ARBORICULTURAL IMPACT ASSESSMENT, PRELIMINARY METHOD STATEMENT AND TREE PROTECTION PLAN

Woodlands Farm
Wrotham Road
Meopham
DA13 0RQ

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PJC Consultancy Ltd
www.pjcconsultancy.com
contact@pjcconsultancy.com
01233 225365 - 01323 832120

Office
The Watermill, The Mill
Business Park, Maidstone
Road, Ashford, Kent, TN26 1AE.

This report has been prepared by

PJC Consultancy Ltd

on behalf of

[redacted]

Document author

Peter Davies FdSc Arboriculture M.Arbor.A

Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over sixteen years' experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a LANTRA accredited professional tree inspector.

Checked by

Luke White FdSc Arboriculture M.Arbor.A

Luke is an arboriculturist with over 13 years' experience working within the arboricultural and forestry industry with the latter eleven years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters.

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CONTENTS

EXECUTIVE SUMMARY 5

1 INTRODUCTION 6

1.1 Instruction 6

1.2 Objectives of report 6

1.3 Contents of report 6

1.4 Documents and information provided 6

1.5 Limitations of report 7

2 INITIAL TREE SURVEY 8

2.1 Tree survey information 8

2.2 Tree categorisation 8

2.3 Root protection areas 9

2.4 Site visit 9

2.5 Site layout 10

2.6 Findings 10

2.7 Statutory tree protection 10

3 ARBORICULTURAL IMPACT ASSESSMENT 11

3.1 The proposals 11

3.2 Tree removals 11

3.3 Access facilitation pruning 12

3.4 Building footings in proximity to trees 12

3.5 Hard standing in proximity to trees 12

3.6 Services 12

3.7 Landscaping in proximity to trees 13

3.8 Post development tree pressures 13

4 PRELIMINARY ARBORICULTURAL METHOD STATEMENT 14

4.1 General requirements 14

4.2 Phasing of works 14

4.3 Initial tree works 14

4.4 Tree protection barriers 15

4.5 Storage and handling of harmful chemicals 16

4.6 Contractor facilities and site set up 16

4.7 Removing existing concrete from root protection areas of T45 and T49 16

4.8 Services 17

4.9 Installing new permanent fencing within root protection areas 17

4.10 Soft landscaping within root protection areas 17
4.11 Pre-commencement arboricultural consultancy input 18
4.12 Pre-commencement meeting 18
4.13 Arboricultural supervision 19
4.14 Arboricultural monitoring 19
4.15 Process if an unforeseen issue relating to trees arises 19
Appendix 1: Tree Constraints Plan 20
Appendix 2: Tree Survey Schedule 21
Appendix 3: Tree Retention Plan 22
Appendix 4: Preliminary Tree Protection Plan 23
Appendix 5: Tree Protection Fencing Specification 24
Appendix 6: Example Protective Fencing Sign 25

EXECUTIVE SUMMARY

PJC Consultancy has been instructed by [redacted] to provide an arboricultural impact assessment and preliminary arboricultural method statement to support an outline planning application for the development of 67 dwellings, public open space, and associated infrastructure, with approval sought for the principal means of vehicular access from Newlands Lane and all other matters reserved.

This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 27th April 2026. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

No tree preservation order protects the trees at this site, and the site is not located within a conservation area.

None of the trees surveyed for this report were assessed to be ancient or veteran specimens and there are no areas designated ancient woodland within or adjacent to the site.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3 and the preliminary tree protection plan at Appendix 4.

A total of one group and one partial group categorised as B, along with 10 individual trees, one group, one partial group, one partial shrub group, two hedges and two partial hedges categorised as C require removal to facilitate the proposals.

A proposed landscape plan has been provided that demonstrates extensive tree planting can be accommodated in communal areas to mitigate trees that are lost as well as to provide an attractive setting for the development.

Subject to the generic and specific tree protection measures recommended within the preliminary arboricultural method statement at section 4 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees. Furthermore, as the proposed new planting establishes it will progressively make a positive contribution to the age and species diversity of trees in the area, the extent of local canopy cover and the amenity of the locality.

1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by [redacted] to provide an arboricultural impact assessment and preliminary arboricultural method statement to support an outline planning application for the development of 67 dwellings, public open space, and associated infrastructure, with approval sought for the principal means of vehicular access from Newlands Lane and all other matters reserved.

1.1.2 This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To survey all trees within and adjacent to the site with trunk diameters of 75mm or more at a height of 1.5m.
- To assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value.
- To provide information relating to planning constraints that may restrict works to trees at the site.
- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide the theoretical protection methodology for retained trees throughout the development (based on the information currently available) including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

1.3.1 This report includes:

- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
- An arboricultural impact assessment at section 3 and a tree retention plan at Appendix 3.
- A preliminary arboricultural method statement at section 4 and a preliminary tree protection plan at Appendix 4.

1.4 Documents and information provided

1.4.1 The following documents were used to aid the preparation of this report:

- Topographical survey ref: 19491-26.
- Proposed Site Plan ref 002 Rev A
- Drainage Strategy ref: 6348-01
- Proposed Landscaping Plan ref: 002 Rev A

1.5 Limitations of report

1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

1.5.2 The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or invasive ground investigation was carried out for this report. Where existing site constraints are present such as ivy covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree dimensions were estimated by eye as accurately as possible.

1.5.3 The tree survey represents a preliminary overview of the condition and value of trees at the site. It is not a detailed assessment of any individual tree and although management recommendations are included, this report will not be sufficient to be used as a detailed condition and safety survey.

1.5.4 The information and measurements in this report are representative of the date of the site visit. The tree survey data will need to be updated to reflect tree growth and changes in the condition of the trees after prolonged periods.

1.5.5 This document is considered adequate for reviewing/assessing the proposed developments impacts upon arboricultural features at the site. It is recommended that a detailed arboricultural method statement and tree protection strategy be secured by suitably worded pre-commencement planning condition. Addressing tree protection methodology immediately prior to commencement of demolition/construction is considered the most robust option for a project of this scale. The final tree protection strategy should capture all aspects of demolition and construction site management and logistics, which is not available until such time the development proposal is fixed and finalised and a principal contractor is appointed.

2 INITIAL TREE SURVEY

2.1 Tree survey information

2.1.1 The following information was recorded in the tree survey schedule for each individual tree (average dimensions are recorded for groups):

- Tree reference number. (T=tree, G=tree group, SG=shrub group, H=hedge). Tree numbers suffixed with PA on the tree constraints plan indicate that the tree position is approximate.
- Species (common and scientific name).
- Overall tree height (m).
- Stem diameter (mm) per stem or average diameter for multi-stemmed trees with six or more stems.
- Branch spread (m) measured to the four cardinal points.
- Existing height (m) above ground level of lowest significant branch and direction of growth (for individual trees only).
- Existing height (m) above ground level of canopy.
- Age class (young, semi mature, early mature, mature, over mature or veteran).
- Physiological condition (good, fair, poor).
- Structural condition (good, fair, poor).
- Comments (general description of tree(s) including any notable features).
- Tree categorisation (see below).
- Root protection area (m^2).
- Root protection radius (m).

2.2 Tree categorisation

2.2.1 The condition and value of each tree was evaluated based on the current land use. Each tree or tree group has been awarded either category A, B, C or U and a subcategory of either 1,2 or 3 or a combination of the subcategories.

2.2.2 Tree categorisation summary:

- A – Trees of good condition and high arboricultural, landscape or conservation value. Must have a potential life span in excess of forty years.
- B – Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value. Must have a potential life span in excess of twenty years.
- C – Unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm. Must have a potential life span in excess of ten years.
- U – Trees of such impaired condition that they cannot realistically be retained as living trees in the context of the current land use for more than ten years. These trees do not need to be removed if they are not dangerous and do not conflict with the proposed development, but should not be considered a constraint to development.

2.2.3 Tree sub categorisation summary:

- 1 – Trees have mainly arboricultural value, e.g. trees of good condition, form and vitality or rare tree species.
- 2 – Trees have mainly landscape value, e.g. trees of landscape prominence, that serve to screen unsightly views or that are required for privacy. Also trees present in groups that attain higher collective rating that they would as individuals.
- 3 – Trees with mainly cultural value including conservation, e.g. commemorative trees, trees of historical significance or veteran trees.

2.2.4 Each tree can only be categorised as A, B or C but may comply with more than one subcategory.

2.3 Root protection areas

2.3.1 A root protection area represents a calculation of the minimum volume of rooting medium required to support a tree. It is a standardised calculation based on the stem diameter(s) measured at 1.5m and is not necessarily representative of the actual root spread or total rooting area of a tree. The formulas used to calculate root protection areas are shown below:

Table 1: Root protection area formulas

Number of stems	Root protection area formula
Single stemmed trees	$\frac{(\text{stem diameter (mm)} \times 12)^2 \times \pi}{1000}$
Trees with two to five stems	$\sqrt{(\text{stem diameter 1})^2 + (\text{stem diameter 2})^2 \ldots + (\text{stem diameter 5})^2}$
Trees with more than five stems	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

2.3.2 The root protection areas are plotted onto the tree constraints plan in Appendix 1 and are recorded in the tree survey schedule in Appendix 2. These are represented as a circle on the plan (unless significant rooting constraints are present), and are colour coded depending on the category the tree has been awarded. Where existing site conditions/features are present that are deemed likely to have affected the root morphology, the root protection areas have been represented as a polygon of equivalent area.

2.3.3 The disturbance of a tree's root system can result in crown dieback and even death of the tree. Roots are used to support the tree structurally as well as the absorption of moisture and nutrients from the soil. They also act as storage and transport for water and nutrients. It is therefore important to protect roots and their ability to function during the construction period and post development.

2.3.4 The majority of root growth is usually found within the top 600mm of soil. As such, even a shallow disturbance within a root protection area can potentially have a significant impact on the tree.

2.4 Site visit

2.4.1 A site visit was carried out on 27th April 2026. The weather conditions at the time were clear and dry. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were in full or partial leaf.

2.5 Site layout

2.5.1 The western half of the site contains a residential dwelling, with stables and a sand school to the east and a relatively large garden to the south. The eastern half comprises a grass field enclosed by trees and hedgerows. Access is via a driveway in the north-west corner.

2.6 Findings

2.6.1 A total of 62 individual trees, 10 tree groups, seven shrub groups and six hedges were surveyed. Their locations are shown on the tree constraints plan at Appendix 1 and details and measurements are shown in the tree survey schedule at Appendix 2.

2.6.2 A summary of their British Standard categorisation is shown at Table 2 below.

Table 2: Tree categorisation summary

Tree category	Individual tree	Tree group	Shrub group	Hedge
A	8	-	-	-
B	22	5	-	-
C	29	5	6	6
U	3	-	1	-
Total	62	10	7	6

2.6.3 None of the tees surveyed for this report were assessed to be ancient or veteran specimens.

2.6.4 A check of 'MAGIC'[1] map showed there to be no woodland within/adjacent to the site that is designated as ancient woodland. Ancient woodland is any area that's been continuously wooded since at least 1600 AD.

2.7 Statutory tree protection

2.7.1 Gravesham Borough Council Planning Department was contacted by email to establish whether any tree preservation order (TPO) protects the trees at this site. It was reported on 27th April 2026 that no TPO protects the trees on this site.

2.7.2 Any persons proposing to undertake tree works should still check the status of the trees with the local planning authority prior to undertaking any tree works. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.

2.7.3 The site is not in a Conservation Area.

1 The DEFRA MAGIC map website provides authoritative geographic information about the natural environment across government: www.magic.defra.gov.uk

3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The proposals

3.1.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3 and the preliminary tree protection plan at Appendix 4.

3.1.2 The proposal is to demolish all existing buildings at the site and to construct 67 dwellings connected by access roads leading to a new junction onto Newlands Lane on the northern boundary. The proposals include provision for multiple attenuation ponds, a play area and communal open space.

3.2 Tree removals

3.2.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 3 below.

Table 3: Tree removals summary

Tree number	Species	Category	Reason for tree removal
SG17	Mixed	C	Part of SG17 conflicts with an attenuation pond.
G26	Oak	B	G26 conflicts with plots 53 and 54.
G27	Cherry	C	One tree from G27 is located too close to the dwelling in plot 53 and has insufficient space to mature.
G30	Cherry	C	G30 conflicts with the garden for plot 53.
T31	Oak	C	T31 conflicts with a new access road.
H43	Mixed	C	H43 conflicts with plot 1 and an attenuation pond.
H46	Cypress	C	H46 conflicts with the new site entrance.
H50	Mixed	C	Part of H50 conflicts with the garden for plot 67.
T51	Apple	B	T51 conflicts with the garden for plot 67.
H52	Cypress	C	Part of H52 conflicts with the garden for plot 67.
G53	Apple	B	5x trees from G53 conflict with gardens of plots 64-67.
T55	Hawthorn	C	T55 conflicts with the dwelling in plot 63.
T56	Norway maple	C	T56 conflicts with an attenuation pond.
T57	Oak	C	T57 conflicts with a proposed pavement.
T58	Norway maple	C	T58 conflicts with the driveway for plot 51.
T59	Oak	C	T59 conflicts with the driveway for plot 51.
T60	Norway maple	C	T60 conflicts with plots 50 and 51.
T61	Norway maple	C	T61 conflicts with the dwelling in plot 5.
T62	Oak	C	T62 conflicts with the garden of plot 49.

3.2.2 A total of one group and one partial group categorised as B, along with 10 individual trees, one group, one partial group, one partial shrub group, two hedges and two partial hedges categorised as C require removal to facilitate the proposals.

3.2.3 The trees to be removed are generall relatively small specimens of limited arboricultural value. Additionally, with the exception of H46 at the new site entrance, the trees to be removed are all located within the site and are screened from external viewpoints. The trees

and vegetation on the site boundary (except H46) are to be retained and will screen the development from surrounding viewpoints.

3.2.4 A proposed landscape plan has been provided which demonstrates there is adequate space within the site extensive new tree planting, which should be concentrated in the areas of communal green space rather than within private gardens. A high-quality landscaping scheme that includes adequate tree planting to provide an attractive setting for the new development and mitigate trees losses could readily be secured by appropriate planning condition.

3.3 Access facilitation pruning

3.3.1 A summary of the access facilitation pruning required to enable the proposals is shown at Table 4 below.

Table 4: Summary of access facilitation pruning

Tree number	Species	Works required
G76	Hornbeam	Crown lift as required to install garden fences.
G77	Holly	Crown lift as required to install garden fences.
H78	Mixed	Crown lift as required to install garden fences.

3.3.2 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

3.3.3 The above specifications for access facilitation pruning along with any additional requirements for pruning that cannot be predicted at this stage in the design process shall be reviewed at the reserved matters phase of development.

3.3.4 All works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

3.4 Building footings in proximity to trees

3.4.1 All proposed buildings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

3.4.2 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report as well as appropriate sampling to determine soil profiles at the site.

3.5 Hard standing in proximity to trees

3.5.1 No new hard standing will be constructed within the root protection areas of retained trees.

3.5.2 Existing concrete hard standing will be removed from the root protection areas of T45 and T49 and be replaced with soft landscaping. This needs to occur sensitively without damaging shallow roots.

3.6 Services

3.6.1 The proposed drainage layout is shown on the tree protection plan. This includes the installation of foul and surface water drainage pipes within the root protection areas of T45 and T49, as well as a foul rising main with the root protection area of G48. If possible, at the reserved matters phase of development these features should be designed out of the root protection areas, however if this is not possible, installation will need to occur as described in the preliminary arboricultural method statement.

3.6.2 Details of the routing of all other services (gas electric, clean water, telecoms) for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

3.6.3 Once details of the routing of new services become available at the reserved matter phase of planning, they should be incorporated into the detailed arboricultural method statement to ensure the works are carried out in accordance with NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

3.7 Landscaping in proximity to trees

3.7.1 New permanent garden fencing will be installed within the root protection areas of numerous trees throughout the site. The fencing specifications are to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) must be used. The level of the fences must also follow existing ground levels as there may be no re-grading of levels within root protection areas.

3.7.2 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing will occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the preliminary arboricultural method statement.

3.8 Post development tree pressures

3.8.1 The proposed development has been assessed to determine the likely impact of tree shade, and also the likely future pressure to prune or remove additional trees.

3.8.2 None of the proposed dwellings are expected to be shaded to the extent that it inhibits future residents reasonable use or enjoyment of the properties including their outside amenity space, thereby leading to pressure to fell or severely prune the trees in a manner the local planning authority could not reasonably resist.

3.8.3 Some maintenance of T63 (semi mature oak) is anticipated in the future due to its proximity to plots 47 and 48, however this single tree is not expected to cast shade onto the gardens throughout the entire day or inhibit reasonable use of the gardens.

4 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

4.1 General requirements

4.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

4.1.2 This is a preliminary arboricultural method statement based on the information available for the outline planning application. A detailed arboricultural method statement should be provided at the reserved matters phase of development when the plans and information listed in section 4.11 are available. Provision of a detailed arboricultural method statement should be secured through a planning condition.

4.2 Phasing of works

4.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 5: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals and access facilitation pruning specified in the arboricultural impact assessment and confirmed at the reserved matters phase of planning.
2	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the preliminary tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase.
5	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase.
6	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

4.3 Initial tree works

4.3.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment and later confirmed at the reserved matters phase of planning shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated prior to commencement shall be discussed at the pre-

commencement meeting with the project arboriculturist and the local authority arboricultural officer.

4.3.2 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.

4.3.3 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.

4.3.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

4.3.5 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

4.3.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

4.4 Tree protection barriers

4.4.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of the formation of construction exclusion zones through the installation of tree protection fencing.

4.4.2 The tree protection fencing shall be installed and signed off by the project arboriculturist before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.

4.4.3 The specification for tree protection fencing shall be heavy gauge, 2m tall galvanized tube and welded mesh panels, secured to standard scaffold pole uprights and cross-members with wire ties. The uprights shall be driven into the ground until secure (minimum of 0.6m) and supported by scaffold support bars that are clamped to further scaffold uprights (refer to Appendix 5). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.

4.4.4 Signs shall be affixed to the fencing as shown in Appendix 6 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

4.4.5 The areas protected by tree protection fencing shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.

- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

4.5 Storage and handling of harmful chemicals

4.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

4.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities and site set up

4.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.

4.6.2 Care must be taken when unloading materials from flatbed lorries in proximity to retained trees to avoid damage to the crowns. A designated banksman must be utilised to ensure the crowns are not contacted when unloading with a vehicle mounted crane.

4.7 Removing existing concrete from root protection areas of T45 and T49

4.7.1 The existing concrete surface within the root protection areas of T45 and T49 may initially provide ground protection for construction traffic. Vehicular access across the root protection areas shall be prohibited when the surface has been removed, therefore the tree protection fencing shall be installed in the locations shown on the preliminary tree protection plan immediately after the surface is lifted.

4.7.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection area by hand. If it is deemed impractical or

unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand. If roots are exposed, they shall be covered with a layer of topsoil to prevent desiccation or frost damage.

4.7.3 To minimise the chance of encountering tree roots, as much of the sub-base shall be retained below ground level as is feasible, with a layer of topsoil imported to enable soft landscaping. If it is deemed necessary to remove the sub-base to allow sufficient soil volume to be imported for the proposed soft landscaping, the sub-base shall be removed carefully in shallow increments following the same methodology required for removing the wearing course.

4.8 Services

4.8.1 A new below ground pipes will encroach the root protection areas of T45, G48 and T49. Within the root protection areas, all excavation shall occur carefully using hand tools or an airspade. Roots revealed under 25mm diameter may be cleanly pruned using secateurs to leave the smallest feasible wounds. Roots over 25mm shall not be pruned unless the project arboriculturist has first been consulted.

4.8.2 Revealed roots that are to be retained shall immediately be wrapped in hessian cloth. This will help protect the delicate root bark during remaining excavation works and help prevent desiccation or frost damage if the excavation is left exposed for prolonged periods. The hessian cloth shall be removed when the trench is backfilled.

4.8.3 When the trenches are backfilled, roots that are retained shall be surrounded by a small amount of inert granular material mixed with sharp sand or topsoil. This will help prevent damage to the roots if the soil is compacted when the trench is backfilled.

4.9 Installing new permanent fencing within root protection areas

4.9.1 Installation of permanent fencing within the root protection areas of retained trees will require access into the construction exclusion zones. Only pedestrian access will be permitted into the construction exclusion zones and scaffold board pathways shall be used in wet conditions. Ideally these works shall occur during the soft landscaping phase of development when it is safe to dismantle the tree protection fencing.

4.9.2 The postholes shall be hand excavated with care taken to avoid damaging or severing roots with a diameter greater than 25mm. Ideally the postholes shall be pre-dug to ensure significant roots can be avoided. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zones.

4.10 Soft landscaping within root protection areas

4.10.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers. The detailed specification for soft landscaping is to be confirmed but will potentially include turfing and tree/shrub planting within root protection areas.

4.10.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works

within the construction exclusion zones will still apply during the soft landscaping phase of development.

4.10.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.

4.10.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.

4.10.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

4.11 Pre-commencement arboricultural consultancy input

4.11.1 Arboricultural input will be required for the following aspects of development at the reserved matters phase of planning:

1. The final site layout.
2. The construction management plan.
3. The routing of utility services.
4. The routing of drainage services.
5. Final levels based on the detailed design.

4.11.2 This preliminary arboricultural method statement and preliminary tree protection plan shall be updated to a detailed arboricultural method statement to accommodate these aspects of the project and the revised information submitted either to the local authority tree officer or the case officer if the method statement is conditioned for approval.

4.12 Pre-commencement meeting

4.12.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.
2. To discuss the chronology and phasing of the project with the site manager.
3. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment (or detailed arboricultural method statement), and to discuss any requirements for any further pruning which have not been anticipated prior to the meeting.
4. To sign off that the tree protection fencing has been installed in the correct locations and to the agreed specification.

4.12.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

4.13 Arboricultural supervision

4.13.1 The project arboriculturist shall supervise the following activities:

- Removal of concrete hard standing from root protection areas if plant machinery is used.
- The installation of underground pipes within root protection areas.

4.14 Arboricultural monitoring

4.14.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

4.14.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be specified in the detailed arboricultural method statement.

4.15 Process if an unforeseen issue relating to trees arises

4.15.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

4.15.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

4.15.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

Appendix 1: Tree Constraints Plan

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

Key:

- Root protection area for category A* tree
- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Tree canopy
- Shrub group or hedge

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/A **Rev:** 01 **Sheet number:** 1 of 4

Client and site:
[redacted]
Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Constraints Plan

Date drawn: 06/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

PJC Consultancy
The Watermill, The Mill Business Park, Maidstone Road, Ashford, Kent, TN26 1AE
t: 01233 225365
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com





Key:

- Root protection area for category A* tree
- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Tree canopy
- Shrub group or hedge

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/7146/26/A **Rev:** 01 **Sheet number:** 2 of 4

Client and site:

[redacted]

Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Constraints Plan

Date drawn: 06/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

PJC Consultancy
The Watermill, The Mill Business Park, Maidstone Road, Ashford, Kent, TN26 1AE
t: 01233 225365
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com



Key:

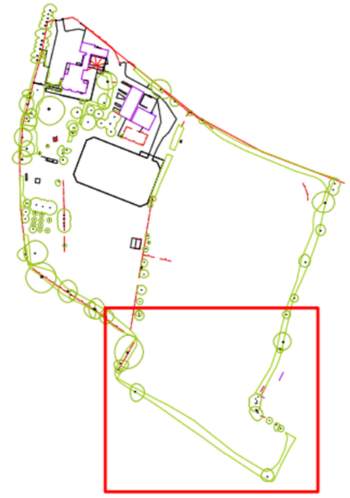
- Root protection area for category A* tree
- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Tree canopy
- Shrub group or hedge

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/A **Rev:** 01 **Sheet number:** 3 of 4

Client and site:

[redacted]
Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Constraints Plan

Date drawn: 06/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

PJC Consultancy
The Watermill, The Mill Business Park, Maidstone Road, Ashford, Kent, TN26 1AE
t: 01233 225365
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

Key:

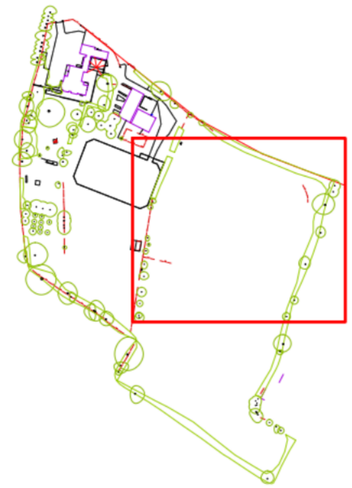
- Root protection area for category A* tree
- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Tree canopy
- Shrub group or hedge

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/A **Rev:** 01 **Sheet number:** 4 of 4

[redacted]
Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Constraints Plan

Date drawn: 06/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

PJC Consultancy
The Watermill, The Mill Business Park, Maidstone Road, Ashford, Kent, TN26 1AE
t: 01233 225365
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Appendix 2: Tree Survey Schedule

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T1	Larch (Larix decidua)	17	460	N: 2 E: 3 S: 3 W: 2	Crown: 4 east Branch: 8 average	Mature	Good	Good	Typical example of species.	No action required.	B1	95.7	5.5
T2	Scots pine (Pinus sylvestris)	10	310	N: 5 E: 1 S: 2 W: 3	Crown: 5 north Branch: 7 north	Early mature	Good	Fair	Suppressed to south-east by larch. Previously crown lifted.	No action required.	B1	43.5	3.7
T3	Hawthorn (Crataegus monogyna)	7	320	N: 1 E: 3 S: 2 W: 3	Crown: 2 south Branch: 2 north	Mature	Good	Fair	One sided crown due to suppression of adjacent tree (previously failed and removed).	No action required.	B1	46.3	3.8
SG4	Mixed (privet dominant, mixed ornamental shrubs)	1-2 average	Under 75 average	1 average	0 average	Semi mature	Good	Fair	Mixed garden shrubs.	No action required.	C1	2.5 average	0.9 average
T5	Hawthorn (Crataegus monogyna)	7	300 est	N: 1 E: 3 S: 2 W: 2	Crown: 2 south Branch: 2 south	Mature	Fair	Fair	Slightly sparse crown exhibiting some dieback. Ivy and hedge inhibit inspection of stem.	Sever ivy.	C1	40.7	3.6
T6	Hawthorn (Crataegus monogyna)	8	300 est	N: 3 E: 3 S: 3 W: 3	Crown: 2.5 average Branch: 2.5 average	Mature	Good	Good	Ivy and hedge inhibit inspection. No major visible defects.	Sever ivy.	B1	40.7	3.6

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T7	Weeping willow (Salix babylonica)	5	250, 370	N: 3 E: 3 S: 4 W: 4	Crown: 0 average Branch: 1 average	Semi mature	Good	Fair	Small tree historically pollarded at circa 2m.	No action required.	C1	90.2	5.4
T8	Plum (Prunus domestica)	3	50 average x6 stems	N: 2 E: 2 S: 1 W: 1	Crown: 0.5 average Branch: 0.5 average	Semi mature	Good	Fair	Small multi-stemmed fruit tree.	No action required.	C1	6.8	1.5
T9	Beech (Fagus sylvatica)	19	1210	N: 8 E: 10 S: 10 W: 8	Crown: 2 east Branch: 3 south	Mature	Good	Fair	Notable open grown tree. Ganoderma backet on buttress. Unidentified juvenile fungal fructification on branch wound on stem at circa 1.5m.	Undertake decay detection investigation then reassess BS5837 category.	A1	662.4	14.5
SG10	Cherry laurel (Prunus laurocerasus)	7 average	Up to 200 average est	N: 1 E: 3 S: 3 W: 2	2-3 average	Early mature	Poor	Poor	Pair of adjacent cherry laurel exhibiting extensive crown dieback. Remaining foliage if chlorotic.	No action required.	U	18.1 average	2.4 average
T11	Hazel (Corylus avellana)	7	250 est	N: 2 E: 2 S: 3 W: 5	Crown: 3 west Branch: 0 average	Early mature	Poor	Poor	Offsite tree. Almost no foliage. Short potential only.	No action required.	U	28.3	3.0
T12	Holly (Ilex aquifolium)	6	220	N: 2 E: 1 S: 1 W: 2	Crown: 0 east Branch: 2 average	Early mature	Fair	Fair	Offsite tree viewed from site. Slightly sparse. Previously crown lifted.	No action required.	C2	21.9	2.6

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T13	Hornbeam (Carpinus betulus)	16	250 average x7 stems	N: 6 E: 4 S: 6 W: 5	Crown: 0 west Branch: 2 west	Mature	Good	Fair	Offsite tree. Likely lapsed hedgerow specimen. Some decay between north stems.	No action required.	B1+2	197.9	Refer to tree constraints plan
T14	Portugal laurel (Prunus lusitanica)	5	200, 200, 150	N: 3 E: 3 S: 3 W: 3	Crown: 0 average Branch: 0 average	Early mature	Good	Poor	Multi-stemmed shrub. Decay at base of west stem.	No action required.	C2	46.4	3.8
T15	Norway spruce (Picea abies)	16	370	N: 3 E: 2 S: 2 W: 3	Crown: 4 west Branch: 4 west	Mature	Good	Fair	Ivy clad stem. Small dead wood.	No action required.	B2	61.9	4.4
T16	Pedunculate oak (Quercus robur)	14	390	N: 5 E: 5 S: 6 W: 5	Crown: 4 east Branch: 3 average	Early mature	Good	Good	Drawn up growth habit. No major visible defects.	No action required.	B1+2	68.8	4.7
SG17	Mixed ornamental shrubs	1-4 average	Up to 150 average est	1-3 average	0 average	Young-mature	Good	Fair	Mixed ornamental shrubs. Lower density at roadside.	Remove section of group shown on tree retention plan.	C2	10.2 average	1.8 average
T18	Beech (Fagus sylvatica)	15	430	N: 6 E: 6 S: 6 W: 5	Crown: 3 east Branch: 4 east	Mature	Good	Good	Under-storey inhibits inspection. No major visible defects.	No action required.	B1+2	83.7	Refer to tree constraints plan

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T19	Yew (Taxus baccata)	13	510	N: 5 E: 5 S: 5 W: 4	Crown: 1 south Branch: 2 average	Mature	Good	Fair	Co-dominant stems from 1.5m with included bark in union.	No action required.	B1+2	117.7	6.1
SG20	Mixed (Portugal/cherry/spotted laurel, lime, bay, holly, hornbeam)	1-6 average	Up to 300 average est	1-4 average	0 average	Young-mature	Good	Fair	Dense shrubs predominantly formed of different laurel species.	No action required.	C2	40.7 average	3.6 average
T21	Ash (Fraxinus excelsior)	20	600, 500 est	N: 6 E: 6 S: 3 W: 6	Crown: 4 east Branch: 4 east	Mature	Fair	Good	Bramble under-storey prevents direct access to stem. Foliage appears sparse on roadside, however tree is coming into leaf at time of survey so full assessment of physiological condition not currently appropriate.	Reassess physiological condition in August.	B1+2	276.0	Refer to tree constraints plan
T22	Holly (Ilex aquifolium)	4	240	N: 1 E: 1 S: 1 W: 1	Crown: 2 average Branch: 2 average	Mature	Poor	Poot	Sparse crown - almost dead. Exposed, degraded heartwood at base. To small to be immanent safety concern.	No action required.	U	26.1	2.9
T23	Himalayan birch (Betula utilis 'Jacquemontii')	5	80	N: 1 E: 1 S: 1 W: 1	Crown: 1 average Branch: 1.5 average	Young-mature	Good	Good	Typical example of species.	No action required.	C1	2.9	1.0
SG24	Mixed (cherry laurel dominant, holly)	2-4 average	Up to 100 average est	1-2.5 average	0 average	Semi-early mature	Good	Good	Pruned shrubs on road frontage.	No action required.	C2	4.5 average	1.2 average

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T25	Plum (Prunus domestica)	3	80, 80, 70, 90, 50	N: 1 E: 1 S: 3 W: 2	Crown: 1 south Branch: 1 average	Semi mature	Fair	Fair	Slightly sparse. Multi-stemmed from 1m.	No action required.	C1	12.8	2.0
G26	Pedunculate oak (Quercus robur)	9-10 average	Up to 260 average	4 average	0-1 average	Semi mature	Good	Good	Linear group of 5x small oaks in reasonable condition.	Fell.	B1	30.6 average	3.1 average
G27	Flowering cherry (Prunus sp.)	1-4 average	Up to 120 average	1-2 average	1 average	Young-semi mature	Good	Fair	Group of 9x trees forming small orchard area.	Remove 1x tree shown on tree retention plan.	C1	6.5 average	1.4 average
T28	Flowering cherry (Prunus sp.)	5	170	N: 2 E: 2 S: 2.5 W: 2.5	Crown: 1 west Branch: 2 average	Semi mature	Good	Fair	Slightly larger tree than other specimens in G27. Basal graft.	No action required.	C1	13.1	2.0
G29	Apple (Malus domestica sp.)	4-5 average	Up to 200 average est	2-3 average	1-2 average	Semi mature	Good	Good	Row of three fruit trees.	No action required.	C1+2	18.1 average	2.4 average
G30	Flowering cherry (Prunus sp.)	4-5 average	Up to 265 average	3 average	1-2 average	Semi mature	Good	Good	Row of three fruit trees.	Fell.	C1	31.8 average	3.2 average

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T31	Pedunculate oak (Quercus robur)	2.5	50	N: 1 E: 1.5 S: 1 W: 1	Crown: 0.5 average Branch: 0.5 average	Young	Good	Good	Sapling.	Fell.	C1	1.1	0.6
T32	Pedunculate oak (Quercus robur)	15	640	N: 8 E: 8 S: 7 W: 7	Crown: 1 north Branch: 2 south	Mature	Good	Good	Open grown habit. Previously crown lifted. No major visible defects.	No action required.	A1+2	185.3	7.7
T33	Ash (Fraxinus excelsior)	15	350 est	N: 4 E: 1 S: 4 W: 5	Crown: 2 north Branch: 3 south	Early mature	Good	Fair	Third party tree on road frontage. One sided crown due to suppression from T32.	No action required.	B2	55.4	Refer to tree constraints plan
SG34	Mixed (cherry laurel dominant, holly, hornbeam, bramble)	2 average	Under 75 average	1-2 average	0 average	Young-semi mature	Good	Fair	Pruned shrub group on road frontage.	No action required.	C2	2.5 average	0.9 average
T35	Ash (Fraxinus excelsior)	22	1300 est	N: 9 E: 9 S: 10 W: 10	Crown: 5 south Branch: 4 south	Over mature	Poor	Fair	Third party tree viewed from site. Dense ivy inhibits inspection of stem. Significant dieback on south side of crown (does not look like Ash Dieback but wrong time of year to appropriately assess).	Sever ivy and reassess in August (suggestion only as third party tree).	B1+2	707.0	Refer to tree constraints plan
SG36	Mixed (cherry laurel, elder, hawthorn, holly)	1-5 average	Up to 200 average est	1-3 average	0-1 average	Young-early mature	Good	Fair	Shrubs and small trees on site boundary (both sides of boundary fence).	No action required.	C2	18.1 average	2.4 average

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T37	Pedunculate oak (Quercus robur)	16	810	N: 7 E: 6 S: 7 W: 6	Crown: 4 north Branch: 3 average	Mature	Good	Good	Japanese knotweed located at base.	Control Japanese knotweed from RPA without excavation.	A1+2	296.9	9.7
T38	Hawthorn (Crataegus monogyna)	9	250, 200 est	N: 3 E: 3 S: 3 W: 1	Crown: 1 north Branch: 1 south	Mature	Good	Fair	Multi-stemmed tree on site boundary. Over-topped by oak.	No action required.	B1+2	46.4	3.8
T39	Field maple (Acer campestre)	15	500 est	N: 4 E: 1 S: 6 W: 6	Crown: 1 north Branch: 4 south	Mature	Good	Fair	Companion tree to T40. Drawn up growth habit due to group pressures. Under-storey inhibits inspection.	No action required.	A1+2	113.1	6.0
T40	Field maple (Acer campestre)	15	450, 450, 450 est	N: 7 E: 6 S: 6 W: 4	Crown: 3 south Branch: 4 east	Mature	Good	Good	3x stems from 1m. Under-storey and basal epicormic growth inhibits inspection. No major visible defects.	No action required.	A1+2	274.8	9.4
T41	Field maple (Acer campestre)	10	600 est	N: 5 E: 5 S: 4 W: 4	Crown: 0 north Branch: 2 average	Mature	Good	Good	Basal epicormic growth inhibits inspection of stem. No major visible defects.	No action required.	A1+2	162.9	7.2
G42	Himalayan birch (Betula utilis 'Jacquemontii')	2-3 average	Under 75 average	0.5 average	1.5 average	Young	Poor	Fair	Trees have died and been removed since survey was undertaken.	N/A	C1	2.5 average	0.9 average

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
H43	Mixed (hawthorn, privet)	2-2.5 average	Under 75 average	1-2 average	0 average	Semi mature	Fair	Fair	Pruned garden hedge.	Fell.	C1	2.5 average	0.9 average
T44	Plum (Prunus domestica)	7	250 est	N: 1 E: 3 S: 3 W: 3	Crown: 0 south Branch: 1 north	Mature	Good	Fair	Multi-stemmed with tight stem unions. Pruned from powerline to north.	No action required.	C1+2	28.3	Refer to tree constraints plan
T45	Ash (Fraxinus excelsior)	18	560 est	N: 6 E: 7 S: 5 W: 7	Crown: 4 west Branch: 3 east	Mature	Good	Fair	Crown lifted over powerline. Majority of roots assumed to be within site due to low retaining wall and road to north.	No action required.	B2	141.9	Refer to tree constraints plan
H46	Leyland cypress (Cupressus x leylandii)	2 average	Up to 100 average est	1 average	0 average	Semi mature	Good	Good	Pruned garden hedge.	Fell.	C2	4.5 average	1.2 average
T47	Lime (Tilia x europaea)	9	630	N: 1 E: 1 S: 2 W: 2.5	Crown: 1.5 south Branch: 3 average	Mature	Good	Poor	Tree felled due to basal decay since survey was undertaken.	N/A	C2	179.6	Refer to tree constraints plan
G48	Lime (Tilia x europaea)	13-14 average	350-750	2-5 average	2-3 average	Mature	Good	Fair	Row of offsite lime trees. Previously pollarded to circa 4-5m. Ivy clad.	Sever ivy (suggestion only as third party trees).	B2	Up to 254 average (refer to tree constraints plan)	Refer to tree constraints plan

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T49	Ash (Fraxinus excelsior)	19	900	N: 6 E: 6 S: 5 W: 7	Crown: 3 north Branch: 5 average	Mature	Good	Fair	Exposed buttress roots in lawn to west. Previously pollarded to circa 7m with extensive regrowth.	No action required.	B1	366.5	10.8
H50	Mixed (bay, cherry laurel)	1.5 average	Under 75 average	1 average	0 average	Semi mature	Good	Good	Pruned garden hedge.	Remove section of hedge shown on tree retention plan.	C1	2.5 average	0.9 average
T51	Apple (Malus domestica sp.)	6	160, 200, 260, 170	N: 6 E: 4 S: 4 W: 4	Crown: 1 west Branch: 2 average	Mature	Good	Good	Multi-stemmed. Broad growth habit. Crown lifted.	Fell.	B1	73.3	4.8
H52	Monterey cypress (Cupressus macrocarpa)	2 average	Under 75 average	1 average	0 average	Young	Fair	Good	Pruned garden hedge with sparse areas.	Remove part of hedge shown on tree retention plan.	C1	2.5 average	0.9 average
G53	Apple (Malus domestica sp.)	4-5 average	Up to 330 average	3-5 average	Crown: 1 average Branch: 1 average	Early mature	Good	Good	Small orchard area with pruned apple trees.	Remove 5x trees shown on tree retention plan.	B1	49.3 average	4.0 average
T54	Flowering cherry (Prunus sp.)	5	240, 140, 110	N: 3 E: 2 S: 3 W: 3	Crown: 1 average Branch: 1 average	Early mature	Good	Fair	Multi-stemmed. Basal graft.	No action required.	C1	40.4	3.6

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T55	Hawthorn (Crataegus monogyna)	3	100 est	N: 1 E: 1 S: 1 W: 1	Crown: 0 average Branch: 0 average	Young	Good	Good	Typical example of species.	Fell.	C1	4.5	1.2
T56	Norway maple (Acer platanoides)	4	100 est	N: 2 E: 2 S: 1 W: 2	Crown: 1 average Branch: 1 average	Young	Good	Good	Sapling in bramble area.	Fell.	C1	4.5	1.2
T57	Pedunculate oak (Quercus robur)	3	100	N: 2 E: 1 S: 1 W: 2	Crown: 1 north Branch: 1 west	Young	Good	Good	Typical example of species.	Fell.	C1	4.5	1.2
T58	Norway maple (Acer platanoides)	5	120	N: 1.5 E: 1 S: 2 W: 1.5	Crown: 2 average Branch: 2 average	Young	Good	Fair	Branch tear wound on stem.	Fell.	C1	6.5	1.4
T59	Pedunculate oak (Quercus robur)	6	120	N: 1 E: 1 S: 1 W: 1	Crown: 2 average Branch: 2 average	Young	Good	Good	Typical example of species.	Fell.	C1	6.5	1.4
T60	Norway maple (Acer platanoides)	6	180	N: 1.5 E: 1.5 S: 2 W: 2	Crown: 2 average Branch: 2 average	Young	Good	Fair	Branch tear wound on stem - occluded.	Fell.	C1	14.7	2.2

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T61	Norway maple (Acer platanoides)	5	60, 100, 50, 90, 60	N: 2 E: 2 S: 3 W: 2	Crown: 2 average Branch: 1 average	Young	Good	Fair	Stem bifurcates at 1m. Bark wounds on stem.	Fell.	C1	12.6	2.0
T62	Pedunculate oak (Quercus robur)	6	190	N: 3 E: 3 S: 2 W: 3	Crown: 2 average Branch: 2 average	Semi mature	Good	Good	Typical example of species.	Fell.	C1	16.3	2.3
T63	Pedunculate oak (Quercus robur)	8	170, 190, 140	N: 3 E: 3 S: 3 W: 3	Crown: 2 average Branch: 2 average	Semi mature	Good	Fair	Multi-stemmed. Included bark in stem union and natural bracing.	No action required.	C1	38.3	3.5
T64	Norway maple (Acer platanoides)	8	160	N: 2 E: 2 S: 2 W: 2	Crown: 2 average Branch: 2 average	Semi mature	Good	Good	Typical example of species.	No action required.	C1	11.6	1.9
T65	Pedunculate oak (Quercus robur)	5	110, 60	N: 2 E: 2 S: 2 W: 2	Crown: 1.5 north Branch: 2 average	Young	Good	Fair	Possible self seeded. Dual stem from 1m.	No action required.	C1	7.1	1.5
T66	Pedunculate oak (Quercus robur)	7	200	N: 3 E: 3 S: 3 W: 2	Crown: 2 south Branch: 2 south	Young	Good	Fair	Typical example of species.	No action required.	C1	18.1	2.4

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T67	Pedunculate oak (Quercus robur)	18	880 est	N: 11 E: 10 S: 10 W: 8	Crown: 1 east Branch: 4 average	Mature	Good	Good	Third party trees viewed from site. Open grown habit. No major visible defects.	No action required.	A1	350.3	10.6
T68	Field maple (Acer campestre)	10	450 est	N: 2 E: 5 S: 5 W: 4	Crown: 2 south Branch: 2.5 average	Mature	Good	Fair	Third party tree viewed from site. One sided crown due to suppression from large oak.	No action required.	B1	91.6	5.4
T69	Hawthorn (Crataegus monogyna)	6	200 est	N: 1 E: 2 S: 2 W: 2	Crown: 0 average Branch: 0 average	Mature	Fair	Fair	Under-storey prevents thorough inspection. Smothered by ivy.	Sever ivy.	C1	18.1	2.4
T70	Hornbeam (Carpinus betulus)	13	400, 300 est	N: 5 E: 6 S: 6 W: 3	Crown: 2 average Branch: 2 average	Mature	Good	Good	Dense under-storey prevents close inspection.	No action required.	B1	113.1	6.0
H71	Mixed (hawthorn, blackthorn, elder, hazel, ash)	3-6 average	Up to 150 average est	1-4 average	0 average	Semi-early mature	Good	Fair	Informal hedge. Possible third party.	No action required.	C2	10.2 average	1.8 average
T72	Field maple (Acer campestre)	14	500 est	N: 5 E: 4 S: 3 W: 4	Crown: 3 north Branch: 4 average	Mature	Good	Good	Under-storey prevents close inspection. Ivy clad. No major visible defects.	No action required.	A1	113.1	6.0

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T73	Unidentified	5	250 est	N: 2 E: 2 S: 2 W: 2	Crown: 0 average Branch: N/A	N/A	Poor	Poor	Large offsite shrub or small tree. Only viewed from distance. Completely smothered with ivy preventing identification of species or condition. All dimensions assumed.	Sever ivy (suggestion only as third party tree).	U	28.3	3.0
T74	Hawthorn (Crataegus monogyna)	8	400 est	N: 1 E: 2 S: 4 W: 1	Crown: 2 average Branch: 2 south	Over mature	Good	Fair	Third party tree viewed from distance. Ivy clad.	No action required.	B1	72.4	4.8
T75	Holly (Ilex aquifolium)	7	150 est	N: 2 E: 2 S: 2 W: 2	Crown: 0 average Branch: 0 average	Early mature	Good	Fair	Third party tree viewed from distance. Small hazel growing from base.	No action required.	C1	10.2	1.8
G76	Hornbeam (Carpinus betulus)	10-11 average	Up to 450 average est	N: 2 E: 3 S: 5 W: 4	0-1 average	Mature	Good	Good	Potentially third party linear group of hornbeam. Under-storey and dense foliage prevent access to inspect stems.	Crown lift as required to install boundary treatment. Clear under-storey to enable detailed assessment.	B2	91.6 average	5.4 average
G77	Holly (Ilex aquifolium)	5-7 average	Up to 200 average est	N: 2 E: 2 S: 5 W: 4	0-1 average	Mature	Good	Fair	Under-storey and dense foliage prevent access to stems. Potentially third party trees.	Crown lift as required to install boundary treatment. Clear under-storey to enable detailed assessment.	B2	18.1 average	2.4 average
H78	Mixed (hawthorn dominant, hazel, holly, elder)	3-5 average	Up to 200 average est	1-3 average	0 average	Semi mature-mature	Fair	Fair	Informal hedge. Ivy clad. Potentially third party. Dense brambles make parts inaccessible.	Prune as required to install garden fences.	C2	18.1 average	2.4 average

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T79	Hawthorn (Crataegus monogyna)	9	250 est	N: 1 E: 2 S: 2 W: 2	Crown: 1 average Branch: N/A	Mature	Fair	Fair	No direct access to survey. Ivy clad. Sparse crown.	Sever ivy.	C2	28.3	3.0
T80	Field maple (Acer campestre)	12	450, 450, 450 est	N: 6 E: 5 S: 5 W: 6	Crown: 4 west Branch: 4 average	Mature	Good	Good	No direct access to survey.	Clear under-storey to enable detailed assessment.	B1+2	274.8	9.4
G81	Hawthorn (Crataegus monogyna)	9 average	300 est	2-3 average	0 average	Mature	Poor	Fair	Two adjacent large hawthorn, both smothered by ivy. No direct access to survey.	Sever ivy.	C2	40.7	3.6
T82	Field maple (Acer campestre)	7	450 est	N: 5 E: 3 S: 3 W: 4	Crown: 2 average Branch: 2 average	Mature	Good	Good	Under-storey prevents close inspection. No major visible defects.	Clear under-storey to enable detailed assessment.	B1+2	91.6	5.4
T83	Ash (Fraxinus excelsior)	13	400, 200 est	N: 4 E: 3 S: 3 W: 3	Crown: 0 average Branch: 0 average	Early mature	Good	Good	No direct access to survey. Only viewed from distance. Potentially third party tree.	Clear under-storey to enable detailed assessment.	B2	90.5	5.4
T84	Ash (Fraxinus excelsior)	17	500, 450, 400 est	N: 7 E: 6 S: 6 W: 8	Crown: 4 west Branch: 6 west	Mature	Fair	Fair	Multi-stemmed. Ivy and under-storey prevent thorough inspection of stems. Crown appears sparse however only coming into leaf at time of survey so difficult to assess.	Sever ivy. Reinspect in August.	C1+2	277.1	9.4

Site: Woodlands Farm

Survey date: 27/04/2026

Surveyor: Peter Davies

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
G85	Leyland cypress (Cupressus x leylandii)	10-11 average	Up to 300 average est	3-4 average	0 average	Early mature	Good	Fair	2x trees. No direct access to survey. Appears to be third party trees. Split stem hung up on powerline.	Remove split stem.	C2	40.7 average	Refer to tree constraints plan
T86	Field maple (Acer campestre)	6	150 est	N: 1 E: 2 S: 2 W: 2	Crown: 1 south Branch: 1 average	Young	Good	Fair	Pruned from powerline.	No action required.	C2	10.2	Refer to tree constraints plan
T87	Hawthorn (Crataegus monogyna)	4	150 est	N: 1 E: 2 S: 2 W: 2	Crown: 1 average Branch: 1 average	Early mature	Fair	Fair	Smothered by ivy.	Sever ivy.	C2	10.2	Refer to tree constraints plan

Appendix 3: Tree Retention Plan

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Canopy of category B* tree to be removed
- Canopy of category C* tree to be removed

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/B **Rev:** - **Sheet number:** 1 of 4

Client and site:
[redacted]
Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Retention Plan

Date drawn: 07/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

PJC Consultancy
The Watermill, The Mill Business Park, Maidstone Road, Ashford, Kent, TN26 1AE
t: 01233 225365
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Canopy of category B* tree to be removed
- Canopy of category C* tree to be removed

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

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Tree numbers suffixed with PA indicate the tree position is approximate.



Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

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e

Drawing no: PJC/7146/26/B **Rev:** - **Sheet number:** 2 of 4

Client and site:
[redacted]
Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Retention Plan

Date drawn: 07/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

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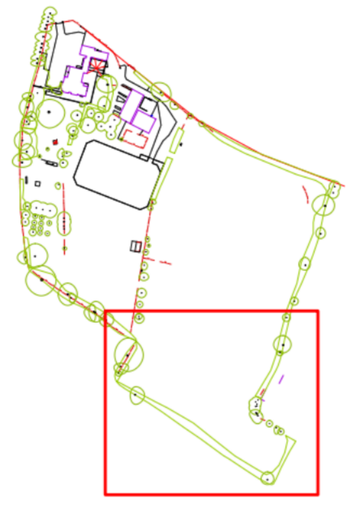
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- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Canopy of category B* tree to be removed
- Canopy of category C* tree to be removed

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/B **Rev:** - **Sheet number:** 3 of 4

Client and site:

[redacted]

Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Retention Plan

Date drawn: 07/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

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Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

Key:

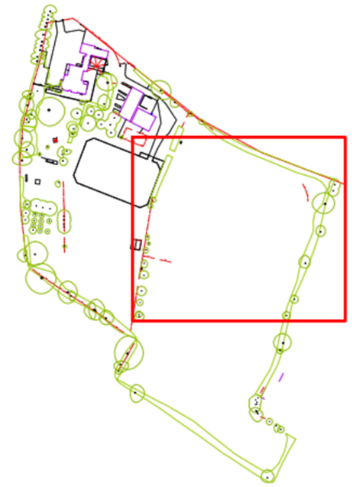
- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Canopy of category B* tree to be removed
- Canopy of category C* tree to be removed

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/B **Rev:** - **Sheet number:** 4 of 4

Client and site:

[redacted]

Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Tree Retention Plan

Date drawn: 07/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

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Appendix 4: Preliminary Tree Protection Plan

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Tree Protection Fencing
- New drainage pipe within root protection area

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/C **Rev:** - **Sheet number:** 1 of 4

Client and site:

[redacted]

Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Preliminary Tree Protection Plan

Date drawn: 07/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

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Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Tree Protection Fencing
- New drainage pipe within root protection area

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

Drawing no: PJC/7146/26/C **Rev:** - **Sheet number:** 2 of 4

Client and site:
[redacted]
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Preliminary Tree Protection Plan

Date drawn: 07/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

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t: 01233 225365
e: contact@pjcconsultancy.com
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Newland

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Tree Protection Fencing
- New drainage pipe within root protection area

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/C **Rev:** - **Sheet number:** 3 of 4

Client and site:

[redacted]
Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Preliminary Tree Protection Plan

Date drawn: 07/08/2026

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

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Scale (m)
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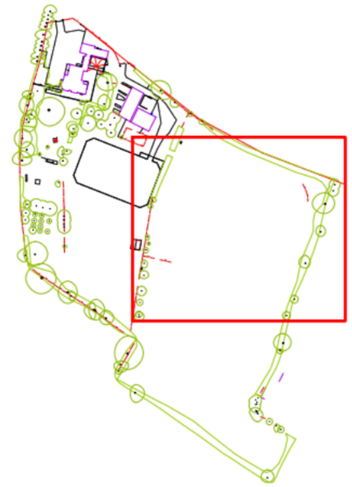
- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Shrub group or hedge to be retained
- Tree Protection Fencing
- New drainage pipe within root protection area

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7146/26/C **Rev:** - **Sheet number:** 4 of 4

Client and site:

[redacted]

Woodlands Farm
Wrotham Road
Meopham, DA13 0RQ

Drawing title: Preliminary Tree Protection Plan

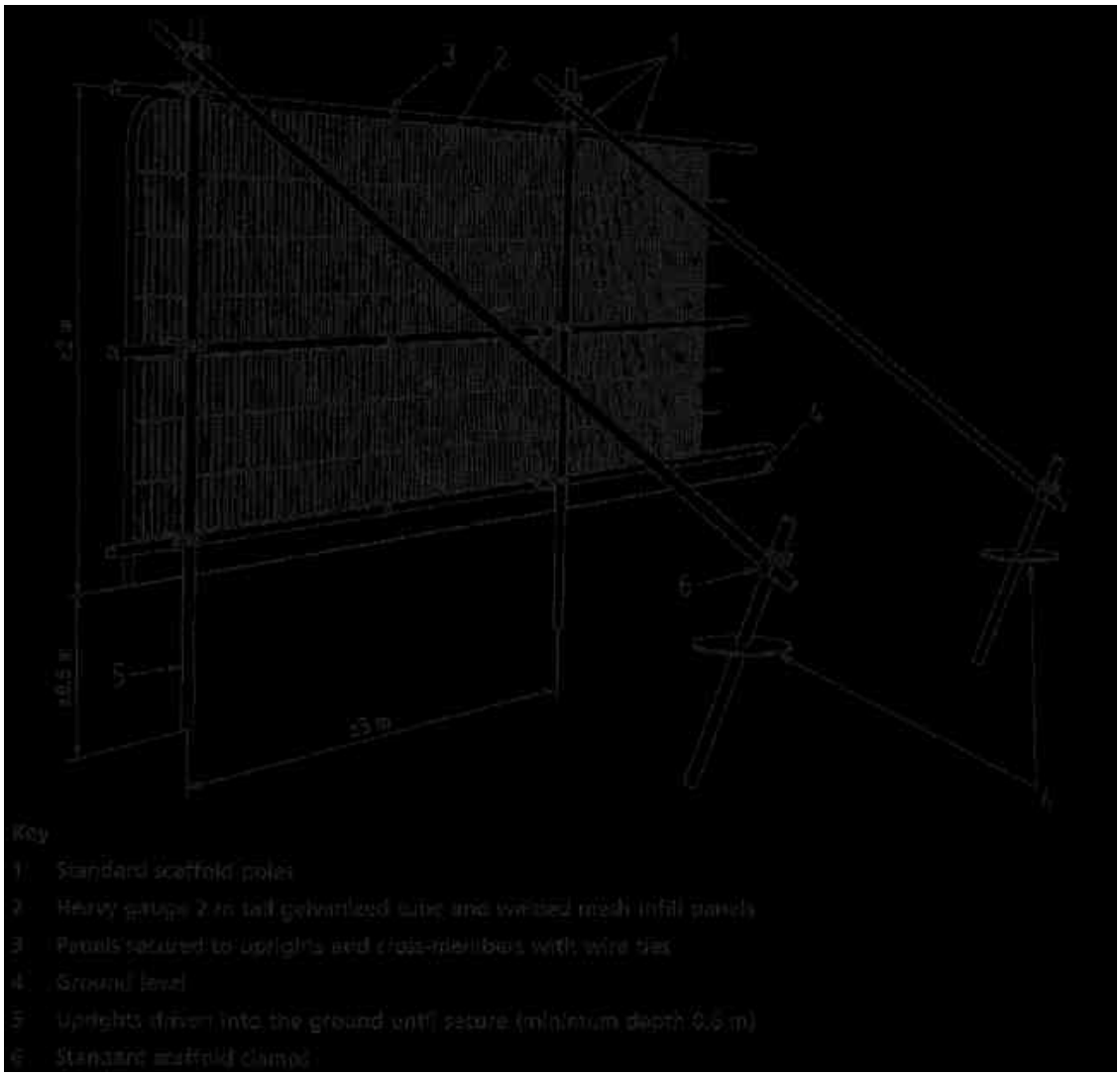
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Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

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The Watermill, The Mill Business Park, Maidstone Road, Ashford, Kent, TN26 1AE
t: 01233 225365
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Appendix 5: Tree Protection Fencing Specification



Appendix 6: Example Protective Fencing Sign



CONTACT DETAILS

Kent Office:

The Watermill

The Mill Business Park

Maidstone Road

Ashford

Kent

TN26 1AE

Tel: 01323 832120

Tel: 01233 225365

Author: Peter Davies

Date: 7th August 2026

E-mail: pete@pjcconsultancy.com