



**Tree Survey and Arboricultural Impact Assessment
In Accordance with BS 5837:2012**

Project No 12178	Woodlands, Wrotham Road, Gravesend, DA11 7LF		
Client:		McDonalds Restaurants Limited	
Date of Report:	17/02/2026	Revision:	Original

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Summary

In this circumstance it is intended to refurbish the existing restaurant and construct a small extension on its north aspect. The arboricultural related implications of the proposal are summarised in Tables 1 and 2 below and detailed where necessary within the report.

All trees and landscape features that are to remain as part of the development should suffer no structural damage provided that the findings within this report are complied with in full.

Table 1 - Construction and ongoing constraints from an arboricultural perspective (subject to necessary tree surgery being completed):

Potential Design/ Build Constraints	Arboricultural Impact?	Comments/Solution
Construction Access	Yes	Existing hard surfacing to act as ground protection in RPA of A001, G001, T001, T002, T005, T006 and T007, as per item 4.1
Demolition	No	No implications, as per item 4.2
New Structures	No	Located outside of RPA of retained trees, as per item 4.3
New Hard Surfaces	Yes	Root pruning of T005 proposed to facilitate construction of footpath link, as per item 4.4
Compound	No	Compound to be located outside of retained trees RPAs, as per item 4.5
Services	No	To be located outside of RPA of retained trees wherever possible, as per item 4.6
Drainage	No	To be located outside of RPA of retained trees wherever possible, as per item 4.7
Protective Measures	Yes	Fencing to be installed, as per item 4.8

Table 2 - Tree surgery and felling necessary to facilitate the proposal:

Feature No	Surgery or Fell	Reason for Works	BS Category
A002	Fell	To facilitate regrading of existing service yard	C
H001 (section)	Fell	To facilitate installation of totem	C
T005	Root prune	To facilitate construction footpath link	B

Given the above, there are no overt or overwhelming arboricultural constraints that can be reasonably cited to preclude the proposed construction.



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1.0 Introduction

1.1 Purpose

1.1.1 As part of the United Kingdom planning process, applicants are required to supply Local Planning Authorities (LPA) with a detailed evaluation of how their proposals will impact trees. The nationally recognised procedure for doing this is laid out in *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*. In summary, this must include the following information as a minimum:

- A Tree Survey and Tree Constraints Plan.
- An Arboricultural Impact Assessment of sufficient detail to confirm the feasibility of the design from a tree perspective.
- A scaled Tree Retention and Removal drawing showing retained trees and their root protection area on the proposed layout.

1.1.2 This report has been prepared to ensure that this information is provided to the LPA in a straightforward and clear way so that they can make an informed decision about how (if at all) trees are affected.

1.1.3 When planning permission is granted it is typically the case that the LPA will require specific conditions to be fulfilled. This means that a subsequent detailed Arboricultural Method Statement and Tree Protection Plan may be required. If it is, this will be detailed on the LPA's decision notice.

1.2 Scope

1.2.1 In accordance with the above, McDonalds Restaurants Limited have commissioned Hayden's Arboricultural Consultants to prepare a Tree Survey and Constraints Plan, Arboricultural Impact Assessment and scaled Tree Retention and Removal drawing for the existing trees at Woodlands, Wrotham Road, Gravesend, DA11 7LF.

1.2.2 Unless stated within the survey, all trees were inspected from ground level with no climbing inspections undertaken. As such, the findings are of a preliminary nature. It is not always possible to access every tree and therefore some measurements may have to be estimated.

1.2.3 The trees were inspected on the basis of "*Visual Tree Assessment*" (Mattheck & Breloer - 1994) and *National Tree Safety Group (2024). Common sense risk management of trees: Guidance on trees and public safety in the UK for owners, managers and advisers. 2nd edition. Edinburgh: Forest Research.*

1.2.4 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.



1.3 Documentation

1.3.1 The following documentation was provided prior to the commencement of the production of this report:

- Email of instruction from Aimi MacFarlane dated 03/12/2025
- Topographical survey – drawing no. 4240315-4103-Gravesend-ST2741
- Proposed site layout – drawing no. 14009_AEW_2471_0004

2.0 The Site

2.1 Overview

2.1.1 The site is Woodlands, Wrotham Road, Gravesend, DA11 7LF. The site comprises an existing restaurant with associated parking. It is accessed via Wrotham Road on its east aspect, Woodlands Park borders its south aspect, a Premier Inn its west aspect and residential dwellings its north aspect. The trees surveyed are located within and adjacent to the site's curtilage and they were found to be of mixed age and condition and to provide a variety of benefits.

2.2 Soils

2.2.1 The soil type commonly associated with this site are generally freely draining slightly acid loams. They are of low fertility and typically support neutral and acid pastures and deciduous woodland type habitats. This soil type constitutes approximately 15.5% the total English land mass.

2.2.2 The data given was obtained from a desktop study which provides indications of likely soil types. By definition, this information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.

2.2.3 Further to item 2.2.2, this report provides no information on soil plasticity. It may be necessary for practitioners in other disciplines (e.g. engineers considering foundation design) to obtain this data as required.

2.3 Statutory Tree Protection

2.3.1 Information on any LPA or Forestry Commission controlled statutory tree protection (Tree Preservation Orders, Conservation Areas and Felling Licenses etc) is recorded on the attached drawing no. 12178-D-AIA.

2.3.2 Details of any existing Statutory Tree Protection is included at Appendix B.



3.0 Tree Survey

- 3.1 The tree survey was carried out on 12/12/2025 in accordance with *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*. The relevant qualitative and quantitative tree data was recorded in order to assess the condition of the existing trees and their constraints upon the proposed development.
- 3.2 A topographical survey was provided which showed the position of the trees on site. However, it should be noted that topographical surveys are not always comprehensive and sometimes it is considered appropriate to record details of trees and landscape features omitted from or beyond the scope of the plan. If this circumstance occurs, the location of the individual tree or landscape feature is estimated. The position of each tree is shown on the attached drawing no. 12178-D-AIA.
- 3.3 In order to provide a systematic, consistent and transparent evaluation of the trees included within this survey, they have been assessed and categorised in accordance with the method detailed in item 4.3 of *BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations"*. For further information, please see the attached Explanatory Notes.
- 3.4 The detailed assessment of each tree and its work requirements with priorities are listed in the attached Schedule of Trees.
- 3.5 Several items would benefit from tree surgery or additional investigation, be it for health and safety, cultural, aesthetic or structural reasons as detailed in the attached Schedule of Trees. Including the trees recommended for felling, the trees requiring the **most urgent** intervention are as follows:

As soon as possible:

A001	Clear around base, remove Ivy and reinspect.
A003	Clear around base, remove Ivy and reinspect.
T001	Landowner to inspect and undertake necessary works.
T005	Remove Ivy and reinspect.

Within six months:

A002	Remove dead stems.
T004	Remove Ivy and reinspect.
T005	Tip back crown on south aspect to historic pruning points. Remove deadwood.

- 3.6 In accordance with item 4.2.4 (c) of *BS5837:2012*, the items inspected and detailed within this report have been selected for inclusion due to the likely influence of any proposed development on the trees, rather than strictly adhering to the curtilage of the site. However, it must be understood that there may be trees beyond the site and not included in this survey which may exert an influence on the development. Where works for cultural, health and safety, quality of life or development purposes have been recommended on trees outside the ownership of the site, these can only progress with the agreement of the owner except where it involves portions of the trees overhanging the boundary.



4.0 Arboricultural Impact Assessment (Additional or Specific Comments)

4.1 Construction Access

- 4.1.1 Site access is encumbered by the theoretical Root Protection Area (RPA) of retained trees A001, G001, T001, T002, T005, T006 and T007. In this case the RPA is safeguarded by existing hard surfaces, as shown on the attached drawing no. 12178-D-AIA. From a purely arboricultural perspective, it will therefore not be necessary to install a temporary load bearing surface to protect tree roots.

4.2 Demolition

- 4.2.1 Although a small amount of demolition is required, this takes place beyond the influencing area of the retained trees.

4.3 New Structures

- 4.3.1 Construction of the proposed extension's foundations do not encroach within the RPA of any trees to be retained. From an arboricultural perspective, no specialised construction or foundation techniques will therefore be required to protect tree roots. However, dependent on the soil type, species and topography, trees may have an influence on the soil beyond their calculated RPA. Given the proximity of the proposed construction to the trees to be retained, it is recommended that a Structural Engineer is consulted to assess the implications of the tree retention on the required foundation design.

4.4 New Hard Surfaces

- 4.4.1 Installation of new hard surfaces encroach within a small portion of the RPA of T005. In this instance a minor extension of the existing footpath is proposed to provide access to the rear of the restaurant, as shown on the attached drawing no. 12178-D-AIA. Given the negligible extent of the intrusion into the RPA and the minor nature of the works, it is considered appropriate to undertake linear root pruning as part of the access facilitation pruning works.

4.5 Compound

- 4.5.1 The site provides adequate internal space to locate a construction compound outside the RPA of any trees and landscape features that are to be retained.

4.6 Services

- 4.6.1 It is proposed to connect to existing services. However, if new service runs are required, it is important to establish the principle that wherever possible they will be placed outside the RPA of retained trees. In the unlikely event it is not possible to achieve this, any infringement must be addressed by hand digging or trenchless technology and this must be agreed with the LPA, in addition to the methodology for their installation, prior to works commencing.



4.7 Drainage

- 4.7.1 It is proposed to connect to the existing drainage network. However, if new drainage runs, attenuation tanks or soak-aways are required, it is important to establish the principle that wherever possible they will be placed outside the RPA of retained trees. In the unlikely event it is not possible to achieve this, any infringement must be addressed by hand digging or trenchless technology and this must be agreed with the LPA, in addition to the methodology for their installation, prior to works commencing.

4.8 Protective Measures

- 4.8.1 Prior to the proposed extension being constructed and the existing footpath being extended, protective fencing will be installed at the location shown on the attached drawing no. 12178-D-AIA. This will remain in situ until completion of the development and refurbishment.



5.0 Limitations & Qualifications

Tree inspection reports are subject to the following limitations and qualifications.

General exclusions

Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Hayden's Arboricultural Consultants Limited will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.

This report will remain valid for one year from the date of inspection subject to the recommendations specified within being adhered to. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.

Tree surgery should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.

Tree surgery works may also be proposed as part of this Survey to mitigate any identified problems that may be caused by trees in close proximity to the proposed development. To this end, should these recommendations be overruled, this Survey stands as the opinion of Hayden's Arboricultural Consultants Limited, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the Local Planning Authority, cannot be the responsibility of this practice.

Moreover, if any additional alterations to the property or soil levels are carried out and/or further tree works undertaken other than specified within the report, it will become invalid and a new tree inspection required.

It will be appreciated, and deemed to be accepted by the client and their insurers, that the formulation of the recommendations for the management of trees will be guided by the following: -

1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations - tree safety, good arboricultural practice (tree work) and aesthetics.

The client and their insurers are deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where sources are limited by time constraints or the client, this may lead to an incomplete quantification of the risk.

Signed:



February 2026

For and on Behalf of Hayden's Arboricultural Consultants Limited



6.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS3998:2010* BSI, London.

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012* BSI, London.

Mattheck & Breloer, H. (1994). *Research for Amenity Trees No.4: The Body Language of Trees*, HMSO, London.

NHBC Standards (2007) *Chapter 4.2 'Building Near Trees'*. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

Lonsdale, D. (1999). *Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management*, HMSO, London.

National Tree Safety Group (2024). *Common sense risk management of trees: Guidance on trees and public safety in the UK for owners, managers and advisers*. 2nd edition. Edinburgh: Forest Research.



7.0 Appendices

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Appendix	H	Drawing no. 12178-D-AIA.



Appendix A - Species List & Tree Problems

Species List:

Ash	<i>Fraxinus sp</i>
Bay Laurel	<i>Laurus sp</i>
Beech	<i>Fagus sp</i>
Blackthorn	<i>Prunus sp</i>
Chusan Palm	<i>Trachycarpus sp</i>
Cotoneaster	<i>Cotoneaster sp</i>
Elder	<i>Sambucus sp</i>
Holly	<i>Ilex sp</i>
Kohuhu	<i>Pittosporum sp</i>
Lilac	<i>Syringa sp</i>
London Plane	<i>Platanus sp</i>
Portuguese Laurel	<i>Prunus ap</i>
Privet	<i>Ligustrum sp</i>
Purple Plum	<i>Prunus sp</i>
Sycamore	<i>Acer sp</i>



Tree Problems:

This gives a brief description of the problems identified in the attached Tree Survey.

Name: Deadwood	
Symptoms/damage type and cause:	This relates to dead branches in the crown of the tree. In most cases, this is caused by the natural ageing process of the tree or shading due to its close proximity to neighbouring trees. However, in some situations, it may be related to fungal, bacterial or viral infection.
Consequence:	Depending upon the location and mass of dead wood removal of the affected tissue may be necessary to prevent harm to persons or property as the wood will become unstable as it decays and in some circumstances is likely to fall from the tree with little or no warning.
Control:	Detailed monitoring should be undertaken on those trees showing signs of excessive deadwood production to identify the underlying cause.
Species affected:	Most tree species.
Images:	 

Name: <i>Hedera helix</i> (Ivy)	
Symptoms/damage type and cause:	Ivy may grow to varying degrees on all areas of a tree from the base to the upper crown. It is possible that in doing so it will out-compete the host tree for available light thereby suppressing the host.
Consequence:	This is generally only harmful to the tree on already unhealthy specimens which may be constricted by large ivy stems around the trunk or may have their top growth suppressed by a mass of flowering shoots in the crown. Ivy can also mask potentially dangerous faults on a tree.
Control:	Ivy should only be removed if absolutely necessary because it provides abundant cover to wildlife and then by severing twice close to the ground and removing a length of stem thereby causing the gradual dying away of the aerial parts of the plant providing extended benefit to wildlife whilst relieving the pressure on the tree.
Species affected:	Most trees can be affected.
Images:	 



Name: <i>Ustulina deusta</i> (Brittle Cinder) prev <i>Kretzschmaria deusta</i>	
Symptoms/damage type and cause:	The fruiting bodies of this fungus are individually small, often together forming inconspicuous patches at the base of the tree covered by leaf litter. The fungus destroys the cellulose, not attacking the lignified parts of the wood cell walls until a late stage and induces ceramic-like fractures. This can occur in the main stem and root system. Fractures often occur before and after advance rot has developed. The seat of the decay is usually at the stem base, where in some cases the fungus appears to have entered through a wound. In such cases, it can extend 4m or more up the stem as well as into the roots. It can also enter via the roots, eventually causing windthrow. The fungus is often black and charcoal like, appearing individually quite small.
Consequence:	This is a particularly dangerous decay fungus principally because it is often overlooked and also because of the type of decay. The brittle fracture associated with the decay often occurs with no warning of incipient failure, and without compensatory thickening of the stem that occurs with other fungi that cause selective delignification (e.g. <i>Ganoderma</i> sp).
Control:	None available. Felling of affected tree where there is risk of harm to persons or property in the event of tree failure.
Species affected:	Broadleaved species, including <i>Fagus</i> , <i>Tilia</i> , <i>Acer</i> and <i>Quercus</i> sp.
Images:	   



Appendix B - Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response

Statutory Tree Protection Advice

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

Felling Licence

All trees within the United Kingdom are protected under the Forestry Acts. In All trees within the United Kingdom maybe subject to protections under the Forestry Acts (principally the Forestry Act 1967). In general, anyone felling more than 5 cubic metres of timber in any calendar quarter requires a Felling Licence from the Forestry Commission. There are exemptions however and these are as follows:-

A Felling Licence is not required in the following instances:

- To fell trees in a garden, an orchard, a churchyard, or a designated open space (Commons Act 1899 and Section 9 of the Forestry Act 1967).
- To carry out surgery operations such as pruning, reduction, dead wooding or pollarding.
- To fell less than 5 cubic metres in a calendar quarter. (Please note that not more than 2 cubic metres in a calendar quarter may be sold).
- To fell trees that are 8 centimetres or less in diameter when measured 1.3 metres from the ground. Trees removed for thinning may have a diameter of up to 10 centimetres and trees managed under a coppice regime may have a diameter of up to 15 centimetres.
- To fell trees previously approved for removal under a Dedication Scheme, or where Detailed Planning Permission has been granted.
- To fell trees to prevent danger or abate a legal nuisance.
- To fell trees in compliance with any obligation imposed by or under an Act of Parliament.
- To fell trees at the request of an electricity operator because the trees are or will be in such close proximity to installed or about to be installed electric line or electrical plant in accordance with paragraph 9(1)(a) or (b) of Schedule 4 to the Electricity Act 1989.

Substantial fines exist for not complying with the requirements of a Felling Licence.



Appendix C

Schedule of Trees

SCHEDULE OF TREES (AIA) McDonalds, The Woodlands, Wrotham Road, Gravesend, Kent

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

Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
A001	Ash, Blackthorn, Sycamore	50	15		High	N6.5, E6.5, S6.5, W6.5	Linear tree belt located within and adjacent to the site's southern boundary. Single and multi-stemmed specimens. DBH and species recorded of each tree. Dense Ivy and undergrowth impeded a detailed inspection of base, stems and crown. Failed branches. Deadwood. Given presence of Kretzschmaria on T001 and adjacent targets, undergrowth and Ivy to be cleared and removed and area re-inspected.	C2	Clear around base, remove Ivy and reinspect.	1		
		0.6	2.1-4m		EM	High						
Yes		1.1			10+ years	Grass, Tarmac						
A002	Chusan Palm	100	3		Moderate	N1.5, E1.5, S1.5, W1.5	Multiple dead stems with some displaying evidence of regeneration at base. Poor feature. Borderline BS category C/U.	C2	Remove dead stems.	2	Fell to facilitate regrading of existing service yard.	0
		1.2	0-2m		SM	Moderate						
Yes		4.5			10+ years	Grass, Tarmac						
G001	13x Sycamore	50	15		Moderate	N5, E5, S5, W5	Group of Sycamore located within and adjacent to the site's western boundary. Single and multi-stemmed specimens. DBH and species recorded of each tree. Dense and dead Ivy impeded a detailed inspection of base, stems and crown. Failed branches. Deadwood. Given adjacent targets, undergrowth and Ivy to be removed and trees re-inspected.	C2	Clear around base, remove Ivy and reinspect.	1		
		0.6	2.1-4m		EM	Moderate						
Yes		1.1			10+ years	Grass, Tarmac						
H001	Cotoneaster, Elder, New Zealand Pittosporum, Privet	100	2		Moderate	N1, E1, S1, W1	Well maintained boundary hedge.	C2	No work required.	4	Fell small section shown on drawing no. 12178-D-AIA to facilitate installation of totem.	0
		1.2	0-2m		SM	Moderate						
Yes		4.5			10+ years	Bare earth, Tarmac						
H002	Portugal Laurel	200	7		Moderate	N3, E3, S3, W3	Lapsed hedgeline. Largest DBH provided.	C2	No work required.	4		
		2.4	0-2m		EM	Moderate						
Yes		18.1			10+ years	Bare earth, Block paving						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
H003	Elder, Holly, Privet	100	3		Moderate	N1, E1, S1, W1	Lapsed boundary hedge.	C2	Reduce and maintain at 2m.	3		
		1.2	0-2m		EM	Moderate						
Yes		4.5			10+ years	Tarmac						
H004	Holly, Lilac, Privet	100	1.5		Moderate	N1, E1, S1, W1	Maintained boundary hedge.	C2	No work required.	4		
		1.2	0-2m		EM	Moderate						
Yes		4.5			10+ years	Bare earth, Tarmac						
T001	Sycamore	850	16		High	N6.5, E6, S6.5, W5.5	TOPO shows tree incorrect side of fence. Appears to be offsite. Dense epicormic growth and dead vegetation impeded a detailed inspection of base and lower stem. However, fruiting bodies of Kretzschmaria observed at base on east aspect. Tapping lower stem with a sounding hammer at this point revealed presence of decay. Multi-stemmed from circa. 4.5m above ground level (agl), unions appear stable although inspection partially impeded by dead Ivy. Topped at circa. 12m agl and crown reduced to circa. 4.5m in spread. Bark necrosis at multiple reduction points. Deadwood. Given pathogen, severe nature of decay caused and adjacent targets (highway, open space and parking), landowner to be advised to undertake further inspection and necessary remedial works.	U	Landowner to inspect and undertake necessary works.	1		
		10.2	0-2m		M	Moderate						
No		326.9			<10 years	Grass, Tarmac						
T002	London Plane	550	17		High	N8.5, E7, S9, W8	No evidence of any fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer dis not reveal the presence of notable decay. Bifurcates at circa. 3.5m agl, union appears stable. Fibre buckling. Hung up branches. Deadwood. Reasonable vigour. Desire line beneath crown to south. Substation to north.	B2	No work required.	4		
		6.6	2.1-4m		EM	Moderate						
No		136.8			20+ years	Grass						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T003	Bay Laurel	480	11.5		Moderate	N5, E5.5, S4.5, W4.5	Multi-stemmed. Lapsed coppice. Ivy clad stems. Tight unions. Crossing, rubbing stems. Reasonable vigour.	C2	No work required.	4		
		5.76	0-2m		M	Moderate						
Yes		104.2			10+ years	Grass, Tarmac						
T004	Sycamore	310	14		Moderate	N2, E3, S4, W5.5	Terminal tree in linear belt behind properties on Wrotham Road. Ivy impeded a detailed inspection of base and stem. Asymmetric crown.	C2	Remove Ivy and reinspect.	2		
		3.72	2.1-4m		SM	Moderate						
No		43.5			10+ years	Bare earth						
T005	Sycamore	640	16		Moderate	N5, E6.5, S6, W6.5	Dense Ivy impeded detailed inspection of base and lower stem. Recently cut but not removed. No evidence of any fruiting bodies around base on northeast aspect that is visible. Swept stem. Ivy clad, subdominant stem leaning to southwest. Historically pruned on south aspect (poorly) to clear from structure but branches now in contact with roof. Deadwood. Failed branches. No evidence of notable dieback throughout crown. Ascribed a B categorisation but may be revised following reinspection.	B2	Remove Ivy and reinspect (1). Tip back crown on south aspect to historic pruning points. Remove deadwood (2).	1	Undertake root pruning at the location shown on drawing no. 12178-D-AIA to facilitate extension of the existing footpath.	0
		7.68	2.1-4m		M	Moderate						
Yes		185.3			20+ years	Dense undergrowth, Shrub bed						
T006	Beech	900	19		Moderate	N8, E8, S8, W8	Located in neighbouring garden. Restricted access impeded a detailed inspection. All dimensions therefore estimated. Reasonable vigour.	B1	No work required.	4		
		10.8	2.1-4m		M	Moderate						
Yes		366.4			20+ years	Unknown (offsite/no access)						
T007	Purple Leaved Cherry Plum	400	6		Moderate	N4.5, E6, S4, W3.5	Located in neighbouring garden and behind dense boundary hedge. Restricted access impeded a detailed inspection and dimensions therefore estimated. Topped at circa. 3m agl. Dense regrowth / crown. Reasonable vigour.	C2	No work required.	4		
		4.8	0-2m		M	Moderate						
Yes		72.4			10+ years	Unknown (offsite/no access), Tarmac						

Appendix D

Schedule of Works – Irrespective of Development

SCHEDULE OF WORK IRRESPECTIVE OF DEVELOPMENT

McDonalds, The Woodlands, Wrotham Road, Gravesend, Kent

Surveyed By: Nick Hayden

Surveyed: 12/12/2025

Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
A001	Ash, Blackthorn, Sycamore	Clear around base, remove Ivy and reinspect.	1
G001	13x Sycamore	Clear around base, remove Ivy and reinspect.	1
T001	Sycamore	Landowner to inspect and undertake necessary works.	1
T005	Sycamore	Remove Ivy and reinspect (1). Tip back crown on south aspect to historic pruning points. Remove deadwood (2).	1
A002	Chusan Palm	Remove dead stems.	2
T004	Sycamore	Remove Ivy and reinspect.	2
H003	Elder, Holly, Privet	Reduce and maintain at 2m.	3

Appendix E

Preliminary Schedule of Works to Allow Development

SCHEDULE OF WORKS (AIA)

McDonalds, The Woodlands, Wrotham Road, Gravesend, Kent

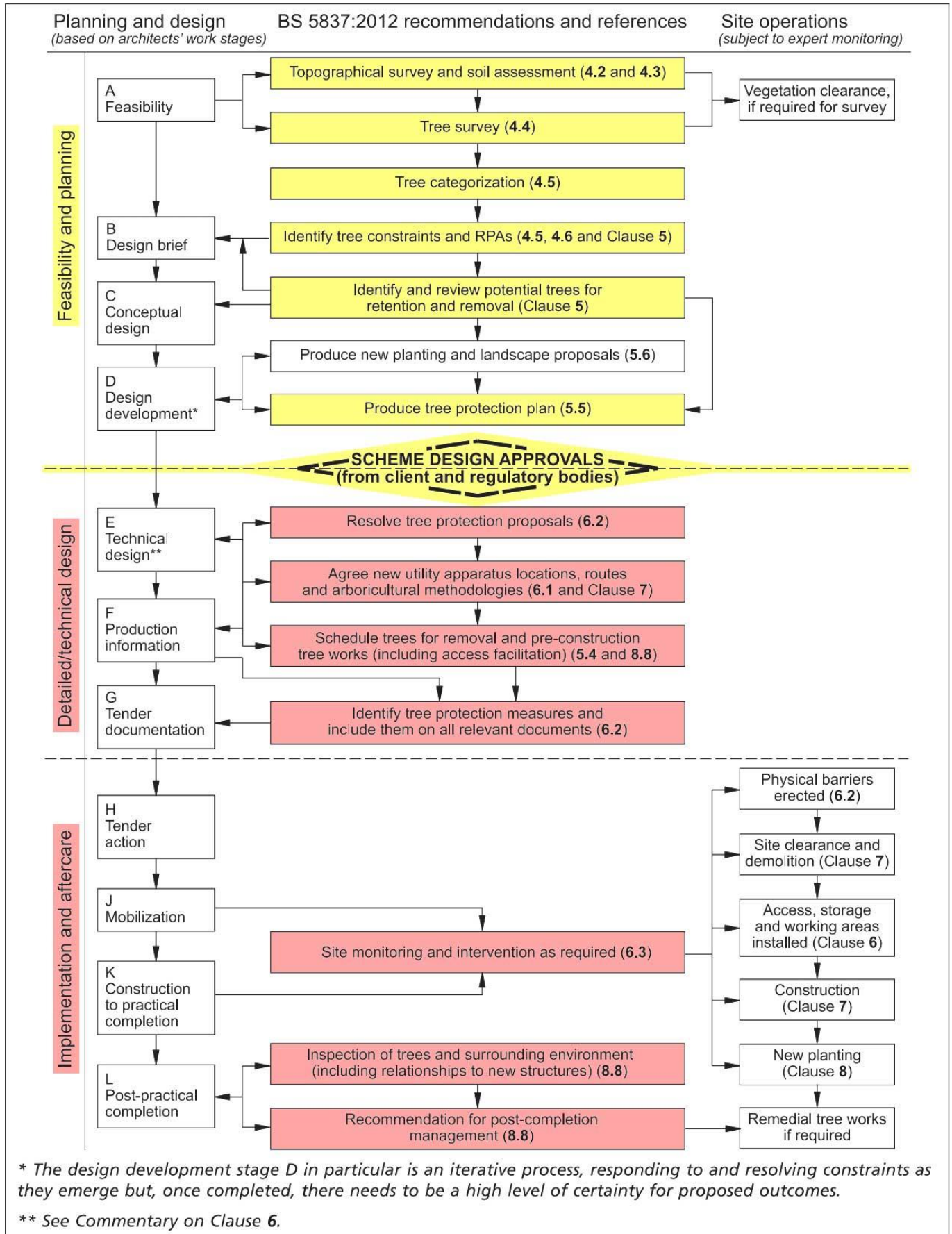
Surveyed By: Nick Hayden
Surveyed: 12/12/2025
Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
A002	Chusan Palm	Fell to facilitate regrading of existing service yard.	0
H001	Cotoneaster, Elder, New Zealand Pittosporum, Privet	Fell small section shown on drawing no. 12178-D-AIA to facilitate installation of totem.	0
T005	Sycamore	Undertake root pruning at the location shown on drawing no. 12178-D-AIA to facilitate extension of the existing footpath.	0

Appendix G

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist



Checklist

- 1** Are you within, or close to, the known mapped range of any of the protected species OTHER THAN BATS which are potentially everywhere? Tick any that apply. See distribution maps in the Good Practice Guidance for each species -

- ☐ Dormice
☐ Otters
☐ Great crested newts
☐ Sand lizards
☐ Smooth snakes

YES

NO

- 2** Does your wood contain any of the following habitats? Tick any that apply.

- ☐ Old trees with holes and crevices which might be used bats
☐ Species rich scrub/coppice, early growth stage plantations and forest interfaces
☐ Rivers on which otters might be found
☐ Ponds which might be occupied by great crested newts
☐ Open areas on heathy soils

YES

NO

- 3** Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply.

Indicate which sources of information you have checked:

- ☐ National Biodiversity Network (www.nbn.org.uk)
☐ Local Biological Records Centre
☐ Local Wildlife Trust
☐ Other

Specify Other:

YES

NO

- 4** Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply.

- ☐ Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts)
☐ Sightings (or echo-location)
☐ Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood)
☐ Confirmed breeding or roosting sites (i.e. evidence of sites actually being used)

Details:

YES

NO

CHECK POINT

If you have answered NO to ALL of the above then only bats need to be considered in your operations.

If you have answered YES to any of the above then the species concerned must be considered as well as bats.

Notes

- 5** Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so?

Details: Use reverse of form to expand as required:

YES

NO

A licence is not required but continue to sections 6 and 7 below

You will need to obtain a licence BEFORE carrying out the work (see EPS Licence Application Forms and Notes)

- 6** Whether or not a licence is required... Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply.

- ☐ Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan)
☐ Shown to operators and/or their supervisor
☐ Marked with paint or hazard tape
☐ Shown on the site plan

Other means:

YES

NO

You may commit an offence if you do not tell your operators about the protected species in your wood.

- 7** Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations?

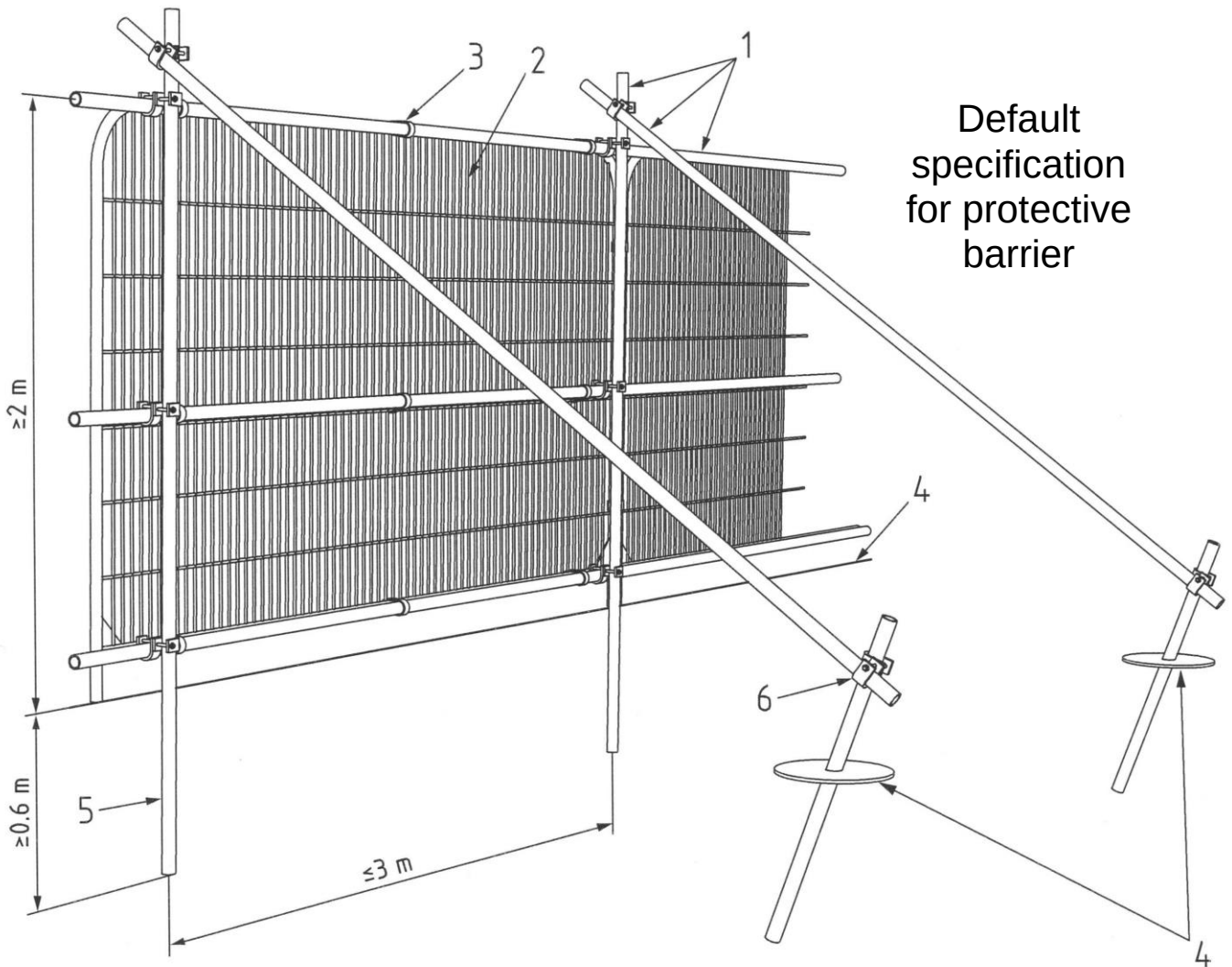
Details:

YES

NO

You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.

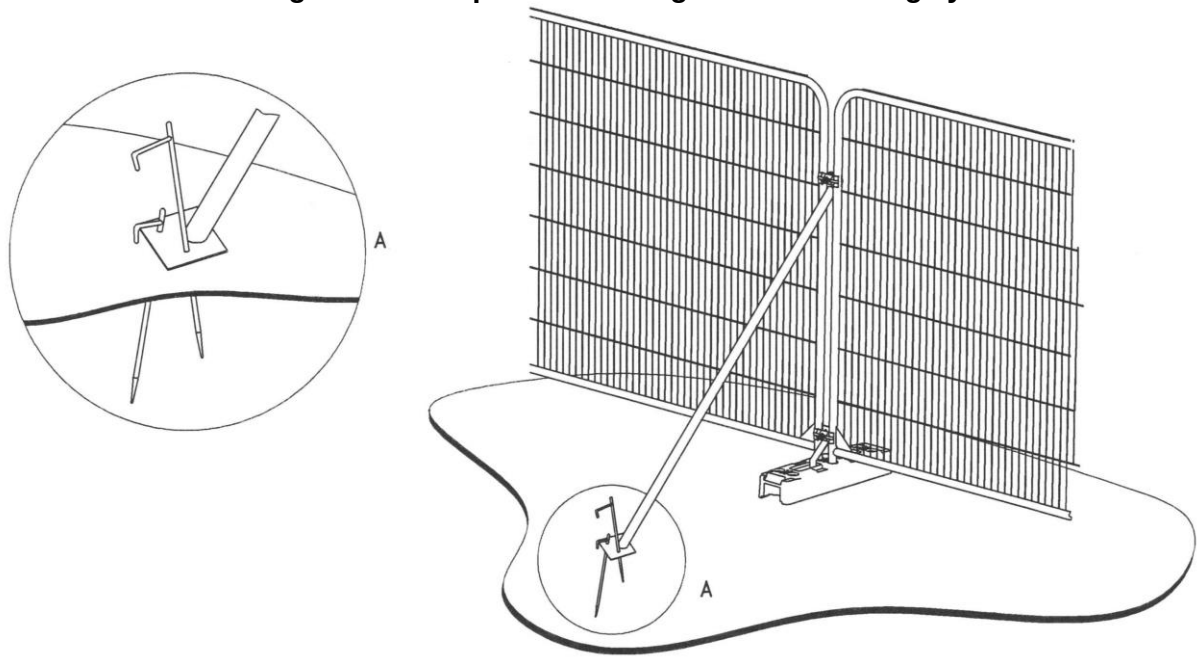
3. BS 5837:2012 Figure 2: Default specification for protective barrier



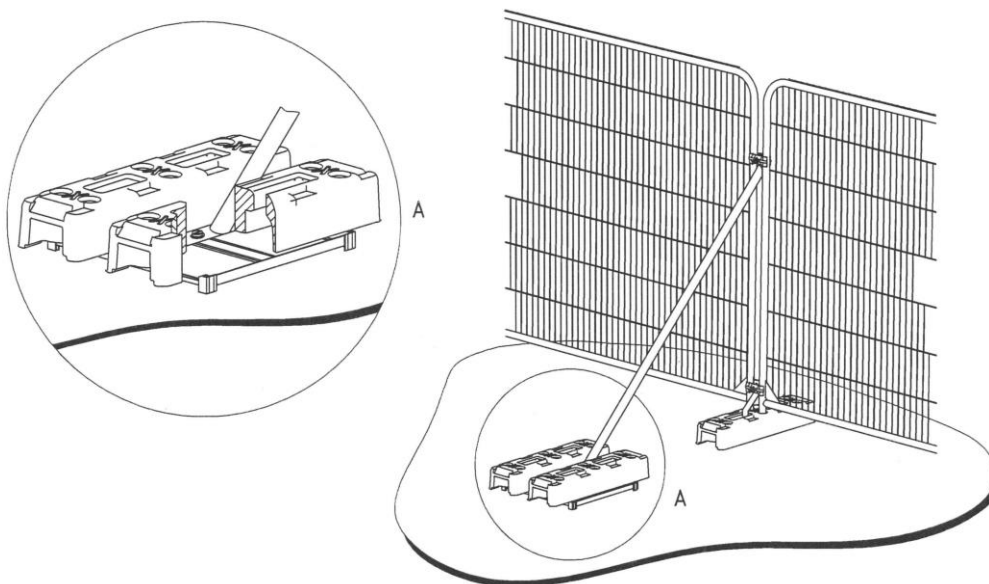
Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

4. BS 5837:2012 Figure 3: Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix H

Hayden's Drawing

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
Woodland Management Plans ●
Project Management ●
Ecological Surveys ●



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