	10	17	3	35
Groups	0	0	20	0	20
Hedges	0	0	0	0	0
Woodlands	0	0	0	0	0
Shrub/Scrub areas	0	0	1	0	1
TOTAL	5	10	38	3	56

2.0 Introduction

2.1 Instructions

- 2.1.1** Down To Earth Trees Ltd was appointed by Esquire Developments to carry out a tree survey and prepare an Arboricultural Impact Assessment (AIA) in accordance with British Standard BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.

2.2 Scope and Purpose of Report

- 2.2.1** This report focuses on the potential impacts of the proposed development on trees, assessing their quality, and providing recommendations to protect retained trees. The purpose is to aid the Local Planning Authority in considering the application and ensure trees are considered in the design process.

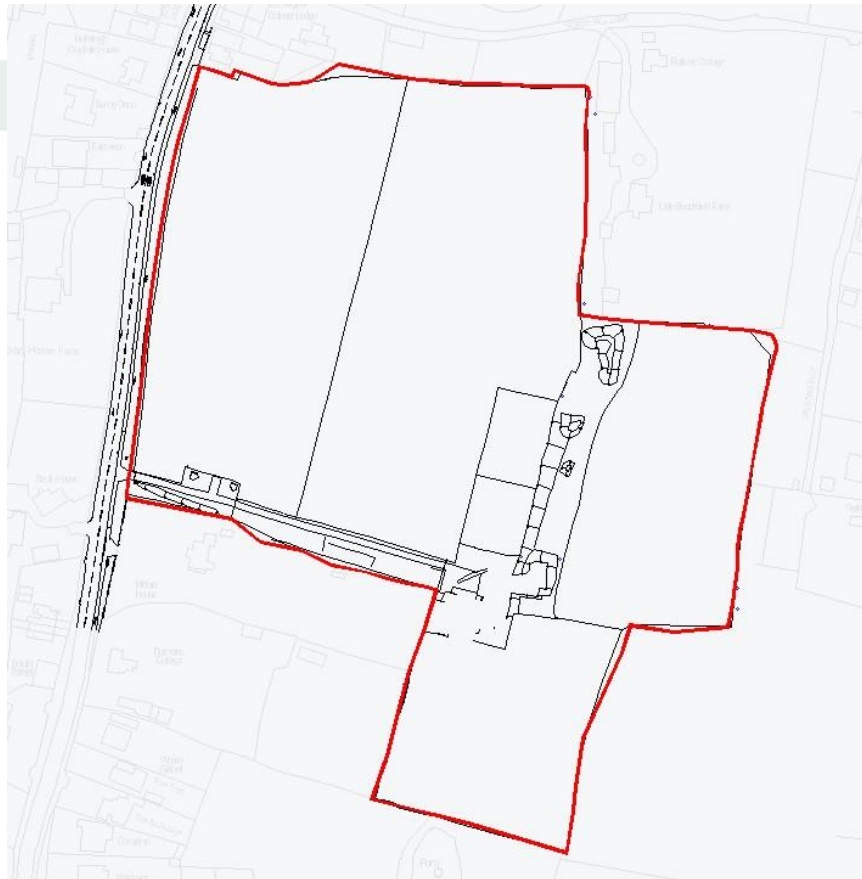
3.0 Site Visit and Observations

3.1 Site Visit

- 3.1.1** A site visit was undertaken on 13th March 2025 by Ian Dalton. The weather conditions during the survey were clear and dry.

3.2 Site Description

- 3.2.1** Blackthorn Farm, Culverstone Green, DA13 0QW A series of open fields are used as enclosures for horses, surrounded by trees and hedges.



4.0 The Subject Trees

- 4.1.1** A total of 35 individual trees, 20 tree groups, 0 hedges, and 1 shrub/scrub area were recorded during the survey. Trees have been categorised as per the BS 5837:2012 guidelines.
- 4.1.2** A full summary of the trees including their retention categories can be found in the Tree Schedule in [Appendix 2](#).

4.2 Legal status of the trees

4.2.1 Correspondence with Gravesham Borough Council has confirmed that the trees on the site are not protected by a Tree Preservation Order (TPO) or located within a Conservation Area. However, there is an area TPO in effect for the trees along the eastern boundary, which is directly adjacent to the site.

Protection Type	Applies?	Next Steps
Tree Preservation Order (TPO)	No	No TPO on site, but area TPO on trees to the east.
Conservation Area	No	N/A
Ancient Woodland	Yes	Avoidance and mitigation required; consult Natural England and local planning policies.
Protected Wildlife (e.g., bats)	No	N/A

4.2.2 Before carrying out any tree pruning or removal, please note the following:

- ✔ If a tree is protected by a Tree Preservation Order (TPO) or is within a Conservation Area, written consent from the Local Planning Authority (LPA) is required before any work can be undertaken.
- ✔ However, if the tree work is approved as part of a granted planning permission, this supersedes the need for separate consent under a TPO or Conservation Area regulations, provided the approved development explicitly includes the proposed tree works.

5.0 Arboricultural Impact Assessment

5.1 Summary of Tree Impacts

- 5.1.1** The proposed development will involve the removal of twelve trees or tree groups: T6, T7, S8, G9, G18, G55, G52, G53, G47, T46, T45, and T48. All are classified as Category C trees under BS 5837:2012, indicating that they are of low quality and limited arboricultural or landscape value. These removals are necessary to accommodate new built elements, including infrastructure and circulation routes. Their removal is not considered significant in arboricultural terms, provided appropriate mitigation planting is implemented.
- 5.1.2** Additionally, partial removal of Group G2 will be required in two locations to facilitate the formation of the main site entrance and an emergency access route. The remainder of the group will be retained and protected during construction.
- 5.1.3** The development will also result in minor encroachments (less than 10%) into the Root Protection Areas (RPAs) of three retained trees: T14 (Common ash), T16 (English oak), and T44 (English oak). These incursions are limited to areas required for vehicular access and are within acceptable thresholds under BS 5837:2012. Construction in these locations will utilise no-dig methodologies, and protective ground measures will be implemented to avoid root disturbance.
- 5.1.4** All retained trees will be safeguarded through the installation of appropriate protective fencing, as detailed in the Tree Protection Plan, and site works in proximity to trees will be subject to arboricultural supervision where required.

5.2 Mitigation Measures

- 5.2.1** Design Adjustments: Minor adjustments to the layout can reduce RPA incursions. A 'no-dig' solution should be considered for areas where surfacing within RPAs is unavoidable. (See [Appendix 5 - for methods of work close to trees](#)).
- 5.2.2** **Tree Protection:** Protective fencing and ground protection must be installed around all retained trees before any site works begin. (See [Appendix 3 – Tree Protection Plan](#)).

6.0 Veteran Classification: Comparison of BNG Regulations and BS 5837 Criteria

- 6.1.1** Trees T28, T29, and T49 have been classified as veteran under the Biodiversity Net Gain (BNG) regulations by the project ecologist, highlighting their ecological importance in providing habitat and supporting biodiversity. However, these trees do not meet the criteria for veteran classification according to the National Planning Policy Framework (NPPF) and British Standard BS 5837:2012, which focus on specific structural characteristics, significant historical value, and notable signs of physiological aging.
- 6.1.2** Trees T28 and T29 can be safely retained because they are situated in less frequented, more remote areas, which present minimal risk to site users. Tree T49, also classified as veteran under BNG, shows signs of internal decay at the base of its stem, which affects its structural integrity. Therefore, it is recommended that mitigation pruning be conducted to reduce wind loading and ensure public safety. This pruning will aim to preserve habitat value where feasible, including the retention of deadwood, while integrating the tree safely into the development scheme and maintaining its ecological contributions.

7.0 Conclusion

- 7.1.1** This Arboricultural Impact Assessment confirms that all trees and groups proposed for removal are Category C specimens with low individual or collective value. Their removal is necessary to accommodate the proposed development and will not result in the loss of trees of high quality or significant public amenity.
- 7.1.2** The design has sought to retain higher value trees, and incursions into retained RPAs are limited and manageable with standard mitigation measures. The development is therefore considered acceptable from an arboricultural standpoint, provided that all tree protection measures and working practices outlined in the report are adhered to throughout the construction process.

Please get in touch with us first if you have any questions regarding this survey or report.

DipArbL4 (ABC)

Ian Dalton

Arboricultural Consultant
Down To Earth Trees Limited

Appendix 1: *Key to the Tree Survey Schedule*

Tree no. (with Google map link) – The individual identification reference numbers for the tree. For example:

✔ **T1** – Individual tree

✔ **H3** – Hedge

✔ **G2** – Group of trees

✔ **S4** – Shrub/Scrub area

This field also includes a link to the tree's location on Google Maps.

Species – The species of the tree, listed by scientific name, with the accompanying common name in parentheses.

Structural Condition – An assessment of the tree's structural integrity, noting any physical defects or signs of instability, categorised as follows:

- ✔ **Stable** – No significant structural defects; stable and unlikely to fail under normal conditions.
- ✔ **Manageable** – Defects are present but can likely be corrected through interventions like pruning
- ✔ **Irremediable** – Defects are significant and cannot be corrected, compromising the tree's stability over time.
- ✔ **Critical** – Structure is critically weak, posing an immediate hazard and unsuitable for retention.

Physiological Condition – Observations on the tree's health and vitality, categorised as follows:

Attributes – Characteristics or features of the tree, such as:

- ✔ **Height** – Total height from ground to top of the crown, measured in meters.
- ✔ **Stem diameter** – Diameter of the main stem at 1.3 meters above ground, in millimetres
- ✔ **Spread** – The horizontal reach of the crown measured from the trunk to the edge of the foliage, taken from the four cardinal points (north, south, east, and west).
- ✔ **Crown clearance** – Height above ground to the lowest part of the crown, important for clearance assessments
- ✔ **Lowest branch** – Height of the lowest branch above ground, noting its orientation.
- ✔ **Life stage** – An estimate of the tree's age based on visual indicators; considered provisional unless supported by additional information, such as historical records or local knowledge.

- 🌱 **Remaining contribution in years** - Estimated remaining lifespan based on health and structure, indicating future landscape value.

General Observations – General comments on the tree's overall condition, noting any physiological or structural issues, health, vitality, and form. Observations may include any visible defects, pests, diseases, or disorders affecting the tree.

Retention Category – The recommended category for tree retention is based on BS5837 criteria, which indicates the tree's suitability for retention in the context of site development or management. The categories are as follows:

- 🌱 **Category A (High Quality)** – Trees of high value due to their age, size, condition, or special significance (e.g., historical, ecological, or landscape importance). They have a long-anticipated lifespan and contribute significantly to the landscape. Retention is strongly recommended wherever possible.
- 🌱 **Category B (Moderate Quality)** – Trees of moderate value, in fair condition with some defects or younger age. They make a positive contribution to the landscape but are not as essential as Category A trees. Retention is desirable if it does not hinder site development.
- 🌱 **Category C (Low Quality)** – Trees of lower value due to poor health, limited longevity, or minor landscape significance. Often younger or smaller, they may have defects that limit their lifespan. Retention is optional, and they can be removed if needed for site development.
- 🌱 **Category U (Unsuitable for Retention)** – Trees in poor condition with serious structural defects or health issues, unlikely to survive beyond 10 years. These trees are not recommended for retention due to safety concerns and limited future value.





Root Protection Area (RPA) – The calculated area surrounding a tree is required to protect its root system and ensure its health, as per BS5837 guidelines.

Appendix 2: *Tree Survey Schedule*

Site address: Blackthorn Farm, Culverstone Green, DA13 0QW
Client: Esquire Developments

Surveyor: Ian Dalton






Report ref: #RF23433
Survey date: 13th March 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T1	Field maple (<i>Acer campestre</i>)	Stable	Normal	1	Height (m): 10 Stem Diam(mm): 320 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Rem. Contrib.: Less than 10 years	Low quality tree forms part of an overgrown hedge.	C2	Radius: 3.8m. Area: 45 sq m.	
G2	Scots pine (<i>Pinus sylvestris</i>) European larch (<i>Larix decidua</i>) English elm (<i>Ulmus procera</i>) Common hawthorn (<i>Crataegus monogyna</i>) Field maple (<i>Acer campestre</i>)	Stable	Normal	1	Height (m): 8 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality trees forming an overgrown hedge along the boundary with the road.	C2	Area: 1215 sq m.	
T3	Monterey cypress (<i>Cupressus macrocarpa</i>)	Stable	Below average	1	Height (m): 15 Stem Diam(mm): 550 Spread (m): 4.5N, 4.5E, 4.5S, 4.5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree measurements estimated. Low quality Conifer. Deadwood throughout.	C3	Radius: 6.6m. Area: 137 sq m.	
T4	Monterey cypress (<i>Cupressus macrocarpa</i>)	Stable	Below average	4	Height (m): 15 4 stems (mm): 250,300,400,350 Spread (m): 4.5N, 4.5E, 4.5S, 4.5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree measurements estimated. Low quality Conifers. Deadwood throughout.	C3	Radius: 7.9m. Area: 196 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T5	Goat willow (<i>Salix caprea</i>)	Manageable	Normal	1	Height (m): 12 Stem Diam(mm): 250 Spread (m): 1N, 2E, 4S, 2W Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree, measurements estimated. Leaning stem, suppressed crown.	C3	Radius: 3.0m. Area: 28 sq m.	
T6	Monterey cypress (<i>Cupressus macrocarpa</i>)	Stable	Below average	4	Height (m): 15 4 stems (mm): 250,300,400,350 Spread (m): 4.5N, 4.5E, 4.5S, 4.5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree measurements estimated. Low quality Conifers. Deadwood throughout.	C3	Radius: 7.9m. Area: 196 sq m.	
T7	Common hawthorn (<i>Crataegus monogyna</i>)	Stable	Normal	4	Height (m): 6 4 stems (mm): 100,100,100,100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: Less than 10 years	Low quality specimen. Measurements estimated due to dense foliage.	C3	Radius: 2.4m. Area: 18 sq m.	
S8	Bramble (<i>Rubus sp.</i>) Common hawthorn (<i>Crataegus monogyna</i>)	Stable	Normal	1	Height (m): 3 Stem Diam(mm): 100 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: Less than 10 years	Low quality scrub area.	C3	Area: 679 sq m.	
G9	Hornbeam (<i>Carpinus betulus</i>)	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 250 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of multi stemmed trees. Offsite trees, measurements are estimated.	C2	Area: 128 sq m.	





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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T10	Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 500 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree, measurements are estimated. Ivy covered tree, inspection restricted by dense undergrowth. Tree appears to be healthy.	B2	Radius: 6.0m. Area: 113 sq m.	
T11	Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 500 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree, measurements are estimated. Ivy covered tree, inspection restricted by dense undergrowth. Tree appears to be healthy.	B2	Radius: 6.0m. Area: 113 sq m.	
G12	Common holly (<i>Ilex aquifolium</i>) Common ash (<i>Fraxinus excelsior</i>) Common hawthorn (<i>Crataegus monogyna</i>)	Stable	Normal	1	Height (m): 10 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality boundary trees.	C2	Area: 276 sq m.	
G13	Common ash (<i>Fraxinus excelsior</i>) Field maple (<i>Acer campestre</i>) Hornbeam (<i>Carpinus betulus</i>)	Stable	Normal	1	Height (m): 15 Stem Diam(mm): 350 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite trees with significant limbs overhanging site at below 2m off the ground.	C2	Area: 227 sq m.	
T14	Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	3	Height (m): 17 3 stems (mm): 650,600,650 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite trees, measurements are estimated. Large Ivy covered tree. Appears healthy. Significant limbs overhanging site at below 2m off the ground.	B2	Radius: 13.2m. Area: 547 sq m.	





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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G15	Field maple (<i>Acer campestre</i>) Hornbeam (<i>Carpinus betulus</i>) Common hawthorn (<i>Crataegus monogyna</i>)	Stable	Normal	1	Height (m): 14 Stem Diam(mm): 350 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite group of trees, measurements are estimated.	C2	Area: 817 sq m.	
T16	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 24 Stem Diam(mm): 870 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 2 Rem. Contrib.: At least 20 Years	Large wound on stem at approximately 7m from historic limb tearout. Otherwise appears healthy and stable.	B1	Radius: 10.4m. Area: 340 sq m.	
T17	Common ash (<i>Fraxinus excelsior</i>)	Irremediable	Normal	1	Height (m): 16 Stem Diam(mm): 580 Spread (m): 5N, 1E, 5S, 10W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Suppressed crown, leaning heavily towards the West. Stem has reaction wood on the side of the stem and split bark on the underside, likely caused by compression forces. Appears structurally compromised.	U	Radius: 7.0m. Area: 154 sq m.	
G18	Pine (<i>Pinus sp.</i>) Common ash (<i>Fraxinus excelsior</i>) Common hawthorn (<i>Crataegus monogyna</i>)	Stable	Below average	1	Height (m): 8 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Group of low quality trees, many are dead/dying or in poor general condition.	C2	Area: 649 sq m.	
T19	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 650 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Wound on main stem at 7m from lost limb. Otherwise appears to be healthy and stable. Offsite tree, measurements are estimated.	B1	Radius: 7.8m. Area: 191 sq m.	





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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T20	Field maple (<i>Acer campestre</i>)	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 540 Spread (m): 5N, 8E, 5S, 1W Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Suppressed crown, leaning towards the east. Significant bark damage on stem at base.	C1	Radius: 6.5m. Area: 133 sq m.	
T21	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 16 Stem Diam(mm): 650 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Major deadwood and other features expected for a tree of this age and species. Appears healthy with no significant defects visible. Offsite tree, measurements are estimated.	A1	Radius: 7.8m. Area: 191 sq m.	
T22	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 20 Stem Diam(mm): 980 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Deadwood in crown which is expected of a tree this age and species. Appears to be healthy with no significant defects visible.	A1	Radius: 11.8m. Area: 437 sq m.	
T23	Not identified (<i>Not identified</i>)	Irremediable	Normal	1	Height (m): 17 Stem Diam(mm): 1200 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree, measurements are estimated. Significant decay visible in stem up to 2.5m. Fungal fruiting bodies. Leaning heavily towards the woodland and away from the site.	C1	Radius: 14.4m. Area: 651 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G24	Elder (<i>Sambucus nigra</i>) Bramble (<i>Rubus sp.</i>) Hazel (<i>Corylus avellana</i>) Common hawthorn (<i>Crataegus monogyna</i>) Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	1	Height (m): 5 Stem Diam(mm): 150 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality trees and scrub.	C2	Area: 648 sq m.	
T25	Common hawthorn (<i>Crataegus monogyna</i>)	Stable	Normal	1	Height (m): 7 Stem Diam(mm): 380 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree, on boundary, significant branch overhang into site.	C3	Radius: 4.6m. Area: 66 sq m.	
T26	Hornbeam (<i>Carpinus betulus</i>)	Manageable	Normal	1	Height (m): 12 Stem Diam(mm): 640 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree. Weakly attached limb at 3m.	C2	Radius: 7.7m. Area: 186 sq m.	
G27	Hornbeam (<i>Carpinus betulus</i>) Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	1	Height (m): 14 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite woodland edge trees.	C2	Area: 577 sq m.	






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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T28	Field maple (<i>Acer campestre</i>)	Irremediable	Normal	3	Height (m): 13 3 stems (mm): 310,300,490 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Significant bark damage has led to decay on all 3 stems. Tree is structurally compromised. Tree would require mitigation pruning to reduce the risk of failure.	U	Radius: 7.8m. Area: 191 sq m.	
T29	Field maple (<i>Acer campestre</i>)	Irremediable	Normal	1	Height (m): 13 Stem Diam(mm): 680 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Significant bark damage has led to decay on main stem up to where it forks. Tree is structurally compromised. Tree would require mitigation pruning to reduce the risk of failure.	U	Radius: 8.2m. Area: 211 sq m.	
T30	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 940 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Deadwood in crown which is expected of a tree this age and species. Appears to be healthy with no significant defects visible.	A1	Radius: 11.3m. Area: 401 sq m.	
T31	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 740 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Deadwood in crown which is expected of a tree this age and species. Two limbs have failed and are hanging up in the crown. Asymmetrical crown.	B1	Radius: 8.9m. Area: 249 sq m.	
T32	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 750 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Deadwood in crown which is expected of a tree this age and species. Ivy covered but appears to be healthy with no significant defects and good form.	A1	Radius: 9.0m. Area: 254 sq m.	






Site address: Blackthorn Farm, Culverstone Green, DA13 0QW

Client: Esquire Developments

Surveyor: Ian Dalton

Report ref: #RF23433





Survey date: 13th March 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T33	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 19 Stem Diam(mm): 900 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Deadwood in crown which is expected of a tree this age and species. Appears to be healthy with no significant defects and good form.	A1	Radius: 10.8m. Area: 366 sq m.	
G34	Hazel (<i>Corylus avellana</i>) Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Woodland area between two fields.	C2	Area: 2566 sq m.	
T35	Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: At least 40 Years	Unable to access stem due to dense Bramble, DBH is estimated. Healthy tree with no significant defects visible.	B1	Radius: 4.8m. Area: 72 sq m.	
T36	Hornbeam (<i>Carpinus betulus</i>)	Critical	Normal	1	Height (m): 11 Stem Diam(mm): 400 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree, measurements are estimated. Significant decay visible in limb at 1m.	C3	Radius: 4.8m. Area: 72 sq m.	
T37	Hornbeam (<i>Carpinus betulus</i>)	Critical	Normal	4	Height (m): 11 4 stems (mm): 400,450,400,350 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree, measurements are estimated. Significant decay visible in stem growing on the north side.	C3	Radius: 9.6m. Area: 290 sq m.	

Site address: Blackthorn Farm, Culverstone Green, DA13 0QW
Client: Esquire Developments

Surveyor: Ian Dalton




Report ref: #RF23433
Survey date: 13th March 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G38	Field maple (<i>Acer campestre</i>) Common ash (<i>Fraxinus excelsior</i>) Hazel (<i>Corylus avellana</i>)	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 350 Spread (m): 13N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality woodland edge trees. Trees are offsite.	C2	Area: 1119 sq m.	
T39	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 18 Stem Diam(mm): 700 Spread (m): 6N, 3E, 6S, 12W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Suppressed crown, Major deadwood expected of a tree this age and species. Offsite tree.	B1	Radius: 8.4m. Area: 222 sq m.	
T40	English oak (<i>Quercus robur</i>)	Stable	Normal	2	Height (m): 18 2 stems (mm): 500,500 Spread (m): 6N, 3E, 6S, 12W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: At least 20 Years	Offsite tree, measurements are estimated. Suppressed crown, Major deadwood expected of a tree this age and species.	B1	Radius: 8.5m. Area: 227 sq m.	
G41	Common ash (<i>Fraxinus excelsior</i>) Hornbeam (<i>Carpinus betulus</i>)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 350 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of offsite trees consisting of declining Ash trees with an understory canopy of smaller species.	C2	Area: 473 sq m.	
G42	Common ash (<i>Fraxinus excelsior</i>)	Manageable	Poor	1	Height (m): 16 Stem Diam(mm): 450 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite woodland containing mature Ash trees in varying stages of decline from Ash Dieback. Many have been felled recently.	C2	Area: 264 sq m.	

Site address: Blackthorn Farm, Culverstone Green, DA13 0QW
Client: Esquire Developments

Surveyor: Ian Dalton

Report ref: #RF23433
Survey date: 13th March 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T43	Common ash (<i>Fraxinus excelsior</i>)	Manageable	Below average	3	Height (m): 17 3 stems (mm): 450,250,300 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Decay visible at base. Crown showing signs of dieback caused by Ash Dieback. Offsite trees, measurements are estimated.	C2	Radius: 7.2m. Area: 163 sq m.	
T44	English oak (<i>Quercus robur</i>)	Stable	Normal	5	Height (m): 15 5 stems (mm): 460,460,390,200,380 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: At least 20 Years	Multi stemmed tree. Appears to be healthy with no significant defects, other than major deadwood which is expected of a tree this age and species.	B3	Radius: 10.5m. Area: 346 sq m.	
T45	Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	2	Height (m): 6 2 stems (mm): 210,220 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Young sapling.	C3	Radius: 3.6m. Area: 41 sq m.	
T46	Common ash (<i>Fraxinus excelsior</i>)	Stable	Normal	3	Height (m): 6 3 stems (mm): 210,220,190 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Young tree.	C3	Radius: 4.3m. Area: 58 sq m.	
G47	Common ash (<i>Fraxinus excelsior</i>)	Stable	Poor	1	Height (m): 9 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low trees showing signs of dieback from Ash Dieback disease.	C2	Area: 103 sq m.	






Site address: Blackthorn Farm, Culverstone Green, DA13 0QW

Client: Esquire Developments

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Report ref: #RF23433





Survey date: 13th March 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T48	Sycamore (<i>Acer pseudoplatanus</i>)	Stable	Normal	2	Height (m): 13 2 stems, avg.(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Unremarkable specimen.	C3	Radius: 5.9m. Area: 109 sq m.	
T49	Field maple (<i>Acer campestre</i>)	Manageable	Normal	4	Height (m): 8 4 stems (mm): 260,260,320,380 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Significant bark damage and stem decay.	C2	Radius: 7.4m. Area: 172 sq m.	
G50	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Stable	Normal	1	Height (m): 14 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: Less than 10 years	Overgrown Leylandii hedge. Offsite trees.	C2	Area: 228 sq m.	
G51	Hazel (<i>Corylus avellana</i>)	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Group of offsite Hazel trees.	C2	Area: 162 sq m.	
G52	Common beech (<i>Fagus sylvatica</i>)	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 310 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Line of health young Beech trees. Tight forks and congested crowns.	C2	Area: 116 sq m.	

Site address: Blackthorn Farm, Culverstone Green, DA13 0QW
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Report ref: #RF23433
Survey date: 13th March 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G53	Common hawthorn (<i>Crataegus monogyna</i>) Goat willow (<i>Salix caprea</i>)	Stable	Normal	1	Height (m): 10 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality trees forming an overgrown hedge line.	C2	Area: 610 sq m.	
G54	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Stable	Normal	1	Height (m): 14 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality Conifer trees. Offsite.	C2	Area: 453 sq m.	
G55	Common hawthorn (<i>Crataegus monogyna</i>)	Stable	Normal	1	Height (m): 4 Stem Diam(mm): 150 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Group of low quality Hawthorn trees.	C2	Area: 301 sq m.	
G56	Hazel (<i>Corylus avellana</i>)	Stable	Normal	1	Height (m): 7 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: Less than 10 years	Group of low quality trees.	C2	Area: 100 sq m.	

Appendix 3: Recommended Tree Works

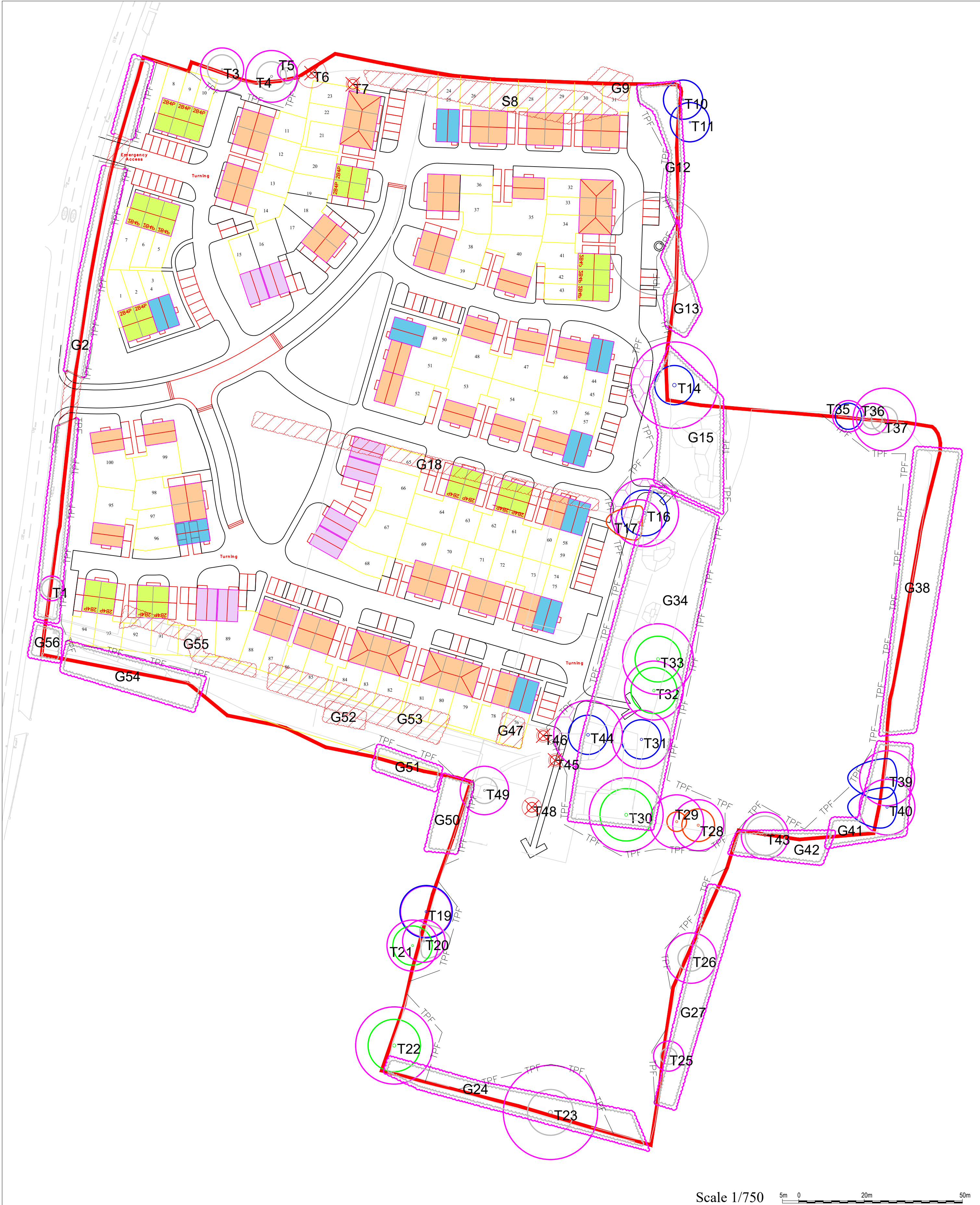
Tree no.	Species	Recommendation	Category
G2	Mixed species	Remove two sections to facilitate the construction of the proposed entrance and emergency access routes.	C
T6	Monterey cypress (<i>Cupressus macrocarpa</i>)	Remove to facilitate the proposed development	C
T7	Common hawthorn (<i>Crataegus monogyna</i>)	Remove to facilitate the proposed development	C
S8	Sycamore (<i>Acer pseudoplatanus</i>)	Remove to facilitate the proposed development	C
G9	Hornbeam (<i>Carpinus betulus</i>)	Remove to facilitate the proposed development	
G18	Bramble (<i>Rubus</i> sp.) Common hawthorn (<i>Crataegus monogyna</i>)	Remove to facilitate the proposed development	C
G52	Common beech (<i>Fagus sylvatica</i>)	Remove to facilitate the proposed development	C
G53	Common hawthorn (<i>Crataegus monogyna</i>) Goat willow (<i>Salix caprea</i>)	Remove to facilitate the proposed development	C
G55	Common hawthorn (<i>Crataegus monogyna</i>)	Remove to facilitate the proposed development	C
G47	Common ash (<i>Fraxinus excelsior</i>)	Remove to facilitate the proposed development	C
T45	Common ash (<i>Fraxinus excelsior</i>)	Remove to facilitate the proposed development	C
T46	Common ash (<i>Fraxinus excelsior</i>)	Remove to facilitate the proposed development	C
T48	Sycamore (<i>Acer pseudoplatanus</i>)	Remove to facilitate the proposed development	C
T49	Field maple (<i>Acer campestre</i>)	Minor crown reduction pruning is necessary to decrease wind stress on the weakened structure of the tree.	

Appendix 4: *Tree Protection Plan (TPP)*

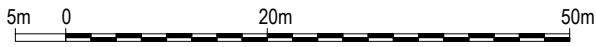
Arboricultural Impact Assessment Report

Appendix 4 Tree Protection Plan

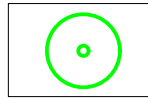




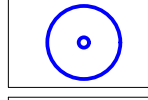
Scale 1/750




Key




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 150 mm




Category U - Trees unsuitable for retention




Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S)
Colour coded according to categories above




Root Protection Area (RPA)




Redline boundary



Trees to be removed

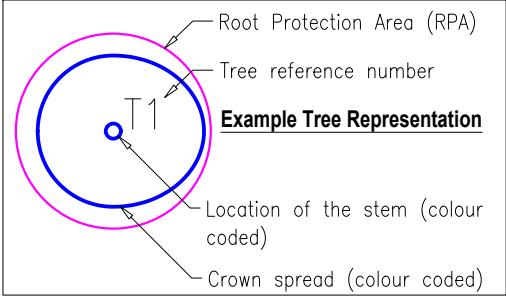


Tree Protective Fencing (TPF)



Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S) to be removed/partially removed.

RPA Incursion:
The proposed design layout incurs into the outer edge of the theoretical Root Protection Areas (RPAs) of T14, T16 and T44 by less than 10%. Root investigations will be carried out in these areas under arboricultural supervision before the commencement of works to confirm if roots are present with a view to minor root pruning, if necessary. If significant roots are identified, then alternative design solutions such as a 'no-dig' cellular confinement system will be required (see report Appendix 6: Methods of Work Close to Trees).



NOTE:
TO BE PRINTED IN COLOUR AT A2
SIZE

Notes
All tree locations are based on the topographical survey:
Drawing no: S24/10281/01
Dated: January 2025

Down to Earth Trees Ltd
Preston Farm, Shoreham Rd,
Sevenoaks TN14 7UD

Phone: 01959 524 623
Website: enquiries@dietreestrees.co.uk

Rev	Update	Date
-----	--------	------

Site
Blackthorn Farm

Client
Esquire Developments

Drawing title
Tree Protection Plan
for Arboricultural Impact Assessment

Drawing no. TPP/#RF23433/01-05-25

Revision	Scale	Date
1	1/750@A2	01-05-25
Drawn by	ID	Checked by
		JR

Appendix 5: Tree Protection Barriers & Ground Protection Design

4.0 Tree Protection Fencing

- 4.1.1** Tree protection barriers should be designed to effectively prevent construction activities from encroaching on protected areas and must be proportionate to the level of work being undertaken nearby. The standard barrier specification follows Section 6.2.2.2 of BS 5837:2012.

4.2 Specifications

- 4.2.1** The barrier should stand at least 2 metres high and comprise both vertical and horizontal scaffolding, braced to withstand impacts. Vertical supports must be placed at intervals no greater than 3 metres and securely embedded into the ground. Welded mesh panels should then be fixed to the framework. Alternative systems, such as ‘Heras’ type fencing on concrete or rubber feet, may be used if the risk of incursion is low and with the agreement of the local authority. These panels should be secured using at least two anti-tamper couplers and stabilised with struts. Signs indicating “TREE PROTECTION ZONE - NO ACCESS” should be clearly displayed).

4.3 Location

- 4.3.1** Barriers are to be positioned around the perimeter of the Root Protection Areas (RPAs), establishing the Construction Exclusion Zone (CEZ) as outlined in the Tree Protection Plan.

Figure 1 Example of welded mesh barriers in use

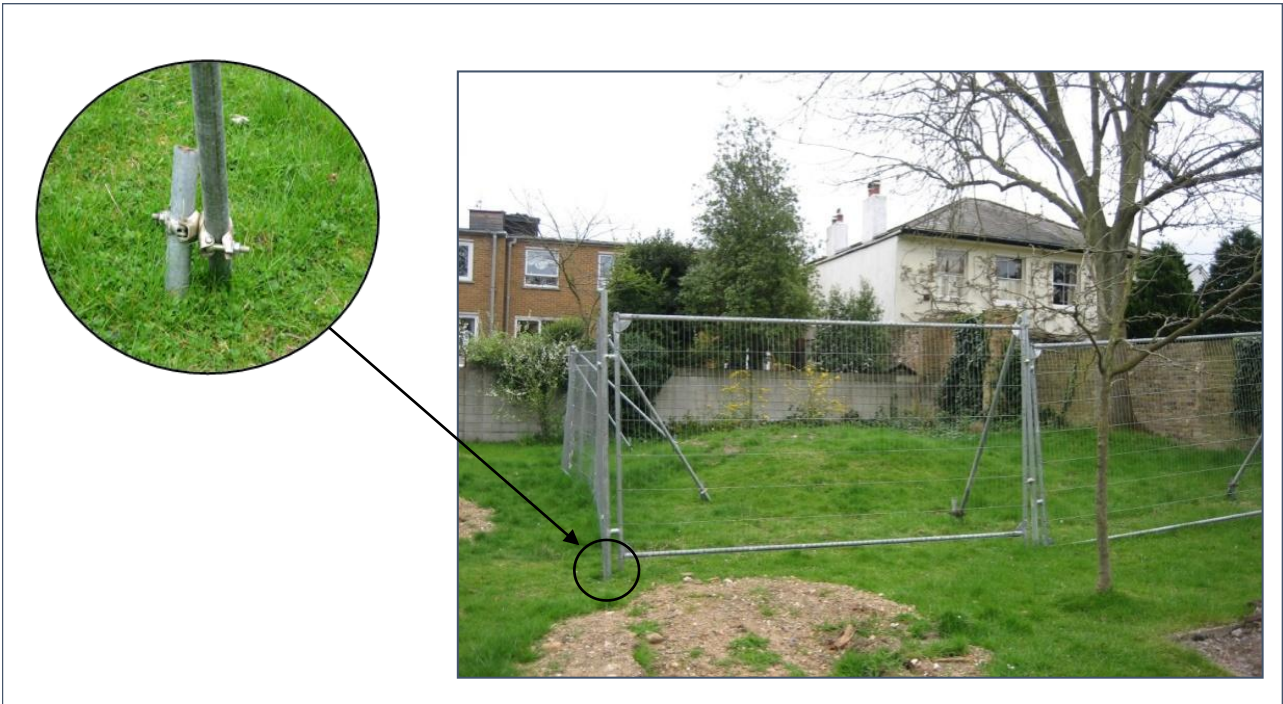


Figure 3 Default specification or protective barrier

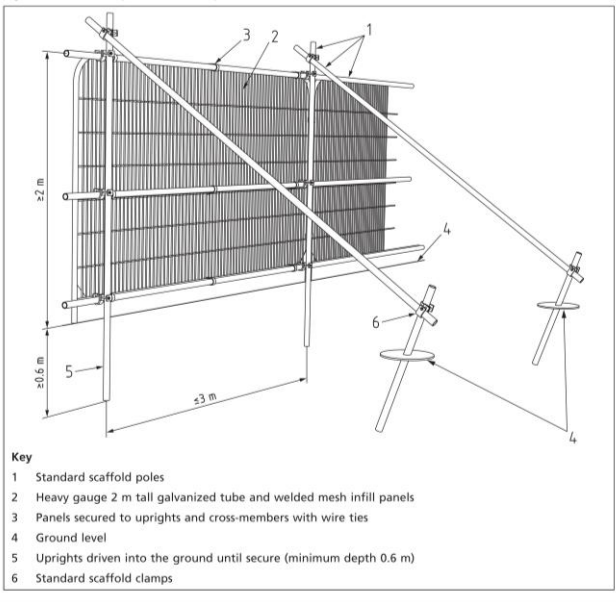
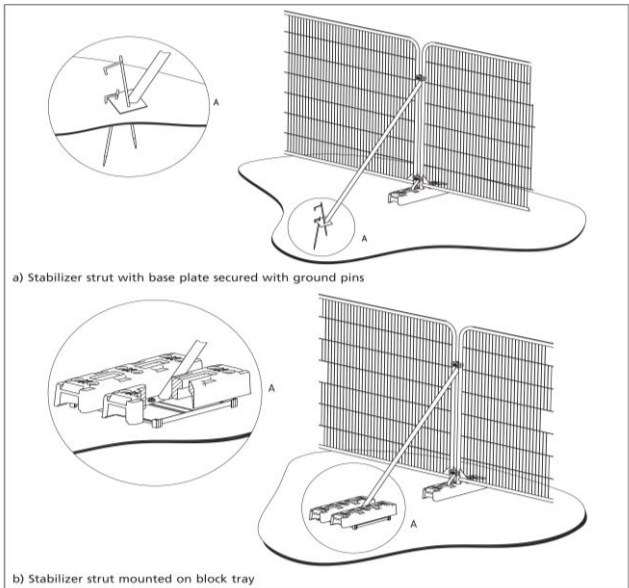


Figure 2 Examples of above-ground stabilizing system



Figures above are reproduced with the permission of the British Standards Institute.



Figure 4 - Examples of Protective Fencing Signing



5.0 Box Hoarding

- 5.1.1 In areas where fencing cannot be installed, tree trunks must be protected using box hoarding. This involves encasing the trunk with plyboard panels supported by a sturdy frame, providing protection against accidental damage.



6.0 Ground protection

- 6.1.1** Where fencing is not feasible, ground protection must be employed to safeguard RPAs. Ground protection should be capable of withstanding the intended site traffic without causing soil compaction. For pedestrian areas, a single layer of scaffold boards may be placed on a load-spreading base such as woodchip. For vehicles or heavier plant equipment, more robust systems such as cellular confinement systems or reinforced concrete slabs may be necessary, depending on the load and the specific arboricultural requirements.



Figure 5 Examples of proprietary ground protection panels



Appendix 6: Methods of Work in Close Proximity to Trees

6.2 Working within RPAs

- 6.2.1** Specific procedures must be followed to minimise damage when working within RPAs. Excavation and construction near retained trees should be avoided unless absolutely necessary. When unavoidable, hand digging or air spades should be used to prevent harm to tree roots.).

6.3 Removal of hard surfaces within RPAs

- 6.3.1** The removal of hard surfaces, such as paving or walls, within CEZs should be done cautiously. Heavy machinery should not be used as it can compact the soil and damage roots. Instead, surfaces should be broken up with a pneumatic drill or small hydraulic breaker. If necessary, a mini digger may be used, provided its reach does not extend beneath overhanging branches. Roots must remain covered with topsoil or sand to prevent drying out

6.4 Service Installation

- 6.4.1** Service routes should be designed to avoid RPAs wherever possible. If services must pass through an RPA, this work must be carried out by hand or with air spades. Roots over 25 mm in diameter should not be cut without arboricultural supervision, and any smaller roots should be pruned cleanly to reduce potential damage.

6.5 Installing Hard Surfaces within RPAs

- 6.5.1** Hard surfaces proposed within RPAs should be constructed using no-dig methods, with the surface sitting above the ground rather than excavating. Porous materials should be used to allow air and water movement to the roots beneath.

6.6 Examples of a Cellular Confinement System

Figure 6 Cellular Confinement System - Transition detail (Ramp)

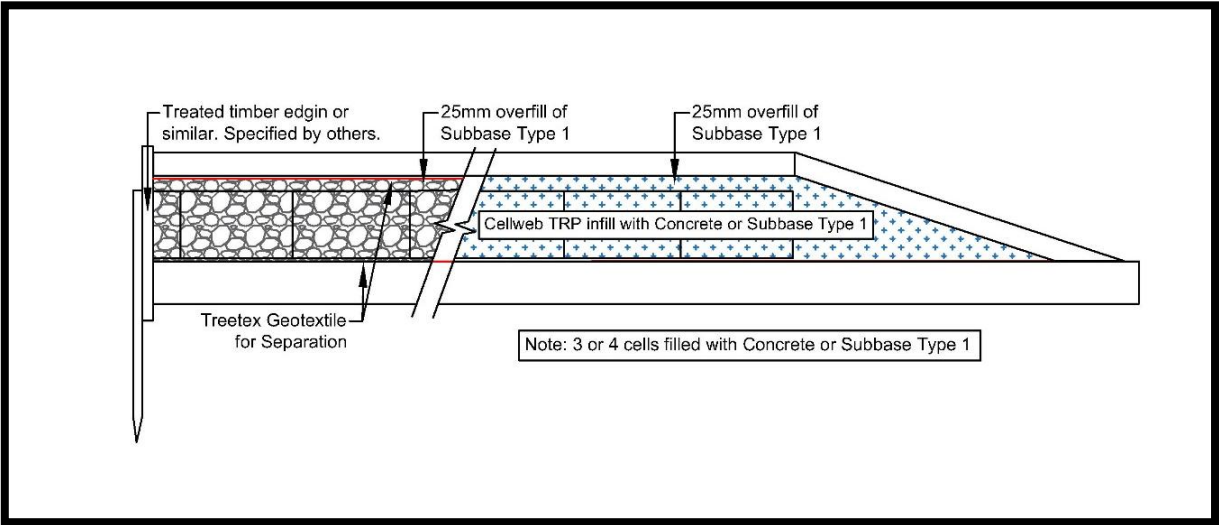


Figure 9 Cellular Confinement System - Timber Edging

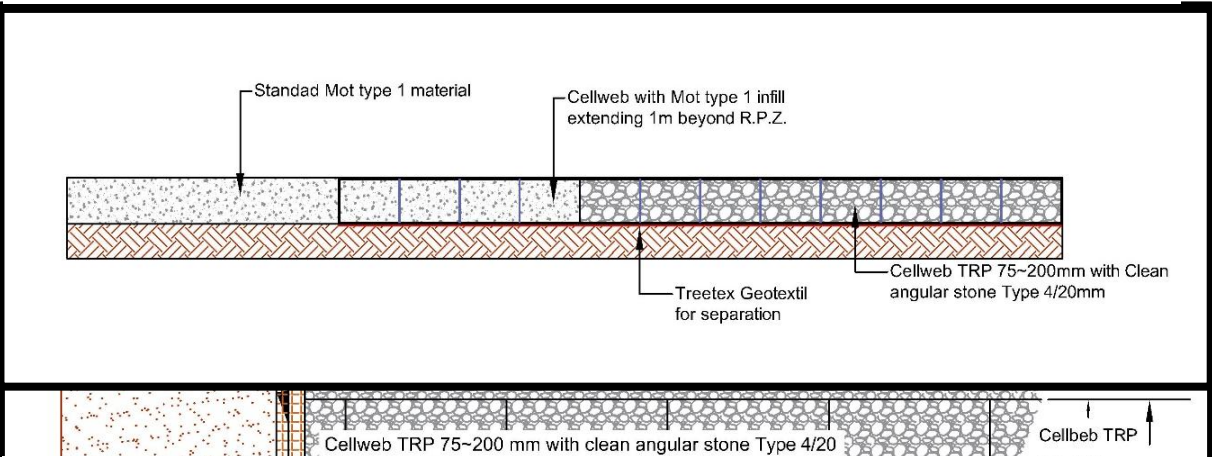


Figure 8 Cellular Confinement System - Kerb Edging

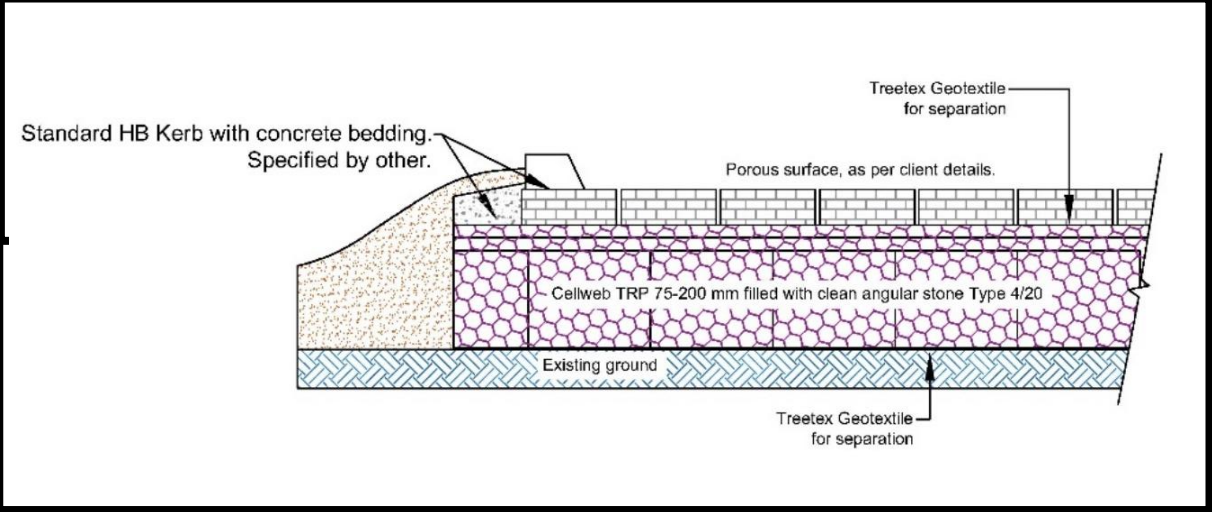


Figure 10 Examples of Cellweb filling with angular stone



6.7 Fencing in RPAs

- 6.7.1 When installing fence posts within RPAs, the holes must be dug by hand, and if significant roots are encountered, the post locations should be adjusted. If small roots are found, sharp, clean cuts should be made. Special care is needed to ensure that wet cement does not come into contact with tree roots.

6.8 Landscaping within RPAs

- 6.8.1 Landscaping work within CEZs requires careful planning to prevent tree damage. Protective fencing should remain in place as long as possible, and where removed, clear markings should be made to delineate the protected zone. Any digging or soil preparation within CEZs must be done by hand, and any topsoil additions should be limited to no more than 100 mm in depth.

Specific Report Caveat and References

7.0 Report Caveats

7.1 Scope of the Survey

- 7.1.1 This report focuses on arboricultural aspects and is based on current tree conditions. As trees are dynamic, future changes may affect their stability and health, and regular assessments are recommended.

7.2 Hedges and Dense Vegetation

- 7.2.1 Due to seasonal or growth-related factors, certain vegetation, such as dense hedges, may contain multiple species that are not readily identifiable during the survey. These limitations will be noted in the tree schedule.

7.3 Maintenance of Vegetation

- 7.3.1 The client is responsible for ensuring that any vegetation near construction zones is assessed and managed in accordance with current building guidelines. A walkover survey should be conducted prior to development.

7.4 Arboricultural Involvement

- 7.4.1 An arboricultural consultant must be involved throughout the development process to ensure tree impacts are monitored and mitigated. Changes in the development plan should be reviewed to avoid any unexpected impacts on trees.

7.5 Report Validity

- 7.5.1 This report remains valid for 12 months. After this period, a reassessment of tree conditions is recommended to ensure accuracy.

7.6 Copyright

- 7.6.1 The contents of this report are the intellectual property of Down to Earth Trees and may not be used or reproduced without written permission.

8.0 References

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