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Landscape Architects

Shepherd Neame Ltd
c/o Mr Simon Milliken
Chartered Surveyor and Town Planner
Stone Mill, Dewlands Hill,
Rotherfield, East Sussex TN6 3RU

8th December 2017

Dear Mr Milliken,

**Re. Proposed development at The Red Lion, Tile Lodge Road, Charing Heath, Ashford, Kent
TN27 0AU - Tree survey and recommendations in relation to proposed development**

Background

I have been asked me to produce a tree survey and report (to BS5837: 2012 - Trees in Relation to Construction) on the existing trees in relation to the current planning application for proposed residential development. I have also been asked to comment in relation to privacy/screening with neighbouring properties.

I am a Landscape Architect and have advised organisations such as The Peabody Trust, Circle 33 Housing Trust Ltd. and The Royal Borough of Kensington and Chelsea, as well as many private clients, architects and developers. I have worked in the private and public sectors since 1987.

The proposed development is on an area of land which is currently accessed from The Red Lion carpark. Trees, hedges and undergrowth screen the site is from The Red Lion public house to the South, houses on Tile Lodge Road to the West and also from other nearby houses to the North. The East boundary of the proposed site is open to grassland; there are a few houses beyond this boundary, but they sufficiently distant to avoid privacy issues.

I visited site on 10th July 2017.

Tree Survey

- o The attached plan shows the location and number of each tree surveyed, and Root Protection Area relevant to each tree.
- o Photos of each tree are also attached

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- o The attached survey data records the height, spread, trunk diameter, current health, amenity value, suitability within the context of the proposed development, and BS 5837: 2012 category for each tree
- o This report considers the implications of the proposed development on the existing trees

The Proposal

The proposal is to construct five new houses on the site as fully described in the planning application. Vehicular access is proposed via a new vehicle crossover from Tile Lodge Road.

Arboricultural Implication Assessment

The new vehicle crossover from Tile Lodge Road would require the removal of one tree from the boundary and the associated hedge/undergrowth sufficient to construct the access to Highways standards.

The tree concerned is tree no. T10; this is a self-seeded multistemmed Field Maple (*Acer campestre*). This is one of a number of similar multi-stemmed trees growing along the West boundary of the site. It is a common native tree in the UK; the loss of this tree could be compensated for by planting new trees within the proposed site.

The proposed highway visibility splays will require the cutting back of hedge vegetation along Tile Lodge Road to achieve the required sight lines. Immediately adjacent to the proposed vehicular entrance to the site, some of the hedge species will require complete removal to ensure the sight lines are maintained. It is considered that the main trees along Tile Lodge Road will not be affected by the proposed sight lines. The trimmed hedge line along Tile Lodge Road will need to be maintained on the line shown on the Transport Planning Consultant's drawing to maintain the visibility splays in the future.

The remaining vegetation along with the regenerated hedge (post proposed trimming as above) on Tile Lodge Road will afford good privacy from the proposed development, and the proposed vehicular entrance should have little visual impact on the existing houses along the road.

It is intended to retain all other trees on and around the site as part of the proposed development. All trees surveyed were found to be in good health and worthy of retention.

Tree Protection Measures

Temporary protective fencing should be erected in accordance with BS 5837: 2012 (Guide for Trees in

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Relation to Construction) as per the proposed route of the fencing shown on the attached drawing ref. P310/D01 and D02, indicated by a hatched blue line.

Conclusion

It is possible to retain all the trees as part of the proposed development, with the exception of tree number T10 as referred to earlier.

The loss of tree number T10 will have limited impact on the screening between the existing houses on Tile Lodge Road and the proposed development. The screening effect of the hedge along Tile Lodge Road will be reduced initially by the proposed trimming required for the proposed visibility splays, but some of this screening will return as the hedge regenerates. The trees at the top of the bank all along Tile Lodge Road will remain as will the screening effect between the site and houses to the North and the Red Lion public house to the South.

Further tree and shrub planting is proposed within the proposed site which will further 'soften' and screen the proposed development.

Should you have any queries or comments concerning the above, please contact me at the address/telephone number on this letterhead.

Yours sincerely,



Stephen Huxley BA(Hons) Dip LA Landscape Architect