



NOTES

- This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.
- The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
- Scale for planning purposes only.
- All dimensions to be checked on site.
- The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
- Details shown on this drawing are devised with reference to BS5837:2012: Trees in relation to design, demolition and construction - Recommendations.
- Check if Tree Preservation Order or Conservation Area protection applies to trees before undertaking tree works.
- Priority Habitat Inventory - Deciduous Woodland (England) based on information from MAGIC website.
- Topographical survey based on MK Surveys project number 35434.
- Where trees were not identified on the topographical survey they have been plotted by eye.

KEY

- Trees to be considered for retention:
(Coloured line indicates extent of canopy)
 - Tree Category A 1,2 or 3
- Trees of high quality
 - Tree Category B 1,2 or 3
- Trees of moderate quality
 - Tree Category C 1,2 or 3
- Trees of low quality
- Trees unsuitable for retention:
(Coloured line indicates extent of canopy)
 - Tree Category U
- Trees that cannot realistically be retained due to their condition
- Protection Areas:
 - Root Protection Area (RPA)
(where RPAs overlap the shading will appear darker)
- Tree/Hedge numbering:
 - 6
- Tree number
- refer to schedule for information
- Designations:
 - Priority Habitat Inventory
- Deciduous Woodland (England)

KEY TO TREE SCHEDULE

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems - Diameter of each stem Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth of growth
Abbreviations as suffix to a dimension	Suffix 'e' denotes an estimated dimension
Age Class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature Summary of BS 5837: 2012 categorisation:
Category grading and Estimated remaining Contribution (yrs)	1. Trees unsuitable for retention: 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 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs) C1, 2 or 3 = trees of low quality (but adequate, i.e. >10 yrs or young trees - until new planting can be established) Note: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012

Estimated remaining contribution	Notes: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context
Root Protection Radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root Protection Area	Total area of minimum root protection area extrapolated from root protection radius

A	Tree survey updated	11.04.25
0	Preliminary issue	25.02.25

Rev	Description	Date
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Client
TAYLOR WIMPEY SOUTH EAST

Project
LAND AT NORWOOD LANE,
MEOPHAM

Title
TREE CONSTRAINTS PLAN

Date
FEBRUARY 2025

Scale
1:1000@A1

Drawn by
MJE

Checked by
JTK

Drawing Number

2426-KC-XX-YTREE-TCP01RevA

Schedule of trees on land at Norwood Lane, Meopham, Kent																							
Tree No.	Species	Ht (m)	Branch Spread (m)					Stem diameters (cm)					More than 5 stems	Height of crown (m)	Height of first branch (m)	Estimated remaining contribution (yrs)	Category grading	Condition	Preliminary management recommendations	Root protection radius (m)	Root protection area (sq m)		
			N	E	S	W	Single Stem	Stem 1	Stem 2	Stem 3	Stem 4	Mean (cm)											
																						2-5 stems	
1	Horse chestnut	15	6	7	9	9	71							5	55	E	B2	>20	Prominent tree growing at edge of road. Lower stem covered in ivy. Neatly tree of similar size.	8.52	228		
2	Mixed broadleaf tree belt	15av					45av							7	7N	E	B2	>20	Narrow band of trees to southern edge of Camer Road. Predominantly holly and English oak with some ash. Further south is a linear collection of larger sweet chestnuts.	5.40	92		
3	Sweet chestnut	14	7	7	5	6	91							4	4N	E	A2	>40	One of a pair of trees growing in verge between path and Camer Road.	10.97	375		
4	Sweet chestnut	17	4	8	7	6	82							4	4S	E	A2	>40	One of a pair of trees growing in verge between path and Camer Road.	9.84	304		
5	Ash	18	7	7	6	8	75a							4	4S	E	U	>10	Extensive decay in mid stem. Advanced Ash Dieback. Lower stem smothered in dead ivy. Growing adjoining entrance to south of Camer Road. Unsuitable to long term retention.	9.00	255		
6	English oak	17	9	5	7	8	75a							4	4S	E	B2	>20	Prominent tree growing in lawn adjoining entrance south of Camer Road.	9.00	255		
7	Mixed broadleaf tree belt	13av					35av							0	-	S	B2	>20	Broad belt of vegetation to south of Camer Road. Mixed species including English oak, ash, field maple, holly and ivy.	4.20	55		
8	Eucalyptus	17	9	7	9	9	65a							6	6S	S	C2	>10	Established tree growing in adjoining garden.	7.80	191		
9	Pair of Leyland cypress	15av					7av							2	2S	E	C2	>10	Pair of outgrown conifers growing in adjoining garden.	6.00	113		
10	Leyland cypress	10	2	2	2	2	20a							0	-	Y	C2	>10	Established conifer growing in adjoining garden.	2.40			
11	English oak	15	5	4	7	9	70a							3	3S	E	B2	>20	Stands at edge of road. Northern crown development compromised. Smothered in ivy.	8.40	222		
12	English oak	16	7	4	7	6	65a							4	4S	E	B2	>20	Stands at edge of road. Northern crown development compromised. Smothered in ivy.	7.80	191		
13	English oak	16	4	2	3	2	70a							15	15N	E	U	>10	Advanced dieback. Unsuitable to retention adjoining the highway.	8.40	222		
14	Sycamore	15	4	5	7	3	40a							4	4SE	S	C2	>10	Stands at edge of road. Ivy smothered stem.	4.80	72		
15	Ash	17	4	6	6	5	55a							4	4SE	E	U	>10	Advanced Ash Dieback. Mainstem smothered in ivy. Unsuitable to retention adjoining the highway.	6.00	137		
16	Ash	16	6	7	8	7	65							7	7S	S	C2	>10	Stands adjacent to highway. Main stem smothered in ivy. Advanced Ash Dieback. Unsuitable to long term retention adjoining the highway.	7.80	191		
17	Group of cherry	15av					40av							2	2N	S	C2	>10	Collection of slender stems all covered in ivy.	4.80	72		
18	Ash	15	3	7	6	3	35a							2	2E	S	C2	>10	Stands amidst a group of cherry. Smothered in ivy. Showing signs of advanced Ash Dieback.	4.20	55		
19	Hawthorn hedge	1.2av					12av							0	-	E	B2	>20	Established hedge row along edge of Camer Road. Dimensions maintained.	1.20	5		
20	Ash	17	7	9	8	5	55a	40a						4	4E	E	U	>10	Plum fork formation at base highly susceptible to failure. Advanced Ash Dieback. Stem smothered in ivy. Unsuitable to long term retention.	8.16	209		
21	Mixed broadleaf tree belt	<18	<9			<75								0	-	E	A2	>40	Prominent belt of trees along western edge of site. Species include English oak, ash and Corsican pine. Understorey of holly and ivy.	9.00	255		
22	Corsican pine	17	6	5	6	7	70a							14	14W	E	U	>10	Advanced dieback. Unsuitable to long term retention.	8.40	222		
23	Ash	18	7	8	11	11	65a	65a						10	10W	E	U	>10	Advanced Ash Dieback. Mainstem smothered in ivy. Stems lean acutely over gardens. Unsuitable to long term retention.	13.51	573		
24	Corsican pine	17	5	7	7	8	70a							11	11E	E	A2	>40	Larger component of woodland belt. Main stems covered in ivy.	8.40	222		
25	Pair of English oak	17av					70av							2	2E	E	A2	>40	Stands at eastern edge of tree belt. Both stems smothered in ivy.	6.40	222		
26	English oak	11	5	6	5	2	50a							3	3E	S	B2	>20	Stands at northern edge of tree belt. Smothered in ivy.	6.00	113		
27	Corsican pine	10	1	3	1	0	35a							7	7E	S	C2	>10	Stands at northern edge of tree belt. Smothered in ivy.	4.20	55		
28	Corsican pine	14	2	2	2	2	45a							10	10W	S	B2	>20	Stands at northern edge of tree belt. Main stem smothered in ivy.	5.40	92		
29	English oak	13	5	6	6	3	45a							2	2E	S	B2	>20	Stands at northern edge of tree group.	5.40	92		
30	Corsican pine	14	2	2	2	2	40a							6	6S	S	B2	>20	Stands at northern edge of tree belt.	4.80	72		
31	Mixed tree belt	9av					15av							0	-	S	C2	>10	Lower stem smothered in ivy. Collection of small trees at western edge of field. Species include cherry, ash, holly and yew. Some buddleia.	1.80	10		
32	Yew	10	7	7	7	7	45a							0	-	S	B2	>20	Established tree growing amidst dense vegetation. Stems covered in ivy.	5.40	92		
33	Row of cypress	14av					45av							0	-	E	C2	>10	Row of outgrown conifers growing in adjoining property. Predominantly Lawson cypress with occasional Leyland cypress.	5.40	92		
34	Ash	16	7	9	7	9	50a	25a	25a	35a				3	3S	E	C2	>10	Stands at edge of woodland. Multi stemmed but all stems partially covered in ivy. Advanced Ash Dieback. Unsuitable to long term retention.	8.46	225		
35	Mixed broadleaf hedgerow	8av					4av							0	-	E	B2	>20	Established hedgerow at edge of woodland block. Mixed species including holly, hawthorn, holly and field maple.	2.40	18		
36	Field maple	15	7	6	6	6	51							1.2	1.2E	M	A1	>40	Larger component of woodland. Large example of species.	6.12	118		
37	Field maple	8	0	5	4	5								20	6	0	-	S	B2	>20	Contributes to hedge line at edge of wood.	5.88	109
38	Ash	15	8	6	7	8								20	7	4	4S	E	U	>10	Advanced ash dieback. Stems are beginning to fail. Would benefit from coppicing to promote regeneration if possible.	6.35	127
39	Ash	15	9	6	5	6	40a							7	7S	E	C2	>10	Advanced Ash Dieback. Twin stemmed from ground level. One stem has been removed in recent times. Both stems partially smothered in ivy.	4.80	72		
40	Field maple	14	7	6	6	7	60a							2	2N	E	B2	>20	Advanced Ash Dieback. Twigs growing at edge of wood. Smothered in ivy.	7.20	163		
41	English oak	16	6	8	8	3	61							4	4N	E	B2	>20	Stands at edge of woodland block. Crown biased to east.	7.32	168		
42	Group of English oak	16av					70av							0	-	E	A2	>40	Prominent cluster of larger trees toward eastern edge of wood.	8.40	222		
43	Ash	16	8	7	5	6	45a	45a						2	2N	E	C2	>10	Contributes to woodland but showing Advanced Ash Dieback. Lower stems covered in ivy.	7.64	183		
44	Cherry	7	3	1	1	3	25a							3	3N	Y	C2	>10	Smaller tree growing at edge of wood. Smothered in ivy.	3.00	28		
45	Ash	16	9	6	7	7	90a							2	2SE	E	U	>10	Advanced Ash Dieback. Prolific areas of dead bark on lower stem. Several collapsed stems lodged within crown and adjoining trees.	10.80	366		
46	Field maple	11	6	5	4	5	30a							2	2N	S	B2	>20	Contributes to woodland group. Main stems covered in ivy.	3.60	41		
47	Leyland cypress hedge	12av					30av							0	-	S	C2	>10	Row of outgrown conifers in adjoining garden.	3.60	41		
48	Mixed broadleaf woodland	<18	<9			<75								0	-	E	A2	>40	Small pocket of woodland at western edge of site. Upper canopy consists primarily of ash and English oak. The ash are showing signs of Ash Dieback. Mid-canopy predominantly cherry. Understorey of predominantly holly with some holly and field maple. Woodland floor dominated by bramble patches of bluebell that appear to be both the English and Spanish varieties.	9.00	255		
49	Ash	5	3	3	3	3	20a	20a						2	2N	Y	C1	>10	Small tree growing at edge of field.	3.39	36		
50	Blackthorn	9	6	6	3	7	14	27	35					2	2N	S	C2	>10	Small tree growing at edge of field.	5.80	106		
51	Mixed broadleaf hedge	1.2av					10av							0	-	Y	C1	>10	Small tree growing at edge of field.	3.60	41		
52	Mixed broadleaf hedge	1.2av					10av							0	-	Y	C1	>10	Small tree growing at edge of field.	3.60	41		
53	Field maple	5	3	3	3	3	30a							0	-	Y	C1	>10	Predominantly field maple and holly with some hawthorn and blackthorn.	2.40	18		
54	Field maple	4	2	2	2	2	40a							2	2E	E	C1	>10	Small tree growing in adjoining garden.	4.80	72		
55	English oak	6	3	3	3	3	30a							2	2E	S	C1	>10	Small tree growing within hedgerow. Pruned on a regular basis.	3.60	41		
56	Group of field maple	14av					45av							3	3E	E	B2	>20	Group of trees in adjoining garden.	5.40	92		
57	Leyland cypress	3av					10av							0	-	Y	C2	>10	Established hedgerow at edge of garden.	1.20	5		
58	Group of field maple	10av					45av							2	2E	E	B2	>20	Established trees growing in adjoining garden.	5.40	92		
59	Group of field maple and hawthorn	10av					4av							2	2N	S	B2	>20	Group of trees in adjoining garden.	3.00	28		
60	Norway spruce	10	3	3	3	3	30a							1	1E	Y	C1	>10	Small tree growing in adjoining garden.	3.60	41		
61	Pair of silver birch	11av					35av							3	3E	S	C2	>10	Group of harshly pruned trees in adjoining garden.	4.20	55		
62	Group of cypresses	6av					30av							0	-	S	B2	>20	Group of trees in adjoining garden.	2.40	18		
63	Group of cypresses	10av					30av							2	2S	S	C2	>10	Group of cypresses in adjoining garden.	3.60	41		
64	Beech	8	5	6	5	5	45a							2	2S	S	C1	>10	Small tree in adjoining garden. Pruned on a regular basis.	5.40	92		
65	Group of field maple	10av					35av							0	-	S	B2	>20	Group of trees in adjoining garden.	4.20	55		
66	Norway spruce	7	2	1	2	2	15a							2	2N	Y	C1	>10	Small conifer growing in adjoining garden.	1.80	10		
67	Larson cypress	9	2	2	2	2	25a							1	1N	Y	C1	>10	Small tree growing in adjoining garden.	3.00	28		
68	Ash	14	7	7	6	6	65a							2	2N	S	C1	>10	Established tree growing in adjoining garden. Lower stem smothered in ivy.	7.80	191		
69	Mixed broadleaf hedgerow	6av					15av							0	-	E	C2	>10	Established hedgerow that consists primarily of ash and therefore likely to die out in future years. Some stems either dead or dying. Would benefit from being rechecked with longer lived species including occasional field maple and hawthorn.	1.80	10		
70	Mixed broadleaf hedgerow	5av					10av							0	-	E	B2	>20	Established but outgrown hedgerow along Norwood Lane. Mixed species including field maple, blackthorn, holly, hawthorn, elder and ivy. Main stem dying and some dead stems are present.	1.20	5		
71	Ash	10	5	7	6	5	29	26	24	19				3	3E	S	C1	>10	Larger component of hedgerow.	5.94	111		
72	Field maple	7	3	3	3	3	30a							2	2S	S	B2	>20	Small tree growing in hedgerow.	3.00	28		
73	Group of holly	4av					20av							0	-	S	B2	>20	Larger component of hedgerow.	1.20	5		
74	Mixed broadleaf hedgerow	1.5av					1av							0	-	S	C2	>10	Established but outgrown hedgerow along Norwood Lane. Mixed species including field maple, blackthorn, holly, hawthorn, elder and ivy. Main stem dying and some dead stems are present.	1.20	5		
75	Mixed broadleaf hedgerow	8av					3av							0	-	E	B2	>20	Established but outgrown section of hedge along Norwood Lane. Mixed species including field maple, holly, hawthorn and elder. Elm dying and likely to continue dying in future years.	1.80	10		
76	Mixed broadleaf hedgerow	7av					2av							0	-	E	C2	>10	Fragment of hedgerow that remains against Norwood Lane. Species include holly, hawthorn, elder and ivy.	2.40	18		
77	Mixed broadleaf hedgerow	1.5av					1av							0	-	E	B2	>20	Established but outgrown hedgerow along Camer Road. Predominantly elm with some holly, hawthorn and field maple.	1.20	5		
78	Ash	9	3	2	2	2	35a							2	2N	Y	C1	>10	Small tree growing within hedgerow. Pruned on a regular basis.	4.20	55		
79	Leyland cypress hedge	7av					30av							0	-	S	C2	>10	Established hedgerow to southeast of Camer Road. Has been reduced in height in recent times.	3.60	41		
80	Group of beech	13av					9av							0	-	S	B2	>20					