



**Arboricultural Impact Assessment and Method
Statement**

CAS/2023/172

**For
Broadleaf Tree Surgery Limited**

**Proposed Development Site
51 Timber Bank, Vigo, Kent, DA13 0SF.**

**Boyd Saunders
Dip Arb L4- Tech 'Arbor A'**

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1.0 Introduction

1.1 Instruction

- 1.1.1 Cantia Arboricultural Services were instructed to undertake a tree survey and provide arboricultural advice on the site known as 51 Timber Bank, Vigo, DA13 0SF to accompany a planning application.
- 1.1.2 The site visit was carried out on Tuesday 27th June 2027, between the hours of 1300-1430hrs (90 minutes) and weather conditions were noted as clear with visibility conducive of surveying.

1.2 Aim of Report

- 1.2.1 To survey in accordance with BS 5837: 2012 ‘Trees in Relation to Design, Demolition and Construction – Recommendations’ to plot and assess the quality of the existing trees located on site and within 15m of proposed development operations.
- 1.2.2 To assess the impact of the proposed development upon trees located on site and within the immediate vicinity. To provide advice on trees requiring removal and outline protective measures for trees marked for retention.
- 1.2.3 To provide a work specification as required by retained trees to accommodate the proposed development.
- 1.2.4 To provide recommendations and guidance on how trees and other vegetation may be successfully retained within the proposed development

1.3 Documentation & Disclosure

- 1.3.1 The following documentation has been made available
- Proposed Site Plans - 51 Timber Bank Vigo Kent DA13 0SF - BP1.dwg & 51 Timber Bank Vigo Kent DA13 0SF - BP1

2.0 Site & Tree Discussion

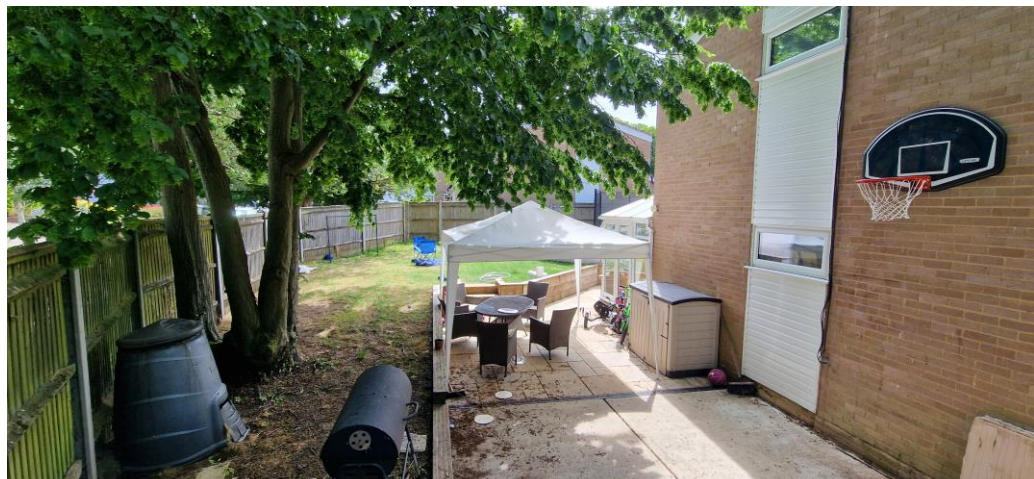
2.1 Site Description

- 2.1.1 The plot consists of a two-storey semi-detached house set in a plot of approx. 467 square metres (0.11 Acre). The property faces Northwards onto Timber Bank and is located on the Western side of the junction of Timber Bank and Stonecroft.



51 Timber Bank as viewed from North

- 2.1.2 The property is set back from the public footpath / highway by approx. 10.9m with the frontage split between an area of lawn / trees and an area of hard surfacing which is utilised for off road vehicle parking.
- 2.1.3 The rear garden has a paved area which runs along the side / rear of the house to a width of 4.17m along the Eastern side of the property. This is bordered by a railway sleeper retaining wall with a depth of approx. 750mm.



- 2.1.4 The gradient of the plot raises towards the East as is reflected with the stepped level change and retaining wall in the rear garden.

2.2 Access

- 2.2.1 Vehicle and plant access to site is unencumbered via Timber Bank, hard surfaced areas to the front of the property and existing side access to the property.

2.3 Proposal

- 2.3.1 The proposal is the demolition of an existing conservatory, construction of a single storey extension to front, side and rear of property.

2.4 Scope of Report / Limitations

- 2.4.1 This is a preliminary assessment from ground level and observations have been made solely from a visual perspective for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.
- 2.4.2 All individual trees within a 15m radius of the development that have a stem diameter over 75mm at 1.5m above ground level have been surveyed. Each tree is surveyed and allocated an identifying number. Then data is collected and individual trees measured with regards to their height, stem size, canopy size and potential to pose a material constraint to development. Subject trees are each allocated one of four grade categories (A, B, C or U) indicating their quality. Trees, groups and hedges have been graded upon individual merit in the context of their existing surroundings regardless of any proposed development of the site.
- 2.4.3 Any conclusions relate to conditions found at the time of inspection. Any alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid.

- 2.4.4 Trees are living organisms and even apparently healthy trees cannot be considered completely safe due to forces of nature and environmental fluctuations which dictate a natural failure rate of intact and healthy trees.
- 2.4.5 Where there are access restrictions data has been estimated. This is reflected in the survey schedule with a (#) symbol before measurement.
- 2.4.6 The survey was carried out with the assistance (where required) of the following inspection equipment-
- Binoculars – Inspection of upper sections of the tree
 - Sounding Mallet – Assessment of wood quality, decay extent
 - Steel Probe – To test resistance of wood and depth of cavities
 - Secateurs – Removal of basal growth & ivy to allow inspection
 - DBH (diameter) Tape – Measurement of stem diameter
 - Clinometer- To measure height of tree
 - Laser measure – Measurement of canopy dimensions & tree location

2.5 Tree Discussion

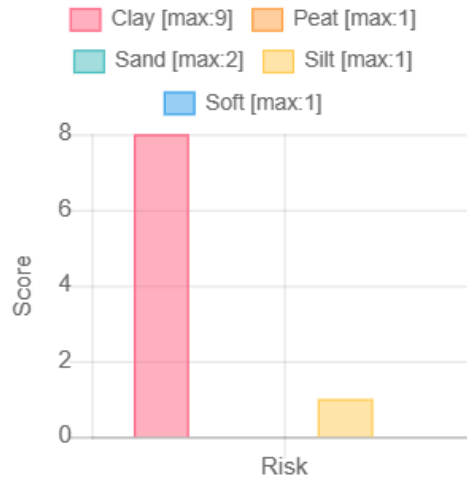
2.5.1 A total of five individual trees have been assessed in detail from ground level by visual means only. The Tree Survey Schedule, at Appendix 2, details the trees in respect of dimension and quality in accordance with the methodology set out in the British Standard 5837:2012. The following categories were recorded-

Category	Quantity	Identification Numbers
B	2	T01 & T02
C	5	T03-T05

2.5.2 Trees categorised as B are viewed as a constraint to development. Should any proposed development require the removal of trees/groups (or parts of groups) within these categories then it is likely that local authorities would require mitigation in the form of a robust soft landscaping/planting plan. Trees classed as category C are generally not viewed as a constraint although plans to remove large numbers of these would likely still require mitigation.

2.5.3 Searches carried out on Gravesham Councils website/interactive map indicated that the site falls within the “Green Belt” and an “Area of Outstanding Natural Beauty”. The property does not fall within a Conservation Area. Correspondence with Faye Hobbs from Gravesham Planning revealed that the property falls within the Vigo TPO (Tree Preservation Order). Therefore, any works carried out on trees must be supported by written consent from the LPA.

2.5.4 Soil analysis provided by Terrasure/Airbus indicated a soil with high clay content (8/9). Therefore, there is a potential risk of indirect damage caused by soil shrinkage in periods of hot/dry weather. This information must be considered when designing foundations with a recommendation for either pile type foundations or a traditional foundation design with a depth in accordance with NHBC guidelines.



2.5.5 Trees numbered T05 Hornbeam has had its' RPA altered to reflect constraints to the root zone which would have affected symmetrical root growth. In this instance the 750mm retaining wall will have constrained root growth. Features such as existing structures, hard surfacing and areas of compacted soil etc represent areas which are less hospitable to root growth and thus, it would be expected that reduced root mass, or no roots at all would be encountered in these areas. Alternately, grass or exposed soil represents areas very hospitable to root growth and thus these are areas in which increased root mass will be likely.

3.0 Arboricultural Impact Assessment on Retained Trees

3.1 Demolition

- 3.1.1 No demolition is scheduled to take place within the measured RPAs' of trees marked for retention and therefore in this instance no specialised demolition techniques are required.

3.2 Construction

- 3.2.1 The proposed foundations of the new construction will conflict with the measured RPAs of the following trees –

Tree Number/ Species	Category	Conflict – Square Metres	Conflict – % of Total RPA
T02 Silver Birch	B	2.9 sqm	2.1%
T03 Ash	C	5.7 sqm	5%

Therefore, in this area of development pile foundations will be used to minimise impact upon the root zones. Typically, this could involve small piles with a pad or lintels set at or above ground level to support the structure and negate the requirement for excavation. These must be installed as outlined in section p5.0 of the Arboricultural Method Statement.

- 3.2.2 No service run plans have been provided. It is assumed that existing ducts and runs will be utilised and augmented within the design. Adequate space exists on site so that any requirement for fresh runs can be located outside of the measured RPAs' of trees marked for retention.

3.3 Trees Requiring Removal

- 3.3.1 The proposal does not seek nor require the removal of any existing trees.

3.4 Implications for Retained Trees

3.4.1 The proposed development will require the following access/development facilitation pruning to accommodate the proposal.

Tree Number / Species	Category	Pruning requirement	Comments
T03 Ash	C	Lifting canopy to 6m above ground level – Western Canopy	Access facilitation pruning required to accommodate proposal.
T05 Hornbeam	C	Lifting canopy to 6m above ground level – Western Canopy	Access facilitation pruning required to accommodate proposal.

The proposed works are not of an amount or nature likely to cause any long-term effect on the vitality or longevity of the trees. It is likely that pruning on this side of the canopy may be required periodically to manage new growth. This is an existing condition regardless of development.

4.0 Conclusions

- 4.1.1 The proposal does not seek nor require the removal of any existing trees.
- 4.1.2 Pile foundations will be employed where conflicts exist between the foundations of the proposed design and the measured RPAs' of trees marked for retention.
- 4.1.3 So long as the precautionary and protective measures outlined within this report are strictly observed and adhered to then the proposed development will have neutral impact upon trees marked for retention.

Arboricultural Method Statement

1.0 Summary

- 1.1 This document outlines the principles that are approved and enforced by the local planning authority, including site specific instructions on the methods required to protect the existing tree stock agreed for retention. These methods are set out in a logical sequence of operations with location of protective measures shown on the accompanying Tree Protection plan CAS/2023/172.

2.0 Important Tree Information

- 2.1 As the majority of tree roots are found in the upper metre of soil, development works, including for example even shallow excavation, soil compaction and soil contamination, can be harmful to trees in close proximity. Trees differ in their tolerance of root loss or disturbance, according to their age, species and/or condition. All protection works within this document will be in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'
- 2.2 An assessment of the site's tree stock has been undertaken and those trees to be retained are clearly shown on the Tree Protection Plan (TPP). A calculation has been made of the volume of soil required to ensure the survival of these and this is represented by the Root Protection Area (RPA) indicated by the magenta circles or squares around the retained tree on the plan.
- 2.3 The RPA has been used to inform the Construction Exclusion Zone (CEZ), the area to be protected during development by the use of barriers, ground protection and specialised construction techniques - outlined below:-

3.0 Sequenced Methods of Construction and Tree Protection

P1.0 Phase 1 - Pre-Contract Meeting

- P1.1 If stipulated by the local authority an onsite meeting will be held with all relevant parties including the developer, appointed arboricultural supervisor and Local Planning Authority (LPA) representative.

P2.0 Phase 2 - Execute Agreed Tree Works

Tree Number	Proposed Works	Reason
T03	Lifting Western section of canopy to 6m above ground level	Access facilitation pruning required to accommodate proposal.
T05	Lifting Western section of canopy to 6m above ground level	Access facilitation pruning required to accommodate proposal.

- P2.1 All tree work is to conform to BS 3998:2010 and to current arboricultural best practice. Tree works are to be undertaken by a professional and specialist arboricultural contractor, who carries the appropriate experience and insurance cover and following formal approval from the LPA

P3.0 Phase 3 - Tree Protection Barriers and ground protection

- P3.1 In order to protect the tree stems from significant construction activity, protection barriers will be erected. See Plan for fencing location. Fencing should be of a reasonable standard and suitable for the purpose of preventing machinery entering the protected zones see example given below in appendix 1.
- P3.2 BS5837 Trees in Relation to Design, Demolition and Construction (2012) requires that the root protection area be calculated for each tree marked for retention on the development. The root protection area is the minimum area in m² which should be left undisturbed around each retained tree, including the delivery of machinery, materials, plant or equipment to the site or any adjacent land. The protective measures will remain in situ until final completion or a time agreed by the LPA and Contractor.

- P3.3 Tree protection fencing will be required to be installed as shown on the Tree Protection Plan CAS/2023/172. Fit for its purpose fencing must be installed after any required tree works and prior to any construction operations on site. Once the barriers have been properly erected in position, they are to be considered as sacrosanct and are not to be removed or altered in any way without prior approval from the LPA.
- P3.4 Clear notices as shown below are to be fixed to the outside of the fencing with words such as 'Tree Protection Zone – Do not remove this fencing'. All operatives and other relevant personnel are to be informed of the role of the exclusion barriers and their importance. Protective fencing should remain in situ throughout the entire construction process. The site manager should be aware that it is his responsibility to maintain protective measures adequately and these should be casually inspected at regular intervals with written records of inspection.



- P3.5 Where stipulated on the Tree Protection Plan ground protection should be laid. The gross weight of predicted traffic in the area should be calculated and ground protection laid as stipulated below –
- *For pedestrian access, a single thickness of scaffold boards placed on a driven scaffold frame, so as to form a suspended walkway or on a compressive- resistant*

layer such as, e.g. woodchip 100mm min, laid onto a geotextile membrane will be sufficient.

- *For pedestrian operated machinery up to a gross weight of 2t inter linked ground protection boards places on top of a compression- resistant layer, as above, will be required.*
- *For machinery greater than 2t and engineered specification will be required.*

P3.6 If there is a requirement to move or carry out operations inside the area of protective fencing then ground protection should be laid over any exposed ground prior to movement or works commencing. This should be laid in accordance with section P3.5 of the Arboricultural Method Statement.

P3.7 When there is a requirement to carry out work in an area covered with ground protection then only the immediate area of work should have the protection rolled/scraped back. Once the task in hand is completed then ground protection should be instantly re-instated.

P3.8 Adequate room is available for the locating of compounds and material storage within the site boundaries and outside of any measured RPA.

P4.0 Phase 4 - Ground works

P4.1 Spoil, including soil and rubble surplus to requirements will be removed from site and not stored against any protective fencing.

P4.2 Service runs to be located outside any indicated RPA.

P5.0 Phase 5 – Installation of Pile Type Foundations

P5.1 Designs for foundations that would minimize adverse impact on trees should include particular attention to existing levels, proposed finished levels and cross-sectional details.

- P5.2 Where Pile foundations are selected then an investigation will be required to determine their optimal location whilst avoiding damage to roots important for the stability of the tree, by means of hand tools or compressed air soil displacement, to a minimum depth of 600 mm.
- P5.3 Piles to be installed near to trees must be of the smallest practical pile diameter as this reduces the possibility of striking major tree roots and reduces the size of the rig required to sink the piles.
- P5.4 Pile holes must be lined with an impermeable sleeve to reduce risk of leeching into the root zone of the trees.
- P5.5 If a piling mat is required, this must conform to the parameters for temporary ground protection given in section P3.5 of the Arboricultural Method Statement.

P6.0 Phase 6 - Dismantling Protection Barriers and Landscaping Works

- P6.1 A minimum notice period of seven days will be given to the LPA prior to the dismantling of the protection barriers.
- P6.2 All landscaping once the barriers have been removed will avoid soil re-grading and disturbance within the CEZ and no soil levels be altered after the protection barriers have been removed. All vehicles are strictly prohibited from entering any RPA once barriers are removed.

4.0 General Principles for Tree Protection

- 4.1 A copy of this AMS and the attached TPP is to be retained on site at all times and all personnel associated with the construction process will be made familiar with the principles within.
- 4.2 No fires are to be lit on site at any stage during the construction process.

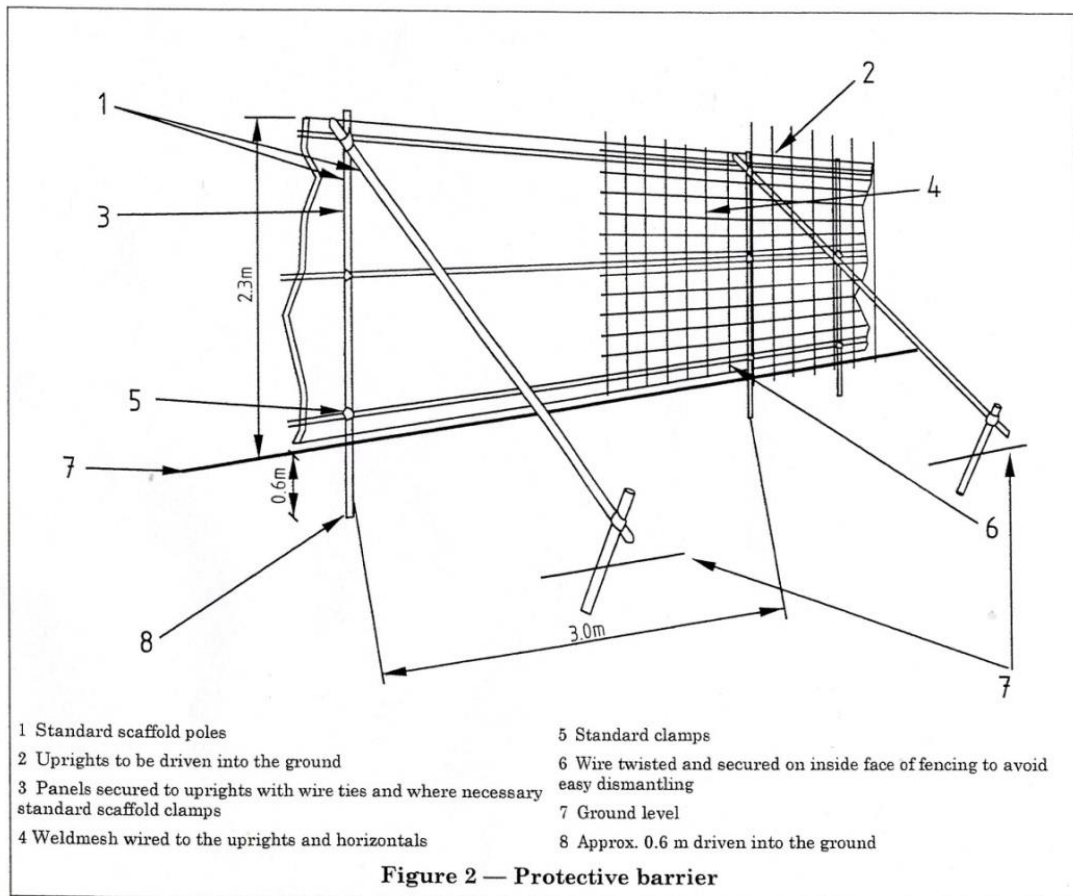
- 4.3 A designated storage area is to be created away from retained trees. All materials for construction purposes are to be stored in this compound. Care must be taken to avoid the leakage or leaching of noxious materials into the soil.
- 4.4 No materials will be stored or left stacked in positions around the site other than within the storage compound area.

5.0 Communication Details, Monitoring and Compliance

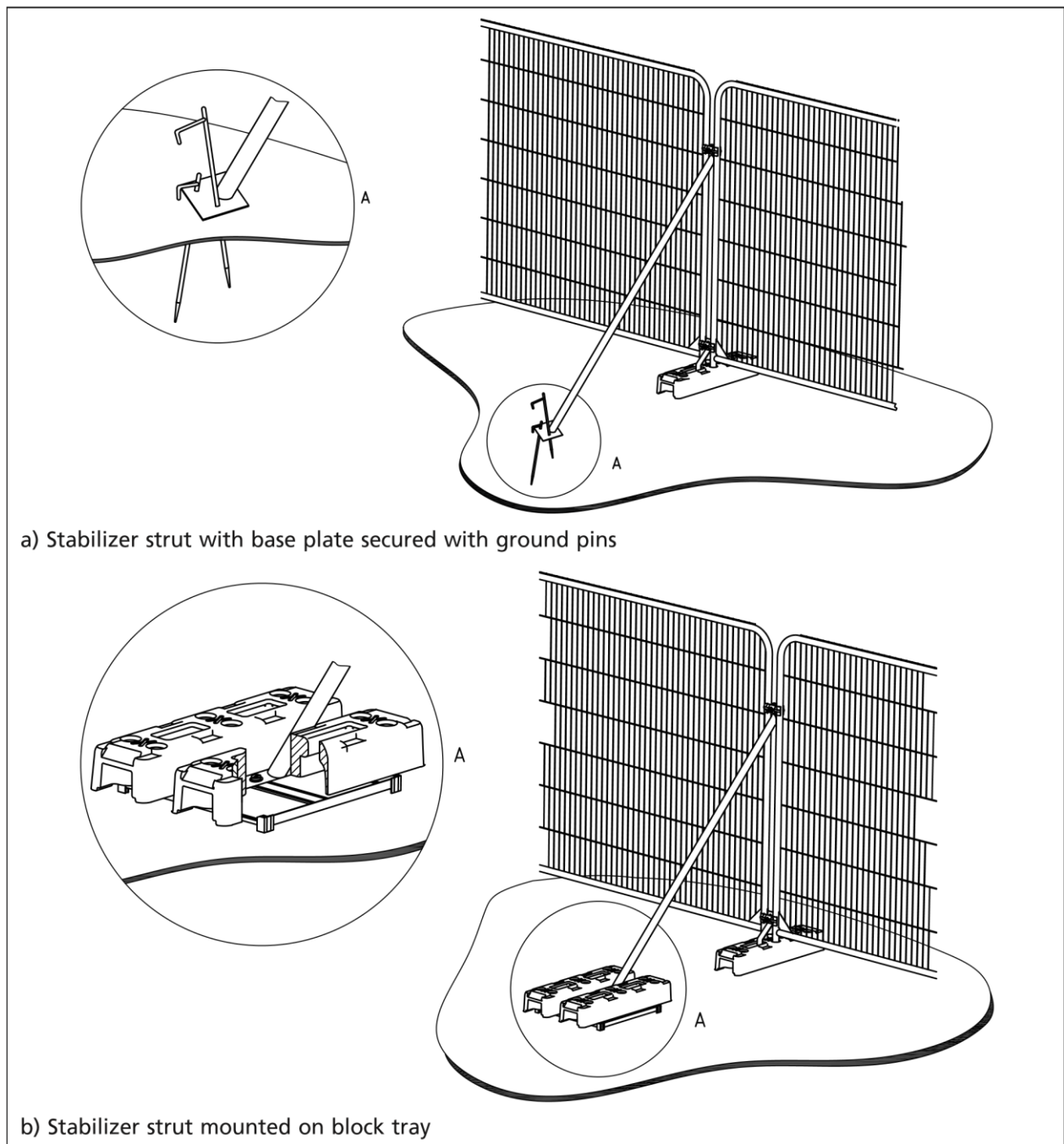
- 5.1 In order to ensure that the principles of tree protection set out in the statement are adhered to, it is important to set out communication details for key individuals and tasks that require monitoring. These details should be retained by all relevant parties and available on site at all times. Relevant parties will be advised of any changes in personnel or contractor during the development process.
- 5.2 Before construction begins written confirmation that the developer/contractor or its agents agree to comply in full with the principles set out within this Method Statement will be lodged with the LPA.

Appendix 1: Tree Protection Fencing

High Traffic Areas



Low Traffic Areas



Appendix 2 - Tree Schedule Explanatory Notes

Ref.no	Identifies trees, groups and hedges on the accompanying plan.
Species	Common names are provided to aid wider comprehension.
Height	Describes the approximate height of the tree measured in metres from ground level
Canopy Spread	Indicates the crown radius from the base of the tree in four compass directions, recorded to the nearest metre.
Ground Clearance	Height of crown clearance above adjacent ground in metres.
DBH (mm)	DBH is the diameter of the stem measured in cm at 1.5m from ground level for single stemmed trees or just above root flare for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
RPR (cm)	Root Protection Radius (RPR) is area required to be protected measured radially from the trunk centre.
RPA (m2)	Root Protection Area (RPA) is the minimum rooting area in m2 which should remain undisturbed around each tree.
Age Class	Age of the tree expressed as Y- Young, MA- Middle-Aged, EM- Early Mature, M- Mature or OM- Over-Mature
General Condition	Overall condition of tree expressed as :Good, Fair, Poor, Dead
Physiological and structural condition	May include general comments about growth characteristics, how it is affected by other trees and any previous surgery works. Also specific problems such as dead wood, pests, diseases, broken limbs. Etc
Estimated Remaining Years	Categorised in year bands of less than 10, 10+, 20+, 40+
BS Category	B.S. Cat refers to (BS 5837:2005 Table 1) and refers to tree/overall group quality and value; 'A' - High; 'B' - Moderate; 'C' - Low; 'U' - Remove.
Sub Category	Sub Cat refers to the retention criteria values where 1 is arboricultural, 2 is landscape and 3 is cultural including conservational, historic and commemorative

Appendix 3 – Tree Retention Category (as per cascade chart, Table 1, B.S. 5837:2012)

Tree Category	Description
A	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).
B	Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
C	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. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.
U	Category U – Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

BS5837 Survey Data



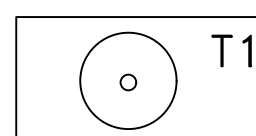
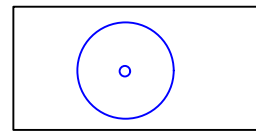
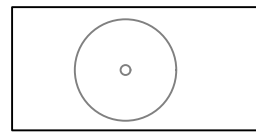
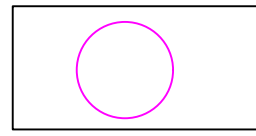
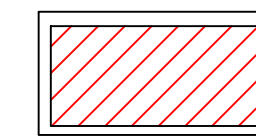
Ref.	Species	Measurements	General Observations	Category	Recommendations
T01	Hornbeam (Carpinus betulus)	Height (m): 16 2 stems (mm): 300,280 Spread (m): 8N, 8.5E, 3.5S, 4.5W Crown Clearance (m): 1.5 Lowest Branch (m): 2(NE) Life Stage: Mature Rem. Contrib.: 30+ Years		B2 RPA Radius: 4.9m. Area: 75 sq m.	
T02	Silver Birch (Betula pendula)	Height (m): 26 2 stems (mm): 400,380 Spread (m): 5.5N, 7.5E, 3S, 3W Crown Clearance (m): 3 Lowest Branch (m): 3(W) Life Stage: Mature Rem. Contrib.: 20+ Years		B2 RPA Radius: 6.6m. Area: 137 sq m.	
T03	Ash (Fraxinus sp.)	Height (m): 20 Stem Diam(mm): 500 Spread (m): 3.5N, 10E, 6S, 4W Crown Clearance (m): 1.5 Lowest Branch (m): 4(SE) Life Stage: Mature Rem. Contrib.: 10+ Years	Die back noted in canopy - slightly sparse canopy cover for species / season	C1,2 RPA Radius: 6.0m. Area: 113 sq m.	

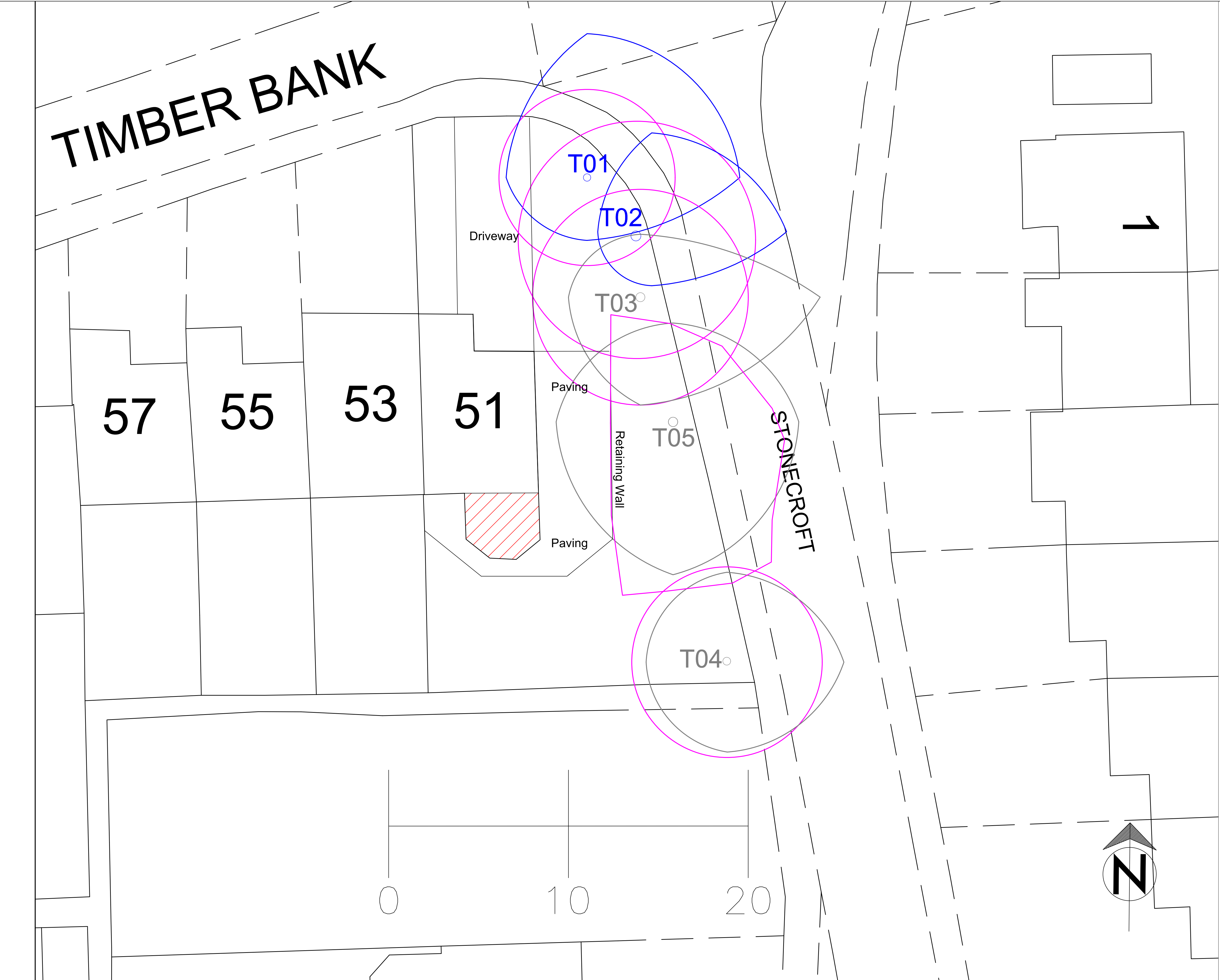
Ref.	Species	Measurements	General Observations	Category	Recommendations
T04	Wild Cherry (Prunus avium)	Height (m): 9.5 5 stems (mm): 180,260,170,170,190 Spread (m): 5N, 6.5E, 5S, 4.5W Crown Clearance (m): 1.5 Lowest Branch (m): 1(E) Life Stage: Mature Rem. Contrib.: 30+ Years	Multiple surface roots	C1 RPA Radius: 5.3m. Area: 88 sq m.	
T05	Hornbeam (Carpinus betulus)	4 stems (mm): 300#,300,260,150 Spread (m): 5.5N, 7E, 8.5S, 6.5W Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years		C1 RPA Radius: 6.2m. Area: 121 sq m.	

TIMBER BANK

Arboricultural Constraints Plan

KEY

-  Existing Tree colour referenced in accordance with BS 5837 2012 as shown below
-  Blue – Cat B Trees of moderate quality and value
-  Grey – Cat C Trees of low quality and value
-  Root Protection Area as calculated in accordance with BS 5837 2012
-  Existing Structure to be Demolished.



REV. DATE INITIALS DETAILS					
CLIENT Broadleaf Tree Surgery Limited			DWG. TITLE Arboricultural Constraints Plan		
SITE 51 Timber Bank, Vigo, DA13 0SF					
DRAWN BY BJS	CHECKED BY BJS	SCALE 1:100 @ A1	DATE June 2023	DWG NO. CAS/2023/172	REV.

Please do not scale off this drawing. Tree locations not plotted to a topographical survey so locations cannot be confirmed, Dwg is to scale as indicated above.

IMBER BANK

Driveway

T01

T02

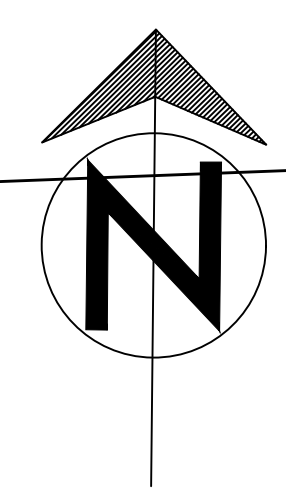
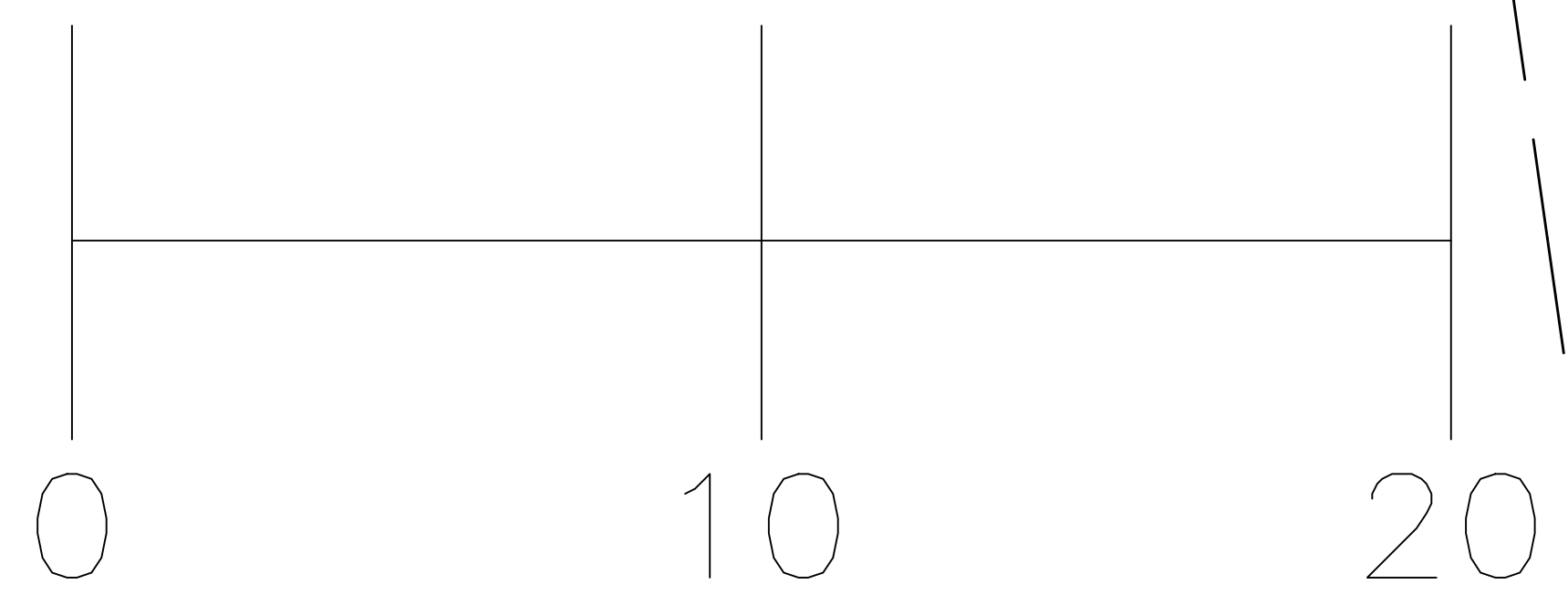
T03

T05

T04

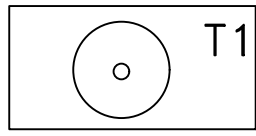
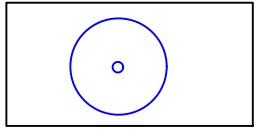
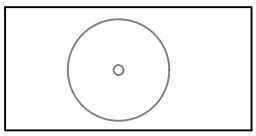
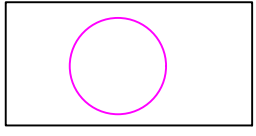
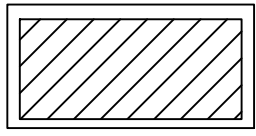
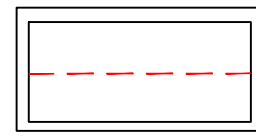
STONECROFT

Retaining Wall



Proposed Development Plan

KEY

-  T1 Existing Tree colour referenced in accordance with BS 5837 2012 as shown below
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Root Protection Area as calculated in accordance with BS 5837 2012
-  Location of Proposed New Constructions.
-  Location of Existing Retaining Wall @ 750mm

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REV.	DATE	INITIALS	DETAILS
CLIENT		DWG. TITLE	
Broadleaf Tree Surgery Limited		Proposed Development Plan	
SITE			
51 Timber Bank, Vigo, DA13 0SF			
DRAWN BY	CHECKED BY	SCALE	DATE
BJS	BJS	1:100 @ A1	June 2023
DWG NO.		REV.	
CAS/2023/172			

Please do not scale off this drawing. Tree locations not plotted to a topographical survey so locations cannot be confirmed, Dwg is to scale as indicated above.

TIMBER BANK

Driveway

T01

T02

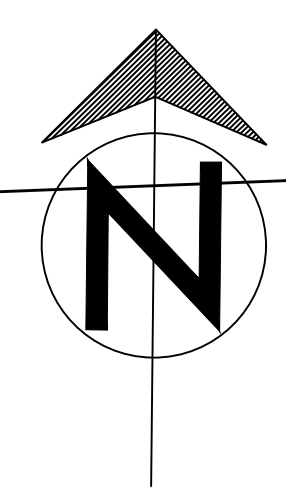
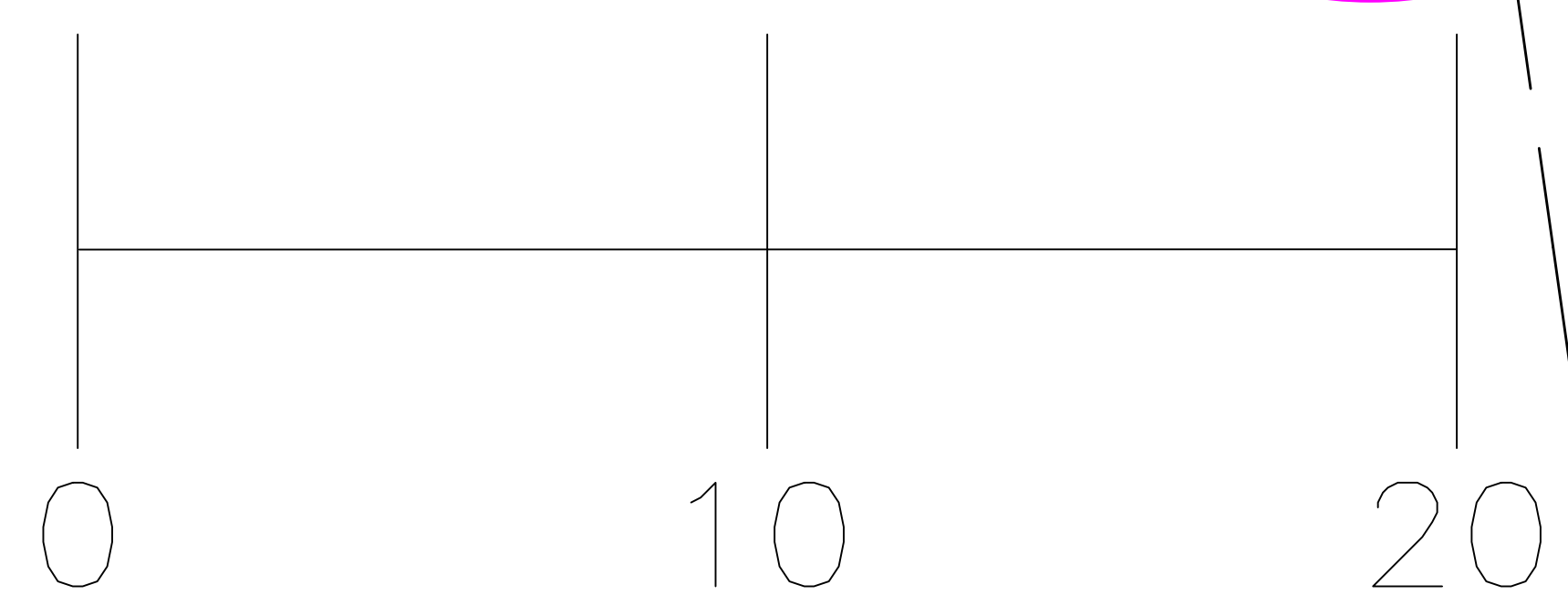
T03

T05

T04

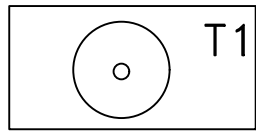
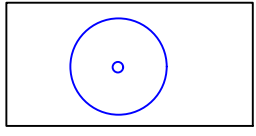
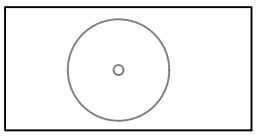
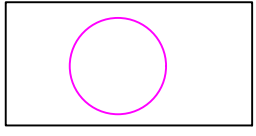
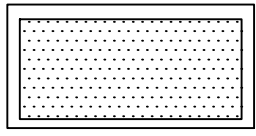
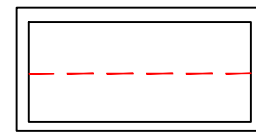
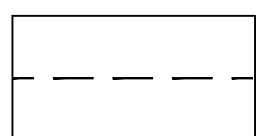
STONECROFT

Retaining Wall



Tree Protection Plan

KEY

-  T1 Existing Tree colour referenced in accordance with BS 5837 2012 as shown below
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Root Protection Area as calculated in accordance with BS 5837 2012
-  Area Designated for Ground Protection.
-  Location of Existing Retaining Wall @ 750mm
-  Approximate line of protective fencing to be erected in accordance with BS5837 and to be maintained throughout entire development process.

REV.	DATE	INITIALS	DETAILS
CLIENT		DWG. TITLE	
Broadleaf Tree Surgery Limited		Tree Protection Plan	
SITE			
S1 Timber Bank, Vigo, DA13 0SF			
DRAWN BY	CHECKED BY	SCALE	DATE
BJS	BJS	1:100 @ A1	June 2023
DWG NO.		REV.	
CAS/2023/172			

Please do not scale off this drawing. Tree locations not plotted to a topographical survey so locations cannot be confirmed, Dwg is to scale as indicated above.