DOWN TO EARTH

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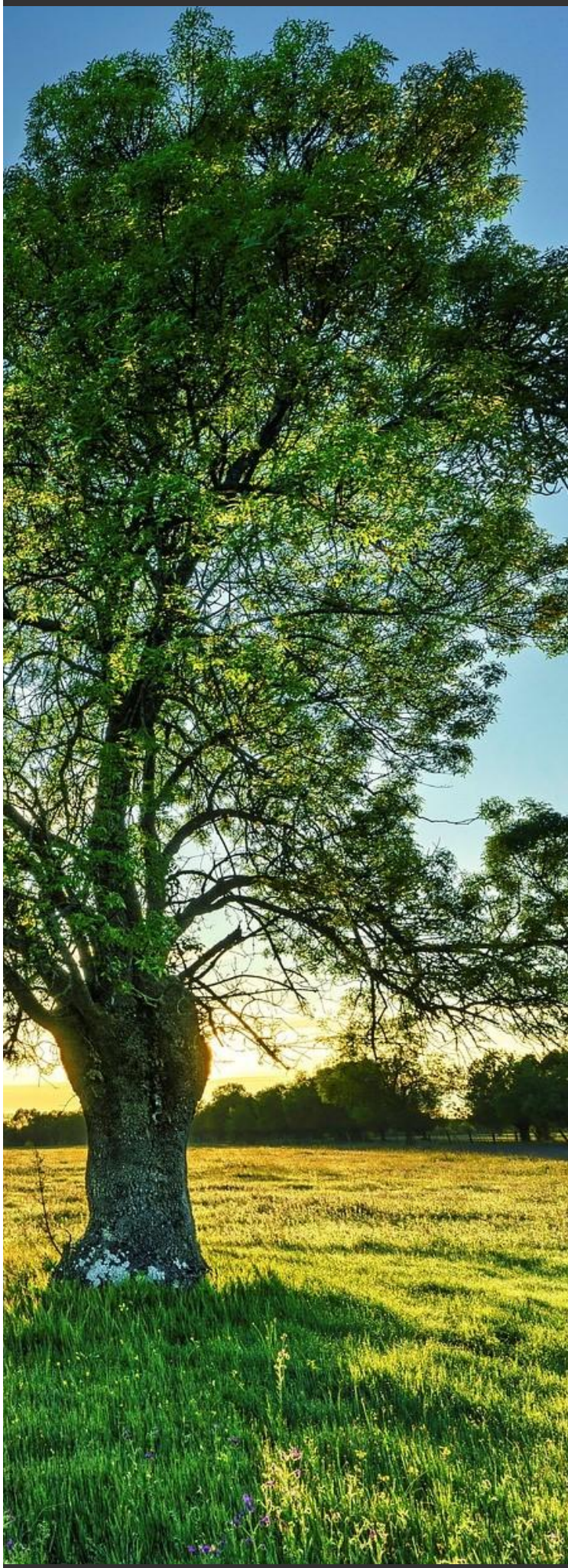
Rose Farm, Downs Road , Istead Rise, DA13 9HG

BS 5837 Arboricultural Impact Assessment Report (AIA)

Tree Protection Plan



November 2025

Instructing client:	**Esquire Developments**
Site address:	**Rose Farm, Downs Road, Istead Rise DA13 9HG**
Report reference:	**DTE #RF23434**

	Name	**Position**	**Date**
Surveyor and date of the survey:	**Ian Dalton** Dip Arb L4 ABC	Arboricultural Consultant	6th May 2025
Report author:	**Neil Moulton** BSc Hons MArborA Dip Arb L4	Principal Arboricultural Consultant	27th November 2025
Reviewed:	**John Robinson** Tech Cert (Arbor A) Dip Arb L6	Consultancy Director	28th November 2025

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1.0 Executive Summary

1.1.1 An Arboricultural survey has been carried out at Rose Farm Downs Road Istead Rise DA13 9HG in accordance with British Standard BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.

The proposed design layout requires the removal of 13 individual trees, of which 4 are category 'B' and 9 are category 'C', and 6 tree groups comprising approximately 150 stems in total, all of which are graded as Category 'C'.

1.1.2 A total of 64 individual trees, 22 tree groups, 5 hedges, and no shrub/scrub areas were recorded during the survey. Trees have been categorised as per the BS 5837:2012 guidelines as follows:

1.2 Tree Category Table (stem numbers in groups/hedges are estimated)

	A	B	C	U	TOTAL
Trees	4	22	35	3	64
Groups	0	1(4)	21(200)	0	204
Hedges	0	0	5(100)	0	100
Woodlands	0	0	0	0	0
Shrub/Scrub areas	0	0	0	0	0
TOTAL	4	26	335	3	368

2.0 Introduction

2.1 Instructions

2.1.1 Down To Earth Trees Ltd was appointed by Esquire Developments to carry out a tree survey and prepare an Arboricultural Impact Assessment (AIA) in accordance with British Standard BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.

2.2 Scope and Purpose of Report

2.2.1 This report focuses on the potential impacts of the proposed development on trees, assessing their quality, and providing recommendations to protect retained trees. The purpose is to aid the Local Planning Authority in considering the application and ensure trees are considered in the design process.

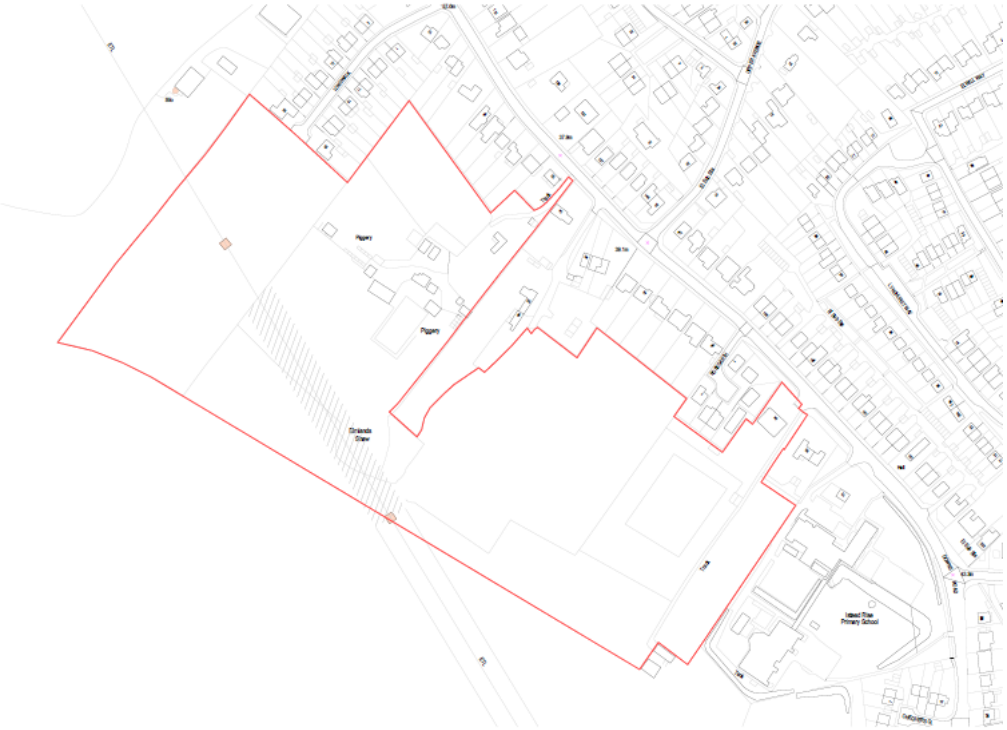
3.0 Site Visit and Observations

3.1 Site Visit

3.1.1 A site visit was undertaken on 6th May 2025 by Ian Dalton. The weather conditions during the survey were clear and dry.

3.2 Site Description

3.2.1 The site features a large open field bordered by trees and hedges. Additionally there is an equine centre with trees distributed throughout. The extent of the site is indicated by the red line on the plan below:



4.0 The Subject Trees

4.1.1 A total of 64 individual trees, 22 tree groups, 5 hedges, and no shrub/scrub areas were recorded during the survey. Trees have been categorised as per the BS 5837:2012 guidelines A full summary of the trees including their retention categories can be found in the Tree Schedule in Appendix 2.

4.2 Legal status of the trees

4.2.1 As recorded by out Tree Constraints Plan dated 12th May 2025, Gravesham Borough Council have confirmed that the site is not subject to any Tree Preservation Order (TPO) or Conservation Area restrictions.

5.0 Arboricultural Impact Assessment

5.1 Summary of Tree Impacts

5.1.1 The proposed development will involve the removal of 13 trees, of which 4 (T17,T19, T21, T22) are BS5837:2012 Category 'B'. The remaining 9 trees, T14, T15, T18, T25, T48, T57, T58, T64, and T90 are all Category 'C' either by virtue of their small size, or poor condition. The removal of 6 BS5837:2012 Category 'C' tree groups, G11,G12,G16,G35,G38, and G47 is necessary to accommodate the proposed construction. All 137 (approx.) stems are either young trees or trees in poor condition, with a useful life expectancy of <10 years.

5.2 Mitigation Measures

5.2.1 Design Adjustments: The RPAs of 16 trees intersects with the proposed development. 'no-dig' solutions and/or ground protection have been specified to minimise root disturbance. (See Appendix 5 for methods of work close to trees).

5.2.2 **Tree Protection:** Protective fencing and ground protection must be installed around all retained trees as specified on the TPP before any site works begin. (See Appendix 4 – Tree Protection Plan).

6.0 Conclusion

6.1.1 The proposed development will have a moderate immediate arboricultural impact, with all but 4 trees to be removed falling under as BS5837:2012 category 'C'. Some of these trees are ash displaying advanced symptoms of ash dieback disease caused by the fungus *Hymenoscyphus fraxineus* which almost invariably leads to tree death, particularly in young or semi-mature trees as is the case on this site with the exception of T25, which is a mature tree with a large basal cavity and decay on the main stem. The majority of other trees to be removed fall into BS5837:2012 Category 'C' by virtue of their small size. A large group of mixed species G16 has been included in the list of trees to be removed, however the only requirement is to clear fell to accommodate the proposed road; trees not in this footprint may be retained. Elsewhere in the development where the development encroaches on the RPA of Category 'C' trees we have annotated the Tree Protection Plan to confirm permitted encroachment on the basis of proportionality of tree protection measures to the merit of the trees concerned.

6.1.2 Protective measures, as outlined in the accompanying Tree Protection Plan (TPP), should be implemented prior to any site works to safeguard the retained trees throughout the construction phase. Provided these measures are followed, the development can proceed in accordance with BS 5837:2012 recommendations, without significant detriment to the site's tree stock or public amenity.

Please get in touch with us first if you have any questions regarding this survey or report.

Neil Moulton BSc (Hons) DipArbL4 (ABC)

Principal Arboricultural Consultant
Down To Earth Trees Limited

Appendix 1: *Key to the Tree Survey Schedule*

Tree no. (with Google map link) – The individual identification reference numbers for the tree. For example:

- **T1 –** Individual tree
- **G2 –** Group of trees
- **H3 –** Hedge
- **S4 –** Shrub/Scrub area

This field also includes a link to the tree's location on Google Maps.

Species – The species of the tree, listed by scientific name, with the accompanying common name in parentheses.

Structural Condition – An assessment of the tree's structural integrity, noting any physical defects or signs of instability, categorised as follows:

- **Stable –** No significant structural defects; stable and unlikely to fail under normal conditions.
- **Manageable -** Defects are present but can likely be corrected through interventions like pruning
- **Irremediable -** Defects are significant and cannot be corrected, compromising the tree's stability over time.
- **Critical -** Structure is critically weak, posing an immediate hazard and unsuitable for retention.

Physiological Condition – Observations on the tree's health and vitality, categorised as follows:

Attributes – Characteristics or features of the tree, such as:

- **Height –** Total height from ground to top of the crown, measured in meters.
- **Stem diameter –** Diameter of the main stem at 1.3 meters above ground, in millimetres
- **Spread –** The horizontal reach of the crown measured from the trunk to the edge of the foliage, taken from the four cardinal points (north, south, east, and west).
- **Crown clearance –** Height above ground to the lowest part of the crown, important for clearance assessments
- **Lowest branch –** Height of the lowest branch above ground, noting its orientation.
- **Life stage –** An estimate of the tree's age based on visual indicators; considered provisional unless supported by additional information, such as historical records or local knowledge.
- **Remaining contribution in years -** Estimated remaining lifespan based on health and structure, indicating future landscape value.

General Observations – General comments on the tree's overall condition, noting any physiological or structural issues, health, vitality, and form. Observations may include any visible defects, pests, diseases, or disorders affecting the tree.

Retention Category – The recommended category for tree retention is based on BS5837 criteria, which indicates the tree's suitability for retention in the context of site development or management. The categories are as follows:

- **Category A (High Quality)** – Trees of high value due to their age, size, condition, or special significance (e.g., historical, ecological, or landscape importance). They have a long-anticipated lifespan and contribute significantly to the landscape. Retention is strongly recommended wherever possible.
- **Category B (Moderate Quality)** – Trees of moderate value, in fair condition with some defects or younger age. They make a positive contribution to the landscape but are not as essential as Category A trees. Retention is desirable if it does not hinder site development.
- **Category C (Low Quality)** – Trees of lower value due to poor health, limited longevity, or minor landscape significance. Often younger or smaller, they may have defects that limit their lifespan. Retention is optional, and they can be removed if needed for site development.
- **Category U (Unsuitable for Retention)** – Trees in poor condition with serious structural defects or health issues, unlikely to survive beyond 10 years. These trees are not recommended for retention due to safety concerns and limited future value.

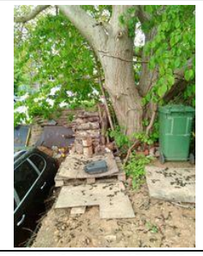
Root Protection Area (RPA) – The calculated area surrounding a tree is required to protect its root system and ensure its health, as per BS5837 guidelines.

Arboricultural Impact Assessment Report

Appendix 2
Tree Survey Schedule

Appendix 2: *Tree Survey Schedule*

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG
Client: Esquire Developments
Surveyor: Ian Dalton
Report ref: #RF23434
Survey date: 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T1	Common walnut *(Juglans regia)*	Irremediable	Poor	1	Height (m): 13 Stem Diam(mm): 1200 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Significant roots have been severed on the northeast side where a level change has occurred. Significant dieback in crown likely caused by root damage.	C3	Radius: 14.4m. Area: 651 sq m.	
T2	Common walnut *(Juglans regia)*	Stable	Normal	1	Height (m): 5 Stem Diam(mm): 360 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Slightly leaning towards the road. Appears to be healthy with no significant defects visible.	B3	Radius: 4.3m. Area: 58 sq m.	
T3	English oak (Quercus robur)	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 500 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated. Tree appears to healthy with no significant defects visible.	B1	Radius: 6.0m. Area: 113 sq m.	
T4	English oak (Quercus robur)	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 250 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated. Tree appears to healthy with no significant defects visible.	B1	Radius: 3.0m. Area: 28 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T5	English oak (Quercus robur)	Stable	Below average	1	Height (m): 13 Stem Diam(mm): 500 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated. Slightly sparse crown.	C1	Radius: 6.0m. Area: 113 sq m.	
G6	Common ash *(Fraxinus excelsior)*	Stable	Below average	1	Height (m): 8 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite trees - measurements estimated. Group of Ash trees in varying stages of decline, likely caused by Ash Dieback.	C2	Area: 249 sq m.	
T7	English oak (Quercus robur)	Stable	Normal	1	Height (m): 14 Stem Diam(mm): 900 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Slightly suppressed, asymmetrical crown. Appears to be healthy with no significant defects visible.	B1	Radius: 10.8m. Area: 366 sq m.	
T8	English oak (Quercus robur)	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 540 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B1	Radius: 6.5m. Area: 133 sq m.	
T9	English oak (Quercus robur)	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 450 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B1	Radius: 5.4m. Area: 92 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T10	Common walnut *(Juglans regia)*	Stable	Normal	6	Height (m): 16 6 stems, avg.(mm): 400 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: At least 20 Years	Bark damaged lower limbs. Good form and vigour.	A1	Radius: 11.8m. Area: 437 sq m.	
G11	Cherry *(Prunus sp. 'Cherry')*	Stable	Normal	1	Height (m): 7 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of young and early mature Cherry trees.	C2	Area: 788 sq m.	
G12	Apple *(Malus sp.)* Elder *(Sambucus nigra)* English yew *(Taxus baccata)* Common hawthorn *(Crataegus monogyna)*	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Group of low quality, small trees. Densely packed and overgrown.	C2	Area: 951 sq m.	
T13	Himalayan birch *(Betula utilis)*	Stable	Normal	1	Height (m): 7 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	B1	Radius: 3.6m. Area: 41 sq m.	
T14	Sycamore *(Acer pseudoplatanus)*	Stable	Below average	1	Height (m): 13 Stem Diam(mm): 600 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Signs of localised dieback in crown, cause unknown but possible root damage caused by ploughing.	C2	Radius: 7.2m. Area: 163 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T15	Common ash *(Fraxinus excelsior)*	Stable	Below average	1	Height (m): 13 Stem Diam(mm): 350 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Crown dieback likely caused by Ash Dieback.	C3	Radius: 4.2m. Area: 55 sq m.	
G16	English elm (Ulmus procera) English oak (Quercus robur) Common hawthorn (Crataegus monogyna) Common ash (Fraxinus excelsior)	Manageable	Below average	1	Height (m): 10 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Large grass area containing several mature Ash trees showing signs of decline associated with Ash Dieback, and younger trees which are of low quality.	C2	Area: 1561 sq m.	
T17	Hornbeam *(Carpinus betulus)*	Manageable	Normal	1	Height (m): 13 Stem Diam(mm): 850 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Asymmetrical, suppressed crown. Significant bark damage on limbs in upper crown.	B2	Radius: 10.2m. Area: 327 sq m.	
T18	Hornbeam *(Carpinus betulus)*	Manageable	Normal	3	Height (m): 13 3 stems, avg.(mm): 350 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Significant bark damage and stem decay on all three stems up to 2m.	C2	Radius: 7.3m. Area: 167 sq m.	
T19	Hornbeam *(Carpinus betulus)*	Manageable	Normal	4	Height (m): 13 4 stems, avg.(mm): 350 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Bark damage on all four stems up to 2m.	B2	Radius: 8.4m. Area: 222 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T20	Hornbeam *(Carpinus betulus)*	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 530 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible and good form.	B1	Radius: 6.4m. Area: 129 sq m.	
T21	Hornbeam *(Carpinus betulus)*	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 400 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B2	Radius: 4.8m. Area: 72 sq m.	
T22	Hornbeam *(Carpinus betulus)*	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 450 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B2	Radius: 5.4m. Area: 92 sq m.	
T23	Hornbeam *(Carpinus betulus)*	Stable	Normal	1	Height (m): 11 Stem Diam(mm): 550 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: At least 20 Years	Central stem has failed but crown has been replaced. Tree now has good form and appears healthy with no significant defects visible.	A2	Radius: 6.6m. Area: 137 sq m.	
T24	Common ash *(Fraxinus excelsior)*	Stable	Below average	1	Height (m): 16 Stem Diam(mm): 710 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Sparse crown, likely affected by Ash Dieback.	C2	Radius: 8.5m. Area: 227 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T25	Common ash *(Fraxinus excelsior)*	Irremediable	Below average	1	Height (m): 20 Stem Diam(mm): 980 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Sparse crown, likely affected by Ash Dieback. Second stem has previously failed. Large decaying cavity at base with reaction wood above. Significant decay on main stem and scaffold limb from 6-8m.	C2	Radius: 11.8m. Area: 437 sq m.	
T26	English oak (Quercus robur)	Stable	Normal	1	Height (m): 18 Stem Diam(mm): 1150 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: At least 40 Years	Healthy tree with no significant defects visible and very nice form.	A1	Radius: 13.8m. Area: 598 sq m.	
T27	English oak (Quercus robur)	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 750 Spread (m): 3N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible. Asymmetrical crown.	B3	Radius: 9.0m. Area: 254 sq m.	
T28	Common ash *(Fraxinus excelsior)*	Stable	Below average	1	Height (m): 17 Stem Diam(mm): 1070 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Sparse crown, likely affected by Ash Dieback. Severely decayed stem from base up to 5m.	C3	Radius: 12.8m. Area: 515 sq m.	
T29	Field maple *(Acer campestre)*	Manageable	Normal	1	Height (m): 5 Stem Diam(mm): 340 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Severe bark damage on stem at base.	C3	Radius: 4.1m. Area: 53 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T32	English oak (Quercus robur)	Stable	Normal	1	Height (m): 14 Stem Diam(mm): 700 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Asymmetrical, suppressed crown. Appears healthy with no significant defects visible.	B1	Radius: 8.4m. Area: 222 sq m.	
T33	Common ash *(Fraxinus excelsior)*	Stable	Below average	1	Height (m): 8 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Slightly sparse crown.	C3	Radius: 4.2m. Area: 55 sq m.	
T34	Common ash *(Fraxinus excelsior)*	Stable	Below average	1	Height (m): 15 Stem Diam(mm): 550 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Slightly sparse crown.	C3	Radius: 6.6m. Area: 137 sq m.	
G35	Common hawthorn *(Crataegus monogyna)*	Stable	Normal	1	Height (m): 5 Stem Diam(mm): 350 Spread (m): 53N, 3E, 3S, 3W Crown Clearance (m): 1 Rem. Contrib.: Less than 10 years	Group Hawthorn trees growing out of boundary hedge.	C2	Area: 611 sq m.	
T36	Common ash *(Fraxinus excelsior)*	Stable	Normal	1	Height (m): 4 Stem Diam(mm): 250 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Young Ash tree with Elder next to it.	C3	Radius: 3.0m. Area: 28 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G37	Cherry *(Prunus sp. 'Cherry')* Common hawthorn *(Crataegus monogyna)*	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Overgrown hedging.	C2	Area: 180 sq m.	
G38	Common ash *(Fraxinus excelsior)* Horse chestnut *(Aesculus hippocastanum)*	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 250 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Group of young trees.	C2	Area: 90 sq m.	
G39	Sycamore *(Acer pseudoplatanus)*	Stable	Normal	1	Height (m): 17 Stem Diam(mm): 500 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated. Ivy covered but appear to be healthy.	B2	Area: 124 sq m.	
G40	Sycamore *(Acer pseudoplatanus)* English yew *(Taxus baccata)*	Stable	Normal	1	Height (m): 8 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	C2	Area: 151 sq m.	
G41	Mixed species *(Mixed species)*	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 350 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Large wooded area, predominantly offsite.	C2	Area: 2372 sq m.	

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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G42	Sycamore *(Acer pseudoplatanus)* Poplar *(Populus sp.)*	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite trees in private garden.	C2	Area: 446 sq m.	
T43	Pine *(Pinus sp.)*	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 150 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	C3	Radius: 1.8m. Area: 10 sq m.	
T44	Common ash *(Fraxinus excelsior)*	Stable	Normal	1	Height (m): 5 Stem Diam(mm): 400 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated. Pollarded tree.	C3	Radius: 4.8m. Area: 72 sq m.	
T45	Cedar *(Cedrus sp.)*	Stable	Normal	1	Height (m): 8 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	C3	Radius: 3.6m. Area: 41 sq m.	
T46	English oak (Quercus robur)	Stable	Normal	1	Height (m): 7 Stem Diam(mm): 260 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B3	Radius: 3.1m. Area: 30 sq m.	

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG
Client: Esquire Developments
Surveyor: Ian Dalton
Report ref: #RF23434
Survey date: 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G47	Apple *(Malus sp.)*	Stable	Normal	1	Height (m): 3 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Group of young fruit trees.	C2	Area: 168 sq m.	
T48	Common ash *(Fraxinus excelsior)*	Stable	Below average	1	Height (m): 11 Stem Diam(mm): 450 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Sparse crown.	C3	Radius: 5.4m. Area: 92 sq m.	
G49	Cherry *(Prunus sp. 'Cherry')*	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 350 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality trees.	C2	Area: 134 sq m.	
H50	Privet *(Ligustrum vulgare)*	Stable	Normal	1	Height (m): 3 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Privet hedge.	C3	Radius: 1.2m. Area: 181 sq m.	
H51	Western red cedar *(Thuja plicata)*	Stable	Normal	1	Height (m): 3 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Conifer hedge.	C3	Radius: 1.2m. Area: 55 sq m.	

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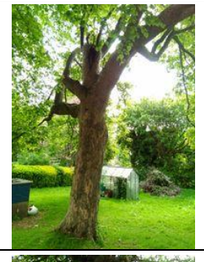
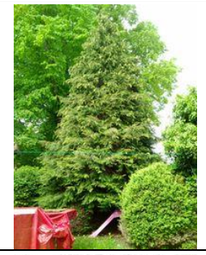
Client: Esquire Developments **Surveyor:** Ian Dalton **Survey date:** 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
H52	Privet *(Ligustrum vulgare)*	Stable	Normal	1	Height (m): 3 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Privet hedge.	C3	Radius: 1.2m. Area: 49 sq m.	
G53	Monterey cypress *(Cupressus macrocarpa)* Sycamore *(Acer pseudoplatanus)*	Stable	Normal	1	Height (m): 15 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	C2	Area: 162 sq m.	
G54	Common ash *(Fraxinus excelsior)* Sycamore *(Acer pseudoplatanus)*	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality trees.	C2	Area: 474 sq m.	
T55	English oak (Quercus robur)	Stable	Normal	1	Height (m): 12 Stem Diam(mm): 590 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B2	Radius: 7.1m. Area: 158 sq m.	
T56	English oak (Quercus robur)	Stable	Normal	1	Height (m): 12 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B2	Radius: 4.8m. Area: 72 sq m.	

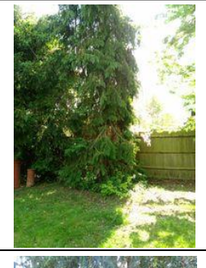
Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG **Report ref:** #RF23434
Client: Esquire Developments **Surveyor:** Ian Dalton **Survey date:** 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T57	Common walnut *(Juglans regia)*	Manageable	Below average	2	Height (m): 10 2 stems (mm): 380,400 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Included bark at fork at base. Sparse crown, undersized foliage.	C3	Radius: 6.6m. Area: 137 sq m.	
T58	Common walnut *(Juglans regia)*	Stable	Below average	1	Height (m): 10 Stem Diam(mm): 610 Spread (m): 5.5N, 5.5E, 5.5S, 5.5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Sparse crown, undersized foliage.	C3	Radius: 7.3m. Area: 167 sq m.	
T59	Lime *(Tilia sp.)*	Stable	Normal	1	Height (m): 22 Stem Diam(mm): 1140 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: At least 20 Years	Healthy tree with no significant defects visible. Prominent feature tree. Major deadwood, expected for a tree of this age and species.	A1	Radius: 13.7m. Area: 590 sq m.	
T60	Sycamore *(Acer pseudoplatanus)*	Stable	Normal	1	Height (m): 9 Stem Diam(mm): 710 Spread (m): 1N, 4E, 5S, 4W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Heavily suppressed, asymmetric crown. Large cavity on stem at 5m.	C3	Radius: 8.5m. Area: 227 sq m.	
T61	Apple *(Malus sp.)*	Irremediable	Normal	1	Height (m): 4 Stem Diam(mm): 450 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Large cavity on stem at 1.5m.	C3	Radius: 5.4m. Area: 92 sq m.	

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG **Report ref:** #RF23434
Client: Esquire Developments **Surveyor:** Ian Dalton **Survey date:** 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G62	Apple *(Malus sp.)*	Stable	Normal	1	Height (m): 4 Stem Diam(mm): 250 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality fruit trees.	C2	Area: 68 sq m.	
T63	Western red cedar *(Thuja plicata)*	Stable	Normal	1	Height (m): 9 Stem Diam(mm): 350 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality Conifer.	C3	Radius: 4.2m. Area: 55 sq m.	
T64	Judas tree *(Cercis siliquastrum)*	Irremediable	Below average	3	Height (m): 7 3 stems (mm): 260,200,230 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Significant decay on stem on both main stems up to 4m. Split limb also at 4m. Sparse crown.	C1	Radius: 4.8m. Area: 72 sq m.	
G65	Sycamore *(Acer pseudoplatanus)* Common hawthorn *(Crataegus monogyna)*	Stable	Normal	1	Height (m): 10 Stem Diam(mm): 250 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	C2	Area: 32 sq m.	
T66	Western red cedar *(Thuja plicata)*	Stable	Normal	1	Height (m): 8 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality Conifer.	C3	Radius: 3.6m. Area: 41 sq m.	

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG **Report ref:** #RF23434
Client: Esquire Developments **Surveyor:** Ian Dalton **Survey date:** 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T67	Norway spruce *(Picea abies)*	Stable	Normal	1	Height (m): 13 Stem Diam(mm): 510 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: Less than 10 years	Low quality Conifer.	C3	Radius: 6.1m. Area: 117 sq m.	
T68	Sycamore *(Acer pseudoplatanus)*	Stable	Normal	1	Height (m): 15 Stem Diam(mm): 650 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	B1	Radius: 7.8m. Area: 191 sq m.	
T69	Field maple *(Acer campestre)*	Stable	Normal	1	Height (m): 8 Stem Diam(mm): 540 Spread (m): 3N, 1E, 3S, 4W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Two stems have fused into one at 0.5m and separate again at 3m. Healthy tree with no significant defects visible. Suppressed, asymmetric crown.	C3	Radius: 6.5m. Area: 133 sq m.	
T70	Western red cedar *(Thuja plicata)*	Stable	Normal	1	Height (m): 10 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality Conifer.	C3	Radius: 3.6m. Area: 41 sq m.	
T71	English yew *(Taxus baccata)*	Stable	Normal	1	Height (m): 7 Stem Diam(mm): 450 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B3	Radius: 5.4m. Area: 92 sq m.	

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG **Report ref:** #RF23434
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Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G72	Common hawthorn *(Crataegus monogyna)* Goat willow *(Salix caprea)*	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality trees.	C3	Area: 62 sq m.	
T73	Common holly *(Ilex aquifolium)*	Stable	Normal	1	Height (m): 5 Stem Diam(mm): 250 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality tree.	C3	Radius: 3.0m. Area: 28 sq m.	
H74	Ash *(Fraxinus sp.)* Privet *(Ligustrum vulgare)* Laurel *(Laurus sp.)*	Stable	Normal	1	Height (m): 2 Stem Diam(mm): 10 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Privet hedge and Laurel hedge. Small Ash tree growing from hedge adjacent to road.	C3	Radius: 0.1m. Area: 5 sq m.	
H75	Sycamore *(Acer pseudoplatanus)* Apple *(Malus sp.)*	Stable	Normal	1	Height (m): 3 Stem Diam(mm): 20 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Mixed hedge, with some overgrown sections where small trees have been allowed to grow up.	C3	Radius: 0.2m. Area: 13 sq m.	
G76	Scots pine *(Pinus sylvestris)* Silver birch *(Betula pendula)*	Stable	Normal	1	Height (m): 7 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality young trees.	C2	Area: 127 sq m.	

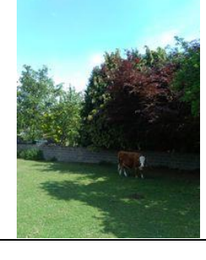
Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG
Client: Esquire Developments
Surveyor: Ian Dalton
Report ref: #RF23434
Survey date: 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T77	Cherry *(Prunus sp. 'Cherry')*	Stable	Normal	1	Height (m): 5 Stem Diam(mm): 680 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Healthy tree with good crown vitality.	B1	Radius: 8.2m. Area: 211 sq m.	
T78	Rowan *(Sorbus aucuparia)*	Stable	Normal	2	Height (m): 3 2 stems (mm): 100,110 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: Less than 10 years	Twin stemmed.	C3	Radius: 1.8m. Area: 10 sq m.	
T79	Scots pine *(Pinus sylvestris)*	Stable	Normal	1	Height (m): 16 Stem Diam(mm): 570 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Major deadwood but otherwise appears to be healthy with no significant defects visible.	B3	Radius: 6.8m. Area: 145 sq m.	
T80	Cherry *(Prunus sp. 'Cherry')*	Critical	Dead	1	Height (m): 4 Stem Diam(mm): 450 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Mature	Standing dead tree.	U	Radius: 5.4m. Area: 92 sq m.	
T81	Silver birch *(Betula pendula)*	Stable	Normal	1	Height (m): 12 Stem Diam(mm): 350 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Moderate deadwood.	C3	Radius: 4.2m. Area: 55 sq m.	

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG **Report ref:** #RF23434
Client: Esquire Developments **Surveyor:** Ian Dalton **Survey date:** 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G82	Western red cedar *(Thuja plicata)* Cherry *(Prunus sp. 'Cherry')*	Stable	Normal	1	Height (m): 10 Stem Diam(mm): 350 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Two low quality Conifer trees and one heavily suppressed Cherry tree.	C3	Area: 84 sq m.	
T83	Cherry *(Prunus sp. 'Cherry')*	Stable	Normal	1	Height (m): 5 Stem Diam(mm): 440 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Heavily suppressed crown.	C3	Radius: 5.3m. Area: 88 sq m.	
T84	Cherry *(Prunus sp. 'Cherry')*	Irremediable	Normal	1	Height (m): 5 Stem Diam(mm): 940 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 1 Life Stage: Late mature Rem. Contrib.: Less than 10 years	Large cavity on stem at 1m caused by bacterial Canker.	C1	Radius: 11.3m. Area: 401 sq m.	
T85	Western red cedar *(Thuja plicata)*	Stable	Normal	1	Height (m): 8 Stem Diam(mm): 730 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality Conifer.	C3	Radius: 8.8m. Area: 243 sq m.	
T86	Silver birch *(Betula pendula)*	Stable	Normal	1	Height (m): 9 Stem Diam(mm): 450 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Healthy tree with no significant defects visible.	B3	Radius: 5.4m. Area: 92 sq m.	

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG **Report ref:** #RF23434
Client: Esquire Developments **Surveyor:** Ian Dalton **Survey date:** 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
T87	Cherry *(Prunus sp. 'Cherry')*	Critical	Dying	1	Height (m): 6 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Severally dying back, undersized foliage. Major deadwood.	U	Radius: 3.6m. Area: 41 sq m.	
T88	Not identified *(Not identified)*	Critical	Dead	1	Height (m): 4 Stem Diam(mm): 400 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Life Stage: Early mature	Standing dead tree.	U	Radius: 4.8m. Area: 72 sq m.	
T89	Common pear *(Pyrus communis)*	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 350 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality fruit tree.	C3	Radius: 4.2m. Area: 55 sq m.	
T90	Common pear *(Pyrus communis)*	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 350 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Low quality fruit tree.	C3	Radius: 4.2m. Area: 55 sq m.	
G91	Silver birch *(Betula pendula)* Copper beech *(Fagus sylvatica purpurea)*	Stable	Normal	1	Height (m): 8 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	C2	Area: 199 sq m.	

Site address: Rose Farm, Downs Road, Istead Rise, DA13 9HG **Report ref:** #RF23434
Client: Esquire Developments **Surveyor:** Ian Dalton **Survey date:** 6th May 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	Survey notes	Retention Category	RPA	Photo
G92	Common pear *(Pyrus communis)*	Stable	Normal	1	Height (m): 6 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: Less than 10 years	Group of low quality fruit trees.	C2	Area: 140 sq m.	
T93	Monterey cypress *(Cupressus macrocarpa)*	Stable	Normal	1	Height (m): 14 Stem Diam(mm): 500 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: Less than 10 years	Offsite tree - measurements estimated.	C3	Radius: 6.0m. Area: 113 sq m.	

Arboricultural Impact Assessment Report

Appendix 3

Recommended Tree Works

Ref	Species	Necessary Tree Work	Category
G11	Cherry	Remove	C
G12	Mixed species	Remove	C
T14	Sycamore	Remove	C
T15	Ash	Remove	C
G16	Mixed species	Remove as required to accommodate road.	C
T17	Hornbeam	Remove	B
T18	Hornbeam	Remove	C
T19	Hornbeam	Remove	B
T21	Hornbeam	Remove	B
T22	Hornbeam	Remove	B
T25	Ash	Remove	C
G35	Hawthorn	Remove	C
G38	Mixed species	Remove	C
G47	Apple	Remove	C
T48	Ash	Remove	C
T57	Walnut	Remove	C

T58	Walnut	Remove	C
T64	Judas tree	Remove	C
T90	Pear	Remove	C

Arboricultural Impact Assessment Report

Appendix 4

Tree Protection Plan

Key

- **Category A -Trees of high quality** with an estimated remaining life expectancy of at least 40 years
- **Category B - Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
- **Category C - Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
- **Category U - Trees unsuitable for retention** Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
- **Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S)** Colour coded according to categories above

- Root Protection Area (RPA)
- Tree Protection Barrier
- Construction Exclusion Zone (CEZ)
- T/G no. Tree/Group to be removed
- Pile and beam foundations
- No-dig surface
- Ground protection
- Tolerable RPA incursion

Root Protection Area (RPA)
Tree reference number
T1
Example Tree Representation
Location of the stem (colour coded)
Crown spread (colour coded)

Down to Earth Trees Ltd
Preston Farm, Shoreham Rd,
Sevenoaks TN14 7UD

Phone: 01959 524 623
Website: enquiries@dtetrees.co.uk

Site	Rose Farm, Istead Rise
Client	Esquire Developments
Drawing title	Tree Protection Plan
Drawing no.	TPP/#RF 23434
Revision	~
Scale	1/300@A3
Drawn by	NM
Date	27/11/2025
Checked by	JR

Appendix 5: *Tree Protection Barriers & Ground Protection Design*

5.0 Tree Protection Fencing

5.1.1 Tree protection barriers should be designed to effectively prevent construction activities from encroaching on protected areas and must be proportionate to the level of work being undertaken nearby. The standard barrier specification follows Section 6.2.2.2 of BS 5837:2012.

5.2 *Specifications*

5.2.1 The barrier should stand at least 2 metres high and comprise both vertical and horizontal scaffolding, braced to withstand impacts. Vertical supports must be placed at intervals no greater than 3 metres and securely embedded into the ground. Welded mesh panels should then be fixed to the framework. Alternative systems, such as 'Heras' type fencing on concrete or rubber feet, may be used if the risk of incursion is low and with the agreement of the local authority. These panels should be secured using at least two anti-tamper couplers and stabilised with struts. Signs indicating "TREE PROTECTION ZONE - NO ACCESS" should be clearly displayed).

5.3 *Location*

5.3.1 Barriers are to be positioned around the perimeter of the Root Protection Areas (RPAs), establishing the Construction Exclusion Zone (CEZ) as outlined in the Tree Protection Plan.

Figure 1 Example of welded mesh barriers in use

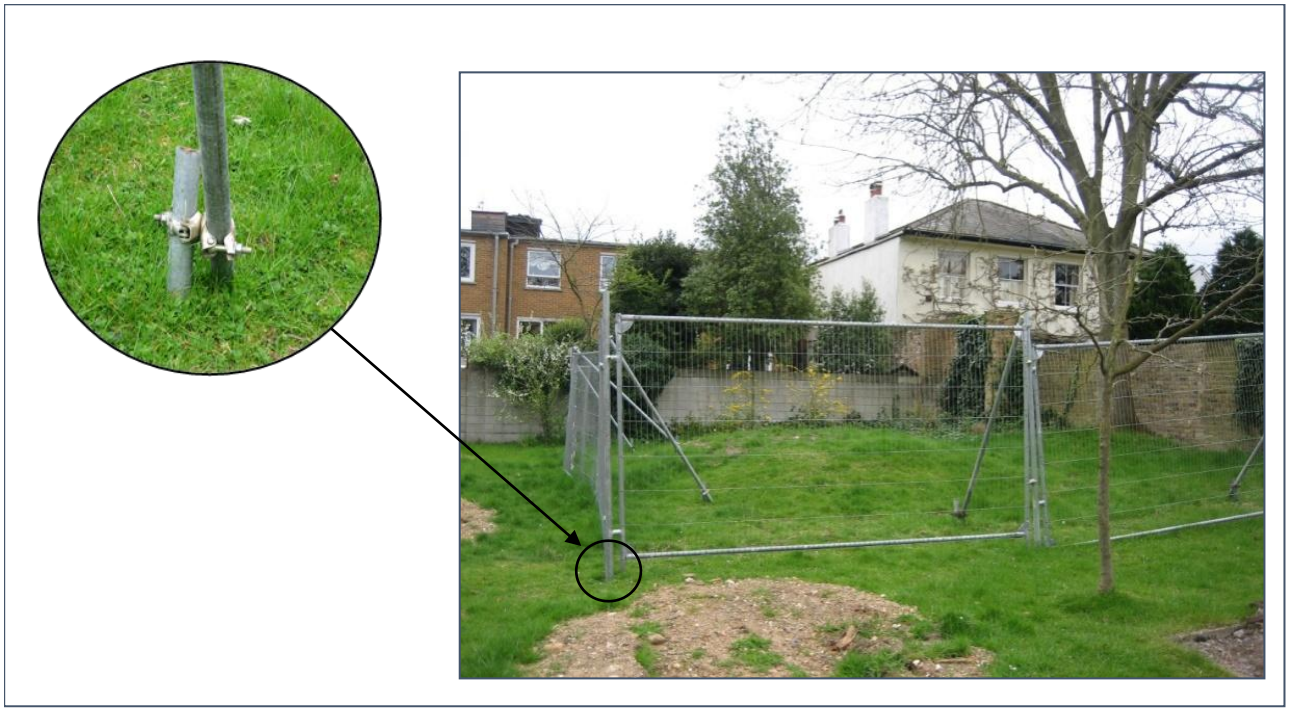


Figure 3 Default specification or protective barrier

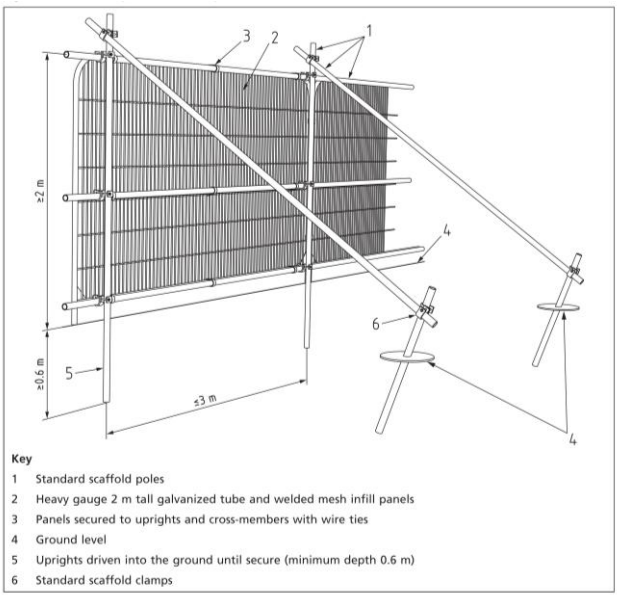


Figure 2 Examples of above-ground stabilizing system

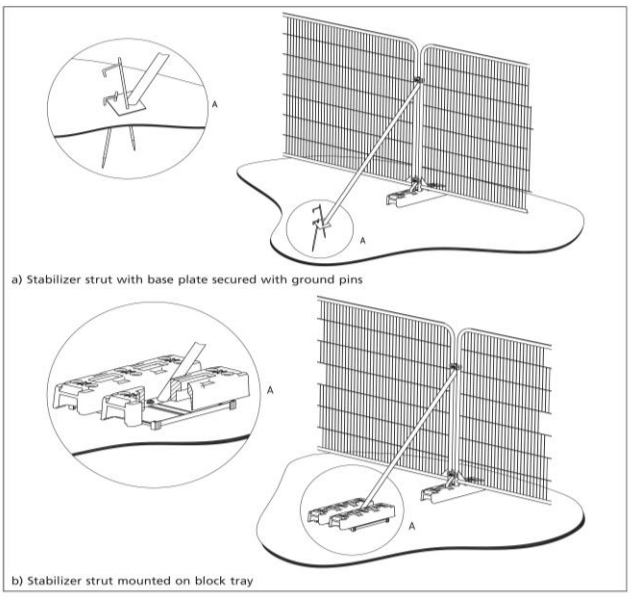


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Figure 4 - Examples of Protective Fencing Signing

6.0 Box Hoarding

6.1.1 In areas where fencing cannot be installed, tree trunks must be protected using box hoarding. This involves encasing the trunk with plyboard panels supported by a sturdy frame, providing protection against accidental damage.

7.0 Ground protection

7.1.1 Where fencing is not feasible, ground protection must be employed to safeguard RPAs. Ground protection should be capable of withstanding the intended site traffic without causing soil compaction. For pedestrian areas, a single layer of scaffold boards may be placed on a load-spreading base such as woodchip. For vehicles or heavier plant equipment, more robust systems such as cellular confinement systems or reinforced concrete slabs may be necessary, depending on the load and the specific arboricultural requirements.

Figure 5 Examples of proprietary ground protection panels

Appendix 6: *Methods of Work in Close Proximity to Trees*

7.2 *Working within RPAs*

7.2.1 Specific procedures must be followed to minimise damage when working within RPAs. Excavation and construction near retained trees should be avoided unless absolutely necessary. When unavoidable, hand digging or air spades should be used to prevent harm to tree roots.).

7.3 *Removal of hard surfaces within RPAs*

7.3.1 The removal of hard surfaces, such as paving or walls, within CEZs should be done cautiously. Heavy machinery should not be used as it can compact the soil and damage roots. Instead, surfaces should be broken up with a pneumatic drill or small hydraulic breaker. If necessary, a mini digger may be used, provided its reach does not extend beneath overhanging branches. Roots must remain covered with topsoil or sand to prevent drying out

7.4 *Service Installation*

7.4.1 Service routes should be designed to avoid RPAs wherever possible. If services must pass through an RPA, this work must be carried out by hand or with air spades. Roots over 25 mm in diameter should not be cut without arboricultural supervision, and any smaller roots should be pruned cleanly to reduce potential damage.

7.5 *Installing Hard Surfaces within RPAs*

7.5.1 Hard surfaces proposed within RPAs should be constructed using no-dig methods, with the surface sitting above the ground rather than excavating. Porous materials should be used to allow air and water movement to the roots beneath.

7.6 *Examples of a Cellular Confinement System*

Figure 6 Cellular Confinement System - Transition detail (Ramp)

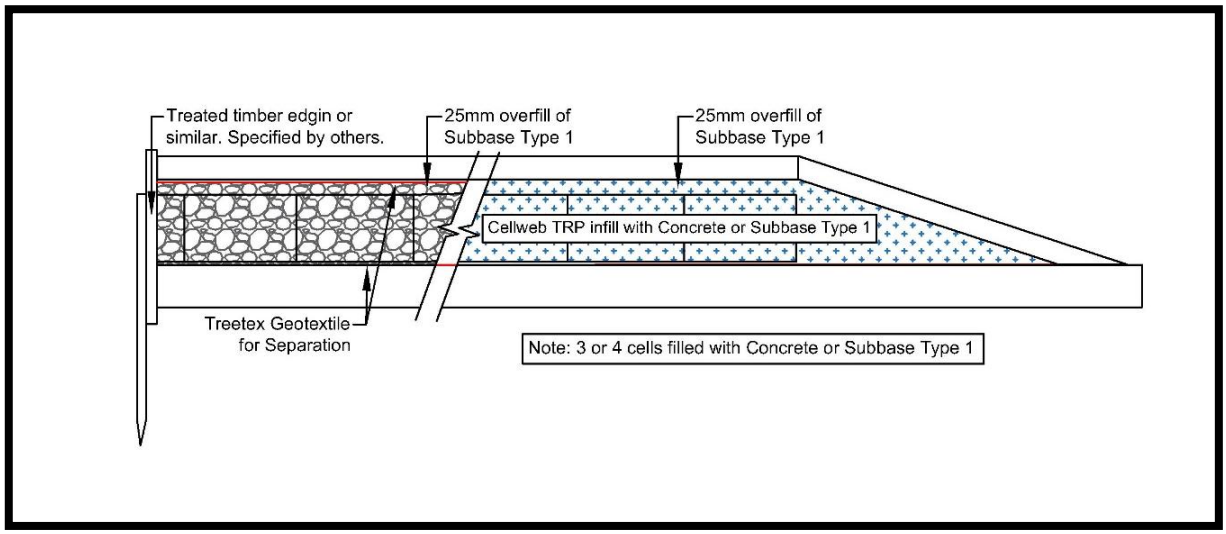

Figure 9 Cellular Confinement System - Timber Edging

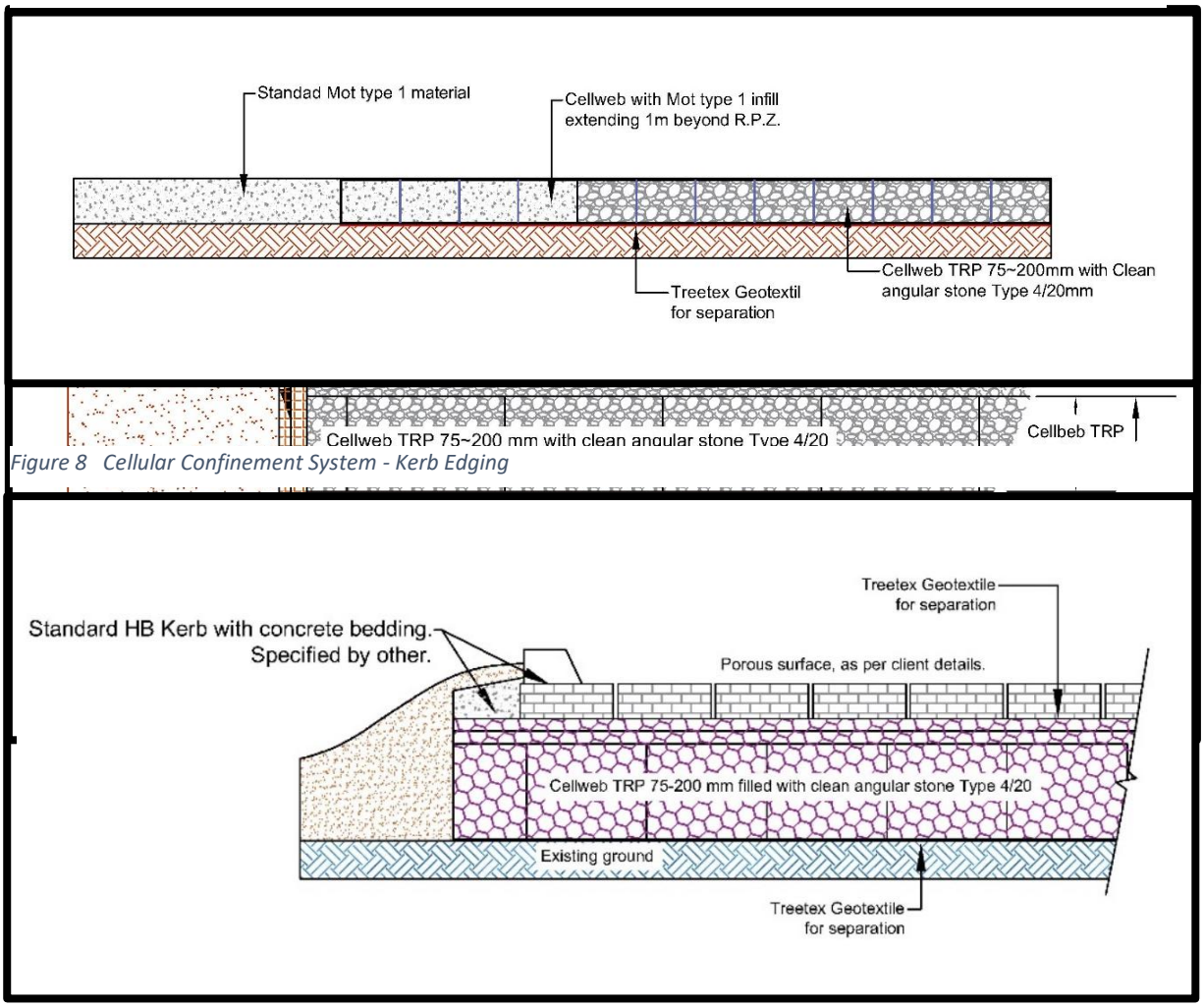

Figure 8 Cellular Confinement System - Kerb Edging

Figure 10 Examples of Cellweb filling with angular stone

7.7 *Fencing in RPAs*

7.7.1 When installing fence posts within RPAs, the holes must be dug by hand, and if significant roots are encountered, the post locations should be adjusted. If small roots are found, sharp, clean cuts should be made. Special care is needed to ensure that wet cement does not come into contact with tree roots.

7.8 *Landscaping within RPAs*

7.8.1 Landscaping work within CEZs requires careful planning to prevent tree damage. Protective fencing should remain in place as long as possible, and where removed, clear markings should be made to delineate the protected zone. Any digging or soil preparation within CEZs must be done by hand, and any topsoil additions should be limited to no more than 100 mm in depth.

Specific Report Caveat and References

8.0 Report Caveats

8.1 *Scope of the Survey*

8.1.1 This report focuses on arboricultural aspects and is based on current tree conditions. As trees are dynamic, future changes may affect their stability and health, and regular assessments are recommended.

8.2 *Hedges and Dense Vegetation*

8.2.1 Due to seasonal or growth-related factors, certain vegetation, such as dense hedges, may contain multiple species that are not readily identifiable during the survey. These limitations will be noted in the tree schedule.

8.3 *Maintenance of Vegetation*

8.3.1 The client is responsible for ensuring that any vegetation near construction zones is assessed and managed in accordance with current building guidelines. A walkover survey should be conducted prior to development.

8.4 *Arboricultural Involvement*

8.4.1 An arboricultural consultant must be involved throughout the development process to ensure tree impacts are monitored and mitigated. Changes in the development plan should be reviewed to avoid any unexpected impacts on trees.

8.5 *Report Validity*

8.5.1 This report remains valid for 12 months. After this period, a reassessment of tree conditions is recommended to ensure accuracy.

8.6 *Copyright*

8.6.1

9.0 References

- BS5837:2012 - Trees in Relation to Design, Demolition, and Construction – Recommendations.
- BS3998:2010 - Tree Work – Recommendations.
- Planning Practice Guidance - Tree Preservation Orders and Trees in Conservation Areas (gov.uk, 2014).
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