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Arboricultural Implications Report

Proposed development at

Land West of Iwade

Sittingbourne

November 2024

Ref. SJA air 24111-01c

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. The proposed removal of groups of trees will represent only very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. As no trees are to be pruned, and none of the proposed dwellings will be within 3m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

S4. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

S5. None of the proposed dwellings, apartments or amenity spaces are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development retains all trees that make an important contribution to amenity, historic, landscape character or biodiversity value of the site, and incorporates new tree planting, it complies with Policies CP4 and DM29 of the adopted Swale Borough Council Local Plan (July 2017).

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Bellway Ltd. (Kent) to visit Land east of Iwade, Sittingbourne, and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Swale Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; and it is neither mentioned nor referenced in Policy DM29 of the Swale Borough Council Local Plan (2017) or the accompanying text, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the erection of 455 dwellings, Village hall, Country Park along with associated accesses and landscaping.

¹ British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Ed Janes and Tom Southgate of SJAtrees, on Wednesday 27th and Thursday 28th March 2024. Weather conditions at the time were both overcast, with intermittent rain and clear with occasional showers. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The site is roughly triangular in shape and is approximately 57.5ha in size and is located to west side of Iwade, as shown at **Figure 1** below. The east site boundary abuts the A249 with fields and an industrial area further to the east with The Swale beyond. The west site boundary adjoins Grovehurst Road, the boundary of Iwade and The Street. The north site boundary adjoins fields with country side beyond.



Figure 1: Site location shown on Google aerial image

1.4.2. The site is on ground falls from west to east with undulating topography north to south, and currently comprises a tree and hedgerow lines fields.

1.4.3. Historical maps indicate that the site was undeveloped agricultural land until the present day.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of Head Deposits (clay and silt) above a bedrock of London Clay Formation (clay and silt).

1.5.2. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that trees may be shallow-rooted and that the soil is likely to be highly susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.6.3. There are no hedgerows on site that are over 30 years in age and have a continuous length of 20m or more that could meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997³.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as ‘Ancient’. Ancient woodland is defined as “any area that’s been wooded continuously since at least 1600 AD” and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

³ The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals the site benefits from a hybrid planning permission (ref: 19/503974) with outline permission for up to 466 dwellings and a community hall, and full planning permission for access from Grovehurst Road and The Street and for the Country Park.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')⁴ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed and beautiful places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

⁴ The National Planning Policy Framework (NPPF) (December 2023). Department for Levelling Up, Housing & Communities

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.2.4. Paragraph 136 in this section states: “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

2.2.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 158: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.6. In paragraph 180, within Section 15 “Conserving and enhancing the natural

environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.2.7. In paragraph 186, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.3. Local planning policy

2.3.1. Local planning policies are contained in the adopted Swale Borough Council Local Plan (July 2017).

2.3.2. The relevant section of Policy CP4 ‘Requiring good design’ of the Local Plan states, *inter alia*:

“All development proposals will be of a high quality design that is appropriate to its surroundings. Development proposals will, as appropriate: [...]

- retaining trees where possible (including old orchards and fruit trees, hedgerows, shelter belts, woodland and scrub) particularly those that make an important contribution either to the amenity, historic, landscape character or biodiversity value of the site or the surrounding area; [...]"

2.3.3. Policy DM29 'Woodlands, trees and hedges' states:

"The Borough Council will seek to ensure the protection, enhancement and sustainable management of woodlands, orchards trees and hedges. It will:

1. Support carefully planned appropriate development, the intended purpose of which is to further the sustainable management of woodland/old orchards;

2. Ensure that development proposals take all reasonable opportunities to provide for new woodland, orchard, tree and hedge planting at a sufficient scale (with provision made for appropriate long term management) to maintain and enhance the character of the locality and provide for an attractive living and working environment;

3. Use Tree Preservation and Hedgerow Protection Orders to safeguard species which have a significant impact on the local environment and its enjoyment by the public. Where removal of trees and hedgerows is unavoidable, the Borough Council will require appropriate replacements as a condition of a planning permission; and

4. Unless the need for, and benefits of development in a location clearly outweigh the adverse impacts, planning permission will be refused where there:

1. Is a loss or deterioration of irreplaceable habitats, including ancient woodland and aged or veteran trees; or

2. would be an inability to secure the beneficial management of woodland, old orchards or hedges for their landscape, historic or biodiversity interest(including as a result of their sub-division/lotting or incorporation in to a residential curtilage);or

3. would be a loss of trees(including individual trees, old orchards, fruit trees, hedgerows and woodland scrub) that make an important contribution either to the amenity, historic, landscape, townscape or biodiversity value of the site and/or the surrounding area."

2.3.4. The LPA has not published any Supplementary Planning Guidance that relates either to this site, or to the protection of existing trees.

2.4. Neighbourhood planning policy

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 119 individual trees and 20 groups of trees, hedges and hedgerows growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is poor: the trees, groups of trees and hedges are located around the peripheries of the agricultural fields. The majority of trees are early mature, semi-mature or young giving the site a juvenile arboricultural character and completely lacking any established features.

3.1.3. The most common species on site are crack willow, poplar and field maple, so there is a lack of long-lived, large-canopied trees to provide a long-term framework for the future arboricultural character of the site.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.2, local planning policies require the retention of trees **“that make an important contribution either to the amenity, historic, landscape character or biodiversity value of the site or the surrounding area.”** We do not consider that any of individuals or groups of trees are consistent with the criteria specified in the local planning policies.

3.2.2. There are 15 individuals that are unsuitable for retention, irrespective of the proposals, in that they are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than ten years. These trees has been assessed as category ‘U’ and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.2.3. There are 44 mature trees growing on or immediately adjacent to the site; but the field maple no. 65 is of species that is of medium ultimate size; and the remaining 43 are of only short-lived species (poplar and willow), and which thereby are of only short-term potential.

3.2.4. There are no category ‘A’ trees or category ‘B’ specimens. The remaining 104

trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.5. Of the groups of trees, hedges, hedgerows and woodlands, none have been assessed as category 'A', one as category 'B', and the remaining 19 as category 'C'.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed site layout GDM Architects, drawing no. 4410 P003 Rev B have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.3.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

3.3.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, one group of trees (G28) is to be removed entirely and a further four groups of trees are to be partially removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.2. Details of the groups of trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
G16	Various (partial)	Max 6.5m Avg 5m	Max 150mm est.	Semi-mature	C (2)
G17	Various (partial)	Max 7.5m Avg 6m	Max 150mm est.	Semi-mature	C (2)
G18	Various (partial)	Max 9m Avg 5.5m	Max 200mm est.	Semi-mature	C (2)
G28	Various	Max 6m Avg 5m	Max 150mm	Semi-mature	C (2)
G32	Hawthorn (partial)	Max 4.5m Avg 4m	Max 100mm	Semi-mature	C (1)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. Whilst the site lacks arboricultural features of any particular significance, the proposals have retained all the individual trees and the majority of groups of trees on and adjacent to the site, so that the character and appearance of the local landscape will be largely unaltered.

4.2.2. It should be noted that the accesses into the site from Grovehurst Road and The Street benefit from full planning permission (reference: 19/503974). The removal of the groups of trees G16 and G28 has already been approved as their removal is required to facilitate the approved accesses, and as such, are not an impact of the Reserved Matters Application.

4.2.3. The remaining groups, G16, G17 G18 and G32, to have sections removed are internal groups of trees comprised of either scrubby growth or small trees that make very limited contribution to biodiversity, green infrastructure, or to the wider landscape character.

4.2.4. None of the trees to be removed are mature specimens of species of large ultimate size, all the trees to be cleared are semi-mature. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon⁶. Accordingly, the removal of mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.5. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above).

4.2.6. All the groups of trees to be removed or partially removed are assessed as category 'C': these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.7. No hedgerows deemed to be “important” according to the criteria in the Hedgerows Regulations 1997 are to be removed.

4.2.8. Furthermore, the proposals incorporate considerable replacement tree planting. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

⁶ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

4.2.9. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the groups identified for removal will represent only a very minor alteration to the arboricultural character of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. None of the trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 3m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. No parts of any proposed buildings or associated hard surfacing are within the RPAs of any of the trees to be retained.

6.2. Assessment

6.2.1. As no parts of the proposed buildings or other structures abut or are within the RPAs of any of the trees to be retained, subject to the implementation of protective measures specified on the TPP, their construction will not cause unacceptable damage to roots or rooting environments as a result of root severance or damage, or compaction or pollution of the soil.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. In none of the proposed new dwellings or apartments does the fenestration of their main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns⁷ of which they are situated; that is, where proposed dwellings or apartments sited in an arc between the north-west and the east of retained trees are closer to them than the current heights of these specimens.

7.1.2. As no windows of the main habitable rooms of the proposed dwellings or apartments lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the houses or apartments in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result.

⁷ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

This is because there are no large mature trees within the development area, nor are there any semi-mature trees of large ultimate sized species such that there will be an issue with canopies conflicting with the proposed dwellings within the next 10 to 20 years.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR “Blue Book”⁸, stated at paragraph 5.11 (1) (ii) that “incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”⁹

7.3.2. Whilst this document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk), this is sound advice. This suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. The existing trees will continue to grow in the future; and in time, in common with all trees in urban and suburban areas, it is possible that some pruning will be

⁸ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

⁹ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

required to keep them clear of buildings. However, any future pruning can be controlled by the LPA as the trees are covered by a TPO, as an application to prune would have to be made and consented to in advance; and if the LPA considers the proposed works are likely to be harmful to the health or appearance of these specimens, it would be able to make a TPO to prevent this. In this way, the LPA would control both the extent and quality of pruning required.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the probable impact of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹⁰

¹⁰ BS 5837:2012, 5.3.4.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. The proposed removal of groups of trees will represent only very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. As no trees are to be pruned, and none of the proposed dwellings will be within 3m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

8.1.3. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

8.1.4. None of the proposed dwellings, apartments or amenity spaces are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain the arboricultural features that contribute to the arboricultural character of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

8.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 131 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained *wherever possible***”; and thereby recognises circumstances in which

it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with Paragraph 131 of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development retains all trees that make an important contribution to amenity, historic, landscape character or biodiversity value of the site, and incorporates new tree planting, it complies with Policies CP4 and DM29 of the adopted Swale Borough Council Local Plan (July 2017).

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

- A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹¹, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹² growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.
- A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plans.
- A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹³. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.
- A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.
- A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

- A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development. Our assessment of which trees might have to be retained, and which can be removed, is based on:
- whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';¹⁴

¹¹ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

¹² Ibid., 4.4.2.7

¹³ Ibid., 4.4.2.3

¹⁴ The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

- which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;
- which trees are important to the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy DM29 of the Swale Borough Council Local Plan, as set out above;
- our assessment of the tree's' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule; and
- the plans approved as part of the existing Outline planning permission which showed certain trees to be removed.

- A1.2.2. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.
- A1.2.3. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.
- A1.2.4. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹⁵.
- A1.2.5. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**¹⁶.
- A1.2.6. The 'Root Protection Areas' (RPAs)¹⁷ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.
- A1.2.7. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting

15 BS 5837, 4.5.10.

16 Ibid., 5.1.1.

17 Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹⁸.

A1.2.8. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.9. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

¹⁸ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

- A2.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

- A2.2.1. Prior to the commencement of any site clearance, ground preparation, or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

- A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.
- A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

- A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.5. Tree protection fencing

- A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2**

of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

- A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.
- A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.
- A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

APPENDIX 3

Tree Survey Schedule



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(Operations)

Preliminary Tree Survey Schedule

Iwade, Sittingbourne, Kent

March 2024

SJA tss 24111-01

Tree Survey Schedule: Explanatory Notes

Iwade, Sittingbourne, Kent

This schedule is based on a tree inspection undertaken by Ed Janes and Tom Southgate of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday & Thursday, the 27th & 28th of March 2024. Weather conditions at the time were both overcast, with intermittent rain and clear with occasional showers. Deciduous trees were in partial leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

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.

(1) Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).

(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

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 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) 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 landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Iwade, Sittingbourne, Kent

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
1	Crack willow	9m	600mm 450mm all est.	N 4m E 5m S 4m W 5.2m	0.5m	W 2m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; acute main union with no bark to bark contact; unremarkable tree of very limited merit.	C (1)
2	Crack willow	8m	400mm est.	N 4m E 3m S 4m W 6m	0.5m	NW 1.8m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base.	C (2)
3	Hawthorn	4m	250mm est.	3m	0m	0m	Semi-mature	Below average	Indifferent	Small self-seeded specimen; below average bud density.	C (2)
4-7	Hybrid black poplar	10m	#4 485mm #5 465mm #6 525mm #7 265mm	N 4m E 4m S 4.5m W 4m	0.3m	0.9m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; historically pruned at 2m to form pollards; readily visible in moderate distance views from A249; collectively a significant feature of the landscape.	C (2)
8	Hybrid black poplar	3m	355mm	2m	0.3m	0.9m	Semi-mature	Below average	Poor	Historically "topped" at a height of 2.5m; significant decay in trunk with bacterial cankers; of short term potential.	U
9-13	Hybrid black poplar	10m	#9 205mm 380mm #10 340mm #11 345mm #12 400mm #13 340mm	N 5.5m E 4m S 6m W 4m	1.6m	N 3m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; historically pruned at 2m to form pollards; visible from in moderate distance views from A249; collectively a significant feature of the landscape. #10 category U specimen, previously failed stem at 2.5m; significant decay in trunk with bacterial cankers; of short term potential.	C (2)
14	Hybrid black poplar	3m	425mm	2m	1.6m	2m	Semi-mature	Below average	Indifferent	Significant areas of exposed sapwood on trunk, plus historically failed main stem at 2.5m; of short-term potential.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
15-18	Hybrid black poplar	10m	#15 445mm #16 345mm #17 315mm #18 340mm	N 5.7m E 4m S 6m W 4m	1.6m	2.5m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; historically pruned at 2m to form pollards; decay present at historic pruning points on multiple specimens; visible from A249; collectively a significant feature of the landscape.	C (2)
19-24	Hybrid black poplar	10m	#19 295mm #20 520mm #21 240mm #22 425mm #23 325mm #24 500mm	N 5.7m E 4m S 6m W 4m	1.6m	2.5m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; #20 displays a cavity at base 200mm deep x 70mm wide entrance dia.; historically pruned at 2m to form pollards; decay at historic pruning points on multiple specimens; visible from A249; collectively a significant feature of the landscape. #21 & #23 are category U specimens, displaying significant decay in trunks; of short-term potential.	C (2)
25-32	Hybrid black poplar	11m	#25 250mm #26 520mm #27 430mm #28 350mm #29 610mm #30 380mm #31 620mm #32 600mm	N 5.7m E 4m S 6m W 4m	1.6m	N 2.5m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; #26 displays water filled cavity on S side at 1.5m, 290mm deep x 200mm wide; #27 displays insect bore holes at base; #28 bacterial cankers on trunk; multiple cavities in heartwood, up to 400mm deep x 200mm wide; historically pruned at 2m to form pollards; decay at multiple historic pruning points; visible from A249; collectively a significant feature of the landscape.	C (2)
33-40	Hybrid black poplar	10m	400mm est.	N 5m E 3m S 5m W 3m	1.6m	N 2.5m	Semi-mature	Low	Indifferent	Much epicormic growth on major structural branches within inner-canopy, suggestive of reduced physiological function; bacterial cankers and significant decay in trunks; multiple hollow trunks; of short-term potential.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
41-42	Hybrid black poplar	11m	#41 365mm 210mm #42 455mm	N 4.5m E 4m S 4.5m W 4m	0m	S 0.5m	Mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; #41 twin-stemmed from base; #41 multi-stemmed from 2.5m; #42 below average bud density; readily visible from A249; collectively a significant feature of the landscape.	C (2)
43	Hybrid black poplar	12m	600mm est.	N 4m E 4m S 3m W 3m	0.4m	0.4m	Mature	Low	Poor	Much epicormic growth within inner-crown, suggestive of reduced physiological function; hollow trunk with open cavities.	U
44-49	Hybrid black poplar	11m	#44 400mm est. #45 410mm #46 565mm #47 415mm #48 315mm #49 430mm	N 6.5m E 7m S 6m W 7m	2m	W 1.6m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; historically pollarded at 2.5m; of low landscape value due to small sizes; of short-term potential.	C (2)
50-56	Hybrid black poplar	11m	#50 395mm #51 455mm #52 300mm #53 2 stems @ 350mm #54 510mm #55 520mm #56 465mm	N 6.5m E 7m S 6m W 7m	2m	W 2.5m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; #55 displays two cavities on trunk up to 160mm x 100mm wide; historically pollarded at 2.5m; of low landscape value due to small sizes.	C (2)
57	Hybrid black poplar	11m	445mm	N 4.5m E 5m S 3m W 5m	2m	NW 2.3m	Semi-mature	Average	Indifferent	Forms part of row of closely planted specimens, designed to form a boundary between fields; historically pollarded at 2.5m; of low landscape value due to small sizes; significant component of group in which it stands; readily visible from A249.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
59	Hybrid black poplar	10m	485mm	N 4.5m E 5m S 3m W 6.2m	2.5m	W 2.5m	Semi-mature	Average	Indifferent	Forms part of row of closely planted specimens, designed to form a boundary between fields; historically pollarded at 2.5m; of low landscape value due to small size; significant component of group in which it stands; readily visible from A249.	C (2)
60-61	Hybrid black poplar	11m	#60 505mm #61 480mm	N 4m E 5m S 4m W 5m	1.2m	W 2.6m	Semi-mature	Average	Indifferent	Forming part of row of closely planted specimens, designed to form a boundary between fields; historically pruned to form pollards from 2.5m. #61 rubbing branches in crown; of low landscape value, due to small sizes.	C (2)
62-64	Hybrid black poplar	14m	#62 715mm #63 665mm #64 690mm	N 7m E 7.5m S 7.7m W 7.7m	1m	SW 3m NW 2.5m	Mature	Below average	Indifferent	No significant defects observed at base; maintained as pollards from 2.5m; decay present at historic points of storm damage and pruning at crown break; forms part of row of closely planted specimens, designed to form a boundary between fields; visible from A249; collectively a significant feature of the landscape; of low landscape value, due to small sizes.	C (2)
65	Field maple	7m	750mm est.	N 4m E 5.5m S 5.2m W 4.5m	0.6m	SW 0m	Mature	Below average	Poor	Leaning over water course; hollow trunk with open cavities; bark damage consistent with squirrel damage; of low landscape value due to small size.	U
66	Hawthorn	7m	2 stems @ 160mm est.	N 1.5m E 1.5m S 3.5m W 1.5m	0m	0m	Semi-mature	Average	Indifferent	Unremarkable tree of very limited merit.	C (12)
67	Crack willow	7m	750mm 600mm 400mm 550mm all est.	N 5.5m E 5m S 6m W 9m	0m	0m	Mature	Average	Poor	Multi-stemmed from base; multiple partly failed stems, one lying across river and resting on far bank; visible decay within heartwood; forms part of row of closely planted specimens, designed to form a boundary between fields; obscured from public view; significant components of the group in which they stand.	C (2)
68	Crack willow	8m	1310mm	N 9m E 5m S 3m W 6m	2.5m	W 0m	Mature	Average	Poor	Partly hollow trunk with extensive heartwood decay; lapsed pollard; multiple failed and caught up main stems; obscured from public view; inessential component of the group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
69-73	Crack willow	10m	#69 2 stems @ 360mm 180mm #70 3 stems @ 450mm #71 480mm #72 640mm #73 780mm 760mm all est.	N6m E6.5m S7.2m W6m	0m	0m	Mature	Average	Indifferent	Forming part of row of streamside individuals forming a field boundary; multiple failed stems; extensive areas of decay within trunks; #70 features failed limbs lying in field to S; obscured from public view; significant components of group in which they stand; of short-term potential.	C (2)
74-78	Crack willow	10m	#74 675mm #75 750mm est. 220mm est. #76 930mm 870mm #77 3 stems @ 450mm est. #78 480mm 300mm 320mm	N 7m E 8.2m S 7.4m W 7m	0m	0m	Semi-mature	Average	Moderate	Forming part of row of streamside individuals forming a field boundary; #75 hollow trunk; #76 twin stemmed from base with open hollow trunks featuring a semi-circular area of missing trunks; #77 main stem failed and lying in field; multiple points of storm damage and exposed sapwood; #78 crack in main stem at base; multi-stemmed from base; obscured from public view; significant components of the group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
79-83	Crack willow	10m	#79 450mm 265mm 340mm 190mm #80 1145mm #81 250mm est. 450mm est. #82 1120mm #83 360mm 470mm 410mm 325mm	N 6m E 6m S 7m W 6m	0m	0m	Mature	Average	Poor	#79 three-stemmed from base with woodpecker holes in stems; obscured from public view; significant components of the group in which they stand; #80 hollow open trunk also with evidence of historic fire; #80 collapsed stems have crushed fence to E; #81 twin-stemmed from base, stems have split apart one of which is bridging river; #82 partly hollow trunk with decayed heartwood and evidence of historic fire; #83 hollow trunk with two partly collapsed stems; obscured from public view; significant components of group in which they stand.	C (2)
84	Hybrid black poplar	19.2m	620mm ivy est.	N 10.6m E 5.2m S 4m W 4.8m	2m	3m	Mature	Average	Poor	Access to tree restricted by dense vegetation; full basal inspection prevented by dense ivy cover; ivy covered trunk and main scaffolds; limb failures on E side of trunk at 4m and 6m approx. 175mm in diameter; recently "released" canopy, tree now wind exposed and at risk of wind throw; asymmetrical crown as once suppressed by felled adjacent specimen; small cavities forming at sites of previous pruning wounds; minor deadwood throughout crown, consistent with age and species; readily visible from Grovehurst Road; contributes to boundary screening; of low quality and limited arboricultural value.	C (2)
85	Ash	9.5m	230mm	N 4.2m E 3.5m S 2.7m W 3.4m	2m	1m	Semi-mature	Average	Moderate	Abnormal swelling or 'Bottle-butt' at base; trunk bifurcation at 2m; crossing and rubbing branches throughout structure; tensile unions throughout crown; of moderate quality, but currently of low value due to small size; no significant defects observed; readily visible from adjacent properties and footpath.	C (1)
86	Ash	10.3m	360mm	N 5.5m E 5.8m S 5.8m W 5.6m	2m	1m	Semi-mature	Average	Moderate	No significant defects observed at base; base situated on bank of small watercourse; tensile unions throughout crown; minor branch failures and deadwood throughout crown; dominant, spreading crown; crossing and rubbing branches throughout structure; readily visible from adjacent properties and footpath; of moderate quality and landscape value.	C (2)
87	English oak	8.5m	150mm	N 1.9m E 3.5m S 3.5m W 2.8m	1.8m	1m	Young	Average	Moderate	No significant defects observed at base; single trunk; asymmetrical crown as suppressed by adjacent specimens; tensile unions throughout crown; of moderate quality, but currently of low value due to small size; readily visible from footpath.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
88	Beech	7m	205mm	2.8m	0.5m	0.5m	Young	Average	Moderate	No significant defects observed at base; single trunk; conical, monopodial form at current; evenly spread crown; tensile unions throughout crown; of moderate quality, but currently of low value due to small size; readily visible from adjacent properties; unremarkable tree of very limited merit.	C (1)
89-91	Ash	#89 6.5m #90 7.8m #91 6.5m	#89 180mm #90 235mm #91 120mm	2.9m	2m	0.5m	Semi-mature	Average	Moderate	No significant defects observed at bases; #89 and #90 showing reactive growth at 1.3m possibly caused by stake ties being left for too long; tensile unions throughout crowns; minor mechanical wounding on trunk of #91; aerodynamic group with meshing crowns providing companion shelter; readily visible from adjacent properties and footpath; inessential feature of the landscape.	C (2)
92-94	Ash	#92 8.5m #93 8m #94 8.2m	#92 195mm #93 175mm #94 310mm	4m	1.5m	0.5m	Semi-mature	Average	Indifferent	No significant defects observed at bases; significant side limb emanating from base of #94 on N side showing tight compression fork; tight compression forks and crossing and rubbing branches throughout crown of #94; others showing tensile unions throughout crown and single trunks; minor deadwood throughout crowns, consistent with age and species; inessential feature of the landscape; readily visible from adjacent properties; of low quality and limited arboricultural value.	C (1)
95	Wild cherry	6m	240mm	N 3.2m E 3.2m S 2.3m W 3.6m	2m	0.5m	Semi-mature	Below average	Moderate	Exposed surface roots with mechanical damage consistent with mowing; small bore holes on trunk with further damage consistent with woodpeckers; tensile unions throughout crown; crossing and rubbing branches throughout structure; significant component of group in which it stands; unremarkable tree of very limited merit; hidden in the majority of long directed public view.	C (1)
96	Hybrid black poplar	19.4m	435mm ivy 390mm ivy	N 2.6m E 5.8m S 5.3m W 6.9m	3m	4m	Mature	Below average	Indifferent	Significant trunk failure on E side of base with failed trunk laying on ground; ivy covered trunk and main scaffolds; twin stemmed from base showing tight compression fork with evidence of included bark; canopy density reduction of 40%; above average dead wood in crown; recent trunk failure leaves canopy wind exposed and asymmetrical; readily visible from Grovehurst Road; of low quality and limited arboricultural value.	C (2)
97-102	Hybrid black poplar	#97 17m #98 18m #99 17m #100 18.5m #101 18.5m #102 17m	#97 680mm #98 450mm #99 260mm #100 650mm #101 500mm #102 400mm all ivy est.	8m	2m	2m	Mature	Below average	Indifferent	Access to trees restricted by barbed wire and dense bramble; full basal inspection prevented by dense ivy cover and boundary fence; ivy-covered; above average dead wood in crown; tensile main unions and acute yet tensile unions throughout crowns; minor limb failures throughout crowns; part of double row of specimens, forming an avenue; contributes to boundary screening; readily visible from Sheppey Way; significant components of the group in which they stand.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
103-108	Hybrid black poplar	#103 16m #104 16m #105 15m #106 15m #107 14m #108 14m	#103 500mm #104 300mm #105 325mm #106 200mm #107 220mm #108 200mm all ivy est.	8m	2m	2m	Mature	Below average	Indifferent	Access to trees restricted by barbed wire and dense bramble; full basal inspection prevented by dense ivy cover and boundary fence; ivy-covered; above average dead wood in crown; tensile main unions and acute yet tensile unions throughout crowns; minor limb failures throughout crowns; part of double row of specimens, forming an avenue; contributes to boundary screening; readily visible from Sheppey Way; significant components of the group in which they stand.	C (2)
109	Hybrid black poplar	11m	415mm est.	1.2m	1.5m	2m	Mature	Below average	Indifferent	Significant tear-out wound on trunk at 1.5m approx. 0.75m in length and 100mm in width; full basal inspection prevented by dense bramble; historically topped to 6m; epicormic regeneration forms crown; of low quality and limited arboricultural value.	C (1)
110	Hybrid black poplar	16.5m	550mm	N 6.3m E 6.3m S 5.5m W 3.4m	1m	2.5m	Mature	Below average	Indifferent	Prominent buttress roots; single trunk with significant side limbs emanating from trunk at 0.5m and 1m; above average dead wood in crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; significant die-back at branch tips; significant component of group in which it stands; readily visible from Sheppey Way; contributes to boundary screening.	C (2)
111	Hybrid black poplar	16m	390mm est.	N 4.5m E 5m S 3.9m W 4.9m	2m	3m	Mature	Below average	Moderate	Access to tree restricted by dense vegetation and waterway; full basal inspection prevented by dense vegetation; acute yet tensile unions throughout crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; canopy density reduction of 20%; significant component of group in which it stands; readily visible from Sheppey Way; contributes to boundary screening.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
112-116	Crack willow	#112 13m #113 13m #114 14m #115 13m #116 13m	#112 5 stems @ 350mm est. #113 5 stems @ 295mm #114 7 stems @ 345mm #115 5 stems @ 350mm #116 7 stems @ 280mm	9.3m	1m	0.5m	Mature	Below average	Poor	All multi-stemmed from bases; fungal fruiting bodies of Ganoderma spp. and shaggy scaly cap at bases of most; many significant stem failures throughout group at bases; #114 all stems failed from base and laying on ground with large Ganoderma spp. brackets at base; above average dead wood in crowns; crossing and rubbing branches throughout structures; part of row of closely planted specimens, designed to form a hedge or screen; hidden in the majority of long directed public view; readily visible from footpath; significant features of the landscape.	C (2)
117-119	Crack willow	#117 12m #118 11m #119 13m	#117 910mm est. #118 1070mm #119 890mm est.	7.9m	0.5m	0.5m	Over-mature	Average	Poor	Fungal fruiting bodies of shaggy scaly cap at bases; extensive decay and hollowing on all; all showing evidence of fire damage; significant branch failures on all; over mature and likely to die within the next ten years; above average deadwood in crowns; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; significant components of the group in which they stand; readily visible from footpath but otherwise hidden in the majority of public view; part of row of closely planted specimens, designed to form a hedge or screen.	C (2)
120	Ash	13m	225mm 370mm 185mm	N 5m E 3.5m S 3m W 2.8m	1m	NW 1m	Semi-mature	Average	Indifferent	Hollow trunk; three-stemmed from 1m; historic stem failure at 1.6m, 370mm est. dia.; obscured from public view; inessential component of group in which it stands.	C (2)
G15	Goat willow	6m	Max 150mm	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Bases submerged in water; all multi-stemmed from base; tensile unions throughout crowns; base inaccessible due to pond; crossing and rubbing branches throughout structure; unremarkable trees of very limited merit; readily visible from adjacent properties and footpath.	C (1)
G16	Various	Max 6.5m Avg 5m	Max 150mm est.	2.5m	0.5m	0m	Semi-mature	Average	Indifferent	Tree guards still around bases of most; species include hawthorn, blackthorn, ash, goat willow and English oak; over 100 individuals; ash showing evidence of 'Ash Die-back Disease'; crossing and rubbing branches throughout structures; access restricted by dense bramble; row of closely planted specimens, designed to form a hedge or screen; contributes to boundary screening; readily visible from footpath and adjacent properties.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
G17	Various	Max 7.5m Avg 6m	Max 150mm est.	2.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include hawthorn, blackthorn, hazel, crack willow, ash, and goat willow; over 100 individuals; hawthorn and goat willow dominant; access to trees restricted by dense vegetation and boundary fence; row of closely planted specimens, designed to form a hedge or screen; tight unions throughout group; crossing and rubbing branches throughout structures; no significant defects observed; contributes to boundary screening; readily visible from adjacent building site but otherwise hidden in the majority of public view.	C (2)
G18	Various	Max 9m Avg 5.5m	Max 200mm est.	3.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Off-site group of trees; species include hawthorn, leylandii, goat willow, ash, cherry laurel, blackthorn and contorted willow; group mainly comprised of dense bramble; mostly hedging or ornamental trees situated in adjacent properties rear gardens; crossing and rubbing branches throughout structures; of low quality and limited arboricultural value; contributes to boundary screening; readily visible from adjacent properties.	C (2)
G19	Various	Max 7m Avg 5m	Max 150mm est.	2m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include goat willow, crack willow, hawthorn, buckthorn, blackthorn and ash; hawthorn and crack willow dominant; approx. 100 individuals; row of closely planted specimens, designed to form a hedge or screen; no significant defects observed at bases; trees displaying morphological and physiological features consistent with size, age, species and location; no significant defects observed; visible in glimpses from nearby properties; of limited arboricultural value.	C (1)
G20	Various	4.5m	Max 150mm est.	1.5m	0.5m	0.5m	Semi-mature	Below average	Indifferent	Species include hawthorn and blackthorn; hawthorn dominant; no significant defects observed at bases; crossing and rubbing branches throughout structures; row of closely planted specimens, designed to form a field boundary; few dead specimens scattered throughout; inessential feature of the landscape; visible in glimpses from A249 but otherwise hidden in the majority of public view.	C (1)
G21	Various	Max 7m Avg 5m	Max 180mm	2.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include hawthorn, goat willow, crack willow and blackthorn; goat willow and hawthorn dominant; over 100 individuals; row of closely planted specimens, designed to form a hedge or screen; no significant defects observed at bases; crossing and rubbing branches throughout structures; no significant defects observed; visible from A249 and nearby properties; contributes to screening and noise dissipation from A249.	C (2)
G22	Various	3.5m	Max 100mm est.	1.5m	0.5m	0.5m	Young	Average	Indifferent	Species include hawthorn, buddleia and field maple; approx. 100 individuals; full inspection prevented by boundary fence; crossing and rubbing branches throughout structures; partially smothered by bramble; no significant defects observed; of low quality and limited arboricultural value; row of closely planted specimens, designed to form a hedge or screen; contributes to boundary screening; partially visible from nearby properties.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
G23	Various	Max 8.5m Avg 6m	Max 250mm Avg 150mm	4m	0.5m	0.5m	Mature	Average	Indifferent	Species include ash, crack willow, goat willow, hawthorn and blackthorn; over 100 individuals; relatively even distribution of species; crossing and rubbing branches throughout structures; few dead specimens scattered throughout; ash showing evidence of 'Ash Die-back Disease'; contributes to boundary screening; contributes to noise dissipation from A249; significant feature of the landscape.	C (2)
G24	Various	Max 9.5m Avg 6m	Max 280mm Avg 200mm	3m	1.5m	1m	Semi-mature	Below average	Moderate	Species include flowering cherry and pear; cherry dominant; approx. 65 individuals; group of planted specimens designed to form orchard or local amenity space; dead and decaying specimens scattered throughout; no significant defects observed in living specimens; of high landscape value and moderate quality; readily visible from footpath and adjacent properties.	B (2)
G25	Various	Max 6m Avg 5m	Max 200mm est.	2.8m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include goat willow, flowering cherry, blackthorn, hawthorn, pear, silver birch and buckthorn; over 100 individuals; group of planted specimens designed to create a local amenity space; dead specimens scattered throughout but mostly of average physiological condition; crossing and rubbing branches throughout structures; no significant defects observed; readily visible from footpath; visible in glimpses from nearby houses.	C (12)
G26	Various	Max 9m Avg 6m	Max 250mm Avg 150mm	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include hawthorn crack willow, goat willow blackthorn and buckthorn; approximately 100 individuals; no significant defects observed at bases; crossing and rubbing branches throughout structures; row of closely planted specimens, designed to form a hedge or screen; visible in glimpses from nearby properties; inessential feature of the landscape.	C (1)
G27	Various	6m	Max 250mm Avg 150mm	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include hawthorn crack willow, goat willow blackthorn and buckthorn; approximately 100 individuals; no significant defects observed at bases; crossing and rubbing branches throughout structures; row of closely planted specimens, designed to form a hedge or screen; visible in glimpses from nearby properties; inessential feature of the landscape.	C (1)
G28	Various	Max 6m Avg 5m	Max 150mm	3.5m	0.5m	0.5m	Semi-mature	Below average	Indifferent	Species include crack willow, hawthorn, blackthorn and buckthorn; over 100 individuals; hawthorn dominant; no significant defects observed at bases; crossing and rubbing branches throughout structures; dead specimens scattered throughout; of low quality and limited arboricultural value; contributes to boundary screening; readily visible from Sheppey Way and The Street.	C (2)
G29	Various	Max 5m Avg 4m	Max 100mm est.	2.3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include hawthorn, purple plum and blackthorn; approx. 80 individuals; hawthorn dominant; no significant defects observed at bases; bases situated on bank of ditch; most multi-stemmed from base; crossing and rubbing branches throughout structures; few dead specimens scattered throughout; row of closely planted specimens, designed to form a hedge or screen; inessential feature of the landscape; visible in glimpses from Sheppey Way and A249.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
G30	Various	Max 7m Avg 4.5m	Max 175mm	3.2m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include crack willow, hawthorn, blackthorn and buckthorn; over 100 individuals; blackthorn dominant; no significant defects observed at bases; dead specimens scattered throughout; crossing and rubbing branches throughout structures; partially smothered in bramble; contributes to boundary screening and noise dissipation from motorway; readily visible from A249.	C (2)
G31	Various	Max 5m Avg 4.5m	Max 100mm	2m	0.5m	0.5m	Young	Average	Indifferent	Species include blackthorn, hawthorn, silver birch, goat willow and flowering cherry; over 200 individuals; blackthorn dominant but mass predominantly made up of bramble, impeding access to trees and full inspection; crossing and rubbing branches throughout structures; dead specimens scattered throughout; smothered in bramble; significant feature of the landscape; readily visible from adjacent properties; contributes to boundary screening.	C (2)
G32	Common Hawthorn	Max 4.5m Avg 4m	Max 100mm	1.8m	0.5m	0.5m	Semi-mature	Average	Indifferent	Approx 11 individuals; one dead specimen in group; all multi-stemmed from base; crossing and rubbing branches throughout structures; mass mainly comprised of bramble; of low quality and limited arboricultural value; visible in glimpses from nearby properties; inessential feature of the landscape.	C (1)
G33	Various	12m	Max 220mm	3m	1m	0.5m	Semi-mature	Average	Indifferent	Species include alder, hawthorn, blackthorn, flowering cherry, contorted willow, crack willow and ash; approx. 50 individuals; trunk failures throughout group; part of row of closely planted specimens, designed to form a hedge or screen; dead specimens scattered throughout; crossing and rubbing branches throughout structures; suppressed by row of larger crack willows; situated on bank of watercourse; readily visible from footpath but otherwise hidden in the majority of public view.	C (2)
G34	Various	10m	Max 350mm Avg 260mm all est.	5m	0m	0m	Semi-mature	Below average	Indifferent	Group of trees and scrub forming "L" shaped field boundary; upper-storey comprised of hybrid black poplar; under-storey comprised of elder and hawthorn; Significant decay and areas of bacterial cankers on black poplar trunks; most poplar individuals have been topped at 2.5m; contributes to row of closely planted specimens, designed to form a boundary between fields; lower quality individuals conferring greater value as part of a group.	C (2)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	Species	RPA	RPA Radius
1	Crack willow	254.5m ²	9.0m
2	Crack willow	72.4m ²	4.8m
3	Hawthorn	28.3m ²	3.0m
4-7	Hybrid black poplar	106.4m ²	5.8m
		97.8m ²	5.6m
		124.7m ²	6.3m
		31.8m ²	3.2m
		57.0m ²	4.3m
8	Hybrid black poplar	57.0m ²	4.2m
9-13	Hybrid black poplar	84.3m ²	5.2m
		52.3m ²	4.1m
		53.8m ²	4.1m
		72.4m ²	4.8m
		52.3m ²	4.1m
14	Hybrid black poplar	63.6m ²	4.5m
15-18	Hybrid black poplar	81.7m ²	5.1m
		89.6m ²	5.3m
		53.8m ²	4.1m
		44.9m ²	3.8m
		52.3m ²	4.1m
19-24	Hybrid black poplar	39.4m ²	3.5m
		122.3m ²	6.2m
		26.1m ²	2.9m
		81.7m ²	5.1m
		47.8m ²	3.9m
25-32	Hybrid black poplar	113.1m ²	6.0m
		28.3m ²	3.0m
		122.3m ²	6.2m
		83.6m ²	5.2m
		55.4m ²	4.2m
		168.3m ²	7.3m
		65.3m ²	4.6m
		173.9m ²	7.4m
33-40	Hybrid black poplar	162.9m ²	7.2m
		72.4m ²	4.8m
41-42	Hybrid black poplar	80.2m ²	5.1m
		93.7m ²	5.5m
43	Hybrid black poplar	162.9m ²	7.2m
44-49	Hybrid black poplar	72.4m ²	4.8m
		76.0m ²	4.9m
		144.4m ²	6.8m
		77.9m ²	5.0m
		44.9m ²	3.8m
		83.6m ²	5.2m

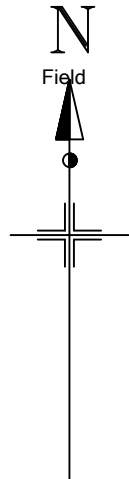
50-56	Hybrid black poplar	70.6m ²	4.7m
		93.7m ²	5.5m
		40.7m ²	3.6m
		110.8m ²	5.9m
		117.7m ²	6.1m
		122.3m ²	6.2m
		97.8m ²	5.6m
57	Hybrid black poplar	89.6m ²	5.3m
59	Hybrid black poplar	106.4m ²	5.8m
60-61	Hybrid black poplar	115.4m ²	6.1m
		104.2m ²	5.8m
62-64	Hybrid black poplar	231.3m ²	8.6m
		200.1m ²	8.0m
		215.4m ²	8.3m
65	Field maple	254.5m ²	9.0m
66	Hawthorn	23.2m ²	2.7m
67	Crack willow	626.6m ²	14.1m
68	Crack willow	706.9m ²	15.0m
69-73	Crack willow	131.9m ²	6.5m
		274.8m ²	9.4m
		104.2m ²	5.8m
		185.3m ²	7.7m
		536.5m ²	13.1m
74-78	Crack willow	206.1m ²	8.1m
		276.4m ²	9.4m
		706.9m ²	15.0m
		274.8m ²	9.4m
		191.3m ²	7.8m
79-83	Crack willow	192.0m ²	7.8m
		593.1m ²	13.7m
		119.9m ²	6.2m
		567.5m ²	13.4m
		282.4m ²	9.5m
84	Hybrid black poplar	173.9m ²	7.4m
85	Ash	23.9m ²	2.8m
86	Ash	58.6m ²	4.3m
87	English oak	10.2m ²	1.8m
88	Beech	19.0m ²	2.5m
89-91	Ash	14.7m ²	2.2m
		25.0m ²	2.8m
		6.5m ²	1.4m
92-94	Ash	17.2m ²	2.3m
		13.9m ²	2.1m
		43.5m ²	3.7m
95	Wild cherry	26.1m ²	2.9m
96	Hybrid black poplar	154.4m ²	7.0m
97-102	Hybrid black poplar	209.2m ²	8.2m
		91.6m ²	5.4m
		30.6m ²	3.1m
		191.1m ²	7.8m
		113.1m ²	6.0m
		72.4m ²	4.8m
103-108	Hybrid black poplar	113.1m ²	6.0m
		40.7m ²	3.6m
		47.8m ²	3.9m
		18.1m ²	2.4m
		21.9m ²	2.6m
		18.1m ²	2.4m
109	Hybrid black poplar	77.9m ²	5.0m

110	Hybrid black poplar	136.8m ²	6.6m
111	Hybrid black poplar	68.8m ²	4.7m
112-116	Crack willow	277.1m ² 196.8m ² 376.9m ² 277.1m ² 248.3m ²	9.4m 7.9m 11.0m 9.4m 8.9m
117-119	Crack willow	374.6m ² 517.9m ² 358.3m ²	10.9m 12.8m 10.7m
120	Ash	100.3m ²	5.7m
G15	Goat willow	10.2m ²	1.8m
G16	Various	10.2m ²	1.8m
G17	Various	10.2m ²	1.8m
G18	Various	18.1m ²	2.4m
G19	Various	10.2m ²	1.8m
G20	Various	10.2m ²	1.8m
G21	Various	14.7m ²	2.2m
G22	Various	4.5m ²	1.2m
G23	Various	28.3m ²	3.0m
G24	Various	35.5m ²	3.4m
G25	Various	18.1m ²	2.4m
G26	Various	28.3m ²	3.0m
G27	Various	28.3m ²	3.0m
G28	Various	10.2m ²	1.8m
G29	Various	4.5m ²	1.2m
G30	Various	13.9m ²	2.1m
G31	Various	4.5m ²	1.2m
G32	Common Hawthorn	4.5m ²	1.2m
G33	Various	21.9m ²	2.6m
G34	Various	55.4m ²	4.2m

APPENDIX 4

Tree Protection Plan

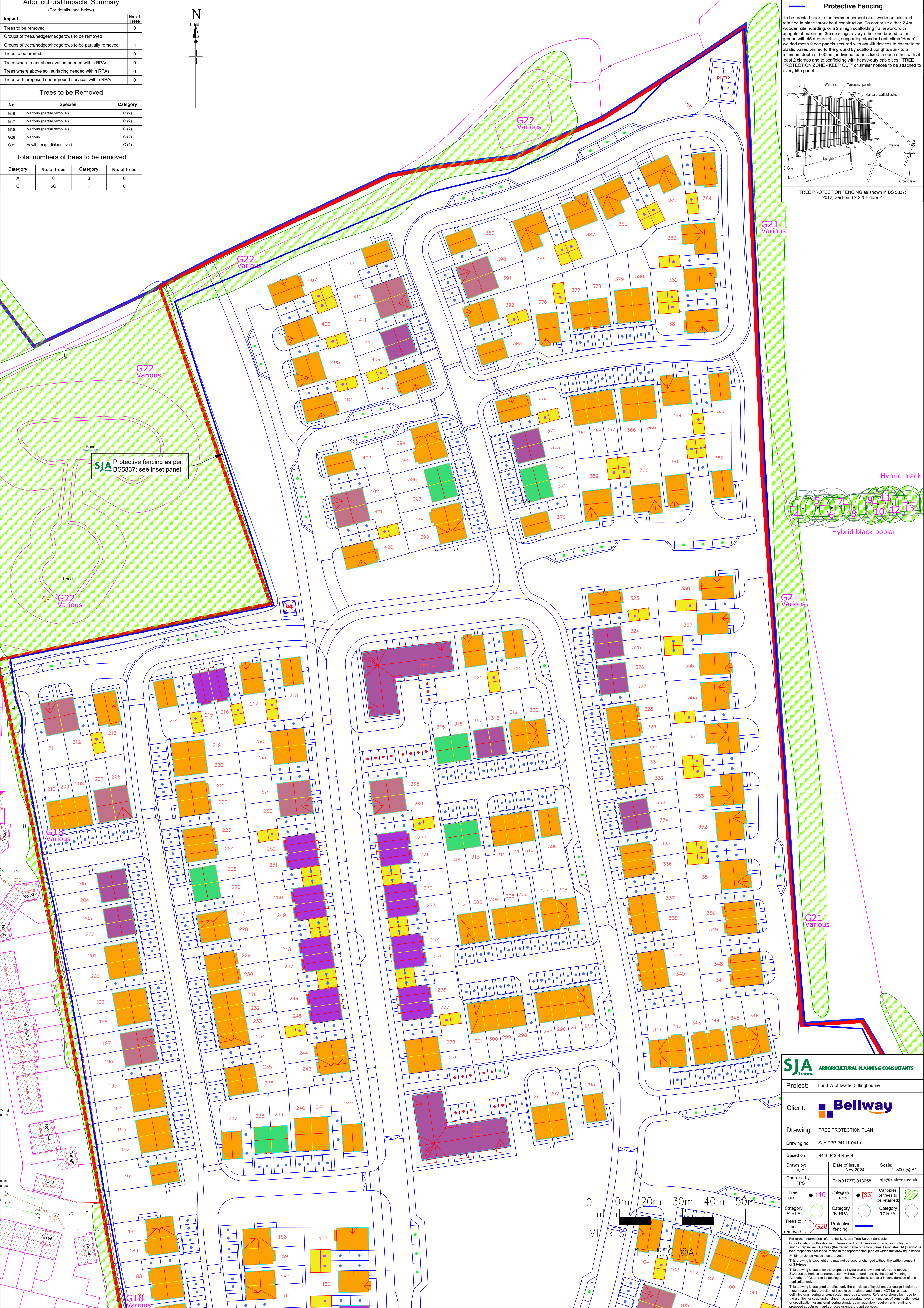
Arboricultural Impacts: Summary			
(For details, see below)			
Impact		No. of Trees	
Trees to be removed		0	
Groups of trees/hedges/hedgerows to be removed		1	
Groups of trees/hedges/hedgerows to be partially removed		4	
Trees to be pruned		0	
Trees where manual excavation needed within RPAs		0	
Trees where above soil surfacing needed within RPAs		0	
Trees with proposed underground services within RPAs		0	
Trees to be Removed			
No	Species	Category	
G16	Various (partial removal)	C (2)	
G17	Various (partial removal)	C (2)	
G18	Various (partial removal)	C (2)	
G28	Various	C (2)	
G32	Hawthorn (partial removal)	C (1)	
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	5G	U	0



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.



Hybrid black poplar

ARBORICULTURAL PLANNING CONSULTANTS

Project: Land W of Iwade, Sittingbourne

Client:

Drawing: TREE PROTECTION PLAN

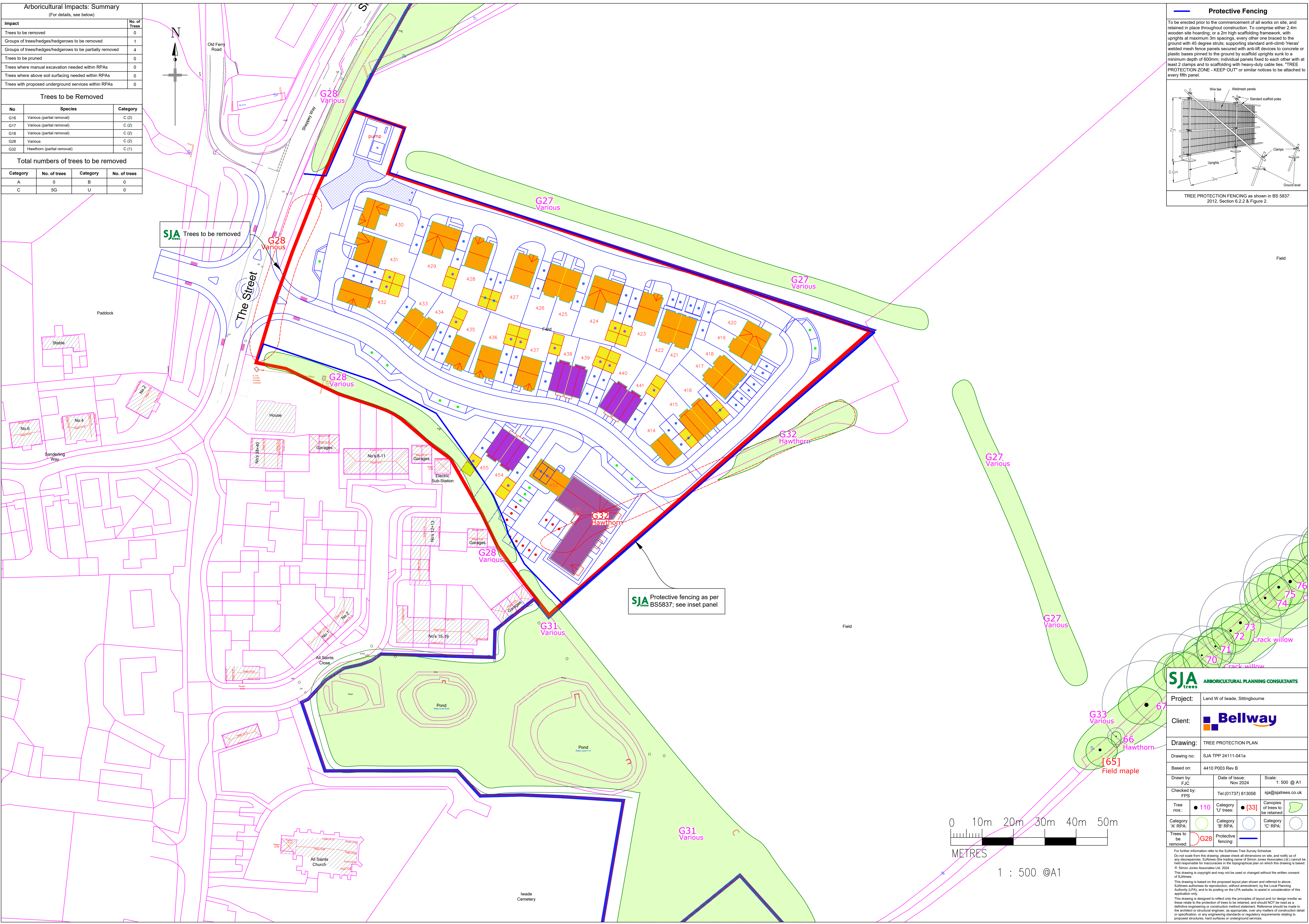
Drawing no: SJA TPP 24111-041a

Based on: 4410 P003 Rev B

Drawn by: FJC	Date of Issue: Nov 2024	Scale: 1: 500 @ A1
Checked by: FPS	Tel:(01737) 813058	sja@sjatrees.co.uk
Tree nos.: 110	Category 'U' trees: [33]	Canopies of trees to be retained: [Diagram]
Category 'A' RPA: [Diagram]	Category 'B' RPA: [Diagram]	Category 'C' RPA: [Diagram]
Trees to be removed: G28	Protective fencing: [Diagram]	

For further information refer to the SJATrees Tree Survey Schedule. Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJATrees (the trading name of Simon Jones Associates Ltd) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2024. This drawing is copyright and may not be used or changed without the written consent of SJATrees. This drawing is based on the proposed layout plan shown and referred to above. SJATrees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only. This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.

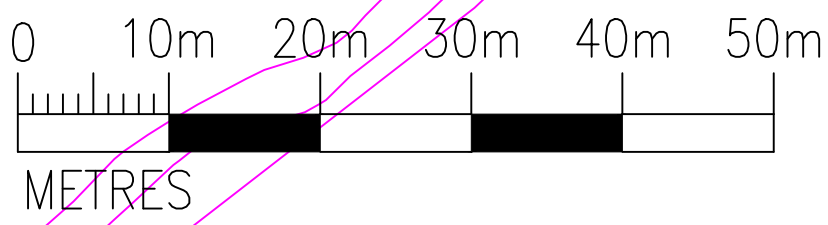
Arboricultural Impacts: Summary			
(For details, see below)			
Impact			No. of Trees
Trees to be removed			0
Groups of trees/hedges/hedgerows to be removed			1
Groups of trees/hedges/hedgerows to be partially removed			4
Trees to be pruned			0
Trees where manual excavation needed within RPAs			0
Trees where above soil surfacing needed within RPAs			0
Trees with proposed underground services within RPAs			0
Trees to be Removed			
No	Species	Category	
G16	Various (partial removal)	C (2)	
G17	Various (partial removal)	C (2)	
G18	Various (partial removal)	C (2)	
G28	Various	C (2)	
G32	Hawthorn (partial removal)	C (1)	
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	5G	U	0



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding, or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts, supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. *TREE PROTECTION ZONE - KEEP OUT* or similar notices to be attached to every fifth panel.

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.



1 : 500 @A1

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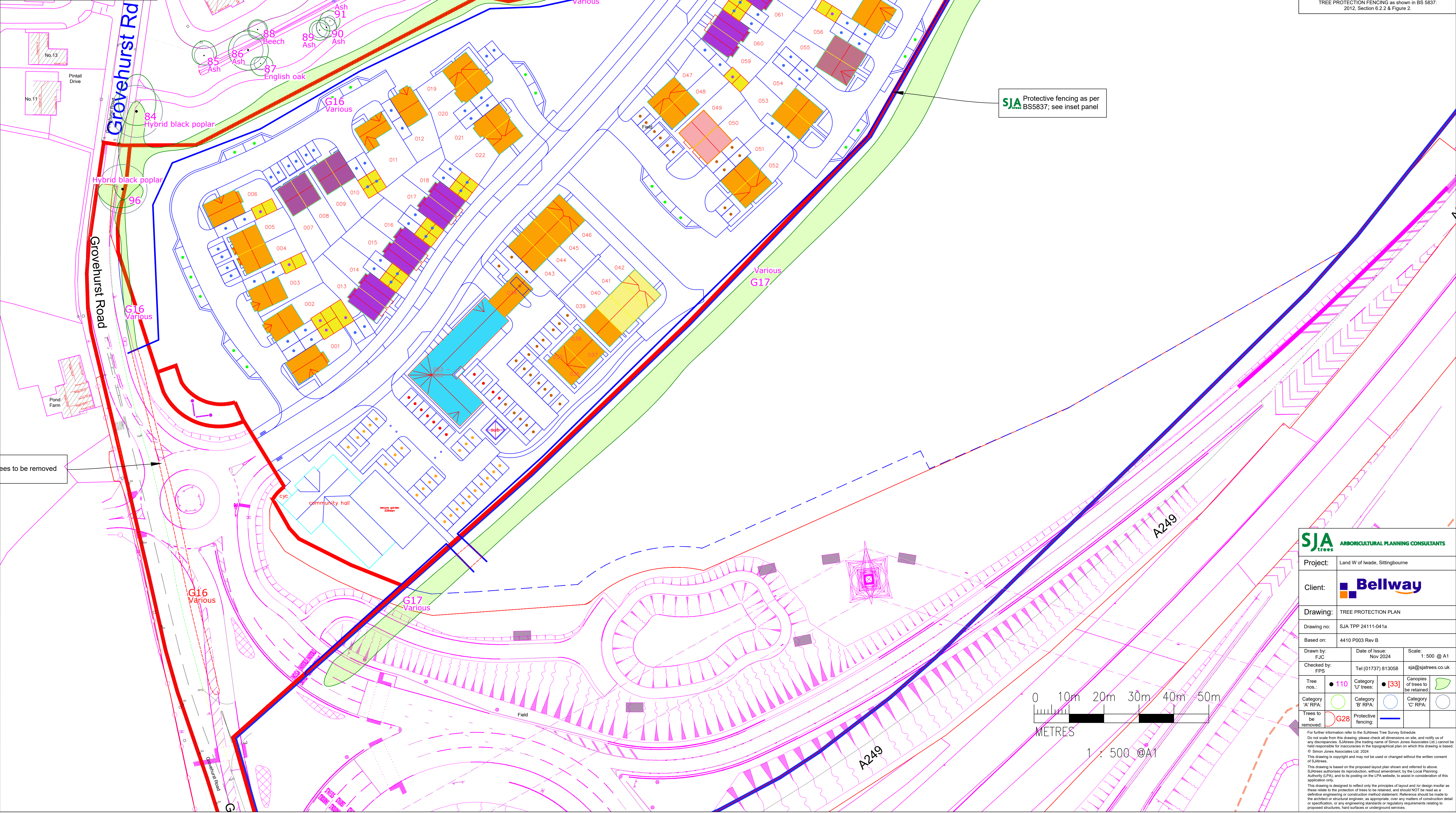
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Category 'A' RPA:	Category 'B' RPA:	Category 'C' RPA:
Trees to be removed: G28	Protective fencing:	

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