PRELIMINARY ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

Land at New Street
Ash
Kent
CT3 2BN

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Sussex Office
Rocks Yard, Victoria Road
Herstmonceux, East Sussex.
BN27 4TQ.

PJC Consultancy Ltd
www.pjcconsultancy.com
contact@pjcconsultancy.com
01233 225365 - 01323 832120

Kent Office
Unit 1, Hanover Mill
Mersham, Kent.
TN25 6NU.

This report has been prepared by

PJC Consultancy Ltd

on behalf of

Classicus Estates

Document author

Luke White FdSc Arboriculture M.Arbor.A
Luke is an arboriculturist with over nine years' experience working within the arboricultural and forestry industry with the latter seven years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters.

Checked by

Peter Davies FdSc Arboriculture M.Arbor.A
Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over ten years' experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a LANTRA accredited professional tree inspector.

PJC

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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Classicus Estates to provide a preliminary arboricultural impact assessment and arboricultural method statement to support an outline planning application at land north of New Street, Ash, Nr Canterbury, Kent. The outline application is for the erection of up to 53no. dwellings with associated parking, open space, landscaping, drainage and associated infrastructure (with all matters reserved except access)(existing buildings to be demolished). This report is concerned with the outline application within the red line boundary indicated on the tree retention plan in Appendix 3 and the preliminary tree protection plan in Appendix 4.

This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 27th October 2022. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

The site is situated between New Street and Sandwich Road to the East of Ash Village. The site comprises of disused industrial buildings and hard standing, with the remaining land made up with a mixture bramble and sporadic trees. The site is boarded by a mixture of both residential and commercial properties, including an area of land to the west that is used for equestrian purposes.

A review of historic aerial imagery from between the mid 1980's up to around 2010, suggests the site was once used for the production of some form of linear crop, possibly a fruit orchard or plant nursery. The site appears to have not been in active management since 2008, becoming heavily overgrown. Previous to 1980, the site appears to be of commercial/arable use. The majority of trees are therefore considered relatively immature, and are not deemed of particular noteworthy landscape value. However, they do collectively provide a significant amount of canopy cover.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan and the tree protection plan at Appendix 4.

A total of 36 individual trees, four tree groups and one hedge requires removal to facilitate the proposed development. This equates to a collective 2,000m^2 of canopy cover. In addition, sectional removal of one group and one hedge is necessary. The application is outline, therefore details on site levels, ground works, drainage etc is not available. It is assumed that extensive ground works across the site will be necessary to facilitate development, therefore the removal of all internal trees is considered an inevitable outcome.

The detailed soft landscape proposals for the outline development are to be confirmed on the date of this report but could readily be addressed at reserved matters. Initial outline designs indicate a total

of 45 new trees to be integrated into the development. Provided trees with the largest possible mature crown size for the planting location are used, it is possible to mitigate the initial loss of trees.

Subject to the provision of a detailed design and a detailed and robust tree planting strategy at reserved matters, I consider that the outline proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees. Furthermore, as the proposed new planting establishes it will progressively make a positive contribution to the age and species diversity of trees in the area, the extent of local canopy cover and the amenity of the locality.

1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by Classicus Estates to provide a preliminary arboricultural impact assessment and arboricultural method statement to support an outline planning application at land north of New Street, Ash, Nr Canterbury, Kent. The outline application is for the erection of up to 53no. dwellings with associated parking, open space, landscaping, drainage and associated infrastructure (with all matters reserved except access)(existing buildings to be demolished). This report is concerned with the outline application within the red line boundary indicated on the tree retention plan in Appendix 3 and the preliminary tree protection plan in Appendix 4.

1.1.2 This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

1.3.1 This report includes:

- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
- A preliminary arboricultural impact assessment at section 2 and a tree retention plan at Appendix 3.
- A preliminary arboricultural method statement at section 3 and a tree protection plan at Appendix 4.

1.4 Documents and information provided

1.4.1 The following documents were used to aid the preparation of this report:

- PJC Initial Arboricultural Report Ref: 6180/22/01.
- Taylor Roberts Limited's Proposed Site Plan Sketch Option 1 reference 22/23/03 Rev G.
- Taylor Roberts Limited's Proposed Site Plan Colour Option 1 reference 22/23/05 Rev E.

1.5 Limitations of report

1.5.1 The following arboricultural impact assessment and method statement have been prepared for the outline proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures. A revision of this report will be necessary at reserved matters.

2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

2.1.1 The survey was carried out on 27th October 2022. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

2.1.2 The site is situated between New Street and Sandwich Road to the East of Ash Village. The site comprises of disused industrial buildings and hard standing, with the remaining land made up with a mixture bramble and sporadic trees. The site is boarded by a mixture of both residential and commercial properties, including an area of land to the west that is used for equestrian purposes.

2.1.3 The proposed outline layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3 and the tree protection plan at Appendix 4.

2.2 Tree removals

2.2.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A total of 36 individual trees, four tree groups and one hedge requires removal to facilitate the proposed development. This equates to a collective 2,000m² of canopy cover. The application is outline, therefore details on site levels, ground works, drainage etc is not available. It is assumed that this parcel will require extensive ground works to facilitate development, therefore the removal of all internal trees is considered an inevitable outcome. A summary is listed at table 1 and table 2 below.

Table 1: Tree removals summary

Tree number	Species	Category	Canopy cover
T1	Norway maple	C	7m²
T2	Bay	C	7m²
T3	Silver birch	C	12m²
T4	Common walnut	C	39m²
T5	Common walnut	B	138m²
T6	Common hazel	C	39m²
T7	Norway spruce	C	10m²
T8	Norway spruce	C	12m²
T9	Goat willow	C	38m²
T10	Ash	C	3m²
T11	Ash	C	12m²
T12	Common oak	C	38m²
T13	Common oak	C	38m²
T14	Holm oak	U	20m²
T15	Holm oak	C	21m²
T16	Holm oak	C	21m²
T17	Holm oak	C	28m²
T18	Sycamore	C	33m²
T19	Sycamore	U	1m²
T20	Silver birch	B	28m²

Tree number	Species	Category	Canopy cover
T21	Common oak	C	28m^2
T22	Silver birch	B	28m^2
T23	Holm oak	C	28m^2
T24	Common oak	C	16m^2
T25	Holm oak	B	28m^2
T26	Holm oak	C	24m^2
T27	Common oak	C	33m^2
T28	Common oak	B	44m^2
T29	Holm oak	B	50m^2
T30	Common oak	C	28m^2
T31	Holm oak	C	50m^2
T32	Common oak	B	33m^2
T33	Common oak	B	28m^2
T34	Holm oak	C	20m^2
T35	Common oak	B	28m^2
T36	Sycamore	C	20m^2
G1	Norway spruce	C	185m^2
G2	Apple & Dogwood	C	340m^2
G3	Holm oak & Silver birch	U	50m^2
G5	Common hawthorn	C	256m^2
H2	Common hawthorn & Dogwood	C	139m^2
		Total	2,001m^2

Table 2: Tree removals summary

Tree category	Trees to be felled
A	-
B	9 individuals
C	25 individuals 3 tree groups 1 hedge
U	2 individuals 1 tree group

2.2.2 A review of historic aerial imagery from between the mid 1980's up to around 2010, suggests the site was once used for the production of some form of linear crop, possibly a fruit orchard or plant nursery. The site appears to have not been in active management since 2008, becoming heavily overgrown. Previous to 1980, the site appears to be of commercial/arable use. The majority of trees are therefore considered relatively immature, and are not deemed of particular noteworthy landscape value. However, they do collectively provide a significant amount of canopy cover.

2.3 Mitigation planting

2.3.1 The detailed soft landscape proposals for the outline development are to be confirmed on the date of this report but could readily be addressed at reserved matters. Initial outline designs indicate a total of 45 new trees to be integrated into the development. Provided

trees with the largest possible mature crown size for the planting location are used, it is possible to mitigate the initial loss of trees.

2.4 Access facilitation pruning

2.4.1 A summary of the proposed pruning required to enable the proposals is shown at Table 2 below.

Table 2: Summary of access facilitation pruning

Tree number	Species	Works required	Reason for works
G6	Common hazel & Bay	Remove 20m^2 section of group as shown on the tree retention plan.	To create the private amenity space for plot 14 and plot 15.
H1	Common hawthorn & Dogwood	Remove 100m^2 section of hedge as shown on the tree retention plan.	To create new vehicular and pedestrian site access.

2.4.1 All works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

2.4.2 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

2.5 Levels

2.5.1 Based on information currently available, no change of level within the root protection area of retained trees is proposed.

2.6 Building footings in proximity to trees

2.6.1 All proposed buildings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

2.6.2 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report as well as appropriate sampling to determine soil profiles at the site.

2.7 Hard standing in proximity to trees

2.7.1 Based on information currently available, no new hard standing will be constructed within the root protection area of retained trees.

2.8 Services

2.8.1 Details of the routing of services for the outline development are not currently available. The detailed location for the routing of new services shall be addressed at reserved matters.

2.8.2 All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

2.9 Landscaping in proximity to trees

2.9.1 New permanent garden fencing will be installed within the root protection areas of G4 and G6. The fencing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) must be used. The level of the fences must also follow existing ground levels as there may be no re-grading of levels within root protection areas.

2.9.2 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing will occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.

2.10 Post development tree pressures and management

2.10.1 The proposed development has been assessed to determine the likely impact of tree shade, and also the likely future pressure to prune or remove additional trees.

2.10.2 None of the proposed dwellings are expected to be shaded to the extent that it inhibits future residents reasonable use or enjoyment of the properties, thereby leading to pressure to fell or severely prune the trees in a manner the local planning authority could not reasonably resist.

3 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

3.1.1 This preliminary arboricultural method statement provides tree protection detail in context of the outline planning application. A revised arboricultural method statement based on the final and frozen development proposal will be required at reserved matters.

3.1.2 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

3.1.3 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Phasing of works

3.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals and access facilitation pruning specified in the arboricultural impact assessment. Completion of these works will be required to enable the installation of tree protection barriers.
2	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase.
5	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase.
6	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. The new footpath dissecting H1 shall be constructed during this phase. Soft landscape operations shall occur sensitively as described in this method statement.

3.3 Initial tree works

3.3.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for

access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.

3.3.2 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.

3.3.3 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.

3.3.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

3.3.5 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

3.3.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

3.4 Tree protection barriers

3.4.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of tree protection fencing.

3.4.2 The tree protection fencing shall be installed and signed off by the project arboriculturist before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.

3.4.3 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 5). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.

3.4.4 Signs shall be affixed to the fencing as shown in Appendix 6 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

3.4.5 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) or temporary ground protection shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.

- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

3.5 Storage and handling of harmful chemicals

3.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

3.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

3.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

3.6 Contractor facilities

3.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.

3.7 Services

3.7.1 The routing of new services for the development is not available on the date of this report. These must be signed off by the project arboriculturist before implementation. Wherever possible, the services must completely avoid the root protection areas of retained trees. Where this is not feasible, the arboriculturist shall provide an arboricultural method statement (to be signed off by the local authority arboricultural officer before implementation) detailing any sympathetic methodologies that are required to minimise damage to tree roots (as described in NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012).

3.8 Installing new permanent fencing within root protection areas

3.8.1 Installation of permanent fencing within root protection areas will require access into the construction exclusion zones. Only pedestrian access will be permitted into the construction exclusion zones and scaffold board pathways shall be used in wet conditions. Ideally these works shall occur during the soft landscaping phase of development when it is safe to dismantle the tree protection fencing.

3.8.2 The fencing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) shall be used. The level of the fences must follow existing ground levels as there should be no re-grading of levels within root protection areas.

3.8.3 The postholes shall be hand excavated with care taken to avoid damaging or severing roots with a diameter greater than 25mm. Ideally the postholes shall be pre-dug to ensure significant roots can be avoided. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zones.

3.9 Soft landscaping within root protection areas

3.9.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers. The detailed specification for soft landscaping is to be confirmed but will potentially include turfing and tree/shrub planting within root protection areas.

3.9.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zones will still apply during the soft landscaping phase of development.

3.9.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.

3.9.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.

3.9.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

3.10 Pre-commencement arboricultural consultancy input

3.10.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:

1. The final and frozen development proposal.
2. The construction management/logistics plan.
3. The routing of utility services.

4. The routing of drainage services.
5. Final levels based on the detailed design.
6. The above soil surfacing design.
7. The final and detailed soft landscape proposal and tree planting strategy.

3.10.2 A revised arboricultural method statement and tree protection plan shall be provided at reserved matters to accommodate these aspects of the project and the revised information.

3.11 Pre-commencement meeting

3.11.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.
2. To discuss the chronology and phasing of the project with the site manager.
3. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
4. To sign off that the tree protection fencing has been installed in the correct locations and to the agreed specification. To agree revised locations subject to the phasing of the development.
5. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

3.11.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

3.12 Arboricultural supervision

3.12.1 Based on information currently available, no specific arboricultural supervision is envisaged.

3.13 Arboricultural monitoring

3.13.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

3.14 Process if an unforeseen issue relating to trees arises

3.14.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

3.14.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or

fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

3.14.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

Appendix 1: Tree Constraints Plan

Key:

- Root protection area of category A tree*
- Root protection area of category B tree*
- Root protection area of category C tree*
- Root protection area of category U tree*
- Canopy of tree
- Approximate tree shade
- Tree survey boundary

Notes:

**** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.***

Tree Survey Schedule document reference PJC/6180/22/01contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate.

Tree shadows plotted using guidance set out in BS5837: 2012 - Trees in relation to design, demolition and construction - Recommendations. The trees existing height is used to calculate the radius of the shadow segment, plotted from north west to east as an arc.

Please note the plotted shadows represent shadow cast throughout the typical day, and not the total shadow cast at a given moment.

This drawing has been used in conjunction with AN Surveys Ltd Topographical Survey reference. New Street Ash Final.

This drawing should be viewed in colour.

Drawing no: PJC/6180/22/A **Rev:** - **Sheet number:** 1 of 2

Client and site:
Classicus Estates
Land at New Street
Ash
Kent
CT3 2BN

Drawing title: Tree Constraints Plan

Date drawn: 01/11/2022

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East Sussex,
BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Key:

- Root protection area of category A tree*
- Root protection area of category B tree*
- Root protection area of category C tree*
- Root protection area of category U tree*
- Canopy of tree
- Approximate tree shade
- Tree survey boundary

Notes:

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Drawing no: PJC/6180/22/A **Rev:** - **Sheet number:** 2 of 2

Client and site:
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Drawing title: Tree Constraints Plan

Date drawn: 01/11/2022

Scale: 1:200 at A1

Drawn by: PD **Checked by:** LW

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East Sussex,
BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Appendix 2: Tree Survey Schedule

Tree Survey Schedule

Site: Land at New Street, Ash, Kent, CT3 2BN.

Document ref: PJC/6180/22/01

Survey date: 27th October 2022

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Height to first branch (m)	Life stage	Physiological condition	Structural condition	Landscape value	Estimated remaining contribution	Comments	Category grading	Root Protection Radius (m)	Root Protection area (m2)
T1. PA	Norway spruce *(Picea abies)*	5m	120mm	1.5m	2m	2m	EM	Fair	Fair	Low	10+	Crown dominated by Wisteria spp; Access restricted due to dense understorey; figures estimated.	C (1)	1.4m	6.5m²
T2. PA	Bay *(Laurus nobilis)*	4.5m	140mm	1.5m	1m	1m	EM	Fair	Fair	Low	10+	Form not untypical for species.	C (1)	1.7m	8.9m²
T3	Silver birch *(Betula pendula)*	6m	150mm	2m	3.5m	3m	EM	Good	Fair	Low	10+	Form not untypical for species; lesions on stem up to 2m.	C (1)	1.8m	10.2m²
T4	Common walnut *(Juglans regia)*	5m	280mm	N2m E4m S4m W4m	3m	1.5m	M	Fair	Fair	Low	10+	Unbalanced crown as suppressed; minor folia dieback observed.	C (1)	3.4m	35.5m²
T5	Common walnut *(Juglans regia)*	6m	390mm	N7m E7.5m S6m W6m	N3m E1m S2m W3m	2m	M	Good	Fair	Low	20+	Of good form; significant lower limb has failed leaving fracture wound; prune fractured limb back to branch collar.	B (1)	4.7m	68.8m²
T6. PA	Common Hazel *(Corylus avellana)*	5m	6 stems @ 110mm	N5m E5m S2m W2m	1m	1m	M	Good	Fair	Low	10+	Multi-stemmed coppice; unbalanced crown as suppressed.	C (1)	3.2m	32.8m²
T7	Norway spruce *(Picea abies)*	6m	130mm	N2m E2m S2m W1m	1m	1m	EM	Fair	Fair	Low	10+	Unbalanced crown as suppressed; dominated by ivy.	C (1)	1.6m	7.6m²
T8	Norway spruce *(Picea abies)*	8m	270mm	N2m E2m S2m W2m	1m	1m	EM	Fair	Fair	Low	10+	Unbalanced crown as suppressed; dominated by ivy.	C (1)	3.2m	33.0m²
T9. PA	Goat willow *(Salix caprea)*	5m	3 stems @ 180mm	N4m E3m S4m W3m	2m	2m	EM	Good	Fair	Low	10+	Growing between buildings; likely naturally regenerated; considered unsuitable for location.	C (1)	3.7m	44.0m²
T10	Ash *(Fraxinus excelsior)*	4.5m	85mm	1m	2m	2m	SM	Poor	Good	Low	10+	Minor folia die back observed; form not untypical for species.	C (1)	1.0m	3.3m²
T11	Ash *(Fraxinus excelsior)*	5m	140mm	2m	2.5m	2m	EM	Fair	Fair	Low	10+	Minor folia die back observed; form not untypical for species.	C (1)	1.7m	8.9m²
T12	Common Oak *(Quercus robur)*	6m	180mm	3.5m	N2m E1m S2m W2m	1.5m E	EM	Fair	Fair	Low	10+	Significant basal lesion; bark delamination observed.	C (1)	2.2m	14.7m²
T13	Common Oak *(Quercus robur)*	6m	200mm	3.5m	N2m E2m S2m W2m	2m E	EM	Fair	Fair	Low	10+	Significant basal lesion; bark delamination observed.	C (1)	2.4m	18.1m²
T14	Holm oak *(Quercus ilex)*	5m	130mm 130mm	2.5m	2m	2m	EM	Good	Poor	Low	Less than 10	Basal decay; poor basal union.	U	2.2m	15.3m²
T15	Holm oak *(Quercus ilex)*	5m	120mm 180mm	N3m E2.5m S2.5m W2.5m	2m	2m	EM	Fair	Fair	Low	10+	Twin stemmed from base; lesions throughout stem.	C (1)	2.6m	21.2m²
T16	Holm oak *(Quercus ilex)*	5m	200mm 110mm 110mm 200mm	N3m E2.5m S2.5m W2.5m	2m	2m	EM	Fair	Fair	Low	10+	Lesions throughout stem; four stemmed from base.	C (1)	3.9m	47.1m²
T17	Holm oak *(Quercus ilex)*	6m	200mm 200mm	3m	2m	1.5m	EM	Good	Fair	Low	10+	Twin stemmed from base; form not untypical for species.	C (1)	3.4m	36.2m²
T18	Sycamore *(Acer pseudoplatanus)*	12m	180mm 180mm 180mm 180mm	N4m E3m S3m W3m	3m	2.5m	M	Fair	Fair	Low	10+	Four stemmed from base; basal lesions.	C (1)	4.3m	58.6m²
T19	Sycamore *(Acer pseudoplatanus)*	4m	80mm. 80mm.	0.5m	1m	1m	SM	Fair	Fair	Low	Less than 10	Twin stemmed from base; poor form.	U	1.4m	5.8m²
T20	Silver birch *(Betula pendula)*	9m	180mm	N3.5m E3.5m S1.5m W3.5m	4m	4m	M	Good	Good	Low	20+	Unbalanced crown biased to the North; no obvious defects.	B (1)	2.2m	14.7m²
T21	Common Oak *(Quercus robur)*	7m	180mm 160mm	3m	2.5m	2.5m	EM	Good	Fair	Low	10+	Form not untypical for species; co-dominant leaders at 5m arising from compressed union.	C (1)	2.9m	26.2m²

Tree Survey Schedule

Site: Land at New Street, Ash, Kent, CT3 2BN.

Document ref: PJC/6180/22/01

Survey date: 27th October 2022

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Height to first branch (m)	Life stage	Physiological condition	Structural condition	Landscape value	Estimated remaining contribution	Comments	Category grading	Root Protection Radius (m)	Root Protection area (m2)
T22	Silver birch *(Betula pendula)*	10m	170mm	3m	3m	2m	M	Good	Good	Low	20+	No obvious defects; of good form.	B (1)	2.0m	13.1m²
T23	Holm oak *(Quercus ilex)*	9m	180mm 180mm 180mm	3m	1m	0.5m	M	Good	Fair	Low	10+	Three stemmed from base; weak basal union.	C (1)	3.7m	44.0m²
T24	Common Oak *(Quercus robur)*	7m	140mm	N3m E3m S2m W1m	2m	2m	EM	Good	Fair	Low	10+	Unbalanced crown biased to the East.	C (1)	1.7m	8.9m²
T25	Holm oak *(Quercus ilex)*	6m	240mm	3m	1m	1m	M	Good	Fair	Low	20+	Of good form; no obvious defects.	B (1)	2.9m	26.1m²
T26	Holm oak *(Quercus ilex)*	6m	240mm	N3m E4m S2m W2m	0.5m	0.5m	M	Good	Fair	Low	10+	Poor stem and crown form; form not untypical for species.	C (1)	2.9m	26.1m²
T27	Common Oak *(Quercus robur)*	7m	230mm	N3m E3m S3m W4m	0.5m	1m	EM	Fair	Good	Low	10+	Wounds and lesions throughout stem and crown scaffold.	C (1)	2.8m	23.9m²
T28	Common Oak *(Quercus robur)*	6m	150mm 240mm	N4m E3m S4m W4m	2m	2m	EM	Good	Fair	Low	20+	Of good form; no obvious defects; twin stemmed from base.	B (1)	3.4m	36.2m²
T29	Holm oak *(Quercus ilex)*	6m	350mm	4m	0m	1m	M	Good	Good	Low	20+	Form not untypical for species; no obvious defects.	B (1)	4.2m	55.4m²
T30	Common Oak *(Quercus robur)*	7m	210mm	N3m E4m S2m W3m	2m	3m	EM	Good	Fair	Low	10+	Unbalanced crown due to previous suppression.	C (1)	2.5m	20.0m²
T31	Holm oak *(Quercus ilex)*	7m	250mm 250mm 250mm	4m	2m	2m	M	Fair	Fair	Low	10+	Three stemmed from base; one stem has previously failed leaving basal union.	C (1)	5.2m	84.8m²
T32	Common Oak *(Quercus robur)*	6m	230mm	N3m E4m S3m W3m	2.5m	2m	EM	Good	Fair	Low	20+	Of good form; no obvious defects.	B (1)	2.8m	23.9m²
T33	Common Oak *(Quercus robur)*	6m	190mm	3m	2m	2.5m	EM	Fair	Good	Low	20+	Of good form; no obvious defects; good future potential.	B (1)	2.3m	16.3m²
T34	Holm oak *(Quercus ilex)*	5m	180mm	N3m E3m S2m W2m	1m	1m	EM	Fair	Fair	Low	10+	Unbalanced crown; minor folia dieback.	C (1)	2.2m	14.7m²
T35	Common Oak *(Quercus robur)*	7m	0mm 200mm	3m	3m	3m	EM	Good	Good	Low	20+	Of good form; no obvious defects; good future potential.	B (1)	2.4m	18.1m²
T36	Sycamore *(Acer pseudoplatanus)*	6m	130mm 130mm	2.5m	2m	2m	SM	Fair	Fair	Low	10+	Twin stemmed from base; form not untypical for species.	C (1)	2.2m	15.3m²
G1	Norway spruce *(Picea abies)*	9m	Avg 300mm	4m	0.5m	0.5m	M	Fair	Fair	Moderate	10+	Linear group; folia dieback throughout crowns observed.	C (12)	3.6m	40.7m²
G2	Apple Dogwood Sycamore	4m	Avg 110mm	1.5m	0.5m	0.5m	EM	Fair	Fair	Moderate	10+	Linear group along boundary; appears to have been once planted as screening; dominated by dense bramble.	C (12)	1.3m	5.5m²
G3	Holm oak Silver birch	12m	Avg 300mm	4m	N2m S2.5m	1.5m	M	Good	Hazardous	Low	Less than 10	Significant root damage; significant basal decay; recommend removal on safety grounds.	U	3.6m	40.7m²
G4. PA	Common Hawthorn	8m	Avg 150mm	2.5m	1m	1m	EM	Fair	Fair	Moderate	10+	Dense linear group along boundary; dominant ivy.	C (2)	1.8m	10.2m²
G5. PA	Common Hawthorn	8m	Avg 200mm	3m	0m	0m	M	Good	Fair	Moderate	10+	Dense linear group on boundary; provides screening.	C (12)	2.4m	18.1m²
G6. PA	Common Hazel Bay Lawson cypress	6m	Avg 150mm	2m	1m	1m	EM	Good	Fair	Low	10+	Two hazel stools on site; bay and Lawson off site.	C (1)	1.8m	10.2m²
H1	Common Hawthorn Dogwood	4m	Avg 250mm	2m	0.5m	0.3m	M	Fair	Fair	Moderate	10+	Lapsed hedge; once maintained at approx. 3m; not subject of recent management; power line directly above. Consider crown reduction to 3m to improve density.	C (2)	3.0m	28.3m²

Tree Survey Schedule

Site: Land at New Street, Ash, Kent, CT3 2BN.

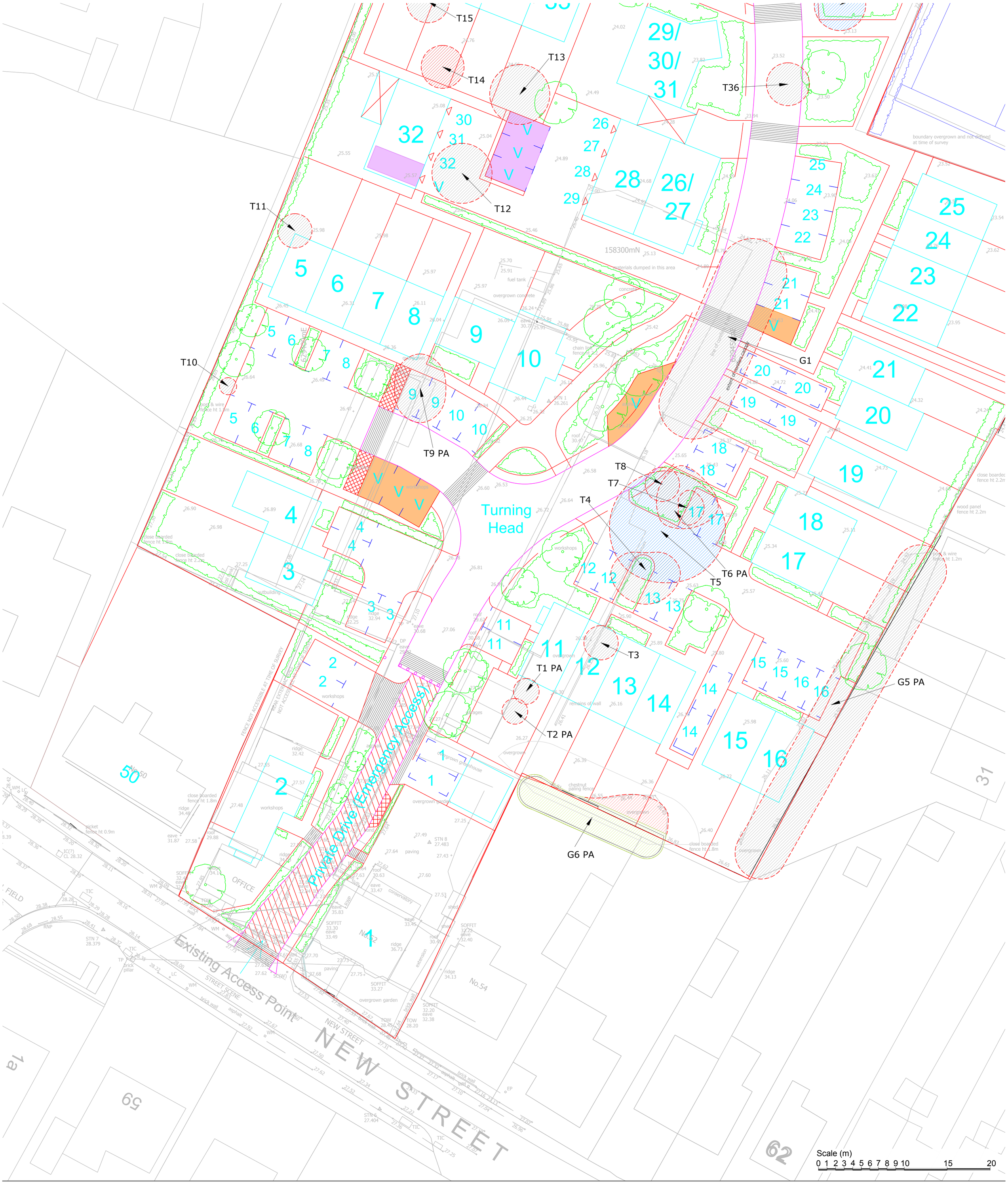
Document ref: PJC/6180/22/01

Survey date: 27th October 2022

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Height to first branch (m)	Life stage	Physiological condition	Structural condition	Landscape value	Estimated remaining contribution	Comments	Category grading	Root Protection Radius (m)	Root Protection area (m2)
H2	Common Hawthorn Dogwood	2m	Avg 100mm	1m	0m	0m	EM	Poor	Fair	Low	10+	Does not appear to have managed in some time; dominated with ivy.	C (12)	1.2m	4.5m^2

Appendix 3: Tree Retention Plan



Key:

- Root protection area of category C tree* to be retained
- Canopy of retained tree
- Approximate tree shade of retained tree
- Canopy of category B tree* to be removed
- Canopy of category C tree* to be removed
- Canopy of category U tree* to be removed
- Section of retained group/hedge to be removed
- Tree survey boundary

Notes:

**** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.***

Tree Survey Schedule document reference PJC/6180/22/01contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate.

Tree shadows plotted using guidance set out in BS5837: 2012 - Trees in relation to design, demolition and construction - Recommendations. The trees existing height is used to calculate the radius of the shadow segment, plotted from north west to east as an arc.

Please note the plotted shadows represent shadow cast throughout the typical day, and not the total shadow cast at a given moment.

This drawing has been used in conjunction with AN Surveys Ltd Topographical Survey reference. New Street Ash Final. & Taylor Roberts Propsoed Site Plan Option 1 reference. 22/23/05 Rev E.

This drawing should be viewed in colour.

Drawing no: PJC/6180/22/B **Rev:** - **Sheet number:** 1 of 2

Client and site:
Classicus Estates
Land at New Street
Ash
Kent
CT3 2BN

Drawing title: Tree Retention Plan

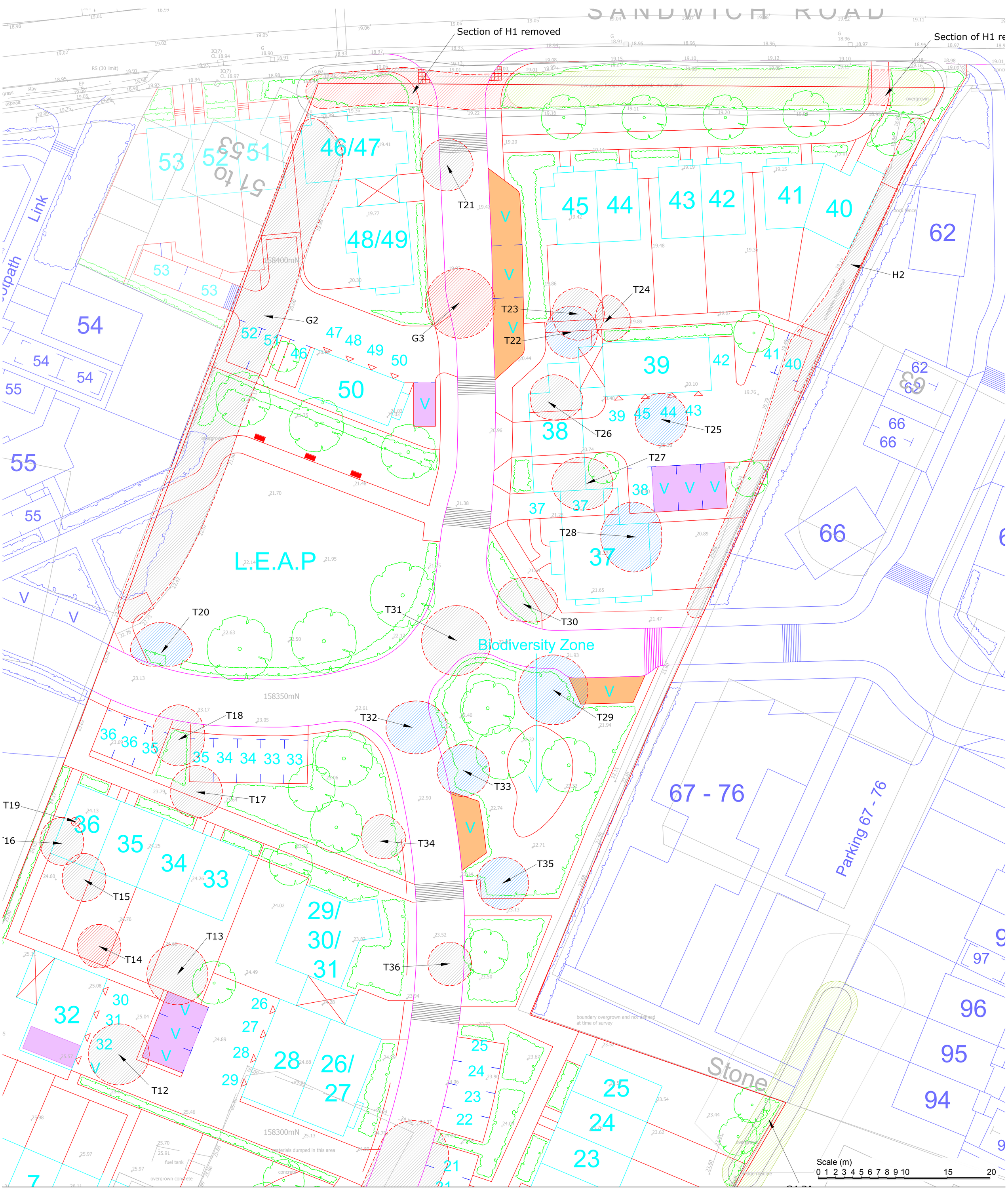
Date drawn: 30/03/2023

Scale: 1:200 at A1

Drawn by: LW **Checked by:** PD

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East Sussex,
BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com



Key:

- Root protection area of category C tree* to be retained
- Canopy of retained tree
- Approximate tree shade of retained tree
- Canopy of category B tree* to be removed
- Canopy of category C tree* to be removed
- Canopy of category U tree* to be removed
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Drawing no: PJC/6180/22/B **Rev:** - **Sheet number:** 2 of 2

Client and site:
Classicus Estates
Land at New Street
Ash
Kent
CT3 2BN

Drawing title: Tree Retention Plan

Date drawn: 30/03/2023

Scale: 1:200 at A1

Drawn by: LW **Checked by:** PD

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East Sussex,
BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Appendix 4: Preliminary Tree Protection Plan

Key:

- Root protection area of category tree to be retained
- Canopy of retained tree
- Tree protection fencing
- Construction exclusion zone

Notes:

**** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.***

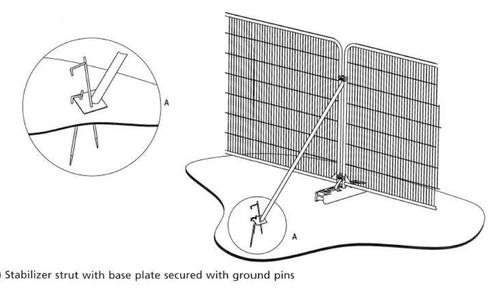
Tree Survey Schedule document reference PJC/6180/22/01contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate.

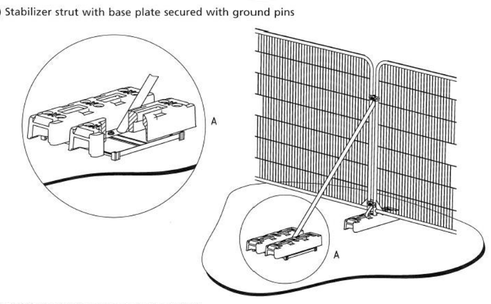
This drawing has been used in conjunction with AN Surveys Ltd Topographical Survey reference. New Street Ash Final. & Taylor Roberts Propsoed Site Plan Option 1 reference. 22/23/05 Rev E.

This drawing should be viewed in colour.

Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Drawing no: PJC/6180/22/C **Rev:** - **Sheet number:** 1 of 2

Client and site:
Classicus Estates
Land at New Street
Ash
Kent
CT3 2BN

Drawing title: Tree Protection Plan

Date drawn: 30/03/2023

Scale: 1:200 at A1

Drawn by: LW **Checked by:** PD

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East Sussex,
BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

H1

Section of new path constructed as a final phase of construction.

L.E.A.P

Biodiversity Zone

overgrown hedgerow with possible shallow ditch

boundary overgrown and not defined at time of survey

Stone

Parking 67 - 76

G4 PA

Scale (m)
0 1 2 3 4 5 6 7 8 9 10 15 20

Key:

- Root protection area of category tree to be retained
- Canopy of retained tree
- Tree protection fencing
- Construction exclusion zone

Notes:

**** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.***

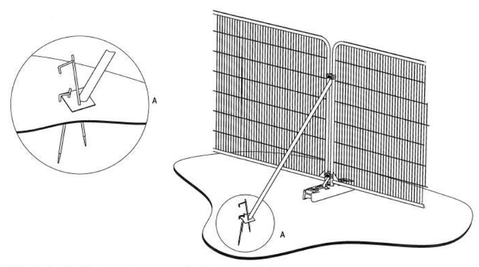
Tree Survey Schedule document reference PJC/6180/22/01contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate.

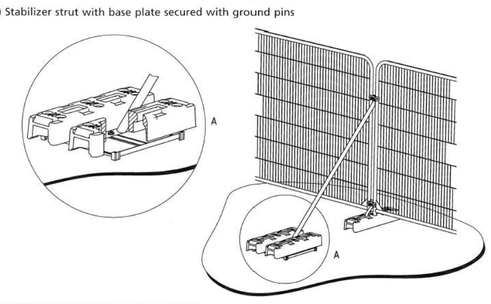
This drawing has been used in conjunction with AN Surveys Ltd Topographical Survey reference. New Street Ash Final. & Taylor Roberts Propsoed Site Plan Option 1 reference. 22/23/05 Rev E.

This drawing should be viewed in colour.

Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Drawing no: PJC/6180/22/C **Rev:** - **Sheet number:** 2 of 2

Client and site:
Classicus Estates
Land at New Street
Ash
Kent
CT3 2BN

Drawing title: Tree Protection Plan

Date drawn: 30/03/2023

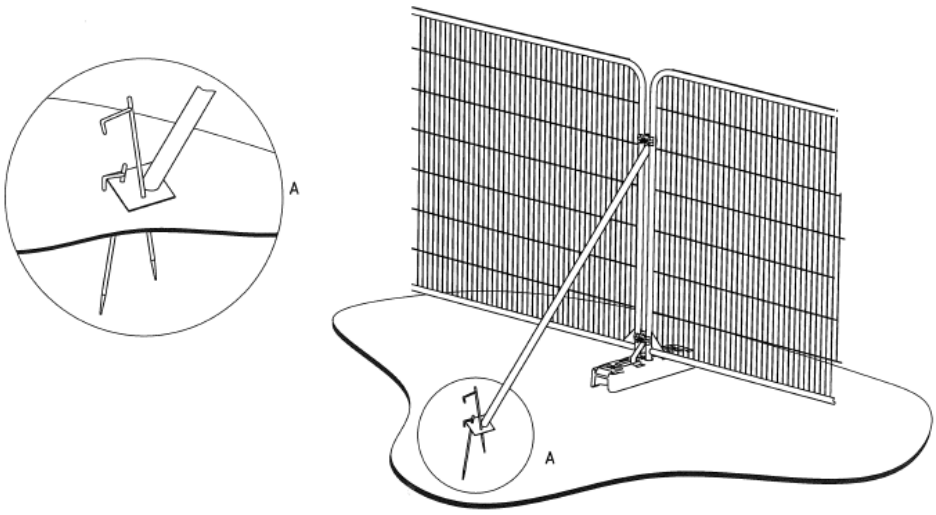
Scale: 1:200 at A1

Drawn by: LW **Checked by:** PD

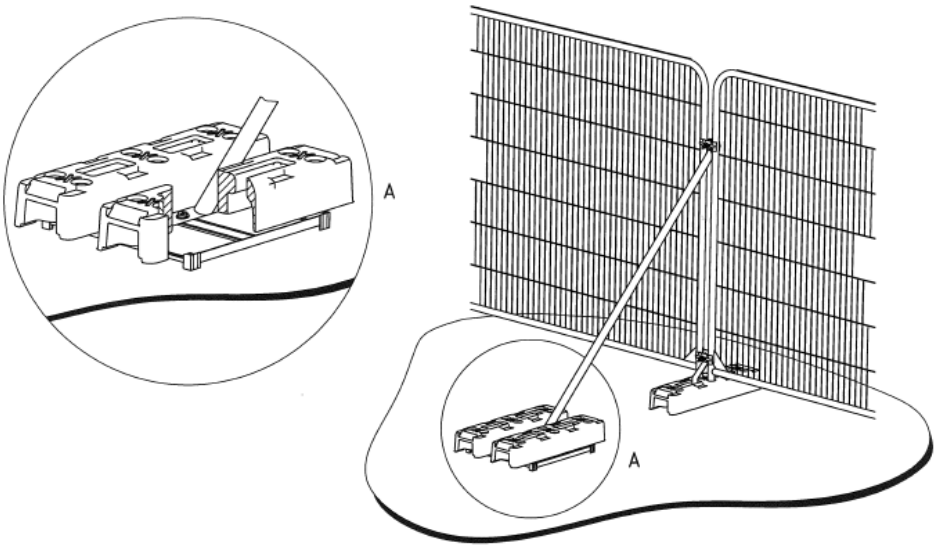
PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East Sussex,
BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Appendix 5: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix 6: Example Protective Fencing Sign

CONTACT DETAILS

Sussex Office:

Rocks Yard

Victoria Road

Herstmonceux

Hailsham

East Sussex

BN27 4TQ

Tel: 01323 832120

Kent Office:

Unit 1

Hanover Mill

Mersham

Nr Ashford

Kent

TN25 6NU

Tel: 01233 225365

Author: Luke White

Date: 30th March 2023

E-mail: luke@pjcconsultancy.com