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Arboricultural survey, constraints and impact assessment

Lytlewood and Russettings Riding Lane Hildenborough Kent

Client and Address:	c/o Wells Design, Hollywood House, 76 Hollywood Lane, Rochester, Kent ME3 8AR
Inspector:	B.Larkham, Dip.Arb.(RFS), Tech.Cert.(Arbor.A), F.Arbor.A.
Date of Inspection:	13th May 2023
Date of Report:	15th May 2023 and 21st June 2023
Reference no.:	tr-1720-23 AIA

Contents

Introductions

Instructions

I was instructed by Wells Design, Hollywood House, 76 Hollywood Lane, Rochester, Kent ME3 8AR to provide arboricultural survey and constraints planning to the existing properties at Lytlewood and Russettings, Riding Lane, Hidenborough, Kent. To further provide arboricultural impact assessment in respect of the proposed demolition of the two existing properties and the construction of three detached five bedroom properties with attached garaging.

Purpose of report

To identify and survey those trees within and immediately adjacent to the subject site. The survey will assess current condition, grade the trees according to their size and vigour, and make recommendations for any pruning or remedial action that may be necessary. The report will provide comment on the implications to trees from the proposed demolition and redevelopment to provide three detached residential properties.

Documents Supplied

The survey uses the topographic drawing reference AB0025 02_1 + AB0025 02_2 prepared by AB Canham and Son, Canham Business Centre, 426 Vale Road, Tonbridge, Kent TN9 1SW.

Drawing suite identifying existing and proposed detail reference PL/671/01 though to 4, PL/671/01-10 and PL/671/01-50 prepared by Wells Design, Hollywood House, 76 Hollywood Lane, Rochester, Kent ME3 8AR.

1.0 Scope of survey

1.1 The survey is concerned with the arboricultural aspects of the site identifying those existing trees, assessing their current condition and their relationship to the redevelopment of this site, as detailed above.

1.2 The survey was conducted in accordance with the guidance contained within British Standard 5837: 2012 ‘Trees in relation to design, demolition and construction - recommendations’ [BS5837]. It should be understood that the standard provides recommendations and that there remains opportunity for discussion and negotiation between the professions involved to find the most appropriate balance between the existing trees, proposed development and new landscape planting.

1.3 The survey has included in detail those trees within, or just beyond the boundary, of the subject site. A total of fifty one trees or groups of trees have been recorded in respect of this proposal.

1.4 Recommended pruning works will need to undertaken in accordance with British Standard 3998:2010 Tree Work and current best practice.

1.5 Detailed considerations relating to existing and proposed underground and over ground services do not form part of this report. Also see paragraph 7.12.

2.0 Survey method

2.1 The survey was conducted from ground level with the aid of binoculars.

2.2 Normal arboricultural measurement practices were followed.

2.3 No soil samples were taken from site.

2.4 The positions of the subject trees can be found at Appendix B. This plan utilises the topographic drawing as its base. Tree positions have not been verified. Tree numbers corresponding with the schedule of trees at Appendix A have been added and colour coded. Trees not identified on the topographic survey have been added with cyan colour stems. Their position is indicative and should not be scaled. All tree dimensions should be taken from the schedule at Appendix A.

2.5 Tree height has been estimated.

3.0 The Site

3.1 The subject site comprises the properties and gardens of Lytlewood and Russettings, two chalet bungalows set in mature gardens.

3.2 The application proposes the demolition of existing properties and the construction of three detached five bedroom properties with attached garaging served from the two existing driveways with plots 2 and 3 sharing one access.

3.3 The application would retain the frontage wooded copse and the principle trees and planting around the properties as identified within the survey and constraints.

4.0 Subject trees

4.1 A schedule of the fifty one individual and groups of trees is included at Appendix A.

4.2 An online check with Tonbridge and Malling Borough Council's constraints mapping resource does not indicate the presence of any Tree Preservation Orders or Conservation Area restrictions applicable to the site. This position should be checked with the Local Authority prior to undertaking any works recommended within the schedule.

4.3 The trees have not been tagged as their respective positions are readily distinguished on site and from the plan at Appendix B.

4.4 Each of the trees surveyed has been given a lettered category in accordance with the recommendations of table 1: BS5837. These letters are also colour coded for plan purposes.

4.5 In brief the four categories are described within the standard as:

A – High quality and value: trees whose retention is most desirable (green), a remaining contribution of more than 40 years is suggested.

B – Moderate quality and value: trees where retention is desirable (blue) a remaining contribution of a minimum of 20 years is suggested.

C – Low quality and value: trees of adequate condition which could be retained (grey) Adequate condition to remain until new planting is established. A remaining contribution of a minimum of 10 years is suggested, or trees with a stem Ø below 150mm.

U – Fell category: trees for removal (dead, dying or dangerous) (red)

Further subcategories to grade A, B and C trees are provided as suffix 1, 2 or 3. The definitions of each are simply described as –

1 – Mainly arboricultural values
2 – Mainly landscape value
3 – Mainly cultural values - including conservation

4.6 Of the fifty one trees and groups of trees I have categorised fifteen trees as A grade, fifteen trees as B grade, twenty one trees as C grade and no trees as U grade.

4.7 The grading of trees in this manner can be subjective and there will often be a degree of variance between an individuals allocation of category. The mature linear band of trees, or woodland copse, provides the important structural division and enclosure of the site from Riding Lane. Other trees within the site provide little wider landscape or amenity contribution given the roadside screening.

5.0 Potential impact from development – general considerations

5.1 Aside from direct removal the process of development can place a number of pressures on existing trees and these are recognised within BS5837. These can include damage from demolition, excavation, movement of site plant, construction methods, site storage and general operations.

5.2 The above problems can be overcome through the adequate protection of the canopies, stems and root zones of the subject trees. This protection can be achieved through the provision of a root protection area enclosed by appropriate protective fencing. The quality and construction of the protective fencing will depend upon site-specific characteristics. The details of the protective fencing recommended for this site are detailed at section 6.0 below.

5.3 The distance that the protective fencing, as given at table 2 of BS5837, should be erected from the subject trees is detailed as the Root Protection Area or RPA. This distance is converted to a radial measurement to be taken from the stem centre of each tree. The radius dimension is provided in the schedule at Appendix A. This gives a benchmark distance within which no construction should ideally occur, as well as other specified operations. Should construction be necessary within the protection area then further discussion would be required to establish acceptable points of compromise, including possible revision of constructional methods to minimise damage to the retained trees with consideration to temporary working access as defined within paragraph 6.2.3.3 of the standard.

5.4 Trees are living organisms and whilst often of significant longevity, they do have a finite lifespan. Tree loss can be mitigated by suitable new planting often providing greater opportunities to soften new development and provide future continuity.

6.0 Protective fencing – general considerations

6.1 The detail of protective fencing will depend upon the requirements of the Local Authority but should be erected prior to any site development and to meet the requirements of the standard should comprise a horizontal and vertical framework of scaffold poles securely clamped and internally braced. To this, panels of weldmesh at a minimum of 2.0 metres height should be securely fixed and tied on the inside face from within the protection area. The fencing should accord with the detail inset at Appendices D+E.

6.2 The fencing should be installed to encompass the protection radius from the centre of the stem of the tree, prescribed within the schedule at Appendix A. These protection areas have been indicated on the plan at Appendices B, C, D + E with an orange line. The recommended position for the protective fencing is shown at Appendices D + E with a dark blue line.

6.3 The protective fencing should be erected at the earliest opportunity following the recommended tree works and prior to any other site works. It is recommended that the installation of the fencing and any special surfaces within the protection area should be overseen by a person competent in Arboriculture.

6.4 Awareness should be raised of the importance of the retained trees on and off site amongst the operatives undertaking the construction. They should have a full understanding of the purpose of the protective fencing and ideally a permanent member of site staff should be allocated specific responsibility for tree issues on site. They can then liaise directly with the Tree Officer, or Planning Officers, of the Local Authority and also any retained Arboricultural specialist should any problems arise.

7.0 Assessment of the proposed redevelopment of the subject site on existing trees

7.1 The redevelopment for this site proposes the demolition of the two existing properties and outbuildings and the construction of three new 5 bedroom residential properties. Each property is detailed with an attached garage and large private garden. The house occupying plot 1 will, in effect, replace Lytlewood and be served off the existing access. Plot 2 will occupy the area where a dilapidated polytunnel currently stands. The house occupying plot 3 will, in effect, replace Russettings.

7.2 The design and position of the new buildings has evolved to maximise retention of the important frontage trees through the retention of the existing access drives. Larger trees and structural planting within the current gardens to Lytlewood and Russettings have been retained where possible. The proposed layout is indicated at Appendix C overlaid with the tree survey and constraints information.

7.3 The proposal would require the removal of only four individual trees T28-T31 and four trees from group T32. Tree T28 damson is graded B1/C1, T28 beech B1/C1, tree T30 field maple C1, T31 strawberry tree C1 and four apple trees from group t32 have been graded B2.

7.4 Those trees requiring removal are indicated with a red outline at Appendix C based on the proposed new layout. None of the trees to be removed are considered significant in the landscape or important contributors to local amenity. Further shrub planting and hedging would also be removed which is not recorded within the survey.

7.5 The development allows opportunities for replacement planting which can be made the subject of planning condition.

7.6 Aside from direct tree removal the potential for the new development to impact on existing trees through the construction process has also been considered. There are no further areas of direct conflict although construction pressure may require the additional removal of one tree from group T36 Yew B2 and T41 Birch C1. A judgement on these trees would be made during set out and construction.

7.7 In respect of demolition it is recommended that a single route is used for demolition of the existing property and structures. The existing access to Russettings is proposed for all access and egress for demolition traffic.

7.8 Following the removal of those trees identified the protective fencing identified at Appendix D is to be installed prior to any demolition, site preparation or access for plant.

7.9 The demolition process and access requirements for demolition and construction should be incorporated to the construction management plan for the site with specific regard to proposed vehicle dimensions and loading. It is proposed to retain the existing access routes into the site to maintain its enclosed character, however facilitation pruning and surface protection to the access routes may be required based upon vehicle clearance and loading requirements. The retained arboricultural consultant should be fully involved in the arboricultural elements of the construction management plan and oversee any facilitation pruning, ground protection and set out of protective fencing.

7.10 The retention of the existing access widths will limit opportunity for access for fire tenders and the new properties will therefore need to be specified with integral sprinkler systems.

7.11 Following demolition it is recommended that both access routes be used for the construction phases especially if the new properties are to be part of a phased development. The protective fencing should be extended to encompass the access to plot 1 as indicated on the plan at Appendix E.

7.12 I have not seen service drawings for this development. All services should be site away from the RPA's of retained offsite trees. Should any works be necessary within the RPA of retained trees then these should be installed by hand in accordance with the National Joint Utilities Group Publication No: 10 [NJUG 10] - Guidelines for the planning, installation and maintenance of utility services in proximity to trees.

8.0 Conclusions

8.1 The proposal will require the removal of four individual schedule entries T28-T31 and four trees from group T32.

8.2 The demolition of the existing buildings and the construction of the new properties will be the subject of protective fencing, arboricultural supervision and considered working practice incorporated to the construction management plan.

8.3 Provided all measures to protect the retained trees identified within this report are implemented in full I consider this development to be acceptable in arboricultural terms without detriment to those trees to be retained.

8.4 Minor tree removal occurs under the proposal but this limited loss, which would not be detrimental to local amenity, should be balanced against new planting opportunities and the positive contribution to housing supply.

9.0 Recommendations for tree works

9.1 Tree works are recommended within the schedule of trees at Appendix A regardless of the development ambition for this site.

9.2 The tree work should be carried out by a competent Arboricultural contractor in accordance with BS3998 2010 Tree Work - Recommendations and current best practice.

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T1	Hornbeam	10.0	20, 18, 8+6	5.0, 4.0, 4.0, 2.0	4.0	Mat	Coppice. Four stems. Significant Ivy restricting full inspection. Elevated in relation to access. Reduced vigour to upper crown. **Re-coppice.**	40+	B2	3.4
T2	Hornbeam	9.0	15+14	3.0, 3.0, 2.0, 1.0	3.0	Mat	Coppice stool. Two stems and one dead stem. Significant Ivy restricting full inspection. South stem failed at 6.0 metres. **Re-coppice.**	10-20	C1	2.4
T3	Oak	e.18/0	e.42	2.0, 8.0, 5.0, 7.0	4.5	Mat	Asymmetric to south. Minor Ivy. Minor obstruction to overhead wires.	40+	B2	5.0
T4	Oak	e.20.0	64	Ø16.0	8.0	Mat	Asymmetric to south. Tight to access.	40+	A2	7.6
T5	Hornbeam	9.0	16	2.0, 3.0, 3.0, 2.0	1.0	Mat	Maiden stem. Development to east. Ivy. **Coppice.**	20-40	C2	1.9
T6	Hornbeam	12.0	17	3.0, 5.0, 4.0, 4.0	2.5	Mat	Ivy. Dead stem to east at ground level. **Coppice.**	20-40	B2	2.0
T7	Hornbeam	11.0	22	Ø5.0	6.0	Mat	Minor Ivy. Bifurcated at 6.0 metres.	20-40	B2	2.6

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T8	Oak	e.18.0	33	2.0, 2.0, 3.0, 4.0	9.0	Mat	Small Yews to base. Asymmetric form with stem deviation.	40+	B2	3.9
T9	Oak	e.20.0	52	Ø7.5	9.0	Mat		40+	A2	6.2
T10	Hawthorn	7.0	15	2.0, -, 2.0, 3.0	2.5	Mat	Significant Ivy restricting full inspection.	10-20	C2	1.8
T11	Oak	e.17.0	32	4.0, 2.0, 3.0, 4.0	9.0	Med	Asymmetric to northwest.	40+	B2	3.8
T12	Oak	e.17.0	28	6.0, -, 5.0, 4.0	6.5	Med	Asymmetric to north.	20-40	C2	3.3
T13	Field Maple	8.0	15	Ø5.0	2.0	Med	Moderate decline to north side of crown. Trifurcated at 4.0 metres. Limited future value.	20-40	C2	1.8
T14	Hornbeam	7.0	17	4.0, -, -, 3.0	2.5	Med	Asymmetric to northwest. Poor stem form. Consider long term future. In context of development.	20-40	C2	2.0
T15	Yew	6.0	7x12cm average	Ø7.5	-o-	Mat		40+	A2	3.8
T16	Oak	e.20.0	63	6.0, 3.0, 3.0, 7.0	8.0	Mat	Woodpecker hole to north at 11.0 metres. Asymmetric to west. Bifurcated at 9.0 metres.	40+	A2	7.5

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T17	Wild Service	e.16.0	50+23	Ø10.0	2.0	Mat	Bifurcated at 9.0 metres. Asymmetric to south.	40+	A2	6.6
T18	Hornbeam	e.20.0	37, 31 +19	4.0, 4.0, 5.0, 6.0	2.0	Mat	Coppice stool. Triple stemmed. Asymmetric to southeast.	40+	A2	6.2
T19	Field Maple	e.17.0	36	Ø8.0	4.5	Mat	Bifurcated at 5.0 metres.	40+	A1	4.3
T20	Hornbeam	e.18.0	35	4.0, 4.0, 4.5, 3.0	4.5	Mat	Asymmetric stem development to south. Bifurcated at 4.5 metres. Asymmetric to east.	40+	A1	4.2
T21	Oak	e.21.0	68	8.0, 7.0, 8.0, 6.0	4.5(E)	Mat	Asymmetric to northeast. Reduced crown density and vigour. Occasional deadwood. Minor Ivy. **Monitor condition – annual re-inspection.**	20-40	B1	8.1
T22	Hawthorn	6.5	4x14cm	4.0, 2.0, 4.0, 4.0	1.5	Mat	Multi-stemmed. Asymmetric to north. On raised bank. Small Field Maple to north.	20-40	B1	4.0 adj
T23	Oak	22.0	104	Ø16.0	2.0	Mat	To outer limits of site. Added to topographic – estimated position. Failed branch to west at 4.0 metres. Moderate deadwood.	40+	A1	12.4

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T24	Apple	5.0	42	Ø4.5	1.8	OM	Limited growth remaining to west side. Significant deadwood and decline. Previous hard reduction. Limited future value aside habitat provision.	<10	C1/U	5.0
T25	Hawthorn	5.0	e.14	Ø4.0	-o-	Mat	No access. Significant Rose to base.	20-40	C1	1.7
T26	Viburnum	<5.0	15x3cm average	Ø4.0	1.0	Mat	Pair of multi-stemmed shrubs.	10-20	C1	2.6
T27	Damson	8.0	6x12cm average	Ø9.5	1.0	Mat	Multi-stemmed. Significant small deadwood to internal canopy. Asymmetric to east. To north end of hedge line.	20-40	B1/ C1	4.0 adj
T28	Damson	8.0	<15x2cm average	Ø8.0	1.5	Mat	Moderate Ivy. Group of trees within hedge line containing small Ash, topped Japanese Red Cedar, Cotoneaster, Weigela and Philadelphus.	20-40	B1/ C1	4.0 adj
T29	Beech	9.0	15+10	Ø6.0	3.0	Med	Bifurcated at ground level. Significant Ivy.	40+	B1/C1	2.1
T30	Field Maple	6.5	25	Ø4.0	2.0	Med	Topped at 2.3 metres with regrowth.	40+	C1	3.0
T31	Strawberry tree	4.5	6x10cm average	3.0, 3.0, 3.0, 4.0	1.0	Mat	Reduced vigour.	10-20	C1	2.9

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T32	Apple	<6.5	6x14cm average	<Ø8.0	1.3	Mat	Ten trees. South tree largest and recorded.	40+	B2	4.0
T33	Fig	4.5	16x4cm average	Ø6.0	1.0	Mat	Multi-stemmed from ground level.	20-40	C1	1.9
T34	Walnut	4.0	10, 5+4	Ø4.0	2.0	Y	Significant decline. Limited future value.	<10	C1/U	2.0 adj
T35	Apple	8.0	46+25	Ø10.0	1.4	Mat	Bifurcated at 1.0 metres. Minor deadwood through crown. Numerous stem pockets from lost branches – typical of type and age.	40+	A1	6.2
T36	Yew	8.0	14, 9, 9+7	Ø8.0	2.0	Mat	Three trees within Privet hedge. Central tree recorded.	20-40	B2	4.0 adj
T37	Birch	18.0	24	Ø5.0	5.0	Mat	Significant Ivy restricting full inspection. Within Privet hedge. Bifurcated at 3.5 metres. **Remove Ivy and re-inspect.**	20-40	B2	2.8
T38	Hornbeam	10.0	38	Ø10.0	1.2	Mat	Pollarded at 4.0 metres. Within privet hedge.	40+	A1	4.2

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T39	Pine	21.0	67	Ø9.0	2.0	Mat	Early stem sweep to southeast which rectifies. Asymmetric to north.	40+	A1	8.0
T40	Birch	20.0	40	Ø7.5	2.0	Mat	Asymmetric to south.	20-40	A1	4.8
T41	Birch	14.0	33	Ø9.0	3.0	Mat	Scar to west side with partial occlusion and exposed internal wood with evidence of wood borers/bird activity.	10-20	C1	3.9
T42	Birch	19.0	e.45	Ø10.0	2.0	Mat	Within mixed hedge with limited access for inspection. Moderate Ivy. **Remove Ivy and re-inspect.**	20-40	A1	5.4
T43	Mixed	<8.0	e<15	<Ø5.0	-o-	Mat	Mature hedge boundary – Yew, Philadelphus, Lawson Cypress ctv, Rowan, Hawthorn, Sawara Cypress and Berberis. All principally 5.0 metres. Both on and offsite.	10-20	C2	1.8
T44	Mixed	<4.0	<10x3cm	Ø2.0	-o-	Mat	Yew, Field Maple, Hornbeam. Yew clipped and faced. Formerly topped at 2.5 metres.	20-40	C2	1.1
T45	Hornbeam	9.0	18	4.5, 5.0, 2.0, 2.0	1.0	Mat	Moderate Ivy. Low vigour. Bifurcated at 3.5 metres. **Coppice.**	10-20	C2	2.0

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T46	Ash	6.0	8+8	2.0, 2.0, 2.0, 4.0	3.0	Y	Twin stemmed from ground level. Significant Ivy. Low vigour with likely presence Ash dieback - *Hymenoscyphus fraxineus*. **Remove.**	<10	C2/U	-
T47	Hornbeam	e.16.0	20,19 +17	6.0, 6.0, 5.0, 3.0	3.0-4.0	Mat	Triple stemmed from ground level.	40+	B2	3.8
T48	Hornbeam	11.0	15	Ø6.0	2.5	Mat	Bifurcated at ground level. Asymmetric to east. Deviated stem. Significant Ivy. Cavity at 3.0 metres. Remove Ivy and re-inspect.	20-40	C2	1.8
T49	Oak	e.15.0	37	-,9.0 8.0,0	6.0	Mat	Bifurcated at 6.5 metres. Loss of apical growth at 6.0 metres with potential cavity and flattened asymmetric development to southeast. **Consider long term future.**	20-40	C2	4.4
T50	Hornbeam	e.18.0	42, 32 +18	Ø13.0	2.0	Mat	Bifurcated at 0.3+1.5 metres.	40+	A2	6.6

Appendix A

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and **Recommendations**	Erc	BS grade	RPA (rad)
T51	Oak	e.21.0	56	6.0, 3.0, 4.0, 5.0	4.0	Mat	Tight to ditch to southwest. Significant Ivy restricting full inspection. Asymmetric to north. Significant decline to upper crown. **Remove Ivy. Reduce hard to pollard.**	20-40	C1	6.7

For key and comments see accompanying pages

Key and general comments

Hgt	Height (estimated)
Stem Ø	Trunk diameter in centimetres measured at 1.5 metres above ground level.
Spread	Crown radii in metres to compass points or crown diameter suffixed Ø
Crown c/rance	Height in meters of crown clearance above adjacent ground level
Life Stage	Age class (Y – young, Mid Age – middle aged, Mat – mature, OM – over mature, V – veteran)
Phys cond	Physiological condition – Good, Fair, Poor, Dead
Condition and Recommendations	Structural condition and record of defects together with any preliminary management recommendations as underlined.
RPA (rad)	Recommended protection area. Dimension in metres = radius of circle from the centre of stem. Adj may be suffixed where RPA is increased based upon crown spread or other changes at discretion of surveyor.
Erc	Estimated remaining contribution in years (less than 10, 10-20, 20-40, more than 40)
BS grade	**U**–Remove, **A1-A3:**Category A High quality, **B1-B3:**Category B Moderate quality, **C1-C3:**Category C Low quality
Bifurcated	Main stem divides into two stems
Asy	Asymmetric canopy to compass direction
N S E W	Compass point direction, may also appear as NE
Vig	Vigour (N-normal, L-Low)
Mat	Maturity (OM-Over Mature, M-Mature, Med-Medium, Y-Young)
e.	Estimated dimension
g/l	Ground level
c/l	Centre line
m/s	Multi-stemmed
Remove deadwood	Remove deadwood, significantly diseased or decayed growth, crossing or torn branches. Branch stubs and tears to be cut clean. All work to be carried out in accordance with BS3998 and current best practice.

Key and comments continued.

The survey relates to trees at Lytlewood and Russettings, Riding Lane, Hildenborough, Kent. The drawing uses as its base the topographic survey drawing reference AB0025 02_1+2 prepared by A B Canham & Son, Canham Business Centre, 426 Vale Road, Tonbridge, Kent TN9 1SW. Trees not recorded on the topographic survey have been added with cyan coloured stem positions. These positions are estimated and should be checked on site before marking out.

The site was surveyed on 13th May 2023. The weather at the time of the survey was fair.

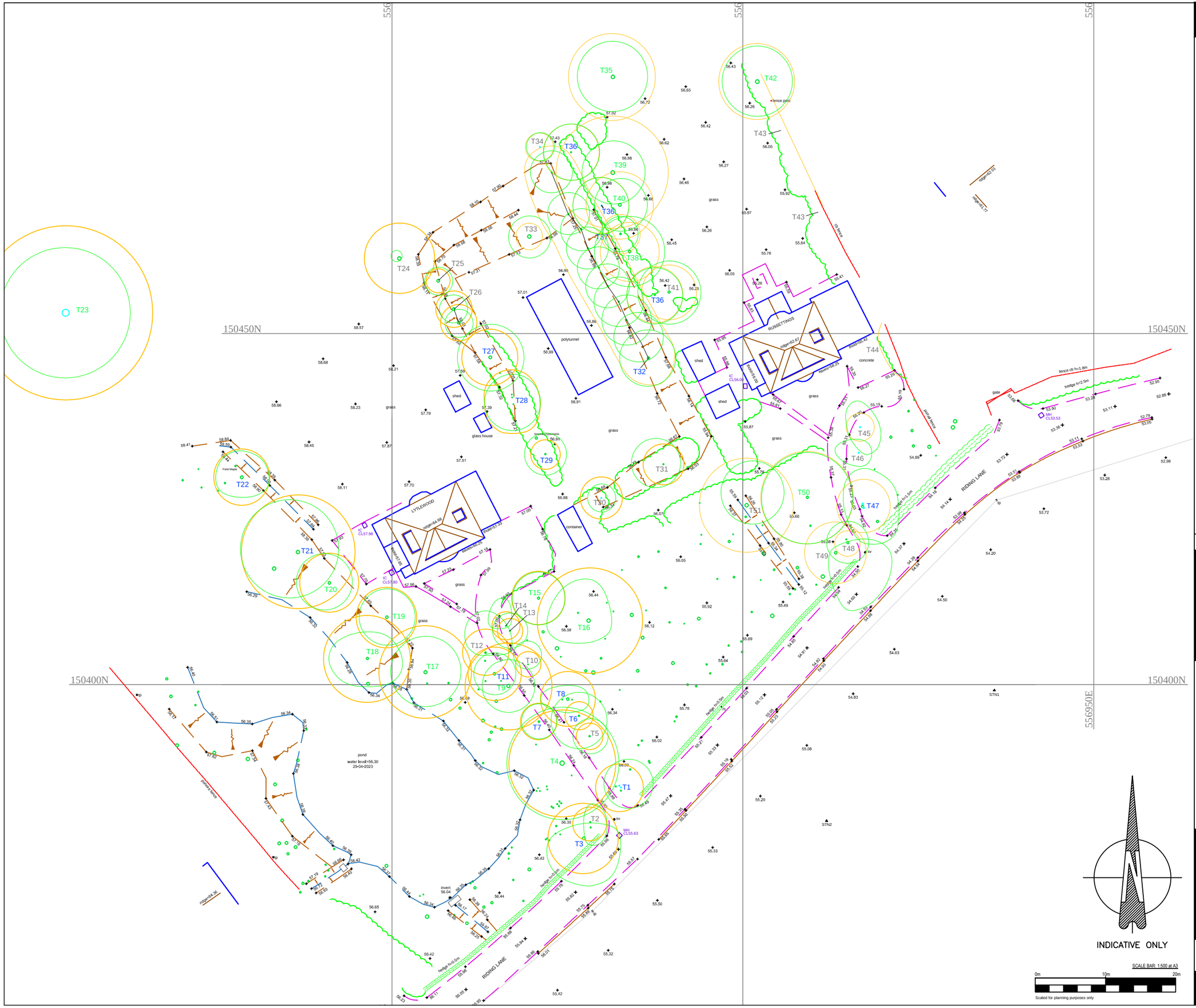
The tree survey and constraints information has been prepared to accompany development proposals involving demolition of the two existing properties and the replacement with three new detached properties. The survey has been undertaken in accordance with British Standard 5837:2012 only and it does not constitute in part or whole the requirements of a health and safety appraisal. No internal investigation of any trees was undertaken.

Tonbridge and Malling Borough Council's online planning map resource does not indicate the presence of any tree preservation orders or conservation area designation applicable to the property. This position should be checked with the local authority prior to undertaking any tree management works recommended within the schedule.

Birds and bats are protected by law and any works to trees recommended within this schedule should be undertaken with due consideration to current legislation and recommended timing for works. The assessment for the presence of bats should be undertaken by a qualified assessor.

A person professionally competent in Arboriculture should undertake all future tree inspections recommended within this schedule. All tree surgery work should be undertaken in accordance with BS3998:2010 Tree work - Recommendations and current best practice.

The details of this survey are based upon the condition of the subject tree/s present on the date of the inspection. Responsibility cannot be held for the subsequent effects of extremes of weather, vandalism or damaging acts either negligent or wilful. Liability cannot be held for any subsequent physical undertaking to the canopy, stem or roots of the tree/s. This survey is valid for a period of two years from the date of the site inspection unless the site conditions change or works unspecified in this report are undertaken.



NOTES

- Do not scale from this drawing
- Report any discrepancies to the Architect
- Check dimensions on site prior to starting work

Appendix B

Key

A grade trees - high quality and value
B grade trees - moderate quality and value
C grade trees - low quality and value
U grade trees - recommended for removal

BS5837:2012 recommended root protection area

Tree positions added

Rev.	Date	Description

Job Title:

Lyltlewood and Russettings
Riding Lane
Hildenborough

Ben Larkham Associates, 3 Princes Street, Tunbridge Wells, TN2 4SL
TEL: 01892 684086 Email: office@benlarkham.co.uk

Drawing Title:

Arboricultural survey and constraints

Scale:	Drawn By:	Date:
1:500 at A3	BL	May 2023

Drawing Number: tr-1720-23 s+c

Rev.:

NOTES

- Do not scale from this drawing
- Report any discrepancies to the Architect
- Check dimensions on site prior to starting work

Appendix C

Key

A grade trees - high quality and value
B grade trees - moderate quality and value
C grade trees - low quality and value
U grade trees - recommended for removal

BS5837:2012 recommended root protection area

Tree positions added

Trees to be removed

Rev.	Date	Description

Job Title:

Lyltlewood and Russettings
Riding Lane
Hildenborough

Ben Larkham Associates, 3 Princes Street,
Tunbridge Wells, TN2 4SL
TEL: 01892 684086 Email: office@benlarkham.co.uk

Drawing Title:

Tree removal

INDICATIVE ONLY

SCALE BAR: 1:500 at A3

0m 10m 20m

Scaled for planning purposes only

Scale:	Drawn By:	Date:
1:500 at A3	BL	June 2023

Drawing Number:	Rev.:
tr-1720-23 tr	

Following removal of trees T28-T32(x4) to install protective fencing to encompass root protection areas (orange circles). Single access for demolition access/egress utilising the existing drive to Russettings. Demolition process to be set out within construction management plan.

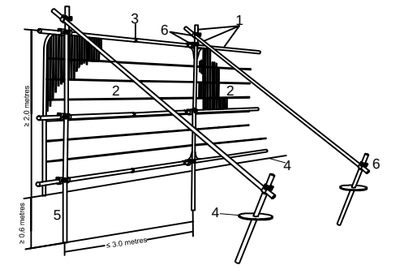
INDICATIVE ONLY

SCALE BAR: 1:500 at A3

0m 10m 20m

Scaled for planning purposes only

Figure 2 Default specification for protective fencing



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

NOTES

- Do not scale from this drawing
- Report any discrepancies to the Architect
- Check dimensions on site prior to starting work

Appendix D

Key

A grade trees - high quality and value
B grade trees - moderate quality and value
C grade trees - low quality and value
U grade trees - recommended for removal

BS5837:2012 recommended root protection area

Tree positions added

Protective fencing (fig 2)

Rev.	Date	Description

Job Title:

Lyltlewood and Russettings
Riding Lane
Hildenborough

Ben Larkham Associates, 3 Princes Street,
Tunbridge Wells, TN2 4SL
TEL: 01892 684086 Email: office@benlarkham.co.uk

Drawing Title:

Demolition and tree protection

Scale:	Drawn By:	Date:
1:500 at A3	BL	June 2023

Drawing Number: tr-1720-23 dem/tpp

Rev.:

NOTES

- Do not scale from this drawing
- Report any discrepancies to the Architect
- Check dimensions on site prior to starting work

Appendix E

Key

A grade trees - high quality and value
B grade trees - moderate quality and value
C grade trees - low quality and value
U grade trees - recommended for removal

BS5837:2012 recommended root protection area

Tree positions added

Protective fencing (fig 2)

Rev.	Date	Description

Job Title:

Lyltlewood and Russettings
Riding Lane
Hildenborough

Ben Larkham Associates, 3 Princes Street, Tunbridge Wells, TN2 4SL
TEL: 01892 684086 Email: office@benlarkham.co.uk

Drawing Title:

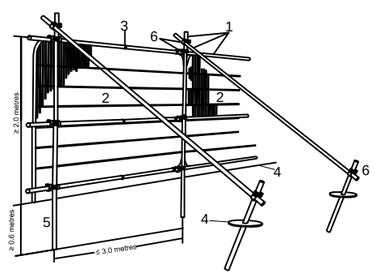
New build and tree protection

Scale:	Drawn By:	Date:
1:500 at A3	BL	June 2023

Drawing Number: tr-1720-23 nb/tpp

Rev.:

Figure 2 Default specification for protective fencing



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

INDICATIVE ONLY

SCALE BAR: 1:500 at A3
0m 10m 20m
Scaled for planning purposes only

Plot 1
Plot 2
Plot 3
The Bend
Copleys
Braddan
Pond
RIDING LANE
54.9m
56.1m