



TRACY CLARKE
TREE CONSULTANCY

Arboricultural Impact Assessment and Method Statement

Client: Mr Binning

Site: Land at East Court Farm
Church Lane
Gravesend
DA12 2NL

Report by: Tracy Clarke MICFor. F.Arbor.A. CEnv

Date: May 2025

Reference: TCTC-19232-A

OUR CONTACT DETAILS:

Website: www.tracyclarke.co.uk

Email: info@tracyclarke.co.uk

Tel: 01371 811831

Tracy Clarke Tree Consultancy Ltd.

Registered Office: Fisher Michael | The Old Grange Warren Estate | Lordship Road | Writtle | Chelmsford |

England | CM1 3WT | Company No: 10781437 | VAT Registration No: 269 2078 77

Executive Summary

1. Tracy Clarke Tree Consultancy Ltd are instructed to provide an arboricultural survey and impact assessment of the proposal in accordance with BS5837 (2012), Trees in relation to design, demolition, and construction – Recommendations. The information provided to the client has helped to inform the site layout to ensure that the proposal is sustainable in respect of important arboricultural and landscape features and that it complies with national and local planning policies.

2. **Arboricultural Population**

The survey includes an assessment of twenty nine individual trees, seven groups and three hedges. The area of trees in the northern section of the site consists mostly of early mature hawthorn and includes dead trees with occasional larger / more prominent sycamore trees.

3. **Arboricultural Impacts**

The tree survey has informed the site layout. The provision of glamping units and associated drainage strategy will involve the localised loss of low value trees within G22 to the north of the site, and within G8 which runs along the western boundary. The losses are visually minimised by the retention of the remainder of trees within and around the site boundaries.

4. **Mitigation Proposals**

The proposal includes the delivery of several native hedgerows, and an area of native woodland which offset the proposed losses and can incorporate a diverse range of species that will help improve the site biodiversity and extent of green infrastructure cover both on the site and within the wider borough.

5. **Further Arboricultural Recommendations**

- Ensure there is a pre-start meeting with the contractor(s) and appointed arboricultural consultant to agree tree protection measures and methods of work

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1 Introduction

1.1 Mr Binning instructs Tracy Clarke Tree Consultancy Ltd to:

- provide a BS 5837 (2012) tree survey of trees relevant to the site, with recommendations for works, and
- provide an arboricultural impact assessment report and preliminary tree protection plan which addresses the impacts on trees from the proposed development for planning submission, and provides measures for their protection during construction

1.2 The proposal is for Installation of 7no. glamping units and 4no. barrel saunas with cold plunge for overnight guest use, external decking areas, permeable footpaths and vehicular track, parking & turning area, secure bicycle storage and recycling/refuse storage, 2no. new private package treatment plants and associated works.

Method of assessment

1.3 This assessment follows best practice British Standard 5837: Trees in relation to design, demolition, and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites and aims to guide decision making towards sustainable design and tree cover on all new developments.

1.4 This assessment also has regard to national and local planning policies in consideration of the arboricultural impacts from the development proposals since these policies will guide the decision-making process of the local planning authority.

Scope and limitations

1.5 The tree survey is of a preliminary nature only; all trees have only been inspected from ground level applying ¹Mattheck's (1994) visual tree assessment method (VTA). No detailed decay investigations of the trees or detailed site investigations have been carried out to inform this report.

¹ Mattheck, C, Broeler, H. (1994). The body language of trees. A handbook for failure analysis – Research for Amenity Trees No.4 Research for Amenity Trees

- 1.6 This report is not an assessment of tree condition and the risk they represent to people or property, however where defects trees have been noted as requiring works, recommendations are included in the tree schedule included with this report.
- 1.7 All recommendations are given in the context of the site's current use, or to facilitate the proposed development. Trees are dynamic living organisms, and subject to a change in their condition.
- 1.8 This report should not be considered as a full assessment of the health and safety of trees on and adjacent to the site, and where trees do have the potential to harm people or property, an inspection of their condition by the relevant owner on an annual basis is recommended.
- 1.9 The assessment of trees within this report is valid for two years from its date.

2 Observations and Tree Information

The Site

- 2.1 The site was visited on 1 April 2025 to carry out a BS5837 (2012) survey and assessment of trees.



Fig. 1 Google Earth 2025 – site location

Tree data

- 2.2 Photographs of the site and trees can be found at Appendix A1
- 2.3 The data on the trees surveyed can be found in the tree schedule at Appendix A2.
- 2.4 The surveyed trees and their assessment of quality and value are indicated on the tree survey plan at Appendix B1.
- 2.5 A total of twenty nine individual trees, seven groups and three hedges have been assessed, of these there are thirty low quality trees, seven moderate quality and value trees and two poor. None of the trees on or adjacent to the site are high value or veteran / ancient status.
- 2.6 The area of trees in the northern section of the site consists mostly of early mature hawthorn, including dead trees with occasional larger / more prominent sycamore trees, these have been surveyed individually to inform the site layout.

- 2.7 The proposed layout and, where relevant, trees for removal are shown in Appendix B2. Where relevant, proposed tree works are listed within the tree work schedule at Appendix A3.
- 2.8 The tree protection plan and heads of terms method statement is provided at Appendix B3.
- 2.9 An analysis of the tree quality and value, tree species mix and age diversity relevant to this proposal is included at Appendix C, which helps to understand the sustainability of the existing tree population on site.

Site soils and influence on rooting

- 2.10 Soil conditions will have a significant effect upon tree growth and will influence:
- The species that will grow successfully.
 - Rooting depths for different species.
 - The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance
- 2.11 As a guide, ²Cranfield University Soilsmap map describes the soils to the northern part of the site as 'Soilscape 7' freely draining slightly acid but base-rich soils and to the southern part of the site as 'Soilscape 5' freely draining lime-rich loamy soils.
- 2.12 This is a guide only, further detailed soil analysis on site will be required by the structural engineer to inform any foundation design detail.

Legal status of trees / woodlands

- 2.13 It is illegal to prune or remove a tree (including roots) with a Tree Preservation Order or one that is within a Conservation Area, without prior written authorisation from the Local Planning Authority unless removal is granted through detailed planning consent where the works have been clearly specified and agreed as necessary to implement that consent.
- 2.14 At the time of writing the report it was not been possible to identify whether the surveyed trees are legally protected by a tree preservation order or by virtue of being within a conservation area.

² <http://www.landis.org.uk>

3 Planning Policy Context

National and Local Planning Policy

- 3.1 National Planning Policy Framework (NPPF) 2024 reflects the Government's vision for a planning system that puts beautiful, environmentally sustainable, and life-enhancing places at its heart. The NPPF recognises that the natural environment is an essential component of the health and wellbeing of society, and in achieving well designed places.
- 3.2 **Paragraph 136:** trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure long – term maintenance of newly planted trees, and that existing trees are retained wherever possible.
- 3.3 **Paragraph 164 a):** advises that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures, including through the planning of green infrastructure.
- 3.4 **Paragraph 187 b):** Planning policies and decisions should contribute to and enhance the natural and local environment by recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic benefits of the best and most versatile agricultural land, and of trees and woodland.
- 3.5 **Paragraph 193 a) and c):** when determining planning applications, local planning authorities should apply the principles of avoidance, minimise, remediate or, as a last resort compensate for the harmful impacts of development on for example biodiversity, and irreplaceable habits (such as ancient woodland and ancient and veteran trees).
- 3.6 Growth for communities delivered by the planning system requires the careful consideration of our natural environment during the design and development process to achieve sustainable development and this report considers how the development complies with the NPPF and how it achieves sustainable development.
- 3.7 Local Planning Authorities are governed in their decision-making process by the principle of sustainable development.

- 3.8 The relevant planning policy of Gravesham Borough Council is the Gravesham Local Plan Core Strategy September 2014:
- 3.9 **Policy CS01: Sustainable Development** - will favour sustainable development.
- 3.10 **Policy CS12: Green Infrastructure** - aims to protect and enhance the borough's green infrastructure network.
- 3.11 **Policy CS19: Development and Design Principles** - new development will be visually attractive, conserve and enhance the character of the local, built, historic and natural environment, protect and enhance the Borough's green infrastructure network.

4 Discussion

Key arboricultural impacts

4.1 The following arboricultural impacts have been identified in relation to the proposed development:

Activity	Potential Impact			
Tree Loss for Development	Category A	Category B	Category C	Category U
	0	0	201m ² of canopy cover of G8 and 808m ² of canopy cover of G22	0
	The proposed site layout has been informed by the constraints of the existing trees and aims to minimise tree losses, with minimal visual and biodiversity impacts. Unavoidable losses consist of minimised areas of low quality and value groups to provide clearance for the proposed glamping units, aiming to maintain the overall character and appearance, central to the visitor experience. The proposed loss equates to 1009m² of a total cover of 3416m² combined canopy cover of G8 and G22. All other trees and hedges are retained within the site.			
³ RPA incursion: Demolition	Provided the tree protection plan is used as a guide for any site clearance operations, this should ensure that any works will not harm retained trees.			
RPA incursion: Construction	Construction operations are generally outside the RPA of retained trees and provided the tree protection plan and method statement at Appendix B3 is used as a guide for construction operations, this should ensure that any works will not harm retained trees. Construction access around the site for construction operations will need to be properly assessed and the tree protection requirements properly understood. It is recommended that the tree protection issues are referenced and properly acknowledged within a construction management plan.			

³ RPA Section 3.7 of BS5837 (2012): 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

RPA Incursion: Soil levels change	No soil level changes are anticipated within the root protection area of retained trees.
RPA Incursion: Underground services and drainage	The proposed drainage strategy avoids impact on retained trees and groups. It should also be possible to locate the utilities outside the RPA of trees. If it is essential to locate utilities within the RPAs of retained trees these operations should follow the recommendations in the NJUG guidelines ⁴ . In addition, it is also recommended that these works are carried out under arboricultural supervision when being installed.
RPA Incursion Landscape operations	Provided the tree protection plan is used as a guide for landscape operations, this should ensure that any works for improving the hard and soft landscaping features will not harm trees. Any landscaping works within the tree protection areas should be undertaken by hand only avoiding using machinery. Where machinery is unavoidable this should be tracked and light weight only (max of 2 tonnes). Temporary ground protection should always be installed beforehand as follows: • <i>Pedestrian</i> – single thickness scaffold boards placed on top of a compressible resistant layer of 100mm of woodchip laid onto a geotextile membrane • <i>Pedestrian operated plant</i> – gross weight of 2tonne, proprietary inter-linked ground protection boards placed on top of a compressible resistant layer of 150mm of woodchip laid onto a geotextile membrane • For wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected)
Pruning to facilitate development	T2, an early mature low value plum will need to be pruned back to clear the nearby proposed retreat building. This is minor works (reduced southern extents by up to 2m) and will not be significantly harmful to the health or appearance of the tree. The canopy of an early mature hawthorn (T25) over extends to the north and needs to be pruned back to clear a proposed barrel sauna, this is minor pruning works and can be accommodated.
Future growth of retained trees	This is not considered to be an issue as the layout is well designed away from trees and tree crowns.
Daylight and sunlight	This is not considered to be an issue given the proposed future use of the site. Trees are an asset when it comes to the provision of shade and welcome cooling and can provide a natural alternative to the reliance on air conditioning (for example) to mitigate the effects of climate change resulting in warmer temperatures generally in the UK.

⁴ National Joint Utilities Group (NJUG) *Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees*. Volume 4 Issue 2. London: NJUG, 2007

Sustainability and Compliance with Planning Policy

Policy	How the scheme complies
NPPF 2024 Policy CS01: Sustainable Development Policy CS12: Green Infrastructure Policy CS19: Development and Design Principles	The proposal has considered the potential arboricultural impact early in the design process and is configured to minimise impacts on important trees. The landscape proposals will mitigate for low quality losses through the delivery of a number of native hedgerows and an area of new woodland which can consist of a diverse mix of native species to enhance to site wide biodiversity and ensure a positive contribution to the borough's green infrastructure. The proposal therefore demonstrates compliance with national and relevant local planning policy.

5 Conclusions

- 5.1 This report demonstrates that trees have been considered properly in accordance with best practice, impacts identified, and mitigation suggested to ensure risks from demolition and construction operations associated with the proposal can be reasonably managed and implemented where necessary.
- 5.2 The survey includes an assessment of twenty nine individual trees, seven groups and three hedges.
- 5.3 The proposed layout has been led by the constraints of existing trees; the proposed losses are limited to internal areas of groups of low value necessary to provide clearance for proposed units and the drainage strategy. This approach means that all other trees and groups that provide the visual landscape character locally will be retained and that there will be minimal visual impact.
- 5.4 The delivery of the landscape proposals including the creation of native hedgerows, and an area of native woodland will mitigate for unavoidable low quality losses and will enhance the overall biodiversity and quantity of green infrastructure cover on the site and within the wider borough.

Arboricultural Recommendations

- Ensure there is a pre-start meeting with the contractor(s) and appointed arboricultural consultant to agree tree protection measures and methods of work
- 5.5 Implementation of the recommended tree protection measures and the proposed replacement planting will ensure the overall arboricultural impact can be mitigated, the proposal can incorporate retained trees sustainably and therefore demonstrates compliance with the relevant planning policies.

Appendix A1 – Photographs



TC1. (01.05.2025) View from within the site looking northeast towards G22



TC2. (01.05.2025) View looking east with G8 in foreground and individual trees along the eastern boundary



TC3. (01.05.2025) View looking north along the proposed routed of the footpath



TC4. (01.05.2025) View within G22, typical character of the group



TC5. (01.05.2025) Southern area of the site looking northwest towards G3

Appendix A2 – BS 5837 Tree Data Schedule

TCTC-19232 Tree schedule (BS5837)



East Court Farm

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
						N	NE	E	SE	S	SW	W	NW									
Group G1	1	Laurocerasus officinalis (Cherry Laurel)	10.0	60	1	4.7		4.7		4.7		4.7		3.0		Mature	Structural condition Fair. Physiological condition Good. Numbers in group not counted Diameter given for largest stem, multi stemmed from base Localised decay in some stems	01/04/2025	162.9	7.2	20-40	C2
Tree T2	1	Prunus insititia (Damson/Bullace)	10.0	20 COM	4	4.6		2.0		4.5		4.0		2.5		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Ivy or climbing plant.	01/04/2025	18.1	2.4	10-20	C1/C2
Group G3	1	Sambucus nigra (Elder)	9.0	20 AVE	1	4.0		4.0		4.0		4.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Deadwood - Minor. Numbers in group not counted, occasional poor quality tree with less than 10 years Trees overrun with ivy and bramble Diameter given for largest stem Height ranges from 3-9m	01/04/2025	18.1	2.4	10-20	C2
	1	Rubus fruticosus s. (Blackberry/Bramble)																				
	1	Prunus spinosa (Blackthorn/Sloe)																				
	1	Prunus insititia (Damson/Bullace)																				
Tree T4	1	Prunus insititia (Damson/Bullace)	7.0	25 COM	3	1.5		3.0		3.5		4.0		2.5		Early Mature	Structural condition Fair. Physiological condition Good. Ivy or climbing plant. Rubbing limbs. Southern stem cracked fork Disturbed rooting area	01/04/2025	28.7	3.0	10-20	C1
Tree T5	1	Prunus insititia (Damson/Bullace)	4.0	22	1	2.0		2.5		3.5		4.0		2.5		Early Mature	Structural condition Poor. Physiological condition Fair. Broken out leading branches, torn out branches and tear out wound on main stem to north	01/04/2025	21.9	2.6	10-20	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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East Court Farm

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T6	1 Prunus insititia (Damson/Bullace)	5.0	30	1	1.5		2.5	2.5		4.2			1.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Base / stems obscured - Debris. Ivy or climbing plant.	01/04/2025	40.7	3.6	10-20	C1/C2
Tree T7	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	30	1	2.6		3.0	2.5		2.7			3.5		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Base / stems obscured - Debris. Ivy or climbing plant. Leaning north	01/04/2025	40.7	3.6	10-20	C1/C2
Group G8	1 Sambucus nigra (Elder)	4.0	20	1	4.0		4.0	2.0		2.5			1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Deadwood - Minor. Numbers in group not counted, occasional poor quality tree with less than 10 years Trees overrun with ivy in some areas Diameter given for largest stem Stems east of fence	01/04/2025	18.1	2.4	10-20	C2
	1 Prunus spinosa (Blackthorn/Sloe)		AVE																		
	1 Prunus insititia (Damson/Bullace)																				
Tree T9	1 Acer pseudoplatanus (Sycamore)	14.0	50	1	2.8		6.0	4.5		3.3			2.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Debris. Ivy or climbing plant. Not an exceptional example of species but in reasonable condition with longer term potential, wider visibility due to size	01/04/2025	113.1	6.0	20-40	B1
Tree T10	1 Prunus insititia (Damson/Bullace)	4.0	29	1	2.0		2.0	2.0		2.0			3.0		Early Mature	Structural condition Fair. Physiological condition Poor. Suppressed crown - Major. Smothered in ivy	01/04/2025	38.0	3.5	10-20	C1
Tree T11	1 Prunus insititia (Damson/Bullace)	4.0	25	1	1.0		1.7	4.5		4.0			2.5		Early Mature	Structural condition Fair. Physiological condition Poor. Access to inspect base - Restricted / obscured. Die-back - Upper crown. Deadwood - Major. Deadwood - Minor. Ivy or climbing plant. Smothered in ivy, stem leaning south Disturbed rooting area	01/04/2025	28.3	3.0	0-10	U

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T12	Prunus insititia (Damson/Bullace)	4.5	18	1	3.6		1.7		1.0		2.0		3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Die-back - Upper crown. Deadwood - Minor. Ivy or climbing plant. Disturbed rooting area	01/04/2025	14.7	2.2	10-20	C1
Tree T13	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	28	1	1.1		5.5		1.6		1.5		3.0		Mature	Structural condition Fair. Physiological condition Poor. Deadwood - Minor. Decay / structural defect - Localised. Fork - Weak with included bark. Ivy or climbing plant. Smothered in ivy, with live branches shaded out Partially failed tree, leaving one remaining upright stem with Southern roots intact, potentially unstable (ivy may be a support, cown bias east	01/04/2025	35.5	3.4	0-10	U
Tree T14	1 Acer pseudoplatanus (Sycamore)	15.0	69 COM	4	7.2		7.5		7.8		6.4		5.0		Mature	Structural condition Poor. Physiological condition Good. Epicormic growth - Base. Fork - Weak with included bark. Stem with several tight forks, four main leading stems, fusing, poor structure, water pocket in fork to north One of few, large trees within the area, adds landscape value despite poor structure Diameter measured at narrowest point below forks	01/04/2025	216.5	8.3	20-40	B2
Tree T15	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	18 COM	2	1.0		4.5		2.4		1.5		3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Stems lean east, eastern stem withtwin leaders from tight fork	01/04/2025	16.0	2.3	20-40	C1
Group G16	2 Sambucus nigra (Elder)	7.0	18 AVE	1	2.0	3.0	2.0	4.5	3.0				3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Adds to general landscape greening and wildlife habitat Diameter given for largest stem	01/04/2025	14.7	2.2	20-40	C2
	4 Crataegus monogyna (Common Hawthorn/Quick/May)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Group G17	12 Crataegus monogyna (Common Hawthorn/Quick/May) 8 Sambucus nigra (Elder)	7.0	26 AVE	1	2.0	NE	E	SE	S	SW	W	NW	3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Adds to general landscape greening and wildlife habitat Diameter given for largest stem but mix of mainly young and semi mature, with occasional early mature hawthorn trees Some leaning trees Surrounded by similar landscape character	01/04/2025	30.6	3.1	20-40	C2
Tree T18	1 Acer pseudoplatanus (Sycamore)	12.0	39 COM	3	4.6		4.5		4.2		4.6		2.5		Early Mature	Structural condition Fair. Physiological condition Good. Growing on spoil / rubble mound Multi stemmed from base, unions reasonable Not worthy of higher category	01/04/2025	72.2	4.8	20-40	C1
Tree T19	1 Acer pseudoplatanus (Sycamore)	12.0	39	1	4.3		6.3		5.7		4.8		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Potential longer term tree, but not high value	01/04/2025	68.8	4.7	40+	B1
Tree T20	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	28	1	4.5		5.4		4.6		4.4		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Adds to general greening but not significant individual in arboricultural terms Growing on side if spoil	01/04/2025	35.5	3.4	20-40	C1
Tree T21	1 Acer pseudoplatanus (Sycamore)	12.0	25	1	4.0		3.0		2.6		4.5		7.0		Early Mature	Structural condition Fair. Physiological condition Good. Potential longer term tree, but not high value	01/04/2025	28.3	3.0	40+	B1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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					N	NE	E	SE	S	SW	W	NW									
Group G22	1 Sambucus nigra (Elder)	7.0	28 AVE	1	0.0		0.0		0.0		0.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Dead tree / trees. Deadwood - Minor. Fallen tree / trees - Whole tree. Scrub, dominant with hawthorn Has wildlife value but not high quality arboricultural feature Numbers in group not counted, occasional poor quality tree with less than 10 years Trees overrun with ivy in some areas Diameter given for largest stem but consists of young - early mature scrub Stems east or north of fences	01/04/2025	35.5	3.4	20-40	C2
	1 Prunus spinosa (Blackthorn/Sloe)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				
	1 Acer pseudoplatanus (Sycamore)																				
Tree T23	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	33 COM	9	4.5		4.8		2.6		3.0		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Adds to general greening but not significant individual in arboricultural terms Growing on top / side of spoil	01/04/2025	49.3	4.0	20-40	C1
Tree T24	1 Crataegus monogyna (Common Hawthorn/Quick/May)	8.0	18 COM	2	4.0		3.1		3.0		2.5		3.0		Semi Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Ivy or climbing plant. Adds to general greening but not significant individual in arboricultural terms Growing on top of spoil, slight lean east Smothered by ivy	01/04/2025	15.3	2.2	20-40	C1
Tree T25	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	33 COM	2	6.2		2.1		2.6		5.4		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Ivy or climbing plant. Rubbing limbs. Adds to general greening but not significant individual in arboricultural terms Growing on side of spoil	01/04/2025	49.6	4.0	20-40	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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East Court Farm

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T26	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	27 COM	3	4.0		2.7		2.4		4.5		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Epicormic growth - Bole / principal stems. Poss three trees Adds to general greening but not significant individual in arboricultural terms Growing on side of spoil	01/04/2025	33.7	3.3	20-40	C1
Tree T27	1 Crataegus monogyna (Common Hawthorn/Quick/May)	7.0	30 COM	2	2.4		3.0		4.5		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Fork - Weak with included bark. Ivy or climbing plant. Adds to general greening but not significant individual in arboricultural terms Growing on side of spoil Smothered by ivy	01/04/2025	40.8	3.6	20-40	C1
Tree T28	1 Acer pseudoplatanus (Sycamore)	10.0	23	1	3.0		3.0		3.5		3.0		5.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Ivy or climbing plant. Adds to general greening but not significant individual in arboricultural terms	01/04/2025	23.9	2.8	20-40	C1/C2
Tree T29	1 Acer pseudoplatanus (Sycamore)	14.0	26	1	4.0		4.0		3.6		3.2		5.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Ivy or climbing plant. Provides established landscape boundary feature but not significant individual in arboricultural terms	01/04/2025	30.6	3.1	20-40	B2
Tree T30	1 Acer pseudoplatanus (Sycamore)	13.0	22 COM	2	4.4		4.0		1.8		4.5		6.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Ivy or climbing plant. Provides established landscape boundary feature but not significant individual in arboricultural terms Not on topographical survey - position estimated	01/04/2025	23.6	2.7	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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East Court Farm

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T31	1 Acer pseudoplatanus (Sycamore)	14.0	46 COM	2	4.7		4.0		5.1		4.5		6.0		Early Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Deadwood - Minor. Ivy or climbing plant. Not on topographical survey - position estimated Large decaying cavity in western stem from old tear out at 2m agl, sheltered C1 individual	01/04/2025	98.3	5.6	20-40	B1
Tree T32	1 Crataegus monogyna (Common Hawthorn/Quick/May)	6.0	28 COM	4	4.0		2.3		4.0		3.5		0.5		Early Mature	Structural condition Fair. Physiological condition Good. Deadwood - Minor. Fork - Weak with included bark. Ivy or climbing plant. Slight lean north Adds to general greening but not currently significant in landscape value terms, contributes to general wildlife habitat	01/04/2025	36.7	3.4	20-40	C2
Tree T33	1 Crataegus monogyna (Common Hawthorn/Quick/May)	6.0	29 COM	2	3.0		2.5		2.7		4.0		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Die-back - Upper crown. Deadwood - Minor. Fork - Weak with included bark. Ivy or climbing plant. Slight lean north Adds to general greening but not currently significant in landscape value terms, contributes to general wildlife habitat	01/04/2025	38.6	3.5	20-40	C2
Group G34	1 Sambucus nigra (Elder)	4.0	15 AVE	1	4.0	4.0	2.0	2.5		1.0			1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Deadwood - Minor. Gappy unmanaged hedgeline Numbers in group not counted, occasional poor quality tree with less than 10 years Trees overrun with ivy in some areas Diameter given for largest stem Stems east of fence	01/04/2025	10.2	1.8	10-20	C2
	1 Prunus spinosa (Blackthorn/Sloe)																				
	1 Prunus insititia (Damson/Bullace)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

East Court Farm

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T35	1 Sambucus nigra (Elder)	3.0	11 COM	2	2.0		1.5		1.0		1.4		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Stem off site, East of fence	01/04/2025	6.2	1.4	10-20	C1
Tree T36	1 Sambucus nigra (Elder)	3.5	16 COM	3	2.0		2.0		2.0		2.1		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Stem off site, east of fence	01/04/2025	12.7	2.0	10-20	C1
Hedge H37	1 Laurocerasus officinalis (Cherry Laurel)	2.0	10	1	0.3		0.3		0.3		0.3		0.0		Young	Structural condition Good. Physiological condition Good. Numbers in group not counted	01/04/2025	4.5	1.2	20-40	C2
Hedge H38	1 Laurocerasus officinalis (Cherry Laurel)	2.0	10	1	0.3		0.3		0.3		0.3		0.0		Young	Structural condition Good. Physiological condition Good. Numbers in group not counted	01/04/2025	4.5	1.2	20-40	C2
Hedge H39	1 Laurocerasus officinalis (Cherry Laurel)	1.0	10	1	0.3		0.3		0.3		0.3		0.0		Young	Structural condition Good. Physiological condition Good. Hedgerow - Maintained. Numbers in group not counted	01/04/2025	4.5	1.2	20-40	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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Table 1 of BS5837 (2012)

Cascade chart for tree quality assessment

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

Appendix A3 – Tree Work Schedule

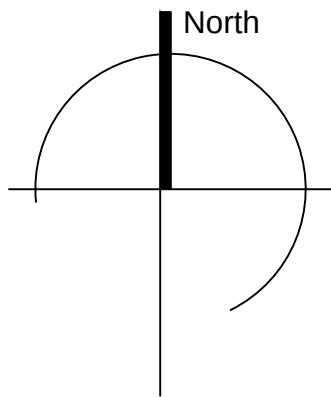
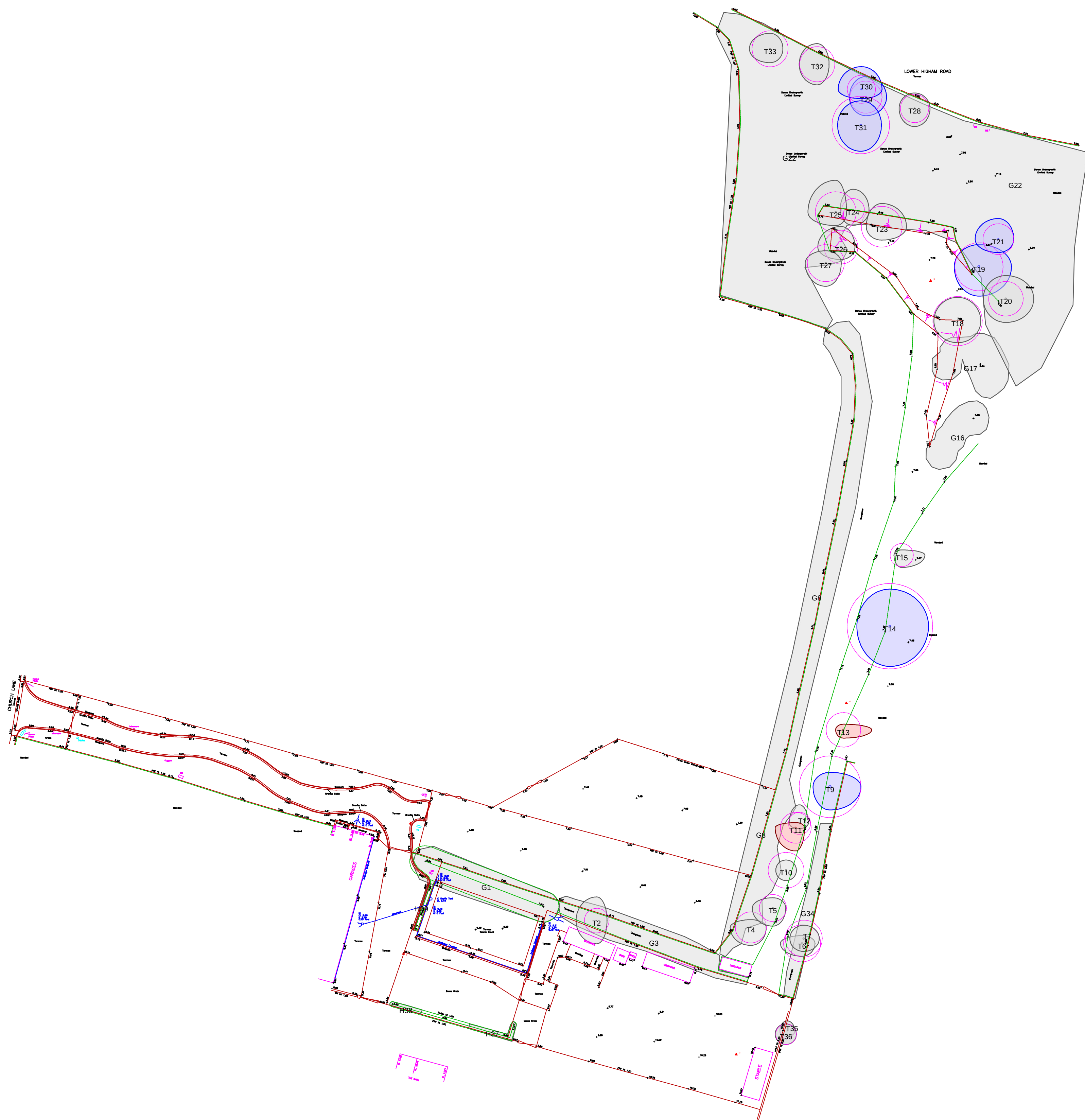
Tree Work Schedule

Site: East Court Farm

Date: May 2025

Tree / Group No.	Existing Canopy Area (m ²)	Species	BS Category	Life Stage	Recommended works
Proposed Removals					
G8	734	Elder, blackthorn, plum	C2	Early mature	Removal of 201m ² of total canopy area of G8 to facilitate development
G22	2682	Elder, blackthorn, hawthorn, sycamore	C2	Early mature	Removal of 808m ² of total canopy area of G22 to facilitate development
TOTAL	3416				
Proposed Pruning					
T2		Plum	C1/C2	Early mature	Reduce southern crown extents by up to 2m to prune away from proposed retreat building
T25		Hawthorn	C1	Early mature	Reduce northern crown extents by up to 2m to prune away from proposed structure
NOTE: All tree works should comply with BS 3998 (2010) - Recommendations. If necessary, appropriate checks by a suitably qualified ecologist should be made before tree works are undertaken, and all works should only be carried out once planning permission has been granted and any pre-commencement planning conditions relating to tree work have been discharged. Where feasible and there is no risk of spreading diseases or pathogens, consider re-using timber from felled trees on site for creation of ecological habitat piles, furniture or woodchips for landscaping works, this re-use will help to maintain / lock carbon storage achieved from the growing trees.					

Appendix B1 – Tree Survey Plan



BS5837:2012 Tree Categorisation

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

Key

- Root Protection Area (RPA)**
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2022.

Do not scale from this drawing, tree positions and dimensions should always be checked on site. The original of this drawing is in colour, do not rely on monochrome versions. This drawing is copyright Tracy Clarke Tree Consultancy Ltd. ©



Date	Revision	Description

Title
Tree Survey

Client
Mr H Binning

Site
Land at East Court Farm, Church Lane, Gravesend, Kent DA12 2NL

Ref: TCTC-119232-PL-01	Rev: -	Scale: 1:500 @ A1
Status: Planning	Date: April 2025	Drawn By: TC

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TREE CONSULTANCY

01371 811831 info@tracyclarke.co.uk www.tracyclarke.co.uk

Appendix B2 – Proposal and Tree Work Plan

Appendix B3 – Tree Protection Plan and Heads of Terms Method Statement

ARBORICULTURAL METHOD STATEMENT (HEADS OF TERMS)

Tree works
All tree works recommended with the proposal will be carried out in accordance with BS 3998:2010 *Tree work - Recommendations* prior to any construction machinery arriving on site. Once completed, installation of protective barriers and temporary ground protection will take place immediately.

Protective Barriers
Protective barriers will be installed in the locations specified on this drawing prior to any works starting on site.

Temporary Ground Protection
Where specified, temporary ground protection will be installed in accordance with this drawing. The intention is to protect roots and soil from potential compaction damage where the installation of a barrier would be impractical for demolition and construction activities. The specification will be suitable to withstand the vehicle or pedestrian loads to be used in these areas as follows:

Pedestrian use only:
Ground protection to consist of single thickness scaffold boards placed on top of a compressible resistant layer of 100mm of woodchip laid onto a geotextile membrane.

Pedestrian operated plant - Machinery gross weight limited to 2 tonne.
Ground protection to consist of proprietary interlinked ground protection boards placed on top of a compressible resistant layer of 150mm of woodchip laid onto a geotextile membrane.

Wheeled or tracked construction traffic exceeding 2 tonne gross weight
Ground protection to consist of proprietary linked mat systems or pre-cast reinforced concrete slabs to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely load to which it will be subjected to.

Contractor Set Up and Working Space and Operational Methods
Before works start on site, if not already available, the contractor responsible for all demolition and construction operations will provide a Construction Environmental Plan (CEMP) or similar which indicates the proposed site compound, welfare facilities, traffic routes, and storage of materials for review and agreement by the appointed arboricultural consultant. The CEMP will be amended as required and incorporated into the site tree protection plans by the appointed arboricultural consultant and re-circulated for site use.

Method Statement for Post Holes Excavations
All excavations for postholes within RPAs or CEZs will be carried out manually using appropriate hand tools or using an air spade to remove soil and expose tree roots, outer bark of roots must remain intact.

Prior to starting, the location of the proposed holes will be marked out on site for clarification and to prevent unnecessary overspill of site activities beyond the expected operational area.

No posts will be driven into the ground where they are within 2.5m of the stem of a mature tree, posts will be repositioned and alternative methods for supporting the panel in these locations will be agreed with the arboricultural consultant.

During hand excavation works for post holes all roots greater than 25mm in diameter and where feasible clumps of fibrous roots will be retained and wrapped in Hessian during the works to prevent desiccation, this will be kept damp for the duration.

Roots encountered less than 25mm in diameter will be pruned where necessary to complete works, all appropriate legal consents must be in place to do this beforehand.

Root pruning will only be carried out using sharp, sterile tools suitable to the size of the root to be cut.

Where concrete is to be used the excavated holes will be sleeved using a 2-3mm PVC sheeting or bags to prevent concrete leaching into the soil.

Prior to backfilling the holes, any Hessian wrapping around roots will be removed, the roots will then be covered using the excavated soil, back to existing ground levels.

Specialist Foundation Construction
Not Required on this project

No-Dig Construction
Where no-dig construction is specified on this drawing the method of construction and installation will retain existing ground levels, any existing vegetation sprayed and hollows filled with sharp sand to create a level finish. The use of a load bearing three dimensional system with a permeable surface, and low impact kerb edging will be used to avoid soil compaction and potential damage to tree roots and stems. Appropriate tree root protection systems are available from www.geosyn.co.uk or www.terram.com and this should be installed only by the manufacturer to ensure it is effective. Reference should be made to BS5837(2012) section 7.4 and Arboricultural Guidance Note 12 'Use of Cellular Confinement Systems Near Trees' (www.trees.org.uk)

Underground drainage and services
Drainage and services installation will avoid the root protection area of trees, where this is unavoidable the approach to install will follow NJUG (2007 Volume 4, Issue 2). All manholes must avoid root protection areas entirely.

Excavations and Root Pruning
All excavations within root protection areas will be carried out under arboricultural site supervision. Prior to commencement, the extent of excavations will be marked out by the contractor with spray paint. No excavations will extend beyond these defined areas or the specified depths and the site contractor will be responsible for ensuring all ground workers are made aware of these limits. Exposed roots will be pruned making a clean cut with a sterilised handsaw, or secateurs to clear roots to the construction depth required. Where small diameter roots occur in clumps these will be retained and moved out of the way of construction where practical. All exposed pruned roots will be immediately wrapped in wet hessian to prevent desiccation and to protect against extreme temperature fluctuations. On completion of the excavations works the hessian will be removed and all pruned roots covered with good quality top soil. No machinery will be permitted within the RPA of the trees during these works.

General Tree Protection Measures

- No construction or demolition works will take place within any protection zone identified on this drawing. Barriers and ground protection will remain intact and in position until works on site are completed, no alterations will take place without consulting the project arboriculturist beforehand
- No chemicals will be used within 3m of a tree, including hazardous material, cement or other toxic materials

Supervision of Works
Once protection measures as specified on this drawing are in place, the project arboriculturist will be notified and a site visit will take place to approve the installations are fit for purpose. Site operations can commence once this has been approved.

Ongoing site visits by the project arboriculturist will take place at intervals to ensure that tree protection measures are adhered to for the duration of the project works on site.



BS5837:2012 Tree Categorisation

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

- Key**
- Root Protection Area (RPA)
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Works within this area must be avoided in the first instance or be made subject of an agreed method with the arboricultural consultant.
 - BS 5837 2012 Default weldmesh specification for protective barrier
 - Construction exclusion zone, no entry by personnel or machinery permitted and no storage of materials

Do not scale from this drawing, tree positions and dimensions should always be checked on site. The original of this drawing is in colour, do not rely on monochrome versions. This drawing is copyright Tracy Clarke Tree Consultancy Ltd. ©



28.05.25	A	Revised layout
Date	Revision	Description

Title
Tree Protection Plan and Heads of Terms
Method Statement

Client
Mr H Binning

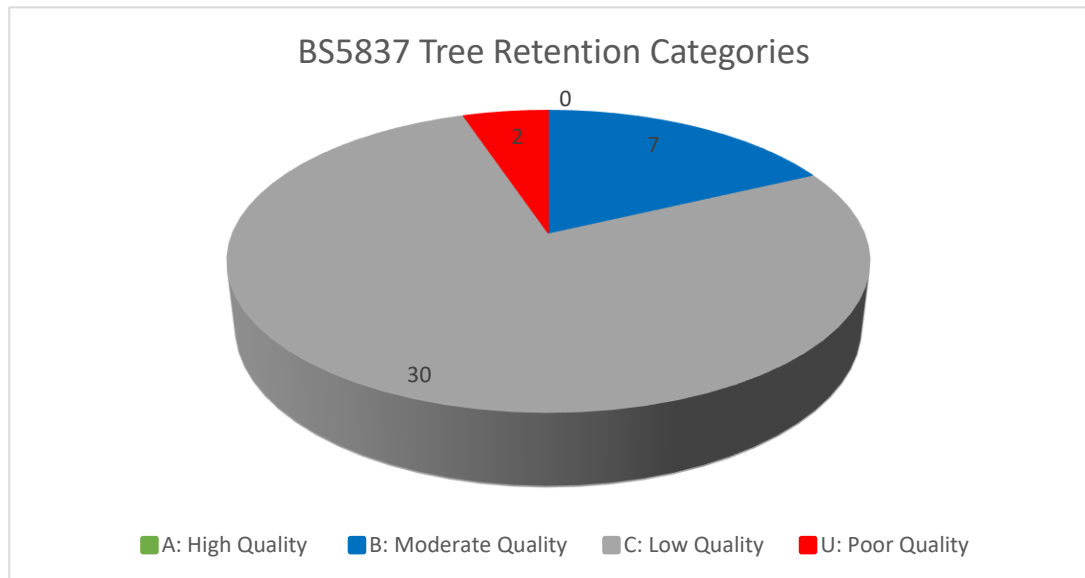
Site
Land at East Court Farm, Church Lane,
Gravesend, Kent DA12 2NL

Ref: TCTC-19232-PL-03	Rev: A	Scale: 1:200 @ A1
Status: Planning	Date: May 2025	Drawn By: TC

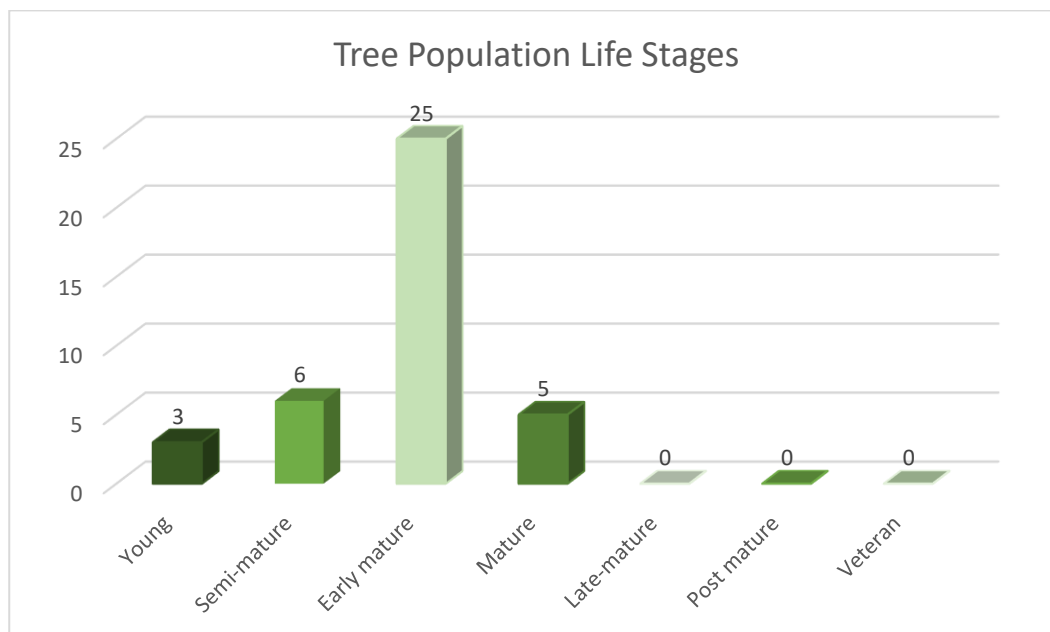


Appendix C – Tree Data Analysis

BS5837 (2012) quality and value of the tree population



Age Diversity



Appendix D – Qualifications

I am a Registered Chartered arboriculturist with the Institute of Chartered Foresters, a Fellow of the Arboricultural Association, a Chartered Environmentalist, and I have a Postgraduate Diploma in arboriculture and community forest management from Middlesex University, and a Higher National Diploma in arboriculture and I have over twenty five years' experience in the field of arboriculture.

Tracy Clarke MICFor. F.Arbor.A. CEnv



Excellence in Arboriculture



info@tracyclarke.co.uk



www.tracyclarke.co.uk



01371 811831



Head Office:

5 High Street

Great Bardfield

Essex

CM7 4RF



TRACY CLARKE
TREE CONSULTANCY