

I L E X

Landscape Architects

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

30th August 2017

Dear Mr Milliken,

Re. Proposed development at The Wheel Inn, Westwell Lane, Ashford, Kent TN25 4LQ - 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 qualified 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 on foot from The Wheel Inn public house and used partly as the beer garden. There is also a pedestrian gate giving access direct from Westwell Lane adjacent. A strip of land on the west boundary between the site and Westwell Lane contains self-seeded Sycamore trees along the full length of the boundary.

I visited site on 10th July 2017.

Tree Survey

- o The attached survey plan P305/D01 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
- 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

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- o This report considers the implications of the proposed development on the existing trees
- o The attached proposals plan P305/D02 shows the proposed development and associated proposed tree and shrub planting proposals

The Proposal

The proposal is to construct two pairs of semi-detached houses on the site as fully described in the planning application. Vehicular access is proposed via a new vehicle crossover from Westwell Lane.

Arboricultural Implication Assessment

There is a group of Tree Preservation Order (TPO) trees referred to as TPO Group G1 on the council listing. This group is located in the South-West corner of the application site. The proposed development has been sited to avoid damage to the roots or branches of these trees, and a protective fence is proposed during the course of construction as referred to below under Tree Protection Measures.

The new vehicle crossover from Westwell Lane and the future safety of the proposed development would require the removal of all the self-seeded Sycamore trees from the west boundary. These trees have grown in competition, and as a result are tall slim-trunked trees with high canopies. None of these trees are good specimens and are likely to be unstable in high winds.

There are also three trees within the site which would need to be removed as part of the proposed works. None of these are important specimens; their loss would be more than compensated for by the proposed native tree planting proposal. These trees are tree 23 (Silver Birch), tree 47 (Sycamore) and tree 48 (Cherry).

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

Further tree planting is intended to replace the unsuitable trees on the West boundary and reinforce the screening on the East boundary. The South boundary is already heavily planted with mature (some TPO) trees, and it is intended that the North boundary (adjacent to the public house) would be planted with a mixed native hedge and further protected by a 2.0m acoustic fence.

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Tree Protection Measures

Temporary protective fencing should be erected in accordance with BS 5837: 2012 (Guide for Trees in Relation to Construction) as per the proposed route of the fencing shown on drawing ref. P305/D02 indicated by a hatched line.

Conclusion

It is possible to retain all the protected trees in a healthy condition as part of the proposed development as shown on drawing P305/D02.

The loss of the trees on the West boundary (Westwell Lane) will be compensated for by planting a new row of Field Maple trees which will quickly establish to form a tree canopy screen on this boundary.

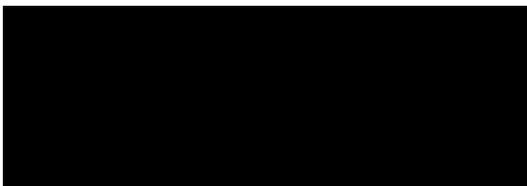
The screening effect of the mature trees on the South boundary currently enjoyed by the local residents will remain as existing.

The other three trees proposed for removal within the site will be compensated for by proposed tree and shrub planting on the East boundary.

Native hedge planting and new acoustic fence will form a visual and acoustic barrier between the site and the public house on the North site boundary.

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