Cantia Arboricultural Services

Arboricultural Impact Assessment and Method Statement
(Amended July 2022)

CAS/2021/188

For
Chartered Surveyor and Town Planner, Stone Mill, Dewlands Hill, Rotherfield, East Sussex, TN6 3RU.

Proposed Development Site
Queen Court Farmyard, Water Lane, Ospringe, Faversham, Kent, ME13 8UA.

Boyd Saunders
Dip Arb L4- Tech 'Arbor A'

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1.0 Introduction

1.1 Instruction

1.1.1 Cantia Arboricultural Services were instructed to undertake a tree survey and provide arboricultural advice on the site known as Queen Court Farmyard, Water Lane, Ospringe, Faversham, Kent to accompany a planning application.

1.1.2 The site visit was carried out on Wednesday 16th June 2021 between the hours of 0930-1300hrs (210 minutes) and weather conditions were noted as clear with high temperatures. Visibility was conducive of surveying.

1.2 Aim of Report

1.2.1 To survey in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' to plot and assess the quality of the existing trees located on site and within 15m of proposed development operations.

1.2.2 To assess the impact of the proposed development upon trees located on site and within the immediate vicinity. To provide advice on trees requiring removal and outline protective measures for trees marked for retention.

1.2.3 To provide a work specification as required by retained trees to accommodate the proposed development.

1.2.4 To provide recommendations and guidance on how trees and other vegetation may be successfully retained within the proposed development

1.3 Documentation & Disclosure

1.5.1 The following documentation has been made available

- Existing and Proposed Site Plans - SHEP NEAME Land adj QCF 7.6.21.dwg
- Topographical Survey - 3243-Queen Court Farm_FAVERSHAM.dwg

2.0 Site & Tree Discussion

2.1 Site Description

2.1.1 The site consists of a disused farm and land which occupies approximately 25,600 square metres (6.3 Acres). The farmhouse and some associated outbuildings (which are listed) are located within the Southwestern section of the plot. Additional modern outbuildings which have become overgrown by unmanaged growth are located immediately to the Northeast of these.

Aerial view of site as seen from the South

2.1.2 To the North and East of the site consists of open field areas which contain unmanaged grassland and ruderal species such as Elder (*Sambucus nigra*).

2.2 Access

2.21 Vehicle and plant access to site will be facilitated by the creation of a new vehicle/pedestrian road which will run from Water Lane to the area of development.

2.3 Proposal

2.3.1 Demolition of existing farm structures; Removal of concrete hardstanding; Full planning application for new barn complex comprising 7 units; car parking barns; and hard and soft landscaping works.

2.4 Scope of Report / Limitations

2.4.1 This is a preliminary assessment from ground level and observations have been made solely from a visual perspective for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.

2.4.2 All individual trees within a 15m radius of the development that have a stem diameter over 75mm at 1.5m above ground level have been surveyed. Each tree is surveyed and allocated an identifying number. Then data is collected and individual trees measured with regards to their height, stem size, canopy size and potential to pose a material constraint to development. Subject trees are each allocated one of four grade categories (A, B, C or U) indicating their quality. Trees, groups and hedges have been graded upon individual merit in the context of their existing surroundings regardless of any proposed development of the site.

2.4.3 Any conclusions relate to conditions found at the time of inspection. Any alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid.

2.4.4 Trees are living organisms and even apparently healthy trees cannot be considered completely safe due to forces of nature and environmental fluctuations which dictate a natural failure rate of intact and healthy trees.

2.4.5 Where there are access restrictions data has been estimated. This is reflected in the survey schedule with a (#) symbol before measurement.

2.4.6 The survey was carried out with the assistance (where required) of the following inspection equipment-

- Binoculars – Inspection of upper sections of the tree
- Sounding Mallet – Assessment of wood quality, decay extent
- Steel Probe – To test resistance of wood and depth of cavities
- Secateurs – Removal of basal growth & ivy to allow inspection
- DBH (diameter) Tape – Measurement of stem diameter
- Clinometer- To measure height of tree
- Laser measure – Measurement of canopy dimensions & tree location

2.5 Tree Discussion

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

Category	Quantity	Identification Numbers
A	1	T11
B	15	T01-T10, T15, T16, T18, T22 & T23
C	12	G03-G05, T12-T14, T17, T21, T24-T27
U		G01, G02, T19 & T20

2.5.2 The majority of trees located on site and within the immediate vicinity are individually unremarkable specimens. However, groups of trees located within the site (particularly around the boundaries) contribute to the broader landscape value of the area and form integral parts of woodland corridors which bolster habitat and have clear visibility within the public realm.

2.5.3 Tree numbered T19 Poplar (*Populus spp*) was noted as being partially windblown and leans heavily into the adjacent tree (T20 Poplar). Investigation around the buttress area of the tree revealed significant decay in the area which extended into the lower stem. It is therefore recommended that the tree be removed prior to development.

Lower stem of T19 Poplar

2.5.4 Tree numbered T20 Poplar (*Populus spp*) was noted as having significant decay and fungal colonisation around its buttress area (see picture below). Therefore, removal is recommended prior to the commencement of any development operations.

2.5.5 Searches carried out on Swale councils interactive map revealed that the plot falls within a Conservation Area. There are however no TPOs' (Tree Preservation Orders)

affecting the site. Therefore, any proposed tree works must be authorised by the LPA in writing following submission of a 211 notice.

2.5.6 Also noted on site were numerous self-sown saplings and shrubs (predominantly Elder) which were too small to warrant surveying as stipulated by BS5837 Trees in Relation to Design, Demolition & Construction 2012:Recommendations.

3.0 Arboricultural Impact Assessment on Retained Trees

3.1 Demolition

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

3.2 Construction

3.2.1 The foundations of the proposed construction do not conflict with the measured RPAs' of trees marked for retention and therefore in this instance no specialised foundation design or installation techniques are required on arboricultural grounds.

3.2.2 No hard surfaced areas are scheduled for installation within the measured RPAs' of trees marked for retention and therefore no specialised design is required in these areas.

3.2.3 No service run plans have been provided. Adequate space exists on site so that any service ducts can be located outside of the measured RPAs' of trees marked for retention.

3.2.4 Proposed boundary fencing is scheduled to be installed within the measured RPAs' of trees marked for retention (Trees numbered T01, T11, T13, T14, T16, T18 & T21). Where fence post holes fall within the RPA they must be installed as outlined in section P of the Arboricultural Method Statement.

3.2.5 The proposed new footpath which will run through the meadow to the North of the area of development will conflict with the measured RPA of tree numbered T23 Poplar by 0.8 square metres (1.9% of total RPA). Due to the small area of conflict a root pruning trench is suitable. This must be excavated as outlined in section P4.2 of the Arboricultural Method Statement and where shown on the Tree Protection Plan CAS/2021/188.

3.3 Trees Requiring Removal

3.3.1 The proposal requires the removal of the following trees / groups of trees-

Tree/Group Number & Category	Reason
G01 (U), G02 (U), T12 (C), , T19 (U) & T20 (U)	Poor quality trees/ groups
G05 (C), T13 (C)	Removal required to accommodate new access road.

3.4 Implications for Retained Trees

3.4.1 Trees marked for retention will require no additional pruning or intervention due to the proposed development.

4.0 Conclusions

4.1.1 The proposal seeks to remove three groups of trees and four individual trees. The visual impact of the proposed tree removals will be observable from the public realm, due to the clear visibility of these trees. However, considering the scope to mitigate these losses with substantial new tree planting, there is an opportunity to consider how future tree planting could match or even improve upon the existing visual character of the Site in relation to the local area.

4.1.2 So long as the precautionary and protective measures outlined within this report are strictly observed and adhered to then the proposed development and associated soft landscaping proposal will have a positive impact upon the arboricultural, habitat and landscape contribution of the site.

Arboricultural Method Statement

1.0 Summary

1.1 This document outlines the principles that are approved and enforced by the local planning authority, including site specific instructions on the methods required to protect the existing tree stock agreed for retention. These methods are set out in a logical sequence of operations with location of protective measures shown on the accompanying Tree Protection plan CAS/2021/188.

2.0 Important Tree Information

2.1 As the majority of tree roots are found in the upper metre of soil, development works, including for example even shallow excavation, soil compaction and soil contamination, can be harmful to trees in close proximity. Trees differ in their tolerance of root loss or disturbance, according to their age, species and/or condition. All protection works within this document will be in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

2.2 An assessment of the site's tree stock has been undertaken and those trees to be retained are clearly shown on the Tree Protection Plan (TPP). A calculation has been made of the volume of soil required to ensure the survival of these and this is represented by the Root Protection Area (RPA) indicated by the magenta circles or squares around the retained tree on the plan.

2.3 The RPA has been used to inform the Construction Exclusion Zone (CEZ), the area to be protected during development by the use of barriers, ground protection and specialised construction techniques - outlined below:-

3.0 Sequenced Methods of Construction and Tree Protection

P1.0 Phase 1 - Pre-Contract Meeting

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

P2.0 Phase 2 - Execute Agreed Tree Works

Tree Number	Proposed Works	Reason
G01, G02, G05, T12, T13, T19 & T20	Remove	Removal required to accommodate proposal.

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

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

P3.1 In order to protect the tree stems from significant construction activity, protection barriers will be erected. See Plan for fencing location. Fencing should be of a reasonable standard and suitable for the purpose of preventing machinery entering the protected zones see example given below in appendix 1.

P3.2 BS5837 Trees in Relation to Design, Demolition and Construction (2012) requires that the root protection area be calculated for each tree marked for retention on the development. The root protection area is the minimum area in m2 which should be left undisturbed around each retained tree, including the delivery of machinery, materials, plant or equipment to the site or any adjacent land. The protective measures will remain in situ until final completion or a time agreed by the LPA and Contractor.

P3.3 Tree protection fencing will be required to be installed as shown on the Tree Protection Plan CAS/2021/188. Fit for its purpose fencing must be installed after any required tree works and prior to any construction operations on site. Once the barriers have been properly erected in position, they are to be considered as sacrosanct and are not to be removed or altered in any way without prior approval from the LPA.

P3.4 Clear notices as shown below are to be fixed to the outside of the fencing with words such as 'Tree Protection Zone – Do not remove this fencing'. All operatives and other relevant personnel are to be informed of the role of the exclusion barriers and their importance. Protective fencing should remain in situ throughout the entire construction process. The site manager should be aware that it is his responsibility to maintain protective measures adequately and these should be casually inspected at regular intervals with written records of inspection.

P3.5 Where stipulated on the Tree Protection Plan ground protection should be laid. The gross weight of predicted traffic in the area should be calculated and ground protection laid as stipulated below –

- *For pedestrian access, a single thickness of scaffold boards placed on a driven scaffold frame, so as to form a suspended walkway or on a compressive- resistant layer such as, e.g. woodchip 100mm min, laid onto a geotextile membrane will be sufficient.*

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

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

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

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

P4.0 Phase 4 - Ground works

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

P4.2 Where foundations require pre-emptive root pruning this should be excavated outside the line of foundation closest to the tree by hand or with the use of an air pick to a depth of 600mm. Roots discovered less than 25mm in diameter may be cut, roots greater than 25mm in diameter must only be cut after consultation with the project arboriculturalist and or the LPA. Once roots have been cut conventional excavation can be carried out.

P4.3 Service runs to be located outside any indicated RPA.

P5.0 Phase 5 – Installation of Post Holes within Root Protection Areas

P5.1 Where fence posts are to be installed then an investigation will be required to determine their optimal location whilst avoiding damage to roots important for the stability of the tree, by means of hand tools or compressed air soil displacement, to a minimum depth of 600 mm. This may require the shortening of some panels to avoid any significant structural roots which may be encountered.

P5.2 Post holes must be lined with an impermeable sleeve to reduce risk of leeching into the root zone of the trees.

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

P6.1 A minimum notice period of seven days will be given to the LPA prior to the dismantling of the protection barriers.

P6.2 All landscaping once the barriers have been removed will avoid soil re-grading and disturbance within the CEZ and no soil levels be altered after the protection barriers have been removed. All vehicles are strictly prohibited from entering any RPA once barriers are removed.

4.0 General Principles for Tree Protection

4.1 A copy of this AMS and the attached TPP is to be retained on site at all times and all personnel associated with the construction process will be made familiar with the principles within.

4.2 No fires are to be lit on site at any stage during the construction process.

4.3 A designated storage area is to be created away from retained trees. All materials for construction purposes are to be stored in this compound. Care must be taken to avoid the leakage or leaching of noxious materials into the soil.

4.4 No materials will be stored or left stacked in positions around the site other than within the storage compound area.

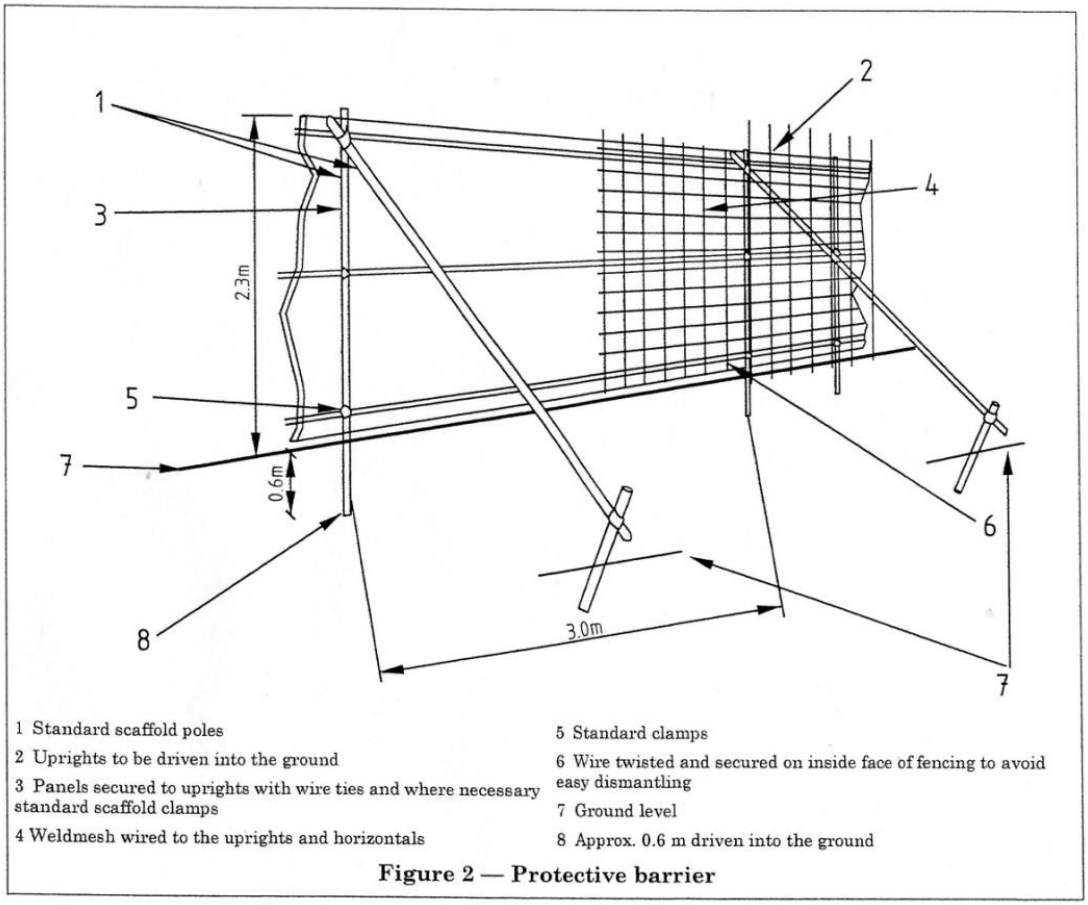
5.0 Communication Details, Monitoring and Compliance

5.1 In order to ensure that the principles of tree protection set out in the statement are adhered to, it is important to set out communication details for key individuals and tasks that require monitoring. These details should be retained by all relevant parties and available on site at all times. Relevant parties will be advised of any changes in personnel or contractor during the development process.

5.2 Before construction begins written confirmation that the developer/contractor or its agents agree to comply in full with the principles set out within this Method Statement will be lodged with the LPA.

Appendix 1- Tree Protection Fencing

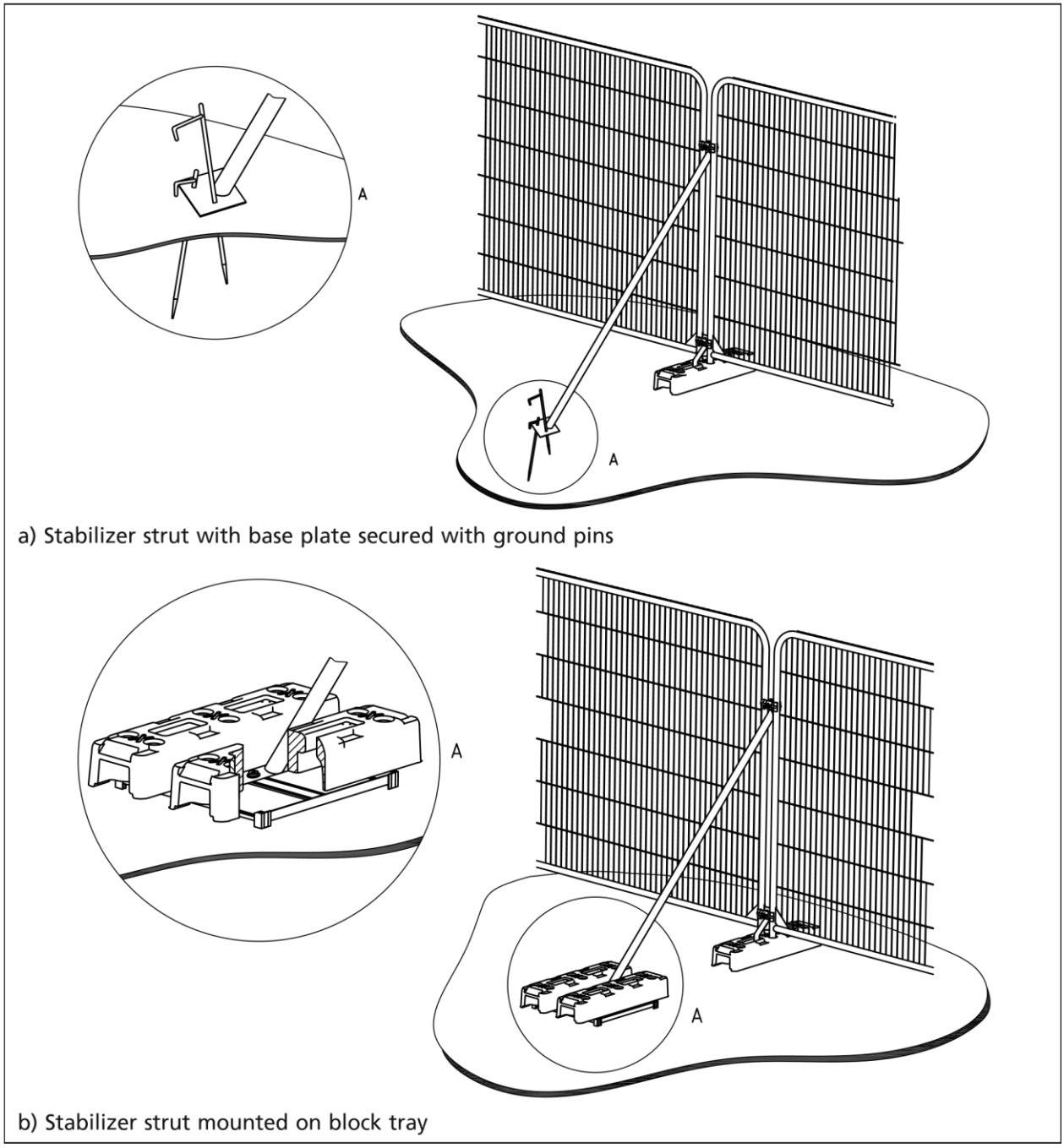
High Traffic Areas



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6 m driven into the ground

Figure 2 — Protective barrier

Low Traffic Areas



Appendix 2 - Tree Schedule Explanatory Notes

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

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

Tree Category	Description
A	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).
B	Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
C	Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.
U	Category U – Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

BS5837 Survey Data

Ref.	Species	Measurements	General Observations	Category	Recommendations
G01	English Elm (Ulmus procera)	Height (m): 10 Stem Diam (mm): 150 Life Stage: Young Rem. Contrib.: <10 years	Group of young elm with dbh up to 150mm	U RPA None - due to Retention Category of U.	
G02	English Elm (Ulmus procera)	Height (m): 10 Stem Diam (mm): 150 Rem. Contrib.: <10 years	Group of elm	U RPA None - due to Retention Category of U.	
G03	Elm (Ulmus sp.) Sycamore (Acer pseudoplatanus) Elder (Sambucus nigra)	Height (m): 14 Stem Diam (mm): 200 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Group of small self sown specimens	C2 RPA Area: same as Group - 174 sq m.	
G04	Elder (Sambucus nigra)	Height (m): 5 Stem Diam (mm): 220 Life Stage: Mature Rem. Contrib.: 20+ Years		C2 RPA Area: same as Group - 46 sq m.	

Ref.	Species	Measurements	General Observations	Category	Recommendations
G05	Elder (Sambucus nigra) English Elm (Ulmus procera)	Height (m): 9 Stem Diam (mm): 200 Life Stage: Over Mature Rem. Contrib.: 20+ Years	Group of self sown specimens. Majority of elm are dead	C2 RPA Area: same as Group - 255 sq m.	
T01	Sycamore (Acer pseudoplatanus)	Height (m): 16 3 stems, diam(mm): 400, 190, 130 Spread (m): 3.5N, 7#E, 7S, 6W Crown Clearance (m): 1.5 Lowest Branch (m): 1.5(S) Life Stage: Mature Rem. Contrib.: 30+ Years		B2 RPA Radius: 5.5m. Area: 95 sq m.	
T02	Sycamore (Acer pseudoplatanus)	Height (m): 16 Stem Diam (mm): 250 Spread (m): 2#N, 7#E, 1S, 7W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Early Mature Rem. Contrib.: 30+ Years		B2 RPA Radius: 3.0m. Area: 28 sq m.	
T03	Sycamore (Acer pseudoplatanus)	Height (m): 16 Stem Diam (mm): 370 Spread (m): 2#N, 7#E, 3S, 7W Crown Clearance (m): 2 Lowest Branch (m): 2 Life Stage: Mature Rem. Contrib.: 30+ Years		B2 RPA Radius: 4.4m. Area: 61 sq m.	
T04	Sycamore (Acer pseudoplatanus)	Height (m): 16 Stem Diam (mm): 260 Spread (m): 3N, 2E, 2S, 7W Crown Clearance (m): 3 Lowest Branch (m): 3(N) Life Stage: Mature Rem. Contrib.: 30+ Years		B2 RPA Radius: 3.1m. Area: 30 sq m.	

Ref.	Species	Measurements	General Observations	Category	Recommendations
T05	Not identified (Not identified)	Height (m): 16 Stem Diam (mm): 350 Spread (m): 2N, 6#E, 6S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 30+ Years		B2 RPA Radius: 4.2m. Area: 55 sq m.	
T06	Sycamore (Acer pseudoplatanus)	Height (m): 16 Stem Diam (mm): 400 Spread (m): 2N, 7E, 3S, 7W Crown Clearance (m): 2 Lowest Branch (m): 1.5(SW) Life Stage: Mature Rem. Contrib.: 30+ Years	Ivy cover noted on main stem	B2 RPA Radius: 4.8m. Area: 72 sq m.	
T07	Sycamore (Acer pseudoplatanus)	Height (m): 16 Stem Diam (mm): 320 Spread (m): 3N, 1E, 1S, 7W Crown Clearance (m): 1.5 Lowest Branch (m): 2(W) Life Stage: Mature Rem. Contrib.: 30+ Years	Ivy cover on main stem	B2 RPA Radius: 3.8m. Area: 45 sq m.	
T08	Sycamore (Acer pseudoplatanus)	Height (m): 16 Stem Diam (mm): 280 Spread (m): 1N, 7E, 3S, 1W Crown Clearance (m): 5 Lowest Branch (m): 5(E) Life Stage: Mature Rem. Contrib.: 30+ Years	Ivy cover noted on main stem	B2 RPA Radius: 3.4m. Area: 36 sq m.	
T09	Sycamore (Acer pseudoplatanus)	Height (m): 16 3 stems, diam(mm): 340, 230, 210 Spread (m): 4N, 7#E, 7.5S, 6W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 30+ Years	Prolific ivy cover on main stems	B2 RPA Radius: 5.5m. Area: 95 sq m.	

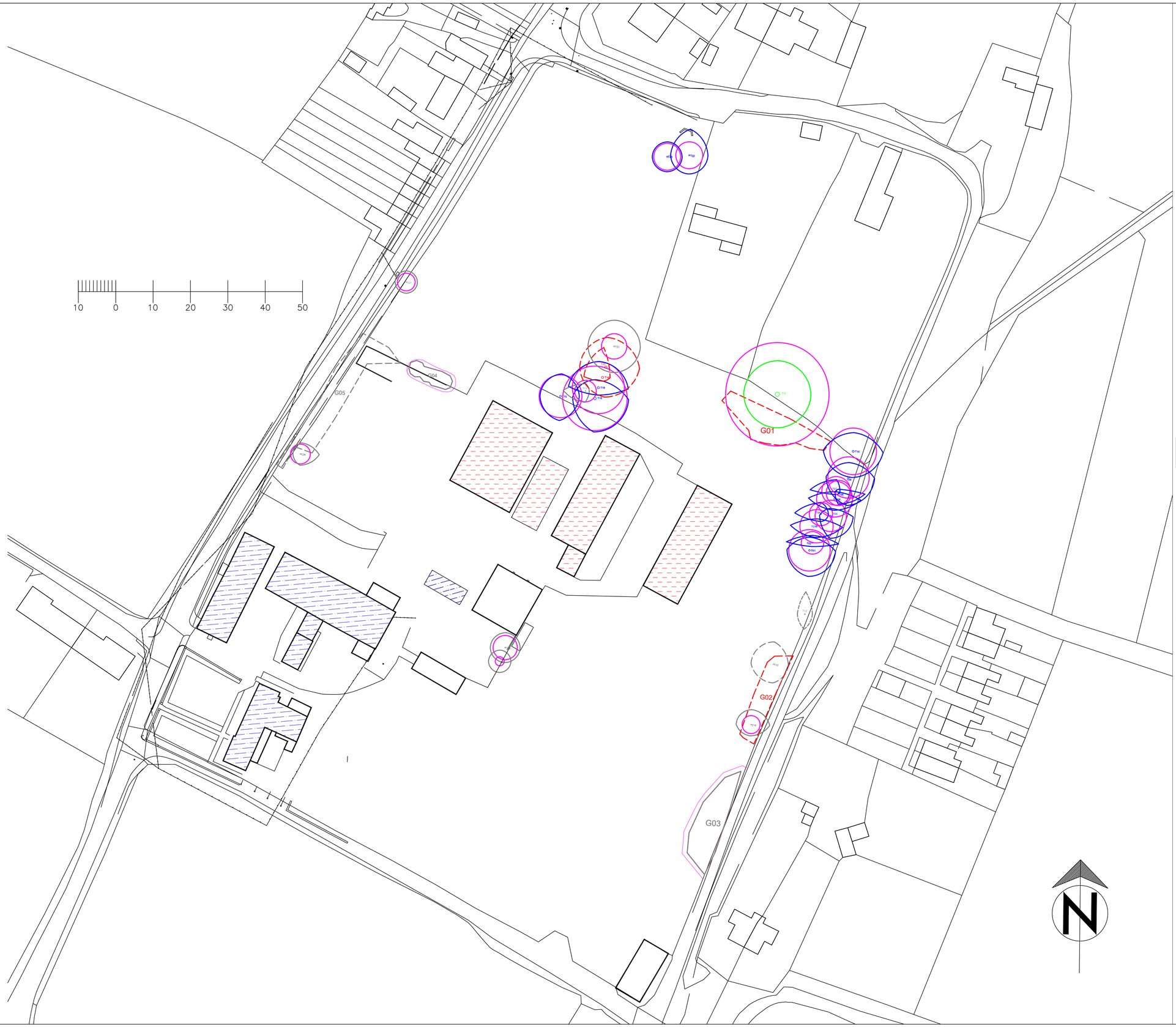
Ref.	Species	Measurements	General Observations	Category	Recommendations
T10	Sycamore (Acer pseudoplatanus)	Stem Diam (mm): 520 Spread (m): 5#N, 8#E, 7S, 8W Life Stage: Mature Rem. Contrib.: 30+ Years	Prolific ivy cover	B2 RPA Radius: 6.2m. Area: 121 sq m.	
T11	Field Maple (Acer campestre)	Height (m): 18 3 stems, diam(mm): 900, 600, 400 Spread (m): 9#N, 9#E, 9S, 9W Crown Clearance (m): 0.5 Lowest Branch (m): 2(SW) Life Stage: Mature Rem. Contrib.: 30+ Years		A1 RPA Radius: 13.8m. Area: 598 sq m.	
T12	Elder (Sambucus nigra)	Height (m): 8 2 stems, diam(mm): 250, 120 Spread (m): 6N, 2E, 4S, 2W Life Stage: Over Mature Rem. Contrib.: 10+ Years	Prolific ivy cover throughout canopy	C1 RPA Radius: 3.3m. Area: 34 sq m.	
T13	Sycamore (Acer pseudoplatanus)	Height (m): 14 Stem Diam (mm): 180 Spread (m): 6N, 4E, 5S, 6W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 20+ Years		C1 RPA Radius: 2.2m. Area: 15 sq m.	
T14	Sycamore (Acer pseudoplatanus)	Height (m): 16# Stem Diam (mm): 200# Spread (m): 4N, 5#E, 3#S, 4W Life Stage: Early Mature Rem. Contrib.: 20+ Years		C1 RPA Radius: 2.4m. Area: 18 sq m.	
T15	Black Poplar (Populus nigra)	Height (m): 18 2 stems, diam(mm): 370, 300 Spread (m): 6N, 5E, 6.5S, 5.5W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 20+ Years	Wound noted on Northern side of main stem-healing wood present	B2 RPA Radius: 5.7m. Area: 102 sq m.	

Ref.	Species	Measurements	General Observations	Category	Recommendations
T16	Black Poplar (Populus nigra)	Height (m): 19 Stem Diam (mm): 720 Spread (m): 5#N, 9#E, 9S, 6W Life Stage: Mature Rem. Contrib.: 20+ Years		B2 RPA Radius: 8.6m. Area: 232 sq m.	
T17	Black Poplar (Populus nigra)	Height (m): 15 Stem Diam (mm): 240 Spread (m): 2N, 1E, 3S, 6W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Leaning tree due to competition from adjacent trees	C1 RPA Radius: 2.9m. Area: 26 sq m.	
T18	Not identified (Not identified)	Height (m): 15 Stem Diam (mm): 580 Spread (m): 7N, 8E, 2S, 8W Life Stage: Mature Rem. Contrib.: 20+ Years		B2 RPA Radius: 7.0m. Area: 154 sq m.	
T19	Black Poplar (Populus nigra)	Height (m): 17 Stem Diam (mm): 580 Spread (m): 8#N, 2E, 1S, 5#W Life Stage: Over Mature Rem. Contrib.: <10 years	Partially wind blown tree with significant damage and decay around buttress areas and l lower main stem	U RPA None - due to Retention Category of U.	Remove tree
T20	Black Poplar (Populus nigra)	Height (m): 18 Stem Diam (mm): 620 Spread (m): 8#N, 9#E, 8S, 7W Life Stage: Over Mature Rem. Contrib.: <10 years	Significant decay and fungal fruiting bodies noted around buttress area	U RPA None - due to Retention Category of U.	
T21	Sycamore (Acer pseudoplatanus)	Height (m): 10# 2 stems, diam(mm): 200, 200 Spread (m): 7#N, 7#E, 7#S, 7#W Life Stage: Early Mature Rem. Contrib.: 20+ Years		C1 RPA Radius: 3.4m. Area: 36 sq m.	
T22	Black Poplar (Populus nigra)	Height (m): 17# Stem Diam (mm): 300# Spread (m): 7#N, 5#E, 5#S, 5#W Life Stage: Mature Rem. Contrib.: 20+ Years	Access restrictions prevent detailed inspection	B2 RPA Radius: 3.6m. Area: 41 sq m.	

Ref.	Species	Measurements	General Observations	Category	Recommendations
T23	Black Poplar (Populus nigra)	Height (m): 16 Stem Diam (mm): 300 Spread (m): 4N, 4E, 4S, 4W Life Stage: Early Mature Rem. Contrib.: 20+ Years		B2 RPA Radius: 3.6m. Area: 41 sq m.	
T24	Sycamore (Acer pseudoplatanus)	Height (m): 10 2 stems, diam(mm): 170, 140 Spread (m): 3N, 5E, 3S, 2W Life Stage: Early Mature Rem. Contrib.: 10+ Years		C1 RPA Radius: 2.6m. Area: 21 sq m.	
T25	Elder (Sambucus nigra)	Height (m): 6 3 stems, diam(mm): 200, 150, 100 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 10+ Years		C1 RPA Radius: 3.2m. Area: 32 sq m.	
T26	Elder (Sambucus nigra)	Height (m): 3 Stem Diam (mm): 100 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 10+ Years		C1 RPA Radius: 1.2m. Area: 5 sq m.	
T27	Elder (Sambucus nigra)	Height (m): 6 3 stems, diam(mm): 100, 120, 120 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 10+ Years		C1 RPA Radius: 2.4m. Area: 18 sq m.	

Arboricultural Constraints Plan

(Amended 2022)



KEY

- T1 — Existing Tree colour referenced in accordance with BS 5837 2012 as shown below
- Green – Cat A Trees of high quality and value
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat U Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837 2012
- Existing tree to be removed colour in accordence with BS 5837 as shown below.
- Existing Structure to be Demolished
- Listed Buildings

REV.	DATE	INITIALS	DETAILS

CLIENT Shephard Neame	DWG. TITLE Arboricultural Constraints Plan
SITE Queen Court Farmyard, Water Lane, Ospringe, Faversham, Kent.	

DRAWN BY	CHECKED BY	SCALE	DATE	DWG NO.	REV.
BJS	BJS	1:500 @ A1	July 2022	CAS/2021/188	

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

Proposed Development Plan
(Amended 2022)

KEY

T1 — Existing Tree colour referenced in accordance with BS 5837 2012 as shown below

Green – Cat A Trees of high quality and value

Blue – Cat B Trees of moderate quality and value

Grey – Cat C Trees of low quality and value

Red – Cat U Trees that are dead or showing signs of irreversible decline

Root Protection Area as calculated in accordance with BS 5837 2012

Area of Proposed New Construction.

10 0 10 20 30 40 50

New Access Road

Footpaths

New Access Road

Car Parking Barn / Cycle Storage / Bins

Car Parking Barn / Cycle Storage / Bins

Courtyard

Courtyard

N

REV.	DATE	INITIALS	DETAILS

CLIENT Shephard Neame			DWG. TITLE Proposed Development Plan		
SITE Queen Court Farmyard, Water Lane, Ospringe, Faversham, Kent.					
DRAWN BY BJS	CHECKED BY BJS	SCALE 1:500 @ A1	DATE July 2022	DWG NO. CAS/2021/188	REV.

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

Tree Protection Plan
(Amended 2022)

10 0 10 20 30 40 50

New Access Road

Footpaths

New Access Road

Courtyard

Courtyard

Car Parking Barn
Cycle Storage
Store

Car Parking Barn
Cycle Storage
Store

KEY

T1 — Existing Tree colour referenced in accordance with BS 5837 2012 as shown below

Green – Cat A Trees of high quality and value

Blue – Cat B Trees of moderate quality and value

Grey – Cat C Trees of low quality and value

Red – Cat U Trees that are dead or showing signs of irreversible decline

Root Protection Area as calculated in accordance with BS 5837 2012

Area of Proposed New Construction.

Approximate line of protective fencing to be erected in accordance with BS5837 and to be maintained throughout entire development process.

Location of Root Pruning Trench.

N

REV.	DATE	INITIALS	DETAILS

CLIENT Shephard Neame	DWG. TITLE Tree Protection Plan
SITE Queen Court Farmyard, Water Lane, Ospringe, Faversham, Kent.	

DRAWN BY	CHECKED BY	SCALE	DATE	DWG NO.	REV.
BJS	BJS	1:500 @ A1	July 2022	CAS/2021/188	

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