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**ARBORICULTURAL IMPLICATIONS ASSESSMENT  
FOR  
PROPOSED REVISED PEDESTRIAN ACCESS WALL ALIGNMENT**

**AT**

**LUDESDOWN COURT  
LUDESDOWN  
GRAVESEND  
KENT  
DA13 0XE**

**BY**

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**Our ref: J66.85  
2<sup>nd</sup> June 2025**

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## **1. INTRODUCTION**

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Vineyard Farms Ltd. to undertake an inspection of trees located on and immediately adjacent to the main access gates to Luddesdown Court, Luddesdown, Gravesend, Kent, DA13 0XE. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals involve the realignment of an existing retaining wall forming a pedestrian access to the side of the main access gates to provide improved access for the public Right of Way. The works have been requested by the Kent County Council Public Right-of-Way Team. Details of the proposals will have been submitted by DHA Planning.
- 1.3 The trees were inspected in May 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

## **2. GENERAL SITE DESCRIPTION**

- 2.1 The site comprises the main access gateway and adjoining pedestrian access to Luddesdown Court off the junction of Luddesdown Road and Oakenden Road with the entrance to Luddesdown Church to the west.
- 2.2 The entrance gates comprise brick pillars with flint walls with a sinuous pedestrian access to the east forming part of the public Right of Way. A further unmade footpath branches off to the east with a wooded strip between the path and an area of parking to the south.
- 2.3 The wooded strip comprises a mix of young to mature trees of limited dimensions.

## **3. SCOPE OF TREE SURVEY**

- 3.1 Only those trees in proximity to the area of proposed works to the east of the entrance gates were included in the inspections.

## **4. DATA COLLECTION**

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

- 4.2 The tree survey followed the numbered sequence from T1 to T6 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J66.85/01 Rev A in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.
- 4.3 The following categories of information were obtained for each tree. A separate detailed tree survey sheet is attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

## **5. RISK ASSESSMENT - INFORMATIVES**

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

## 6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of six individual trees were inspected, of which trees T1, T2 and T3 represent hedgerow type elements that have developed unchecked for circa 30 years.
- 6.2 The Beech T5 may have been planted to form a feature tree but due to intense inter-tree competition and crowding it has developed a stem lean to the southwest and a heavily asymmetric crown to the south and west.
- 6.3 Trees T4 Beech and T6 Field Maple represent either self seeding or poorly located landscape planting, with very severe crowding affecting their stem and crown form.
- 6.4 The proximity of trees T4 and T6 to the flint retaining wall mean that if they were left to develop to maturity they would likely cause cracking and instability to the wall.
- 6.5 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS Category.

| BS Category | Tree No.               | Sub Total |
|-------------|------------------------|-----------|
| A           | -                      | -         |
| B           | -                      | -         |
| C           | T1, T2, T3, T4, T5, T6 | 6         |
| U           | -                      | -         |
|             | <b>TOTAL</b>           | <b>6</b>  |

### 6.6 Interpretation of table

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. 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 150mm.
- Category U** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. 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.

## 7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table below has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

| Tree no. | Species     | BS Category | Stem diameter or calculated equivalent (mm.) | BS calc. radial equiv. root protection area (m.) | BS calc. total RPA (m²) |
|----------|-------------|-------------|----------------------------------------------|--------------------------------------------------|-------------------------|
| T1       | Hazel       | C2          | 200                                          | 2.4                                              | 18                      |
| T2       | Blackthorn  | C1          | 180                                          | 2.2                                              | 15                      |
| T3       | Blackthorn  | C2          | 260                                          | 3.1                                              | 30                      |
| T4       | Beech       | C1          | 90                                           | 1.1                                              | 4                       |
| T5       | Beech       | C2          | c250                                         | c3                                               | c28                     |
| T6       | Field Maple | C2          | 110                                          | 1.3                                              | 5                       |

## ARBORICULTURAL IMPLICATIONS ASSESSMENT

### 8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals involve the realignment of an existing retaining wall forming a pedestrian access to the side of the main access gates to provide improved access for the public Right of Way. The works have been requested by the Kent County Council Public Right-of-Way Team. Details of the proposals will have been submitted by DHA Planning.
- 8.2 The supplied proposed site layout, produced by DHA Planning has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J66.85/02 Rev A in Appendix 3. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

### 9. TREES FOR REMOVAL – REDEVELOPMENT

- 9.1 Based on the indicated proposals for the revised pedestrian access the following trees would require removal.

***Table: Trees for removal – redevelopment***

| Tree No. | Species     | BS Category | Comments                                               |
|----------|-------------|-------------|--------------------------------------------------------|
| T4       | Beech       | C           | Young, heavily crowded, squirrel damage.               |
| T6       | Field Maple | C           | Young, heavily crowded and suppressed. Bowed to south. |

- 9.2 The above listed trees are BS Category C with T4 and T6 being small, young poorly formed trees of no future amenity value which represent a future risk to the stability of the existing wall.
- 9.3 As BS Category C trees these should not represent a constraint to the proposals, according to BS5837:2012.
- 9.4 The trees for removal are indicated as such with blue dashed crown outlines on the Tree Protection Plan.

## **10. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES**

- 10.1 The proposed revised retaining wall alignment would have a very minor overlap with the outer RPA of T3 Blackthorn at its northern end and would require works within the RPA of T5 Beech. To minimise any root loss/damage, the excavation works within the tree RPAs will be undertaken by hand tools only, as recommended in BS5837:2012. Any roots encountered will be neatly cut back to the excavation face nearest the trees to minimise wound size and tissue exposure. These precautions are indicated on the Tree Protection Plan. As these works are being required by Kent County Council this level of impact on BS Category C trees should be acceptable to the Council.
- 10.2 The proposals will have no impact on T1 Hazel or T2 Blackthorn.

## **11. TREE PROTECTION MEASURES – FENCING**

### **11.1 *Location of fencing***

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

### **11.2 *Design of fencing***

- 11.2.1 Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5<sup>th</sup> panel declaring “TREE ROOT PROTECTION ZONE – KEEP OUT” or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.
- 11.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

### **11.3 *Timing of fencing***

- 11.3.1 Protective fencing is to be erected prior to commencement of demolition works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons’ vehicles will be kept outside the indicated protection zones utilising existing areas of parking.

### **11.4 *Additional precautions***

- 11.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.
- 11.5 Given the small scale of the proposed works there is no requirement for site storage or welfare facilities with these available within the main site and vehicle parking in the adjoining parking court to the southeast.
- 11.6 Materials will be brought in as and when required on a daily basis.

## **12. SUMMARY**

- 12.1 The proposed realigned pedestrian access, required by Kent County Council to improve public access to the Right of Way, would require the removal of two young BS Category C trees. These are small, young, self seeded trees of poor form, one with squirrel damage, which could adversely impact on the existing retaining wall if the *status quo* were maintained. They have no public visual amenity value and their removal should not represent a constraint according to BS5837:2012.
- 12.2 The proposed works will require hand tool only excavation within tree outer RPAs to minimise root disturbance and robust tree protection fencing is proposed to ensure the retained trees are appropriately protected during the demolition and construction works.
- 12.3 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded Condition to ensure that the retained trees are appropriately protected during the demolition and construction works.

Tim Laddiman  
Chartered Arboriculturist  
Broad Oak Tree Consultants Ltd.

# APPENDIX 1

## TREE SURVEY EXPLANATORY SHEET

|                                               |                                                                                                                                                                                                                           |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Height</b>                                 | in metres (estimated where ground uneven or access restricted).                                                                                                                                                           |
| <b>Stem count</b>                             | number of stems                                                                                                                                                                                                           |
| <b>Stem diameter</b>                          | in mm. at 1.5m. above ground level.                                                                                                                                                                                       |
| <b>Branch spread</b>                          | radial spread in metres at four main compass points (estimated where no access).                                                                                                                                          |
| <b>Age class</b>                              | Young - Y<br>Semi Mature - SM<br>Mature - M<br>Over mature - OM<br>Veteran - V                                                                                                                                            |
| <b>Height of crown clearance</b>              | in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.                                                                                                                                     |
| <b>Physiological condition</b>                | Good, Fair, Poor, Dead, Variable                                                                                                                                                                                          |
| <b>Estimated remaining contribution</b>       | in years<br>e.g. less than 10, 10-20, 20-40, 40+                                                                                                                                                                          |
| <b>Category grading</b>                       | see attached sheet                                                                                                                                                                                                        |
| <b>Structural condition</b>                   | comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note.<br>N.B. If trees are ivy clad, no full structural assessment will have been possible.                        |
| <b>Preliminary management recommendations</b> | requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access.<br>NB: Works that may be necessary in relation to development are not included here |

## CASCADE CHART FOR TREE QUALITY ASSESSMENT

| TREES FOR REMOVAL                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Category and definition                                                                                                                                                                                                        | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       | Identification on plan |
| <b>Category U</b><br>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                       | <ul style="list-style-type: none"><li>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 R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.</li><li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality</li></ul> <p>NOTE   Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       | DARK RED               |
| TREES TO BE CONSIDERED FOR RETENTION                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       |                        |
| Category and definition                                                                                                                                                                                                        | Criteria - Subcategories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       | Identification on plan |
|                                                                                                                                                                                                                                | 1. Mainly arboricultural values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2. Mainly landscape values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3. Mainly cultural values, including conservation                                                                                     |                        |
| <b>Category A</b><br>Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)                                                                | Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)                                                                                                                                                                                                                                                           | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | LIGHT GREEN            |
| <b>Category B</b><br>Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)                                                                 | Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality | Trees with clearly identifiable conservation or other cultural benefits                                                               | MID BLUE               |
| <b>Category C</b><br>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 150mm. | Trees not qualifying in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.                                                                                                                                                                                                                                                                                                                                        | Trees with very limited conservation or other cultural benefits                                                                       | GREY                   |
|                                                                                                                                                                                                                                | NOTE   Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       |                        |

| Tree ref. no. | Species     | Height (m.) | Stem Count | Stem diameter or equivalent (mm.) | Branch spread (m.) |     |     |     | Age class | Ht. of crown clearance (m.) | Physiological condition | Estimated remaining contribution (years) | Category grading | Structural condition and Notes                             | Preliminary management recommendations |
|---------------|-------------|-------------|------------|-----------------------------------|--------------------|-----|-----|-----|-----------|-----------------------------|-------------------------|------------------------------------------|------------------|------------------------------------------------------------|----------------------------------------|
|               |             |             |            |                                   | N                  | E   | S   | W   |           |                             |                         |                                          |                  |                                                            |                                        |
| T1            | Hazel       | 8           | Multi      | 200                               | 0                  | 6   | 4   | 3.5 | M         | 0+                          | Good                    | 20-40                                    | C2               | Multi-stemmed from ground level. Crowded to N              |                                        |
| T2            | Blackthorn  | 8           | 3          | 180                               | 4                  | 5   | 1.5 | 2.5 | M         | 3+                          | Fair                    | 10-20                                    | C1               | Crowded. Curved to N. Ivy clad. Fine dieback               |                                        |
| T3            | Blackthorn  | 8           | 2          | 260                               | 2.5                | 2   | 4   | 4   | M         | 3+                          | Fair                    | 20-40                                    | C2               | Twin stemmed near ground level, one stem dominant. Crowded |                                        |
| T4            | Beech       | 7           | 1          | 90                                | 2.5                | 0.5 | 3   | 3.5 | Y         | 3.5+                        | Fair                    | 10-20                                    | C1               | Heavily crowded. Drawn up crown. Squirrel damage           |                                        |
| T5            | Beech       | 13          | 1          | c250                              | 0.5                | 3   | 7.5 | 9.5 | SM        | 3+                          | Fair                    | 40+                                      | C2               | Heavily crowded. Leaning SW. Ivy clad                      |                                        |
| T6            | Field Maple | 7           | 1          | 110                               | 0                  | 2   | 3   | 1   | Y         | 2.5+                        | Fair                    | 20-40                                    | C2               | Heavily crowded and suppressed. Part ivy clad. Bowed to S  |                                        |

# APPENDIX 2

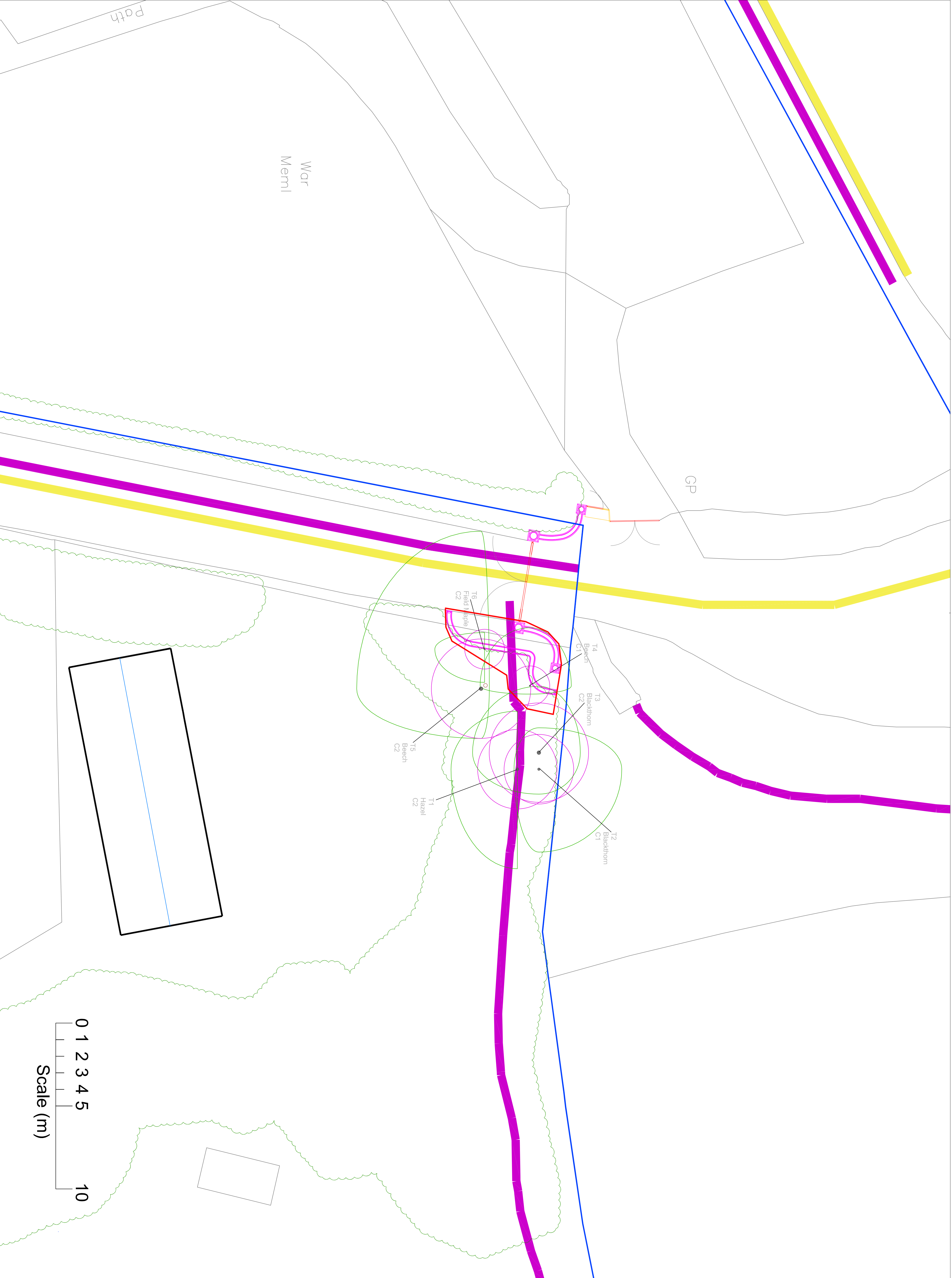
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LUDESDOWN COURT  
LUDESDOWN  
GRAVESEND  
KENT DA13 0XE

TREE CONSTRAINTS PLAN

- T1 - T6 Tree numbers
- BS Category of Condition
- BS Condition A
- BS Condition B
- BS Condition C
- BS Condition U
- Crown spread
- BS Calculated root protection areas

The root protection areas have been calculated using the measured stem diameters and the formula as described in BS5822:2012. The areas are represented as basic circles on the tree constraints plan. Where buildings, walls, fences, roads, paths, etc. are shown on the plan, it is likely that the architecture of root systems will have been affected by these structures and the nature of the soil. Therefore, the root protection areas should be used for guidance only and any development proposed.



0 1 2 3 4 5 10  
Scale (m)

# APPENDIX 3



# APPENDIX 4

# BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

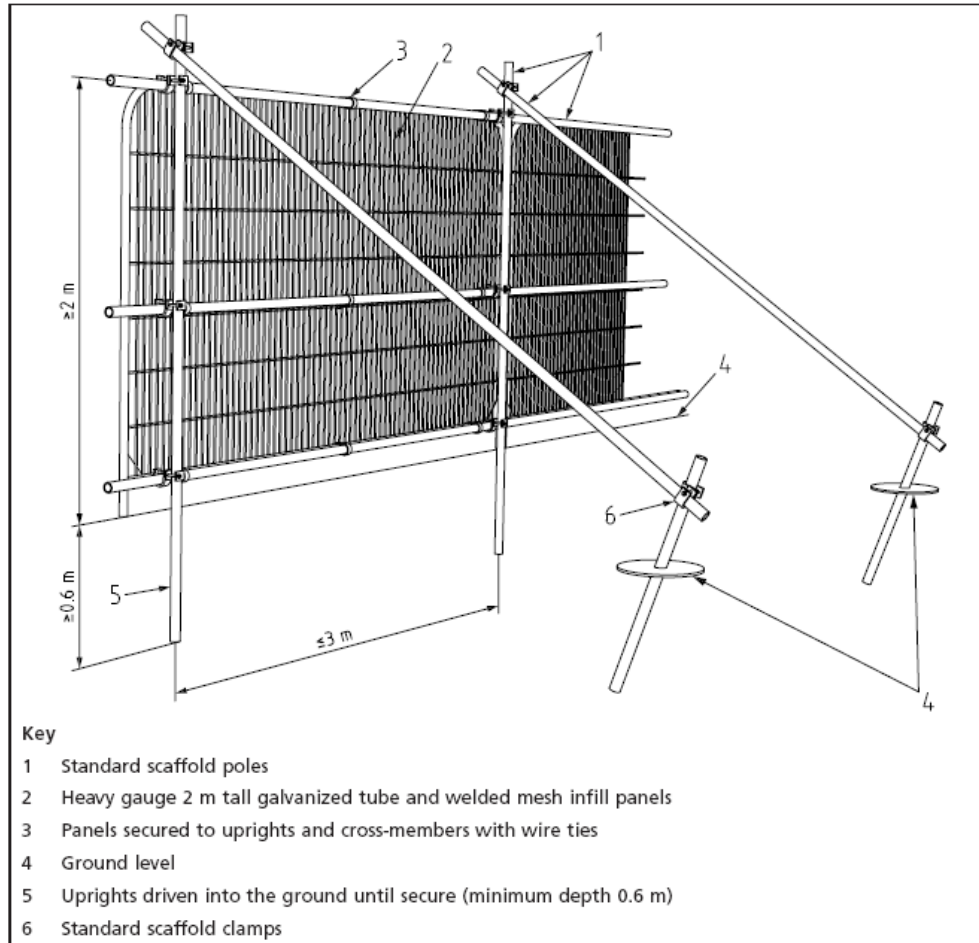
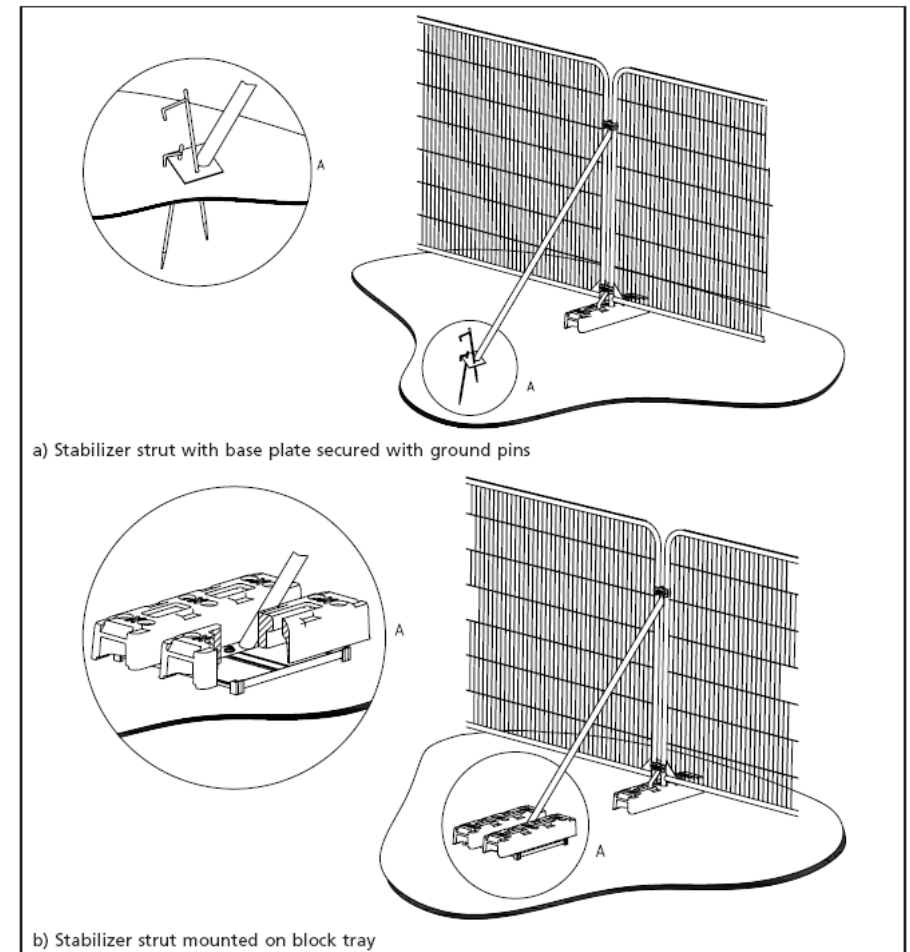


Figure 3 Examples of above-ground stabilizing systems





**PROTECTIVE FENCING.  
THIS FENCING MUST BE  
MAINTAINED IN ACCORDANCE  
WITH THE APPROVED PLANS  
AND DRAWINGS FOR THIS  
DEVELOPMENT**



**TREE PROTECTION AREA  
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)  
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY  
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A  
TREE PRESERVATION ORDER.  
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY  
LEAD TO CRIMINAL PROSECUTION  
ANY INCURSION INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF THE LOCAL  
PLANNING AUTHORITY