

Arboricultural report

Reference GRS.1.24

Client: Esquire Developments Ltd

Site: Land to the rear of Bull Inn, Bull Lane, Bethersden,
Ashford, Kent, TN26 3LB

Local Planning Authority: Ashford Borough Council



ARBORICULTURAL CONSULTANT LTD



DATE OF REPORT 25TH JUNE 2024

Authored by: Guy Stephens Fd.Sc M.Arbor.M
Tel:01622 817516
Email:guy@grstrees.co.uk
www.grstrees.co.uk
COMPANY No. 14181976

1.	EXECUTIVE SUMMARY	3
2.	INTRODUCTION	3
3.	PURPOSE OF REPORT	3
4.	BASE LINE DATA	5
5.	SITE DESCRIPTION	6
6.	ARBORICULTURAL IMPACT ASSESSMENT	7
7.	CONCLUSION.....	10
8.	DRAFT ARBORICULTURAL METHOD STATEMENT	11
9.	GLOSSARY OF TERMS	18
10.	GENERAL ADVICE	18
11.	REFERENCES	19

APPENDICES:

Appendix A: Tree survey information

Appendix B: Tree survey data

Appendix C: Root protection formulae

Appendix D: NJUG guidance

Drawings:

Tree Location Plan	TL-01
Tree Constraints Plan	TCP-01
Tree Protection Plan	TPP-01

Material within this report including text and images, is protected by copyright. It may not be copied, reproduced, republished, downloaded, posted, broadcast or transmitted in any way except for your own personal, non-commercial use. Prior written consent of the copyright holder must be obtained for any other use of material. Copyright in all materials and/or works comprising or contained within this report remains with GRS Arboricultural Consultant and other copyright owner(s) as specified. No part of this report may be distributed or copied for any commercial purpose

1. EXECUTIVE SUMMARY

- 1.1. This report provides an analysis and an evaluation of the proposed outline planning application for residential development comprising forty dwellings and new access drive will have on the existing tree stock.
- 1.2. To facilitate this development will be necessary to remove part of a low-quality hedgerow at the northern end of the site, while all the individual trees will be retained.
- 1.3. The number of dwellings and their location has been influenced by the existing tree stock and by following the procedure set out in section 3 of this report has allowed enough space for them to continue to grow and contribute to the local canopy cover.

2. INTRODUCTION

- 2.1 I have been instructed by Esquire Developments Ltd to provide a tree survey undertaken in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS). From the data collected, an arboricultural impact assessment (AIA) has been carried out to assess the impact the proposed development will have on the existing tree stock and wider landscape.
- 2.2 This report, along with the tree protection plan (**TTP - 01**) and the draft arboricultural method statement (AMS) will demonstrate that the site can be developed in its entirety, whilst ensuring the trees showed to be retained be protected during the course of the development and therefore incorporated into the proposed layout.

3. PURPOSE OF REPORT

- 3.1 To follow the core objectives to prepare a concept design including outline proposals for structural design following the guidance set out in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS).
- 3.2 By following the principles set out in the BS will ensure there is a sustainable relationship between the built form and the tree stock, and therefore allowing the retained trees to continue to grow and contribute to the character of the local landscape.
- 3.3 Feasibility stage - tree survey (**appendix B**). This provides a sequential reference number; species; height; stem diameter branch spread; crown clearance; age of tree, general observations, and estimated remaining contribution to the landscape. Each tree/group of trees will be allocated a grading based on Table 11 – Cascade chart for tree quality assessment forming a tree location plan (TLP-01).
- 3.4 A tree constraints plan (TCP) has been prepared to identify the primary and secondary constraints to the development posed by existing trees.

¹ Refer to Appendix A for more information.

3.5 Examples of primary constraints include:

- Below ground - extent of the root protection area (RPA)².
- Above ground - branch framework and space for the canopy to grow without affecting any structures and may have an impact on the future welfare of the retained trees also referred as post development³.
- Shading arcs assessing areas of the site which will be affected by shading.

3.6 Also identified are secondary constraints such as areas of existing hard standing within the RPA that can be removed if the soil is not disturbed. This information will help to identify any above and below ground constraints which will provide guidance for the design layout of the proposed development. At this stage, it may be necessary to remove existing trees to accommodate the proposed design layout.

3.7 **Arboricultural Impact Assessment (AIA)** is based on the findings from the tree survey and the TCP and evaluates any direct or indirect effects the existing trees may have on the proposed design and assesses what impact the proposed removal of the trees would have on the local landscape.

3.8 **Tree protection plan (TPP)** identifies any issues which must be addressed during the demolition and construction phase. In addition, any pruning works that are necessary to facilitate plant machinery are also identified.

3.9 **Draft Arboricultural Method Statement (AMS)**. This identifies the relevant tree protection measures that must be implemented and maintained during the development to ensure all the trees shown to be retained are incorporated into the final layout. It should be read in conjunction with the TPP which is appended to this report.

² Root protection area (RPA) is defined as minimum area around a tree required to contain sufficient roots and rooting volume to ensure the successful integration of the tree into the new layout. This is calculated using the formulae set out in section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendation.

³ As described in section 5.2 of the B.S Example includes current and ultimate height and spread of the tree, species characteristics, density of foliage, susceptibility to honey dew and branch drop.

4. BASE LINE DATA

- 4.1 The survey was carried out in accordance with section 4.4 – 4.5 of the BS 5837:2012 'Trees in relation to design, demolition, and construction – Recommendation', hereafter to be identified as 'BS' Where it was not possible to gain access to record the relevant data, certain fields such as crown spread and diameter at breast height (dbh) were estimated.
- 4.2 If defects were noted and required further inspection the following inspection aids were used: laser distometer was used to measure the crown spread, binoculars to inspect the upper crown, magnifying glass for inspection of pest and diseases, steel probe to test strength of wood/depth of cavities and a mallet to give an audible indication of the extent of cavities.
- 4.3 Trees within the report were inspected from ground level only and any external faults and features were recorded. The following inspections were not carried out: aerial inspection, detailed excavation of the rooting system or the use of internal decay detection equipment. The use of such equipment would require an additional report.
- 4.4 Detailed ecological considerations are beyond the scope of this report. UK and European wildlife legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 (as amended). It is recommended that consideration is given to the requirement for ecological surveys. Bats in particular are afforded particular protection and a specialist may be required to determine if bats are present or could be affected when carrying out tree works.
- 4.5 Trees are living organisms whose health and condition can change rapidly. Trees should be checked on a regular basis. The conclusions and recommendations of this report are valid for one year. It is recommended that the trees within the site be inspected after adverse weather conditions such as high winds.
- 4.6 Stem diameters are used to calculate Root Protection Areas (RPA) (**see appendix C**); where ivy or dense undergrowth has been noted in the comments section of the tree survey a precise stem diameter measurement may not have been possible. The stem diameter and RPA given in this instance is therefore provisional until such time that the ivy has been removed and the stem recalculated.

4.7 Documents supplied.

- 4.8 The following documents were provided:

Table 1 – Relevant documents supplied, date and format

<i>Drawing title</i>	<i>Drawing reference</i>	<i>Date</i>	<i>Rev</i>	<i>Format</i>
<i>Topographical survey</i>	Pages 1-5	22 nd Marcg 2024		CAD/PDF
<i>Proposed site layout plan</i>	Bethersden Concept Sketch	June 2024		Jpg

4.9 Local geology. No soil samples were taken during the site visit; however, a desktop assessment using MagicMap interactive map (DEFRA, 2018) describes the soilscape as loamy and clayey soil and has impeded drainage, any movement or storage of materials within the root protection areas must be avoided to prevent soil compaction. Should there be a need to move within these areas temporary ground protection should be installed beforehand. This information will provide guidance for selecting the right tree species to act as mitigation against those removed to facilitate this development. The depth of foundations and other structures in relation to trees can be found within NHBC Standards Chapter 4.2 (NHBC).

4.10 Protecting soil from compaction is essential, failure to do so will affect the physical, chemical and biological properties and functions of soil. It reduces the permeability which inhibits tree growth, increase run-off, erosion and reduces soil biodiversity

4.11 Statutory tree protection

4.12 At the time of preparing this report none of the trees within the site were subject to a Tree Preservation Order (TPO), nor is the site located within a conservation area.

4.13 Ancient woodland status

4.14 Ancient woodland is an irreplaceable commodity and of great historical and cultural significance for the local landscape. The revised National Planning Policy Framework⁴ sets out the government's planning policies for England and identifies the importance of conserving and enhancing the natural environment.

4.15 The most relevant parts of Paragraph 180 state:

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.

4.16 Using the data provided on the government's website⁵ there are no areas of woodland nearby that are designated as ancient woodland.

5. SITE DESCRIPTION

5.1 The application sites comprise two fields to the rear of The Bull Inn, the larger of the two is immediately behind the car park and smaller of parcel is to the south separated by a strip of field. The largest parcel residential gardens along the northwest edge and the eastern boundary. The second parcel is bounded by fields to the west and a stream to the south, beyond is also fields. Along the eastern side is Ashford Road. The site slopes gently northeast to southwest.

⁴ updated December 2023

⁵ www.magic.gov.uk

6. ARBORICULTURAL IMPACT ASSESSMENT

6.1 In total twenty-three individual trees, one hedge and one woodland area were surveyed in accordance with section 4.4 of the BS (see appendix A), the findings of the survey are shown on the table below.

<u>Tree no.</u>	<u>Category</u>
	U
<i>T13, T17</i>	A
<i>T2, T12, T15, T16, T18, T21, T23</i>	B
<i>T3, T4, T5, T6, T7, T8, T9, T10, T11</i>	C
<i>T14, T19, T20, T22</i>	
<i>H1, W24</i>	

Table 2 - Results of the tree survey

6.2 Description of trees

6.3 As the site is a field the trees have retained their natural appearance forming broad canopies which dominate the skyline. T13 and T17 have been categorised as high-quality specimens due to their size in comparison to the other trees. Within the central section which separates the two parcels of land is a mixture of oaks some larger than other where there are groups this resulted in the crowns becoming unbalanced.

6.4 W12 is a band of trees consisting even aged trees extending part way along the boundary but covering all three parcels of lands, providing an established screen.

6.5 Image of trees



Figure 1 - H1 and T2



Figure 2 - T23



Figure 3 - T7 – T11



Figure 4 - T14 – T16

6.6 Direct impact - trees to be removed to facilitate the proposed development be read in conjunction with TPP- 01

Table 3 – Trees to be removed

<u>Trees</u>	<u>Category</u>	<u>Reason</u>
H1	C	Facilitate the development

6.7 H1 consists of low quality trees and removing it will not affect the character of the local landscape.

6.8 Direct impact - Assessment of incursions into the RPA and where there is an incursion into the rooting area will be assessed a solution will be provided to ensure there is minimal impact on the rooting environment.

6.9 The access point and dwellings are located outside the RPA of the nearby trees.

6.10 **Indirect impact - future relationship between retained trees and the plots.** This assesses the impact of the retained trees on the proposed layout such close proximity, shading, falling leaves and fruits and direct damage to the proposed dwelling When assessing the likely impact the proposed development will have on the retained trees, it is important to consider a number of factors to ensure the finalised layout is in keeping with the tree stock. This includes spatial relationship between the tree stock and the dwelling, light issues, tree species, existing crown architecture and growth habits. Failure to examine these in detail may result in the loss of trees that may alter the characteristics of the immediate area.

6.11 The distance between the dwellings and retained trees allows the individual trees to continue to grow without the need for remedial works to take place in the near future.

6.12 A Daylight/Sunlight Analysis in accordance BR 209 has not been carried out for this site, however the shading arcs shown on the tree protection plan show gardens will not experience excessive shading. It is worth noting that it is generally accepted that people appreciate shading especially when other parts of the garden are in full sun.

6.13 The location of the underground services has not been provided. Prior to the commencement of any works the project arboriculturist will be consulted on the most appropriate location of services ideally, they will be located outside the RPAs of the retained trees. Should they be located within the RPA of any trees, the most appropriate methodology in accordance with NJUG Guidance Notes 2007⁶ and guidance set out in sections 7.7 of the BS will be followed.

⁶ NJUG Guidance Notes 2007 - Acceptable techniques for excavating near trees as stated by NJUG Guidelines for the Planning, Installation and Maintenance of utility Apparatus in Proximity to Trees.

7. CONCLUSION

7.1 This report has demonstrated the following:

- Only low-quality trees are to be removed and this will not result in a change in the character of the local landscape.
- The nature of the layout will allow a high-quality landscape scheme to be implemented which will increase biodiversity and the local canopy cover.
- Subject to the measures identified on the tree protection plan being implemented and maintained during the course the development the retained trees will be incorporated into the final layout.
- The project arboriculturist (PA) shall be part of the design team to ensure the key arboricultural features will be incorporated into the final layout. Lower value trees, or hedgerows with ecological, amenity or other value will be retained as an integral part of the design process except where their long-term survival would be compromised by their age or physical condition or there are overriding benefits of their removal.

8. DRAFT ARBORICULTURAL METHOD STATEMENT

THIS PART OF THE REPORT MUST BE READ IN CONJUNCTION WITH THE TREE PROTECTION PLAN ATTACHED WITH THIS REPORT. FAILURE TO ADHERE TO THE RECOMMENDATIONS OUTLINED IN THIS SECTION MAY RESULT IN A TEMPORARY STOP NOTICE BEING SERVED.

8.1 To ensure an effective tree protection regime is implemented the following logical sequence of events and arboricultural inspection/supervision must be always adhered to. These stages and the arboricultural input are listed below.

- Pre-commencement meeting
- Tree removal and access facilitation pruning
- Protective fencing installed
- Temporary ground protection installed
- Installation of underground services
- Excavating within the RPA
- Soft landscaping
- Removal of protective fencing

8.2 A pre-commencement meeting will be held on site before any site clearance or construction work begins and the following parties should be in attendance.

<i>Name of person</i>	<i>Title</i>	<i>Telephone number</i>	<i>Email address</i>
TBC	Tree Officer	TBC	TBC
TBC	Project architect	TBC	TBC
TBC	Site manager	TBC	TBC
Mr Guy Stephens	Arboricultural	07970675828	guy@grstrees.co.uk

Table 4- List of contacts

8.3 The pre-commencement meeting will be used to clarify and make understood all aspects of the implementation of tree protection and sequencing to all relevant parties. The specific works or events during which the arboricultural consultant will need to visit the site to undertake supervision or inspection will be confirmed, and a suitable length of time between monitoring visits will be agreed. When the project arboriculturist is not on site, a person will be appointed to undertake a daily inspection of the approved tree protection measures are in place. The inspections will be recorded and sent to the project arboriculturist. The LPA tree officer will receive monitoring reports on a regular basis, as agreed during the pre-commencement meeting.

8.4 A copy of the AMS and TPP will be kept on site at all times and be made available to all those who are to undertake works directly adjacent to the trees that are to be retained. It is the developer's responsibility to ensure that details of this AMS and any agreed amendments are known and understood by all site personnel.

- 8.5 If there is a change in site manager then the arboricultural consultant must be informed and a meeting must take place within 5 days of such a change, so that the important aspects of the AMS and TPP can be discussed and made clear to the site manager.
- 8.6 The table below identifies the phases of the project arboriculturist will be on site to oversee works which have the potential to harm the retained trees. A monitoring form will be sent to the LPA confirming they have been completed satisfactorily.

Phase	Works to take place	Tree Protection measures to be installed	Project arboriculturist attend	Site monitoring report to be sent to LPA
Pre-start meeting	Sequence of monitoring regime to be agreed.	N	Y	Y
Tree work	Trees to be removed/ pruned to facilitate the approve scheme	N	N	N
Construction phase	Erection of approved scheme	Tree protection fencing to be retained.	N	Y

Table 5 - Site monitoring phases

8.7 Tree works. All works prescribed in shall be carried out in accordance with best arboricultural practice as set out BS3998:2010 Tree works – Recommendations.

8.8 Prior to carrying out any tree work. Birds: Please note that it is an offence under the Wildlife and Countryside Act of 1981, amended by the Countryside and Rights of Way Act 2000, to kill, injure or take any wild birds, damage or destroy nests that are in use or are being built and take or destroy eggs.

8.9 Bats: Prior to the commencement of any tree works, a visual inspection carried out by a qualified ecologist must be carried out to see whether there are any signs of bat. In the event of bats being found the tree should only be felled if deemed unsafe. Such features have the potential to provide roosting spaces for bats but are not in themselves indicators of presence.

- Woodpecker holes.
- Rot holes.
- Loose bark.
- Cankers.
- Tension cracks and splits.
- Shattered 'snag' ends.
- Signs of internal decay (e.g. fungal fruits, hyphae, exudation).
- Inclusions.
- Elongated tight forks,
- 'Unusual' growth forms
- Bat boxes on or near the tree.
- Evidence of past pruning/coppicing/pollarding/storm damage.

8.10 In the event of bats being found the tree should only be felled if deemed unsafe. If a potential bat roosting site is found during tree works every effort must be taken to preserve the area, for example cuts must be made above the crack or hole.

8.11 Stages of the erection and removal tree protective fencing and signs.

8.12 The location of the tree protective fencing (TPF) is shown as a light blue line on the TPP for both the construction phase and must be kept in those locations throughout the course of the development which include the following stages.

- Delivery of all plant machinery
- Soft landscaping including the removal of soil.
- Installation of underground services
- Construction of the approved development
- Hard and soft landscaping

8.13 Installing and maintaining the TPF.

1. Existing vegetation that prevents the TPF from being installed in its entirety is to be removed using hand tools only.
2. Mark out the fencing points
3. Fencing contractors erect the fencing and attach tree protection signs
4. Site meeting with the project arboriculturist and site foreman to inspect and sign it off.

8.14 Approved works to start. As soon as the construction works start the fencing must remain in place, in the event of it having to be removed or relocated the project arboriculturist must be contacted immediately who will inform the local planning authority. Any alternative fencing to be used must be approved by the project arboriculturist and a revised TPP will be issued and sent to the local planning authority for approval.

8.15 Examples of protective fencing

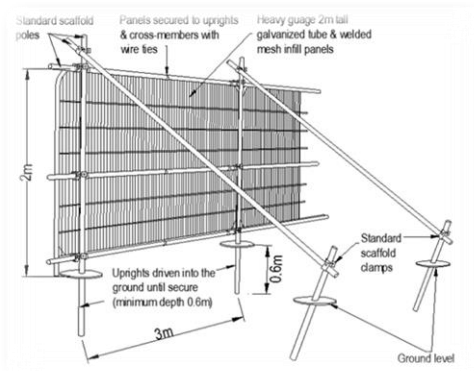


Figure 5 Default specification for protective fencing (Figure 2)

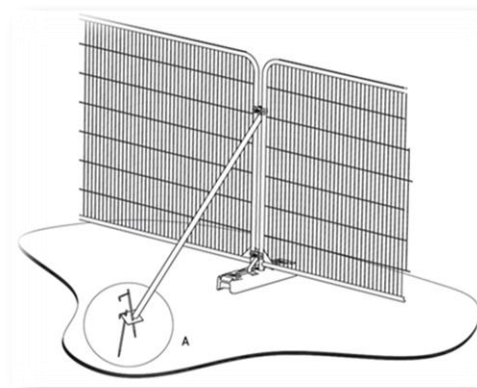


Figure 6 Example of above ground stabilizing system (Figure 3 a)

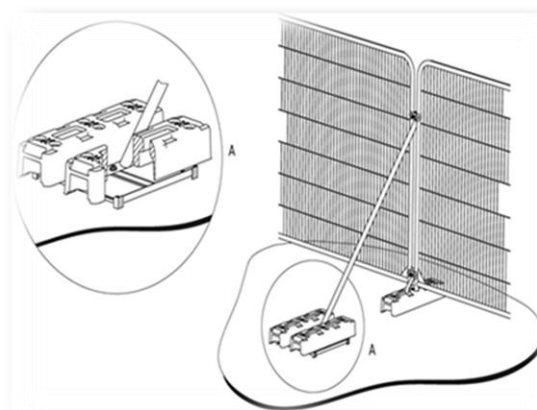


Figure 7 Example of stabilizer strut on block tray (Figure 3b)

8.16 In the first instance the tree protective fencing will be the default specification as shown as figure 2 of BS5837:2012 Trees in relation to design, demolition and construction and will comprise the following elements; standard scaffold poles, heavy gauge 2 m tall galavanised tube and welded mesh infill panels, panels secured to uprights and cross members with wire ties, ground level, Upright driven into the ground until secure (minimum depth 0.6 m) and standard scaffold clamps.

8.17 An assessment will be made by the project arboriculturist whether the default protective fencing can be implemented and be a robust form of protection during the demolition and construction phase, the fencing can be changed to either figures 3a or 3b depending on the site. The project arboriculturist will informing the tree officer of any changes in the type of fencing. To avoid potential enforcement action, it may require issuing a new tree protection plan to the LPA which will need to be formally discharged.

8.18 Examples of tree protection warning signs

8.19 Notices stating “Tree Protection Zone, Keep Out!” will be attached with cable ties to every third panel



Figure 8 Example of warning signs

8.20 Examples of ground protection

- 8.21 Temporary ground protection shall be designed to an engineer's specification; to accommodate and support the likely loading from any traffic entering or using the site without being distorted or causing compaction of underlying soil.

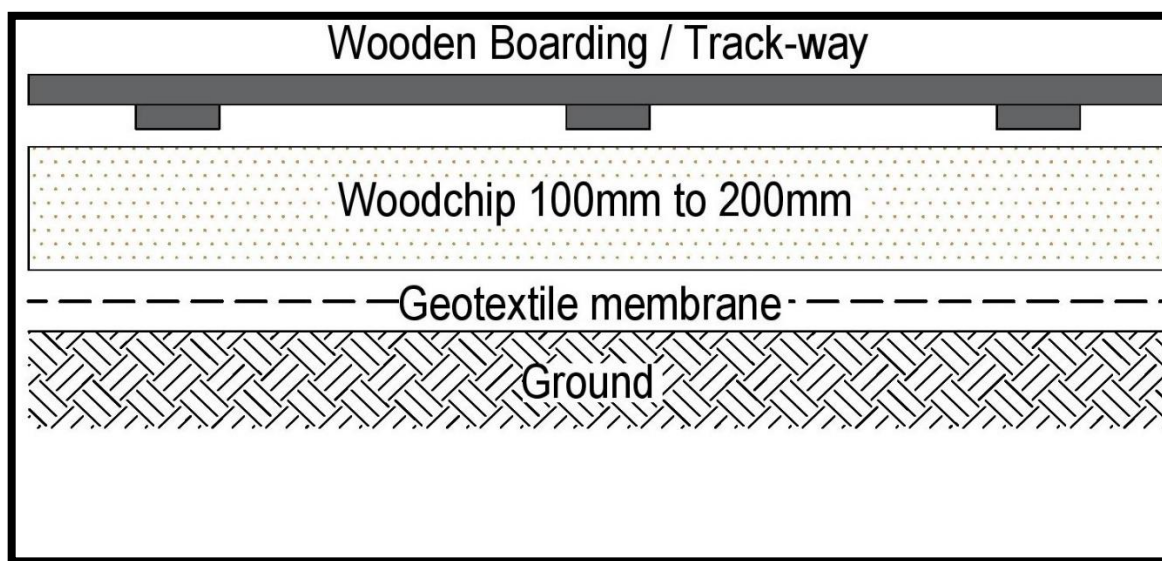


Figure 9 Temporary ground protection

Examples of temporary ground protection include.

- Pedestrian- single thickness of scaffold boards placed either on top of a driven scaffold frame thus forming a suspended walkway, or on top of a compression – resistant layer e.g. 100 mm depth of woodchip.
- Pedestrian operated plant up to a gross weight of 2 t – comprising inter-linked ground protection boards, placed on top of 150 mm wood chip laid onto a geotextile membrane.
- Wheeled or tracked construction traffic exceeding 2 t gross weight - an engineering specification in consultation with the project arboriculturist is recommended see www.ground-guards.co.uk.

8.22 Construction Exclusion Zones. The protective fencing shall form the Construction Exclusion Zones ("CEZ's") and will restrict any access by people or machinery into these areas. These areas are based on the RPA's of the trees and the protective measures are designed to protect the soil within RPAs and the trees from damage or harm.

8.23 Where construction activity cannot be fully excluded from within the RPA's of trees to be retained the parts of the RPA's that are outside of the protective fencing shall be protected by appropriate ground protection.

8.24 The protected areas shall be regarded as sacrosanct, and once installed, the protective fencing and the ground protection shall not be removed or altered without prior recommendation by the appointed arboricultural consultant.

8.25 No activity shall occur within the CEZ's; this means:

- No storage of equipment or materials.
- No access to people, plant or vehicles.
- The actions to be carried out within or directly adjacent to the CEZ's shall only be carried out in accordance with this method statement. Where specified these works shall only be carried out under the direct supervision of the arboricultural consultant.
- Provision shall be made to avoid the spillage of chemicals that are toxic to roots into the RPA. It is now standard practice to have emergency spillage kits made available. Liquid chemicals such as oil, bitumen, diesel, and cement shall not be stored, mixed or discharged onto the ground within 10 m of the trees.
- No notice boards, or above ground services, shall be attached to any of the trees. No fires shall be lit within the RPAs of the trees or near enough to the extent of the canopy that branches might be damaged.
- Planning of site operations shall take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Such contact can result in serious damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is maintained at all times.
- Unwanted vegetation shall be removed by hand or by using chemicals that do not damage the roots of the trees that are to be retained

9. GLOSSARY OF TERMS

Arboricultural method statement ('AMS')	Methodology for the implementation of any aspect of development that is within the root protection area (RPA), or has the potential to result in loss of or damage to a tree to be retained.
Arboricultural consultant	Appointed person to oversee all tree related matters and who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Tree protection plan ('TPP')	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures
Root Protection Area ('RPA')	The minimum area around a 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.
Construction Exclusion Zone ('CEZ')	Area based on the RPA from which access is prohibited for the duration of a project
Protective fencing	Temporary fencing that excludes potentially harmful demolition or construction activity adjacent to trees to be retained.
Ground protection	Ground protection within RPAs capable of supporting traffic entering or using the site without being distorted or causing compaction of underlying soil or damage to surface roots.
Arboricultural monitoring & supervision	Throughout the demolition and construction process the arboricultural consultant shall undertake regular site monitoring visits and supervise specific works adjacent to trees. All supervisory and monitoring visits will be formally confirmed in writing and circulated to all relevant parties.

Figure 10 Glossary of terms

10. GENERAL ADVICE

Extent and form of the root system	Within a short distance of the stem, the roots are highly branched, so as to form a network of small-diameter woody roots, which can extend radially for a distance much greater than the height of the tree, except where impeded by unfavourable conditions. All parts of this system bear a mass of fine, non-woody absorptive roots, typically concentrated within the uppermost 600 mm of the soil.
Damage to roots	All parts of the root system, but especially the fine roots, are vulnerable to damage. Once roots are damaged, water and nutrient uptake is restricted until new ones have grown. Mature trees recover slowly, if at all, from damage to their woody roots.
Soil compaction	Soil that has been compacted will not provide suitable conditions for the survival and growth of vegetation, whether existing or new, and is a common cause of post-construction tree loss on development sites. Compacted soil will adversely affect drainage, gas exchange, nutrient uptake and organic content, and will seriously impede or restrict root growth.

Figure 11 General advice

11. REFERENCES

AL Shigo (1991) 'Modern Arboriculture', Shigo and Trees Associates

BS 3998:2010 'Recommendations for Tree Work', British Standards Institution, London.

BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendation', British Standards Institution, London.

D. Lonsdale (1999) 'Principles of Tree Assessment and Management' HMSO

Mattheck and Broeler (1994) 'The Body Language of Trees' HMSO

Strouts and Winter (1994) 'Diagnosis of Ill Health in Trees' HMSO

National Joint Utilities Group. Volume 4, GUIDELINES FOR THE PLANNING, INSTALLATION AND MAINTENANCE OF UTILITY APPARATUS IN PROXIMITY TO TREES", Issue 2: 16th November 2007

**Appendix A –Tree survey information - undertaken in accordance with section 4,
BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations**

Tree no:	Sequential reference number of trees or groups of trees commencing at "1". Prefixed with a letter indicating type: T: Tree. G: Group. H: Hedge. W: Woodland. A: Area
Tree Preservation Order/ (TPO) conservation area (CA)	Served on individual, groups, woodland or as an area when the local planning authorities (LPA) consider it necessary to protect the visual amenity of the local area. Consent from the LPA must be sought prior to undertaking any works, failure to do so may lead to unlimited fines. Conservation area is an area designated under 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Works to trees located within a CA require six weeks notification (S211 notice) to be submitted to the LPA. If the works are considered excessive and will have an impact on the visual amenity of the CA a TPO can be served.
Name	Species listed by common name/ latin name
Height	Estimated height of tree shown in metres.
Trunk Dbh:	Diameter at breast height measured at approximately 1.5 m above ground level given in millimetres and to the nearest 100 mm. Where there are more than 1 stem the average diameter is provided.
Radial crown spread (M)	Given as a radial measurement in metres from the centre of the stem to the furthest point of the canopy at the four main compass points N, E, S, W
Crown clearance (M)	First branch above ground level
Height to first branch	Height and orientation of first significant branch.
Age Class	Y: Young: Age less than 1/4 life expectancy SM: Semi Mature: 1/4 to 1/2 life expectancy EM: Early Mature: 1/2 to 3/4 life expectancy M: Mature: Over 3/4 life expectancy OV: Over-mature: Mature, and in a state of decline V: Veteran: tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
Physiology At the time of inspection the general health of the tree based upon its general appearance, vigour and the presence or absence of symptoms associated with poor health and physiological stress	• Good: Typical for species and age • Fair: Signs of physiological stress or dysfunction; but not significant enough that the tree may not recover. • Poor: Signs of physiological stress or dysfunction; significant enough that the tree might not recover. • Dead: Dead specimen.

Structure Structural condition of the tree based on the structure of its roots, trunk and major stems and branches in relation to the presence of any physiological, pathological or mechanical defects.	• Good: No significant structural defects. • Fair: Significant structural defects; but these are either remediable or do not put the tree at immediate or early risk of collapse. • Poor: Significant and irremediable structural defects, such that there may be a risk of early or premature collapse. • Hazardous: Significant and irremediable structural defects, such that there is a risk of imminent collapse.
Landscape value	• High: Individuals specimens considered to be of visual importance • Moderate: trees growing in a group no individual tree/s of significance: • Low; located within woodland, or provide little landscape value
Estimated Years	Estimated life expectancy based on current condition. • 0 Dead trees. • <10 Less than ten years. • 10+ more than ten years. • 20+ more than twenty years. • 40+ more than forty years
Comments:	General comments relating to identified structural defects or hazards, vitality, pathogens or observational notes.
Recommendation of work	Arboricultural – Remedial tree works that involves pruning to a specification in accordance with the arboricultural best practice BS3998: 2010 Tree work – Recommendations. Examples include crown reduction, crown thinning, reducing specific branches and crown lifting. Safety works- nature of the works is to ensure the trees are kept in a safe manner. Facilitative – one off pruning works associated with development works whereby branches are removed to allow the movement of plant machinery within the grounds of the site without harming the trees visual appearance.
Category	A-Trees of high quality; B- Trees of moderate quality; C- Trees of low quality; U – Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years 1- Mainly arboricultural qualities 2- Mainly landscape qualities 3 – Mainly cultural values , including conservation values
Root Protection Area: (RPA)	• The RPA represents the minimum area of soil that the tree requires supporting a healthy and effective root system. The amount shown is based on the calculations set out in section 4.6 of the BS see attached appendices for the method of calculation.
Root Protection Area m2	• Root Protection Area (RPA) as radius (m) from the centre of the trunk

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Recommendation	Category	RPA Radius	RPA m ²
T2	Common Oak	24m	1200mm ivy est	N12m E10m S10m W10m	N8m E6m S2m W12m	3m S	EM	Good	Fair	Moderate	40+	Mature boundary tree; natural form with medium sized deadwood throughout the crown. Ivy in the trunk. Possibly off site tree.		B (1)	14.4m	651.4m ²
T3	Common Oak	16m	500mm ivy est	N2.5m E1m S7m W7m	N7m E12m S2.5m W3m	3m SW	SM	Good	Fair	Low	20+	One-sided crown as suppressed by adjacent tree.; unable to view lower trunk due to ivy.		C (12)	6.0m	113.1m ²
T4	Common Silver Fir	12m	300mm ivy est	N5m E5m S5m W5m	N3.5m E1m S2m W3m	2.5m E	Y	Good	Good	Low	20+	Off site tree. No access. Remote inspection only; not plotted on the topo, position is approximate.		C (1)	3.6m	40.7m ²
T5	Common Oak	18m	600mm ivy est	N7m E6.5m S6.5m W6.5m	N3.5m E3m S3m W4m	2.5m S	SM	Good	Fair	Low	20+	Mature boundary tree; unable to inspect due to ivy. Drainage ditch running adjacent to it.		C (1)	7.2m	162.9m ²
T6	Common Oak	16m	600mm est	N6m E6.5m S7m W6.5m	N2.5m E2.5m S2.5m W4m	2m S	SM	Fair	Fair	Low	10+	Mature boundary tree which has not come out in leaf.; waterlogged soil within RPA.		C (1)	7.2m	162.9m ²
T7	Common Oak	10m	600mm est	N6m E6.5m S6.5m W7m	N2.5m E2.5m S2.5m W2.5m	2m N	SM	Good	Good	Low	10+	Mature boundary tree next to a desire line which is waterlogged.		C (1)	7.2m	162.9m ²
T8	Common Oak	7m	2 stems @ 200mm 480mm	N5.5m E5m S5m W6.5m	N4m E4m S6m W7m	0.5m NW	SM	Good	Good	Low	10+	Boundary tree; waterlogged soil within RPA.		C (1)	6.7m	140.4m ²
T9	Common Oak	12m	450mm 400mm 300mm 340mm	N6m E3m S5m W6.5m	N2m E4m S1.5m W5m	1.5m S	SM	Good	Good	Low	20+	Lapsed pollard, mature boundary tree.		C (12)	9.0m	257.0m ²

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Recommendation	Category	RPA Radius	RPA m ²
T10	Common Oak	12m	530mm @1m	N7m E3.5m S4m W2m	N2m E11m S3m W12m	1.5m NE	SM	Good	Good	Low	10+	Boundary tree.		C (12)	6.4m	127.1m ²
T11	Common Oak	13m	300mm est 400mm est	N5.5m E6m S5m W3m	N4m E3.5m S3m W5m	0.5m E	SM	Good	Good	Low	20+	Boundary tree.		C (12)	6.0m	113.1m ²
T12	Common Oak	14m	1000mm	N9.5m E9m S9m W10m	N2m E3m S2.5m W2m	3m N	EM	Good	Good	Moderate	40+	Mature boundary tree; broad natural form; waterlogged soil within RPA.		B (1)	12.0m	452.4m ²
T13	Common Oak	18m	1300mm	N10m E12m S10m W9.5m	N1m E3m S1.5m W3.5m	4m S	EM	Good	Good	High	40+	Compared with the neighbouring trees it is a broad canopy. On the south side land drops away and is waterlogged. Desire line runs along the north, soil is compacted.		A (1)	15.0m	706.9m ²
T14	Ash	14m	300mmW 290mmE	N7m E1m S1m W5m	N1m E12m S3m W5m	1m S	SM	Good	Fair	Low	10+	Lapsed pollard; not plotted on the topo.		C (1)	5.0m	78.8m ²
T15	Common Oak	25m	1010mm	N8m E8.5m S8m W9m	N3m E5m S1m W4m	3m S	EM	Good	Good	Moderate	40+	Broad dominant crown; medium sized deadwood throughout the crown. Drainage ditch along the south side, waterlogged.		B (1)	12.1m	461.5m ²
T16	Common Oak	28m	1200mm est	N11m E10m S10m W5m	N3m E6m S3m W12m	3m SW	EM	Good	Good	Moderate	40+	Broad dominant crown with no significant defects; waterlogged soil within RPA.		B (12)	14.4m	651.4m ²
T17	Common Oak	28m	1200mm est	N10m E8.5m S3m W8m	N3m E2m S6m W5m	4m N	EM	Good	Good	Moderate	40+	Mature boundary tree.		A (1)	14.4m	651.4m ²
T18	Common Oak	28m	1200mm est	N3.5m E7m S7m W7m	N14m E2m S2m W4m	3.5m E	EM	Good	Good	Moderate	40+	Mature boundary tree.		B (12)	14.4m	651.4m ²

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Recommendation	Category	RPA Radius	RPA m ²
T19	Common Oak	16m	690mm	N4.5m E4m S6m W5m	N2m E5m S2.5m W3m	3m W	SM	Good	Good	Low	20+	Boundary tree.		C (1)	8.3m	215.4m ²
T20	Common Oak	12m	680mm	N7m E7m S7m W7m	N3m E2.5m S4m W4m	2.5m E	SM	Good	Good	Moderate	20+	Boundary tree.		C (1)	8.2m	209.2m ²
T21	Common Oak	15m	1200mm est	N10m E8m S10m W10m	N3m E7m S8m W6m	3m N	EM	Good	Good	Moderate	40+	Mature boundary tree; waterlogged soil within RPA.		B (1)	14.4m	651.4m ²
T22	Ash	12m	410mm	N6m E4.5m S6m W7m	N4m E3m S6m W3m	4m S	SM	Poor	Poor	Low	<10	Ash dieback.		C (1)	4.9m	76.0m ²
T23	Common Oak	25m	1200mm est	N9m E9m S9.5m W9m	N2m E5m S2m W3m	3m S	EM	Good	Good	Moderate	40+	Off site tree. No access. Remote inspection only; broad dominant crown.		B (1)	14.4m	651.4m ²
T25								Good								
H1	Hawthorn and Blackthorn	6m	Avg 100mm est	N2m E2m S2m W2m	0m	0m S	SM	Good	Good	Low	10+	Of low amenity value; of low level screening value only.		C (12)	1.2m	4.5m ²
W24	Common Oak, Ash and Sycamore	Min 13m Max 16m	Min 200mm est Max 400mm	N3m E3m S3m W3m	2m	2m W	SM	Good	Good	Low	10+	Mixed group of boundary trees.		C (2)	4.8m	72.4m ²

APPENDIX C - Calculation of the Root Protection Area (RPA)

The RPA for single stem trees is an area equivalent to a circle with a radius 12 times the stem diameter.

For trees with more than one stem the following calculation methods should be used. Guidance is provided within the BS (Annex C) which provides details on how to measure the stem diameters. The calculated RPA for each tree should be capped to 707m²

- a) Trees with two to five stems, the combined stem diameter should be calculated as follows:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$$

- b) Trees with more than five stems (not shown in Annex C), the combined stem diameter should be calculated as follows:

$$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$$

APPENDIX D - NJUG Guidance Notes 2007 - Acceptable techniques for excavating near trees as stated by NJUG Guidelines for the Planning, Installation and Maintenance of utility Apparatus in Proximity to Trees.

Volume 4 – Issue 2: 16th November 2007

Trenchless

Wherever possible trenchless techniques should be used. The launch and reception pits should be located outside the Prohibited or Precautionary Zones.

In order to avoid damage to roots by percussive boring techniques it is recommended that the depth of run should be below 600mm. Techniques involving external lubrication of the equipment with materials other than water (e.g., oil, bentonite, etc.) must not be used when working within the Prohibited Zone. Lubricating materials other than water may be used within the Precautionary Zone following consultation and by agreement.

Broken Trench - Hand-dug

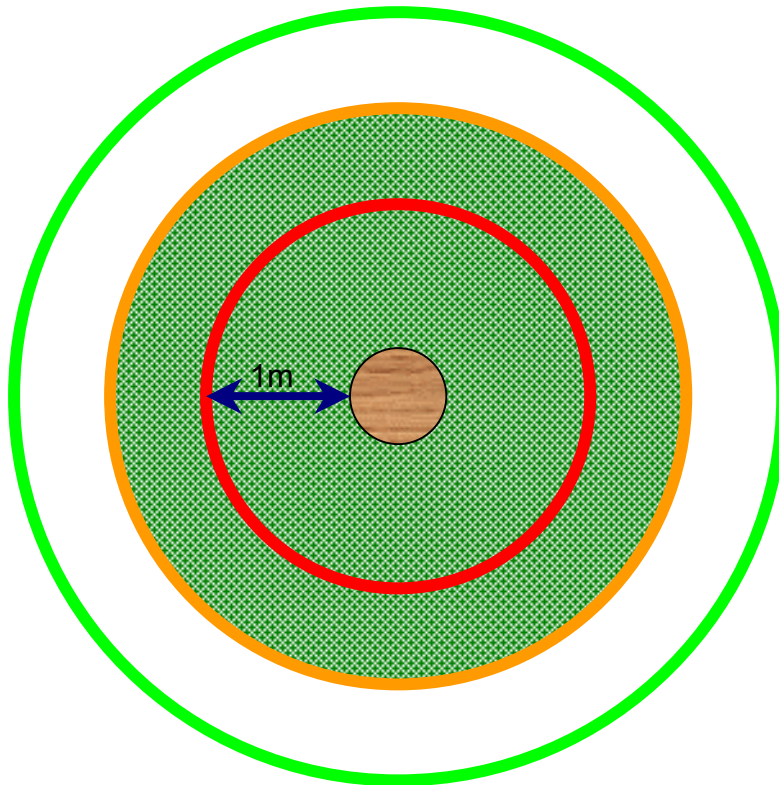
This technique combines hand dug trench sections with trenchless techniques if excavation is unavoidable. Excavation should be limited to where there is clear access around and below the roots. The trench is excavated by hand with precautions taken as for continuous trenching. Open sections of the trench should only be long enough to allow access for linking to the next section. The length of sections will be determined by local conditions, especially soil texture and cohesiveness, as well as the practical needs for access. In all cases the open sections should be kept as short as possible and outside of the Prohibited Zone.

Continuous Trench - Hand-dug

The use of this method must be considered only as a last resort if works are to be undertaken by agreement within the Prohibited Zone. The objective being to retain as many undamaged roots as possible.

Hand digging within the Prohibited or Precautionary zones must be undertaken with great care requiring closer supervision than normal operations.

After careful removal of the hard surface material digging must proceed with hand tools. Clumps of roots less than 25mm in diameter (including fibrous roots) should be retained in situ without damage. Roots, whilst exposed, shall immediately be wrapped by hessian to prevent dessication and to protect them from rapid temperature changes. Any wrapping shall be removed prior to backfilling, which will take place as soon as possible. Throughout the excavation works great care should be taken to protect the bark around the roots. All roots greater than 25mm diameter should be preserved and worked around.

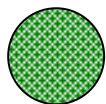


TREE PROTECTION ZONE

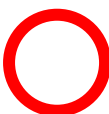
Key to Diagram



Trunk of Tree



Spread of canopy or branches



PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.



PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with Local Authority Tree Officer if in any doubt.



PERMITTED ZONE – outside of precautionary zone. Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2

DAMAGE TO TREES

Tree roots keep a tree healthy and upright. Most roots are found in the top 600mm of soil and often grow out further than the tree's height. The majority of these roots are very fine; even close to a tree few will be thicker than a pencil. Most street tree roots grow under the footway but may also extend under the carriageway. If roots are damaged the tree may suffer irreversible harm and eventually die.

PROTECTING ROOTS - DO'S and DON'TS

There are three designated zones around a tree each of which has its own criteria for working practices.

THE PROHIBITED ZONE

Don't excavate within this zone.

Don't use any form of mechanical plant within this zone

Don't store materials, plant or equipment within this zone.

Don't move plant or vehicles within this zone.

Don't lean materials against, or chain plant to, the trunk.

Do contact the local authority tree officer or owner of the tree if excavation within this zone is unavoidable.

Do protect any exposed roots uncovered within this zone with dry sacking.

Do backfill with a suitable inert granular and top soil material mix as soon as possible on completion of works.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PRECAUTIONARY ZONE

Don't excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques.

Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Don't repeatedly move / use heavy mechanical plant except on hard standing.

Don't store spoil or building material, including chemicals and fuels, within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non highway sites backfill only with excavated soil.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PERMITTED ZONE

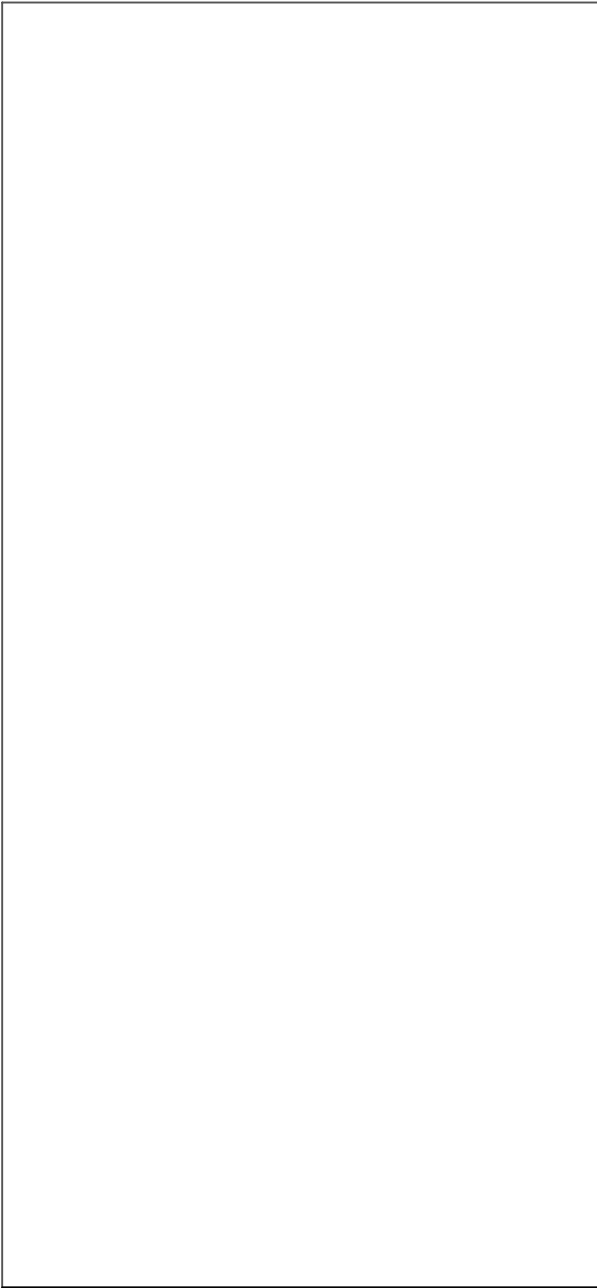
Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Do use caution if it is absolutely necessary to operate mechanical plant within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.



Notes:

Trunk of a category U tree

Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Trunk of a category A tree

Trees of high quality with an estimated remaining life expectancy of at least 40 years

Trunk of a category B tree

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Trunk of a category C tree

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

Legend:

Canopy edge

1 — Tree no.

Ash — Tree species

0 2 4 6 8 10 20m

1:1000 Scale

GRS Arboricultural Consultant Ltd

The Old Coach House,

Waterside Mews,

Watlingtonbury,

Kent, ME18 5AB

Tel: 01622 817516

Email: grr@grrstrees.co.uk

www.grrstrees.co.uk

Please ensure all dimensions on site and any if there are any discrepancies please notify us.

© GRS Arboricultural Consultant Ltd 2024

The origin of this drawing was produced in colour - a monochrome copy should not be relied upon.

Material within this report including text and images, is protected by copyright. It may not be copied, reproduced, republished, downloaded, posted, broadcast or transmitted in any way except for your own personal and non-commercial use. Prior written consent from the copyright holder must be obtained for any other use of material. Copyright in all materials and/or works comprising or contained within this report remains with GRS Arboricultural Consultant and any other copyright owner(s) as specified. No part of this report may be distributed or copied for any commercial purpose.

Client	Esquire Developments Ltd
Title	Tree Location Plan - TLP-01
Site	Land to the rear of Bull Inn, Bull Lane, Bethersden, Ashford, Kent, TN26 3LB
Date	08/04/2024
Drawn	GRS
Job ref	GRS.1.24
Scale	1:1000
Paper size	A2
Drawing reference	Topographical Survey 22/03/24

Legend:

Shading arc:



Root Protection Area (RPA)

The RPA is a layout design tool indicating the minimum area around a 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.

Area (RPA):



SHADING ARCS

Shading arcs: Indicate the passage of shading created by the tree(s) through the greater part of the day, shown by dashed lines between the north-west and east of the tree at a distance equivalent to the current height.

Windows of habitable rooms (e.g. living rooms & dining rooms) should not directly face trees if on the tree side of the shading arcs - unless the rooms have dual or triple aspect and have at least one other window that does not directly face any trees that are causing shading.

TREES NOT CONSIDERED A CONSTRAINT ON DEVELOPMENT:

ow quality trees i.e. C grade whose removal could be supported on
rboricultural grounds; and therefore not considered constraints on proposed
development.

ote: The removal of all of the trees shown within this category may not be
ceptable to the LPA, therefore this is to be used as a design guide only to
llow for selective removal of some of these trees; where possible category
'A' or 'B' trees shown as trees that could be removed should be retained.

Trunk of a category U tree ●

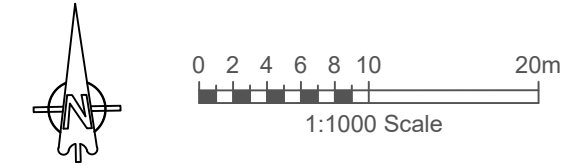
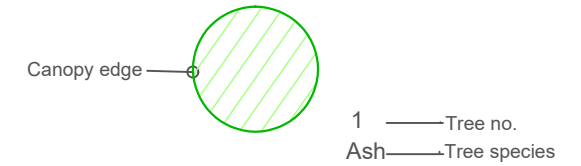
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Trunk of a category A tree
Trees of high quality with an estimated remaining life expectancy
of at least 40 years

Trunk of a category B tree
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Trunk of a category C tree ●

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm



Please ensure all dimensions on site and any if there are any discrepancies please notify us.

© GRS Arboricultural Consultant Ltd 2024

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Material within this report including text and images, is protected by copyright. It may not be copied, reproduced, republished, downloaded, posted, broadcast or transmitted in any way except for your own personal and non-commercial use. Prior written consent from the copyright holder must be obtained for any other use of material. Copyright in all materials and/or works comprising or contained within this report remains with GRS Arboricultural Consultant and any other copyright owner(s) as specified. No part of this report may be distributed or copied for any commercial purpose.

Client	Esquire Developments Ltd
Title	Tree Constraints Plan - TCP-01
Site	Land to the rear of Bull Inn, Bull Lane, Bethesda, Ashford, Kent.TN26 3LB
Date	08/04/2024
Drawn	GRS
Job ref	GRS.1.24
Scale	1:1000
Paper size	A2
Drawing reference	Topographical Survey 22/03/24

CONSTRUCTION EXCLUSION ZONES (CEZs)
Area which access is prohibited during development (based on the RPAs).

Construction Exclusion Zones shall be safeguarded during development by the installation of protective fencing and / or fit for purpose ground protection before any development works occur.

There shall be no development within CEZs including*:

- No soil disturbance
- No trenches for foundations, services or drainage
- No soil level changes
- No new hard surfaces

*If any such works are later proposed within any RPAs of trees to be retained these shall be supervised by the arboricultural consultant.

CHRONOLOGICAL ORDER OF EVENTS*

*See the accompanying Arboricultural Method Statement (AMS) for full details of the order of events and specifications for tree protection.

1. Pre-start meeting
2. Tree removals and pruning
3. Protective fencing installed
4. Installation of service and drainage routes
5. Construction phase
6. Removal protective fencing

Legend:

Shading arc:	
Root Protection Area (RPA):	
Tree to be removed:	
Protective fencing:	
SuDs	

Trunk of a category U tree
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Trunk of a category A tree
Trees of high quality with an estimated remaining life expectancy of at least 40 years

Trunk of a category B tree
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Trunk of a category C tree
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

Canopy edge

1 — Tree no.
Ash — Tree species

0 2 4 6 8 10 20m
1:1000 Scale

ARBORICULTURAL CONSULTANT LTD

GRS Arboricultural Consultant Ltd
The Old Coach House,
Waterside Mews,
Watlingtonbury,
Kent, ME18 5AB

Tel: 01622 817516
Email: guy@grstrees.co.uk
www.grstrees.co.uk

Please ensure all dimensions on site and any if there are any discrepancies please notify us.

© GRS Arboricultural Consultant Ltd 2024
The origin of this drawing was produced in colour - a monochrome copy should not be relied upon.

Material within this report including text and images, is protected by copyright. It may not be copied, reproduced, republished, downloaded, posted, broadcast or transmitted in any way except for your own personal and non-commercial use. Prior written consent from the copyright holder must be obtained for any other use of material. Copyright in all materials and/or works comprising or contained within this report remains with GRS Arboricultural Consultant and any other copyright owner(s) as specified. No part of this report may be distributed or copied for any commercial purpose.

Client	Esquire Developments Ltd
Title	Tree Protection Plan - TPP-01
Site	Land to the rear of Bull Inn, Bull Lane, Bethersden, Ashford, Kent, TN26 3LB
Date	08/04/2024
Drawn	GRS
Job ref	GRS.1.24
Scale	1:1000
Paper size	A2
Drawing reference	Topographical Survey 22/03/24

Tree protective fencing

Protective fencing shall consist of a scaffold framework in accordance with figure 2 of British Standard 5837 (2012), comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not resistant to impact and shall not be used. Construction Exclusion Zone signs shall be fixed to every fourth panel.

TREE PROTECTION AREA

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF TREE PRESERVATION ORDERS (TPOs) MADE UNDER THE TOWN AND COUNTRY PLANNING ACT 1990.

CONTRAVENTION OF TREE PRESERVATION ORDERS MAY LEAD TO CRIMINAL PROSECUTION.

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPILL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

KEEP OUT!

