



Studio Bloom
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Kent

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4th January 2021

Dear Zara,

Land at 58 Maidstone Road, Paddock Wood, Kent

I write with regard to our recent site visit to provide arboricultural survey and constraints information in respect of trees to land adjacent to the above site.

The redevelopment of the site proposes nine units of mixed tenure arranged in two blocks. Three offsite trees and a boundary hedge have been recorded within our survey reference tr-1558-20 as three schedule entries. Only one tree T1 - Red Oak is pertinent to the proposal. The removal of hedge T3 - Leyland cypress is proposed and not considered detrimental in landscape terms.

The development identified on Studio Bloom drawing 2018/10C identifies the footprint of the two residential blocks. The building to the north of the site provides a small incursion to the root protection area (RPA) of tree T1. The incursion is 3.5 metres² or less than 2% of the overall RPA of 201 metres² and I consider this small level of conflict to be so small as to be ignored.

Car parking is also proposed within the RPA of T1 but this is within an area which is already surfaced and given the intention to retain existing ground levels there would be no requirement to excavate below existing subgrade for resurfacing for parking provision.

The retention of the existing hard surfacing throughout the construction process would provide ground protection for the RPA of tree T1, with surface removal for new landscaping only following practical completion of the build. The removal of existing surfacing within the RPA of tree T1 and provision of soft landscape planting areas, alongside the removal of the existing boundary hedge will all provide net benefits to the rooting environment for tree T1.

Any new services, either above or below ground, should be sited outside the RPA of tree T1.

The indicative soft landscape planting opportunities identified on plan 2018/10C will provide a positive contribution to the softening of the development and integration of the built form to the setting of the site. The full landscape detail could be made a condition of planning consent.

I would therefore conclude that the implementation of the proposal can be achieved without detriment to the well being of tree T1. In this instance I do not consider that the preparation of an arboricultural impact assessment would provide any additional value to the application. However, should the local authority require any additional arboricultural or landscape information then I would be pleased to assist.

Yours sincerely,



Ben Larkham
Director
Ben Larkham Associates Ltd