



**TREE SURVEY & CONSTRAINTS PLAN
IN ACCORDANCE WITH BS 5837:2012**

Proj. No 7815	Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent, TN15 7JS
Client:	RT Drafting Solutions
Date of Report:	03/12/2019

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1.0 Introduction

1.1 Terms of Reference

1.1.1 Hayden's Arboricultural Consultants Limited has been commissioned by RT Drafting Solutions to prepare a Tree Survey and Constraints Plan for the existing trees at Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent, TN15 7JS.

1.1.2 The site survey was carried out on the 21st November 2019. The relevant qualitative tree data was recorded in order to assess the condition of the existing trees, their constraints upon the prospective development and the necessary protection required to allow their retention as a sustainable and integral part of any future permitted development.

1.1.3 Information is given on condition, age, size and indicative positioning of all the trees, both on and affecting the site. This is in accordance with the British Standard 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*.

1.2 Scope of Works

1.2.1 The survey of the trees and any other factors are of a preliminary nature. The trees were inspected on the basis of the Visual Tree Assessment (VTA) method as developed by Mattheck and Breloer (1994). The trees were inspected from ground level with no climbing inspections undertaken. It is not always possible to access every tree and as such some measurements may have to be estimated. Trees with estimated measurements are highlighted in the schedule of trees. No samples have been removed from the site for analysis. The survey does not cover the arrangements that may be required in connection with the removal of existing underground services.

1.2.2 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.

1.2.3 An intrinsic part of tree inspection in relation to development is the assessment of risk associated with trees in close proximity to persons and property. Most human activities involve a degree of risk with such risks being commonly accepted, if the associated benefits are perceived to be commensurate. In general, the risk relating to trees tends to increase with the age of the trees concerned, as do the benefits. It will be deemed to be accepted by the client that the formulation of the recommendations for all tree management will be guided by the cost-benefit analysis (in terms of amenity), of the tree work.

1.2.4 Where the trees inspected stand within woodland, the frequency with which these trees/woodlands are accessed, or will be accessed, must be considered as an integral part of the recommendations given for the future management of these trees/woodlands. Priority will be given to those trees near existing and proposed footpaths, public highways and the site boundaries where it is assumed that the presence of persons and property will be more frequent and therefore of a potentially higher risk. Many of the trees surveyed within the woodland areas present little or no risk (barring exceptional circumstances) to site users and could therefore be left unmanaged.



The decision regarding the frequency of use of these areas within the site, and the management decisions taken based on this frequency, must ultimately be the responsibility of the client.

1.3 Documentation

1.3.1 The following documentation was provided prior to the commencement of the production of this report;

- Email of instruction from Ryan Townrow received 22nd October 2019
- Definition of site boundary on drawing no. 17952/T/Q1-01
- Topographical survey on drawing no. 17952/T/Q1-01

2.0 The Site

2.1 Site Overview

2.1.1 The site is a disused yard and paddock, containing a number of dilapidated structures. The site, with the A227 along its eastern boundary, is neighboured by woodland and a number of detached dwellings, with large gardens. The trees are of a mixture of ages and condition providing a range of amenity benefits to the area.

2.2 Soils

2.2.1 The soils type commonly associated with this site are slightly acidic loams and clays with impeded drainage. They are of moderate to high fertility and support a wide range of pasture and woodland type habitats. This soil type constitutes approximately 10.6% of the total land mass of England.

2.2.2 The data given was obtained from a desk top study which provides indications of likely soil types. By definition, this information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.

2.2.3 Further to item 2.2.2, this report provides no information on soil shrinkability. It may be necessary for practitioners in other disciplines (e.g. engineers considering foundation design) to obtain this data as required.

2.3 Statutory Tree Protection

2.3.1 Tree Preservation Order(s)

The Local Planning Authority (LPA) Sevenoaks District Council have deemed it appropriate to provide statutory protection to trees on and neighbouring this site through the serving of a Tree Preservation Order (TPO), Ref no 26 – 1980. The effect of this on the owners, managers or any persons wishing to undertake work on preserved trees is to require them to obtain written permission from Sevenoaks District Council prior to actioning any surgery or felling etc.



The purpose of this process is to try to ensure that the works are appropriate, proportionate, and in keeping with the long-term aims of the TPO (as expressed in the original TPO statement) but, given that trees are living organisms, and the locality within which they are set is liable to change, it is often the case that LPA decisions relating to TPO applications require regular review to reflect the current situation rather than the historical perspective of the original date of protection.

There are certain circumstances where written permission from the LPA may not be necessary before undertaking works. These include;

- Making a tree safe if it is an imminent threat to people or property.
- Removing dead wood, or a dead tree.

Owners, managers or any persons wishing to undertake work as an exemption to the written permission process **are required** to provide the LPA with 5 days' notice prior to attending to a tree which they deem as being dead or dangerous; unless such works are required in an emergency. It is the tree owner's responsibility to provide proof that the tree was indeed dead or dangerous should this exception be challenged; hence, it is advisable always to request an inspection by the LPA prior to carrying out such operations. Furthermore, and even in the event of an emergency situation, there is still a duty to notify the LPA that work has been completed including supplying an explanation of the necessity. Failure to comply with the requirements of TPO legislation can lead to a maximum fine of up to £20,000 per tree in the Magistrates Court. Fines in the Crown Court are unlimited.

NB: If **detailed planning permission** is granted and as part of the relevant approval, works (felling or surgery) to trees protected by a TPO are agreed as acceptable by the LPA, no **additional** written permission to proceed will be required provided that

- the planning permission remains live,
- the works are in strict accordance with the specification of the extant planning permission, and
- the works are being completed solely to implement the detailed planning permission.

Following our enquiry, a copy of the TPO schedule and/or plan was provided by the LPA which depicts the trees protected under the order, a copy of which is included in Appendix E.

2.3.2 Felling Licence

All trees within the United Kingdom are protected under the Forestry Acts. In general, anyone felling more than 5 cubic metres of timber in any calendar quarter requires a Felling Licence from the Forestry Commission. There are exemptions however and these are as follows:-

A Felling Licence is not required in the following instances:

- To fell trees in a garden, an orchard, a churchyard, or a designated open space (Commons Act 1899).
- To carry out surgery operations such as pruning, reduction, dead wooding or pollarding.
- To fell less than 5 cubic metres in a calendar quarter. (Please note that not more than 2 cubic metres in a calendar quarter may be sold).
- To fell trees that are 8 centimetres or less in diameter when measured 1.3 metres from the ground. Trees removed for thinning may have a diameter of up to 10 centimetres and trees managed under a coppice regime may have a diameter of up to 15 centimetres.



- To fell trees previously approved for removal under a Dedication Scheme, or where Detailed Planning Permission has been granted.

Substantial fines exist for not complying with the requirements of a Felling Licence.

3.0 Tree Survey

- 3.1 As part of this survey a total of sixty-one individual trees, five groups of trees, two areas of trees, one hedge and two woodlands have been identified. These have been numbered T001 – T061, G001 – G005, A001 – A002, H001, W001 – W002 respectively.
- 3.2 A topographical survey was provided which showed the position of the trees on site. It should be noted however that topographical surveys are not always comprehensive and sometimes it is considered appropriate to record details of trees and landscape features omitted from or beyond the scope of the plan. If this circumstance occurs, the location of the individual tree or landscape feature is estimated. The position of each tree is shown on the attached drawing no. 7815-D-CP.
- 3.3 In order to provide a systematic, consistent and transparent evaluation of the trees included within this survey, they have been assessed and categorised in accordance with the method detailed in item 4.3 of *BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations"*. For further information, please see the attached Explanatory Notes.
- 3.4 The detailed assessment of each tree and its work requirements with priorities are listed in the attached Schedule of Trees.
- 3.5 Several items would benefit from tree surgery or additional investigation, be it for health and safety, cultural, aesthetic, or structural reasons, as detailed in the attached Schedule of Trees. Including the trees recommended for felling, the items requiring the **most urgent** intervention are as follows:

As soon as possible:

T016	Fell.
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Within six months:

A002	Remove Ivy to 4m above ground level. Reinspect.
T002	Remove mature basal epicormic growth, cut back Holly and clear vegetation around stem base. Re-inspect.
T012	Undertake climbing inspection to assess two cavities on northern stem.
T015	Strip Ivy and reinspect.
T017	Sever Ivy from ground to 5m above ground level and reinspect.
T023	Remove deadwood on southern aspect.
T027	Remove hanging branch.
T028	Fell.



- 3.6 Over and above the general and prudent recommendation that all trees are inspected on an annual basis, the following items have been identified as requiring enhanced monitoring to assess any changes in faults and weaknesses etc as detailed in the Schedule of Trees:

T012	Monitor annually (presence of Armillaria).
T023	Monitor annually (decline in vitality).
T025	Monitor annually (vitality).
T031	Monitor July/August 2020 (vitality).
T032	Monitor July/August 2020 (vitality).
T034	Monitor July/August 2020 (vitality)
T036	Monitor annually (decay development and stability).
T046	Monitor annually (decay development).
T052	Monitor annually (tight unions).
T056	Monitor annually (bark inclusion).
T057	Monitor annually (vitality).

- 3.7 In accordance with item 4.2.4 (c) of BS 5837:2012, the items inspected and detailed within this report have been selected for inclusion due to the likely influence of any proposed development on the trees, rather than strictly adhering to the curtilage of the site. However, it must be understood that there may be trees beyond the site and not included in this survey which may exert an influence on the development. Where works for cultural, health and safety, quality of life, or development purposes have been recommended on trees outside the ownership of the site, these can only progress with the agreement of the owner, except where it involves portions of the trees overhanging the boundary.

4.0 Constraints Upon Proposed Development

4.1 Physical Extent of the Trees

- 4.1.1 The Root Protection Areas (RPA) for the trees deemed worthy of retention are indicated on the attached drawing no. 7815-D-CP. These define the below ground constraints of the trees.
- 4.1.2 The crown spreads of the trees deemed worthy of retention are also indicated on the attached drawing no. 7815-D-CP. These define the above ground constraints of the trees.

4.2 Design Considerations

- 4.2.1 The combination of the above and below ground constraints outlined at 4.1 above, should be used to inform the layout and design of any proposed development by considering the following principal factors;
- 4.2.2 **Shade.** Consideration will be needed regarding the size, positioning and aspect of windows, together with the internal layout of dwellings in close proximity to trees to ensure sufficient daylight enters rooms or buildings. Consideration should also be given to the future growth potential of trees in close proximity to prospective development.
- 4.2.3 **Water Demand.** The water demand of the trees deemed worthy of retention, as listed by the NHBC, is given in the attached *Schedule of Trees* in order to inform the foundation design process.



4.2.4 **Siting.** Ideally, the footprint of any proposed building should be no closer than 2 metres from the edge of any RPA or crown spread of any trees to be retained. This is to ensure that sufficient room is provided to allow the construction of the proposed development without any encroachment into the RPA or under the crown spread. If it is considered acceptable and appropriate to construct within the RPA, specialist engineering techniques (e.g. cantilever, piling, or pad and above ground beam foundations) and ground protection measures will be required to minimise the impact on the roots.

4.2.5 **Practicality.** It is important to ensure that any garden attached to a dwelling has a significant area of open ground that is not covered by the crowns of retained trees.

4.3 Construction Measures

4.3.1 In order to ensure that trees intended for retention are not harmed during the construction processes, the following matters require consideration and implementation as necessary. Please note that once the design is finalised, Hayden's Arboricultural Consultants will provide a Preliminary Arboricultural Method Statement & Tree Protection Plan that will satisfy the requirements for obtaining planning permission.

4.3.2 **Protective Fencing.** The trees to be retained will need to be protected by the use of stout barrier fencing. This fencing must be in accordance with the requirements of BS 5837:2012 and will be erected prior to any development on the site, therefore ensuring the maximum protection. All tree protection barrier fencing will be regarded as sacrosanct and, once erected, will not be removed or altered without the prior consent of the LPA Arboricultural Officer.

4.3.3 **Services.** Ideally, all service runs will be routed outside of the RPA of any retained trees. If a service has to be installed across an RPA, works must be undertaken in accordance the guidance of the National Joint Utilities Group Guidance Note 4 "*Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*" (NJUG 4, paragraph 4) and installation of such a method as to reduce any possible detrimental effect on roots to an absolute minimum.

4.3.4 **Hard Surfaces.** Hard surfaces may be constructed under the crown spreads of retained trees and within the RPA if specific detail is paid to the design and specification. In these areas, the design will comply with the principles of the Arboricultural Advisory Information Services (AAIS) Practice Note 12 "*Through the Trees to Development*" - the only difference being that instead of a geo-grid, a geo-textile base is provided, and the no-fines road stone is incorporated in, and retained by, a geo-web cellular confinement system. Given the individual requirements of each site, it is essential that a specialist engineer is consulted to specify the construction detail. Where the hard surface proposed is impermeable, it must not cover more than 20% of the RPA. Larger extents of permeable surfacing may be acceptable, dependent on the individual circumstances of the site.



5.0 Conclusions

- 5.1 The site is Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent, TN15 7JS. This location has been subjected to a total health and safety inspection, together with a consideration of the tree related constraints on development.
- 5.2 Within the area specified for inspection, a total of sixty-one individual trees, two areas of trees, five groups of trees, one hedge and two woodlands have been surveyed. These were found to be of mixed condition and age providing a variety of amenity benefits.
- 5.3 Consideration is being given to undertaking development within the site, but no definite layout has as yet been determined.
- 5.4 Ideally, all development should take place outside the RPA of the trees considered most worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of one or more trees using specialist engineering techniques, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA.
- 5.5 Irrespective of any development proposals, a number of trees require attention as detailed items in the *Schedule of Trees*. As recorded at item 3.5 above, one individual tree requires urgent intervention. Another seven trees and one area need attention within six months.

6.0 Recommendations

- 6.1 It is recommended that the siting and design of the layout considers the presence of trees, particularly the highest quality, and where feasible seeks to incorporate them within any proposed development.
- 6.2 Tree surgery should be completed as detailed in the *Schedule of Trees*. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.
- 6.3 The tree surgery works proposed as part of the Survey are recommended to mitigate any identified health and safety problems and to promote longevity in retained trees in the context of a potential development site. To this end, should these recommendations be overruled, this Survey stands as the opinion of Hayden's Arboricultural Consultants Limited, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the LPA, cannot be the responsibility of this practice.



7.0 Limitations & Qualifications

Tree inspection reports are subject to the following limitations and qualifications.

General exclusions

Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Hayden's Arboricultural Consultants Limited will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.

This report will remain valid for one year from the date of inspection but will become invalid if any building works are carried out upon the property, soil levels altered in any way close to the property, or tree work undertaken. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.

If alterations to the property or soil levels are carried out, or tree work undertaken, it is strongly recommended that a new tree inspection be carried out.

It will be appreciated, and deemed to be accepted by the client and their insurers, that the formulation of the recommendations for the management of trees will be guided by the following: -

1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations - tree safety, good arboricultural practice (tree work) and aesthetics.

The client and their insurers are deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where sources are limited by time constraints or the client, this may lead to an incomplete quantification of the risk.

Signed:

A large black rectangular redaction box covers the signature area. Above the box, there are two faint, handwritten-style lines that appear to be the start of a signature.

December 2019

For and on Behalf of Hayden's Arboricultural Consultants Limited



8.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS 3998:2010* BSI, London.

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012* BSI, London.

Ministry of Housing, Communities & Local Government. (2014). *Tree Preservation Orders and trees in conservation areas*. London: Ministry of Housing, Communities & Local Government.

Mattheck & Breloer H. (1994). *Research for Amenity Trees No.4: The Body Language of Trees*, HMSO, London.

NHBC Standards (2007) *Chapter 4.2 'Building Near Trees'*. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

Forestry Commission (2007). *Tree Felling – Getting Permission*. Country Services Division, Forestry Commission, Edinburgh.

Schwabe F.W.M.R. Engels J. & Mattheck C. (2000) *Fungal Strategies of Wood Decay in Trees*. Springer

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Weber K., Mattheck C. (2003). *Manual of Wood Decays*. The Arboricultural Association



9.0 Appendices

Appendix	A	Species List & Tree Problems
Appendix	B	Schedule of Trees
Appendix	C	Schedule of Works - Irrespective of Development
Appendix	D	Explanatory Notes
Appendix	E	Tree Preservation Order Enquiry/Response
Appendix	F	Advisory Information & Sample Specifications
		1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care
		2. European Protected Species and Woodland Operations Checklist (v.4)
		3. BS 5837:2012 Figure 2 - Default specification for protective barrier
		4. BS 5837:2012 Figure 3 - Examples of above-ground stabilising systems
Appendix	G	Drawing No. 7815-D-CP



Appendix A - Species List & Tree Problems

Species List:


Ash	<i>Fraxinus sp</i>
Birch	<i>Betula sp</i>
Blackthorn	<i>Prunus spinosa</i>
Cherry	<i>Prunus sp</i>
Elder	<i>Sambucus sp</i>
English Oak	<i>Quercus robur</i>
Hawthorn	<i>Crataegus sp</i>
Hazel	<i>Corylus sp</i>
Holly	<i>Ilex sp</i>
Hornbeam	<i>Carpinus sp</i>
Oak	<i>Quercus sp</i>
Silver Birch	<i>Betula pendula</i>

Tree Problems:

This gives a brief description of the problems identified in the attached Tree Survey.


Name: <i>Armillaria mellea</i> (Honey Fungus)	
Symptoms/damage type and cause:	Symptoms of the disease are toadstools which appear between July and December but commonly disappear by October with the autumn frosts. The cap is up to 15cm diameter and yellowish or tawny in colour, the stalk is usually up to 15cm high with a thick whitish to yellow cottony ring and they occur in clusters on stumps, roots, trunk bases and occasionally higher up the stem. Affected wood is initially stained, and then a soft wet brown rot develops which eventually becomes fibrous, stringy and white, often mixed with flaky white material. The rot rarely develops more than 50cm above ground level and sometimes is virtually confined to the roots. There may be dark-zone lines in the wood surrounding the most badly affected parts and often flat white sheets of fungal mycelium growth and sometimes masses of blackish-brown strands develop beneath the bark. Black, rounded bootlace-like strands (rhizomorphs) can often be found among the soil around affected plants. Despite the apparently distinct symptoms, the diagnosis of Honey fungus attack is not always easy. The toadstools are only present in the autumn and do not always occur then, even on badly diseased trees. The bootlace like strands are not always easy to detect in the soil and similar bodies may be formed by other fungi.




Consequence:	This is an extremely serious pathogen recorded on almost all woody plants and several herbaceous species causing decay of the roots and lower stem and eventual death. This renders trees and shrubs liable to windthrow or breakage.
Control:	Treatment of the disease is extremely difficult. Once infected a tree cannot be cured of Honey fungus and the only effective procedure to limit its spread to others is the prompt removal of the diseased individual, together with its entire root system and as much as possible of the surrounding soil. Other methods such as trenches and other barriers together with the application of preparations based on phenolic emulsions can be used, but application must be done on an annual basis and cannot be relied upon at all times in all soil types. Future planting on the site should be of trees regarded to be sufficiently resistant to succeed on infected sites, such as Ash, Beech, Box, Douglas Fir, False Acacia, Hawthorn, Holly, Larch, Laurel, Lime, Silver Firs, Tree of Heaven and Yews. Recently experiments have been undertaken with natural controls including the use of other fungi to remove potential host deadwood from the environment however results are not yet conclusive.
Species affected:	Broadleaved and Coniferous trees
Images:	

Name: Basal Suckers	
Symptoms/damage type and cause:	A profusion of shoots emanating from the base of the main stem close to ground level. Several species of trees but most notably Limes produce suckers as part of their naturalised habit however in some species this can be an indicator of elevated stress upon the tree.
Consequence:	Suckers do not cause direct harm to the tree in their self however they can be problematic where they impede free use of space such as where a tree is adjacent to a footpath or roadway. Where suckers are established, they can impede visibility of the basal area of the stem and prevent identification of more significant defects such as decay cavities or fungal growths. If left unchecked the suckers can establish to become large limbs in their own right and spoil the form of the tree and presenting issues for future management as removal would leave large wounds around the stem base providing opportunity for ingress of decay.
Control:	Regular pruning away of new sucker growth is recommended to prevent the development of the issues mentioned above dependent upon the implications and the trees location.
Species affected:	Most tree species can be affected.





Name: Deadwood	
Symptoms/damage type and cause:	This relates to dead branches in the crown of the tree. In the majority of cases, this is caused by the natural ageing process of the tree or shading due to its close proximity to neighbouring trees. However, in some situations, it may be related to fungal, bacterial or viral infection.
Consequence:	Depending upon the location and mass of dead wood removal of the affected tissue may be necessary to prevent harm to persons or property as the wood will become unstable as it decays and in some circumstances is likely to fall from the tree with little or no warning.
Control:	Detailed monitoring should be undertaken on those trees showing signs of excessive deadwood production to identify the underlying cause.
Species affected:	Most tree species.
Images:	

Name: Epicormic growth	
Symptoms/damage type and cause:	This is the production of numerous shoots on the main stem and branches of the tree. They are produced by the bursting into life of otherwise dormant buds. It is commonly associated with elevated levels of stress on the tree.
Consequence:	Whilst epicormic growth is usually symptomatic of an issue elsewhere within the tree, heavy proliferation can cause the trees resources to become depleted or may mask significant structural weaknesses within the framework of the tree.
Control:	Pruning off epicormic growth may be necessary to improve the visual amenity of the tree or prevent the development of a hazard or obstruction. No direct means of prevention are available other than therapeutic measures to alleviate stresses on the tree.
Species affected:	Most tree species, including European Lime, Willow species, Sweet Chestnut, and Silver Maple.
Images:	

Name: <i>Fistulina hepatica</i> (Beefsteak Fungus)	
Symptoms/damage type and cause:	This common and widespread fungus is most usually found on old Oaks and more rarely on Sweet Chestnuts and other broad-leaved trees. It is a decay fungus attacking the roots and base of the trunk of the infected tree. The presence of the fungal bodies often causes concern. They are tongue-shaped, 30cm or more across, purple-red or dull chocolate above, with an off-white pore surface beneath. The flesh is marbled and reddish, exuding red juice. The fungus may stain the wood.
Consequence:	Generally, a slow acting fungus which can persist for many years. In advanced cases stem breakage can occur. Wood becomes brittle which can result in fracture.




Control:	In advanced cases it may be necessary to fell the host tree to prevent harm to persons or property from falling branches or stems.
Species affected:	<i>Quercus</i> spp, <i>Sativa</i> spp and occasionally other broadleaved species.
Images:	

Name: <i>Hedera helix</i> (Ivy)	
Symptoms/damage type and cause:	Ivy may grow to varying degrees on all areas of a tree from the base to the upper crown. It is possible that in doing so it will out-compete the host tree for available light thereby suppressing the host.
Consequence:	This is generally only harmful to the tree on already unhealthy specimens which may be constricted by large ivy stems around the trunk or may have their top growth suppressed by a mass of flowering shoots in the crown. Ivy can also mask potentially dangerous faults on a tree.
Control:	Ivy should only be removed if absolutely necessary because it provides abundant cover to wildlife and then by severing twice close to the ground and removing a length of stem thereby causing the gradual dying away of the aerial parts of the plant providing extended benefit to wildlife whilst relieving the pressure on the tree.
Species affected:	Most trees can be affected.
Images:	

Name: <i>Hymenoscyphus fraxinus</i> (Ash Dieback)	
Notifiable to the Forestry Commission: If you suspect that a tree exhibits this pathogen, you should report it immediately to: Forest Research via the TreeAlert system: https://www.forestryresearch.gov.uk/tools-and-resources/tree-alert/	
Symptoms/damage type and cause:	Symptoms of the disease can be visible on leaves, shoots, stems and branches of affected trees. The primary symptom is leaves and young shoot growth wilting and turning black in the late summer months. The leaves will often drop ahead of the usual period of senescence. As the fungus spreads towards the stem, branches start to show a black diamond that marks the area of infection. The diamond will continue to grow as the fungus progresses until it girdles the branch and kills the vascular tissue. In severe cases, the entire crown shows leaf loss and dieback, which is often associated with the formation of epicormic shoots on branches and the trunk.
Consequence:	The genetic variation within the <i>Fraxinus</i> genus means that individual trees have differing levels of resistance to <i>Hymenoscyphus fraxineus</i> resulting in some trees dying in the year of infection and others displaying minimal symptoms and surviving alongside the presence of the pathogen. Infected trees will fall somewhere on this spectrum.



Control:	You can slow the spread of the Ash dieback disease by locally burning, burying or composting fallen Ash leaves.
Species affected:	<i>Fraxinus excelsior</i>
Images:	



Appendix B

Schedule of Trees

SCHEDULE OF TREES

Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent

Surveyed By: Caspar Searle Date: 21/11/2019

Managed By: Caspar Searle

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
A001	Blackthorn, Elder	200	5		Low	N3, E3, S3, W3	Area contains many failed and dead trees. Remaining trees are unremarkable specimens. Unkempt area of low quality. Low risk but consideration should be given to felling and replacing this area.	U	No work required.	4
		2.4	0-2m		EM	High				
Yes		18.1			<10 years	Dense undergrowth				
A002	Hazel, Holly, Hornbeam	600	15		Moderate	N6, E6, S6, W6	Linear roadside belt of Hornbeam with the occasional Holly and Hazel interspersed throughout. Predominantly multi-stemmed specimens. Those on the southern aspect have been topped. Service wires run through / beneath eastern aspect of crowns. All trees heavily clad in Ivy which impeded a detailed inspection of their bases, unions, stems and crowns. Given location adjacent to highway the Ivy needs to be removed and the trees re-assessed.	C2	Remove Ivy to 4m. Reinspect.	2
		7.2	0-2m		M	Moderate				
Yes		162.9			10+ years	Bare earth, Light undergrowth				
G001	Hornbeam	350	19		Low	N6, E7, S5.5, W6	2 x Hornbeam. Average dbh and height given.	C2	No work required.	4
		4.2	0-2m		EM	Moderate				
Yes		55.4			10+ years	Woodland floor				
G002	Silver Birch	260	19		Low	N3, E3, S3.5, W5.5	Located either side of dilapidated stock fence. Southern stem suppressed and leans to west. Minor deadwood.	C2	No work required.	4
		3.12	0-2m		SM	Low				
Yes		30.6			10+ years	Woodland floor				
G003	Hornbeam	430	19		Low	N5, E4, S6, W4	2 x Hornbeam. Average dbh and height given. Large open cavities on northern aspect. Poor specimens.	U	Fell.	3
		5.16	4.1-6m		EM	Moderate				
Yes		83.6			<10 years	Woodland floor				
G004	Hornbeam	180	17		Low	N4, E4, S5, W5	Group of 3 x Hornbeam. Average DBH and max crown spread. DBH and condition given as point items.	C2	No work required.	4
		2.16	0-2m		SM	Moderate				
Yes		14.7			10+ years	Woodland floor				
G005	Birch	450	16.5		Moderate	N6, E6, S6, W6	Group of 4 x Birch. 3 mature and 1 semi-mature specimen. Located off-site. Detailed inspection impeded and dimension therefore estimated. Closest stem 40m from eastern boundary fence. Not plotted on TOPO. Large cavity on sub-dominant stem of eastern most tree.	C2	No work required.	4
		5.4	0-2m		M	Low				
No		91.6			10+ years	Unknown (offsite/no access)				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
H001	Hazel, Holly, Hornbeam	350	7		Moderate	N2, E3, S2, W2	Lapsed hedge. Multi-stemmed Hornbeam predominant species, with Hazel and Holly interspersed throughout. Hornbeams have historically been topped at 3.5m above ground level to form a boundary hedge / screen. Dense re-growth at reduction points. Extensive squirrel damage. Service wires running through crowns parallel to highway. An unremarkable feature. Removal and replacement should be given further consideration.	C2	No work required.	4
		4.2	0-2m		SM	Moderate				
Yes		55.4			10+ years	Bare earth, Grass				
T001	English Oak	420	12		Moderate	N5, E8.5, S7, W1.5	Service hatch in RPA. Suppressed specimen with a heavily asymmetric crown that extends eastwards over the adjacent highway. Crown lifted over highway. Failed Ash branch resting in western aspect of crown which partially impeded a detailed inspection.	C2	Remove failed Ash branch from crown.	3
		5.04	0-2m		EM	High				
Yes		79.8			10+ years	Grass, Light undergrowth				
T002	Ash	740	18.5		Moderate	N8, E8, S8, W9	Dense undergrowth, brambles and mature basal epicormic growth impeded a detailed inspection of base and lower stem. Barbed wire encased in stem. Storm damaged / failed branches throughout crown. Adventitious growth. Small extension growth but little evidence of dieback through crown..	C2	Remove mature basal epicormic growth, cut back Holly and clear vegetation around stem base. Re-inspect.	2
		8.88	0-2m		OM	Moderate				
Yes		247.7			10+ years	Dense undergrowth				
T003	Elder	285	8.5		Low	N3, E4, S3, W3	Poor form and condition. Multi-stemmed. Ivy clad. Stem decay. In notable decline. Historic tree failure resting on stem and in wester aspect of crown.	U	Fell.	3
		3.42	0-2m		M	Low				
Yes		36.7			<10 years	Ivy, Light undergrowth				
T004	Silver Birch	310	19		Low	N4, E6, S3, W1	Ivy clad stem prevents full inspection. Exposed buttress roots on southern and western aspects. Swept stem, with lean to north east. Percussive test indicates no change in resonance in lower stem. Ivy to circa 6.5m agl. Hanging branch on eastern aspect at circa 5m agl. Minor deadwood.	C2	Remove hanging branch.	3
		3.72	2.1-4m		EM	Low				
Yes		43.5			10+ years	Woodland floor				
T005	Silver Birch	290	19		Low	N2.5, E4, S5.5, W3	Ivy clad stem prevents full inspection. Exposed structural roots on southern aspect. Root girdling on south western aspect. Percussive test indicates no change in resonance in lower stem.	C2	No work required.	4
		3.48	2.1-4m		EM	Low				
Yes		38			10+ years	Woodland floor				
T006	Birch	210	15.5		Low	N4, E1.5, S3.5, W5	Swept stem. Suppressed specimen with an etiolated and asymmetric crown.	C2	No work required.	4
		2.52	0-2m		EM	Low				
Yes		20			10+ years	Bare earth, Light undergrowth				
T007	Elder	150	6		Low	N2, E1.5, S2.5, W2	Poor form and condition. Extensive stem decay. In notable decline.	U	Fell.	3
		1.8	0-2m		SM	Low				
Yes		10.2			<10 years	Bare earth				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
T008	Dogwood	265	6		Low	N4, E5, S5, W4	Coppice stool.	C2	No work required.	4
		3.18	0-2m		SM	Moderate				
Yes		31.8			10+ years	Woodland floor				
T009	English Oak	550	22.5		Moderate	N10.5, E8, S2.5, W9	Companion tree with asymmetric crown. Branch stubs. Moderate deadwood. Crown displays reasonable vigour.	B2	Remove deadwood.	3
		6.6	2.1-4m		M	High				
Yes		136.8			20+ years	Bare earth, Light undergrowth				
T010	English Oak	570	23		Moderate	N5, E7.5, S5, W8.5	Companion tree with asymmetric crown. Bifurcates at circa. 8.5m agl, union fine. Epicormic growth on stem and branches. Moderate deadwood. Crown displays reasonable vigour.	B2	Remove deadwood.	3
		6.84	4.1-6m		M	High				
Yes		147			20+ years	Bare earth, Light undergrowth				
T011	Elder	160	5.5		Low	N2, E0.5, S0.5, W4	Poor form and condition. Extensive stem decay. Partially failed specimen.	U	Fell.	3
		1.92	0-2m		SM	Low				
Yes		11.6			<10 years	Bare earth, Light undergrowth				
T012	Ash	635	22		Moderate	N5, E6.5, S8.5, W9.5	Companion tree. Bifurcates at ground level, union fine. Cavity on northern co-dominant stem at circa. 4.5m above ground level at point of lowest primary branch failure. Unable to assess from ground level. Further cavity at circa. 6.5m above ground level. Storm damaged branches and tear out wounds on southern co-dominant stem. Moderate deadwood. Small extension growth but no evidence of dieback throughout crown. Adjacent failed Ash to south has decaying remnants of Armillaria fruiting bodies around its base. Monitoring required.	C2	Undertake climbing inspection (two cavities on northern stem). Monitor annually (presence of Armillaria).	2
		7.62	4.1-6m		OM	Moderate				
Yes		182.4			10+ years	Bare earth, Light undergrowth				
T013	Hazel	200	5		Low	N3.5, E1.5, S2, W6	Historically failed at its root plate and leaning at an angle of circa. 40 degrees to the north west. Failed Ash branch resting in crown.	C2	Coppice.	3
		2.4	0-2m		EM	Low				
Yes		18.1			10+ years	Bare earth, Light undergrowth				
T014	Sycamore	120	8		Low	N2.5, E3, S4, W4	Self set Sycamore.	C2	No work required.	4
		1.44	0-2m		SM	Moderate				
Yes		6.5			10+	Woodland Floor				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
T015	Ash	520	22		Low	N8.5, E6, S3, W7	Ivy clad stem prevents full inspection. Swept stem to north. Large root girdle on northern aspect. Historic limb tear out on northern aspect at circa 3m agl, possible cavity formation. Minor deadwood in crown. Loss of neighbouring oak will expose tree to wind.	C2	Strip Ivy and re-inspect.	2
		6.24	6.1-8m		EM	Moderate				
Yes		122.3			10+ years	Woodland floor				
T016	English Oak	1090	21		Low	N4.5, E10, S7, W4.5	Located on slight mound, main road located to east. Absence of buttress formation on western aspect. Bark inclusion at circa 0.5m agl to 2m agl. Soil formation in fork with bramble colonisation. Historic loss of stems on western aspect has resulted in significantly unbalanced crown to the east. Large partially occluded wound on western aspect of eastern stem, from circa 2.5m agl to 5.5m, not possible to establish depth of decay from ground. Evidence of historic crown lifting over road. Further cavities in upper crown. Dangerous tree requiring urgent action.	U	Fell.	1
		13.08	0-2m		M	High				
Yes		537.5			<10 years	Woodland floor				
T017	English Oak	620	18		Moderate	N3.5, E10, S8, W3	Ivy clad stem prevents full inspection. Edge tree with asymmetrical crown, biased to east. Power line runs south to north on eastern aspect of stem.	C2	Sever Ivy from ground to 5m agl and re-inspect.	2
		7.44	0-2m		M	High				
No		173.9			10+ years	Light undergrowth, Tarmac				
T018	Ash	340	23		Low	N4.5, E5, S4.5, W5	Located close to boundary fence. Chain link fencing included on northern aspect. Fencing wire included on southern aspect. Ash dieback indicators, advantageous growth, branch tip dysfunction and dieback. Declining specimen.	U	Fell.	3
		4.08	0-2m		EM	Low				
Yes		52.3			<10 years	Woodland floor				
T019	Ash	440	24		Low	N11, E4, S2, W7	Swept stem with lean to north. 1st primary branch to north has failed and resting on ground, cavity circa 1m from main stem. Ash dieback indicators, advantageous growth and pronounced dieback. Declining specimen.	U	Fell.	3
		5.28	0-2m		M	Moderate				
Yes		87.6			<10 years	Woodland floor				
T020	Hornbeam	520	18		Low	N15, E13, S0, W2.5	Suppressed edge tree with significant lean to north east. Barb wire included on southern aspect of main stem. Tight forks, large bark inclusion at circa 2m agl to 3m agl on western aspect. 1st primary branches layered and in contact with ground. Epicormic growth on lower branches. Main stem sweeps upright at 5m north east from base. Neighbouring off-site Ash in contact with upper crown.	C2	No work required.	4
		6.24	0-2m		M	Low				
Yes		122.3			10+ years	Woodland floor				
T021	Hornbeam	740	18		Low	N8, E8.5, S3.5, W8.5	Suppressed specimen with asymmetrical crown, biased towards north. Cavity, with localised decay, on northern aspect at circa 1m agl. Multi-stemmed form from 1.5m agl. Tight unions, wet cavity on western aspect at this height. Twisting, rubbing stems with crossing and rubbing branches.	C2	No work required.	4
		8.88	0-2m		M	Low				
Yes		247.7			10+ years	Woodland floor				

TreeNo	Species	DBH	Height		Visual	Crown Spread		Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand					
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover					
T022	Ash	360	21		Low	N5.5, E3.5, S1.5, W5.5		Wire included at circa 1m agl on southern aspect. Panel fence attached to stem on southern aspect at circa 2m agl. Ash dieback indicators, advantageous growth and bud tip dysfunction, notable dieback in crown. Declining specimen.	U	Fell.	3
		4.32	8.1-10m		EM	Moderate					
Yes		58.6			<10 years	Woodland floor					
T023	Ash	450	21		Low	N2.5, E3, S8.5, W5.5		Suppressed stem with asymmetrical crown, biased to south. Pronounced buttress on northern aspect. Abrasion wound on southern aspect at circa 1m agl, occluded. Panel fence attached to stem at circa 2m agl. Minor and major deadwood over neighbouring garden. Ash dieback indicators, advantageous growth and bud tip dysfunction, dieback in upper crown.	C2	Remove deadwood on southern aspect. Monitor annually (decline in vitality).	2
		5.4	4.1-6m		EM	Moderate					
Yes		91.6			10+ years	Woodland floor					
T024	Silver Birch	300	19		Low	N4.5, E6.5, S4, W4		Extensive decay to southern buttress. Exudate on stem to height of circa 2m agl. Northern stem suppressed by neighbouring tree. Minor deadwood.	U	Fell.	3
		3.6	0-2m		SM	Moderate					
Yes		40.7			<10 years	Woodland floor					
T025	Ash	440	21		Low	N5.5, E4.5, S5, W5		Ivy clad stem and presence of fence on southern aspect prevents full inspection. Stem leans slightly to south. Stock fencing included on southern and western aspects of stem. Percussive test indicates no change in resonance. Ivy clad to circa 7m agl. Minor and major deadwood. Ash dieback indicators, advantageous growth and bud tip dysfunction.	C2	Monitor annually (vitality).	3
		5.28	8.1-10m		EM	Moderate					
Yes		87.6			10+ years	Woodland floor					
T026	Hornbeam	577	19		Low	N3, E8, S9.5, W5		Suppressed specimen with asymmetrical crown, biased to the south east. Stock fencing included on western. Multi-stemmed form from circa 1m agl. Southern two stems fuse at circa 1.5m agl, tree is twin stemmed from this height. Crossing rubbing branches tight unions. Minor and major deadwood throughout crown.	C2	No work required.	4
		6.924	0-2m		M	Moderate					
Yes		150.6			10+ years	Woodland floor					
T027	Hornbeam	340	19		Low	N8.5, E7, S4.5, W4.5		Deeply fissured and contorted stem. Stock fencing included on western aspect of stem. Large hanging branch from neighbouring tree hung up, circa 6m in length. Tight unions. Minor and major deadwood throughout crown.	C2	Remove hanging branch.	2
		4.08	4.1-6m		EM	Low					
Yes		52.3			10+ years	Woodland floor					
T028	Hornbeam	260	16		Low	N4, E7.5, S5, W2		Suppressed specimen with lean to east. Large open cavity from ground level to circa 3m agl. Poor specimen.	U	Fell.	2
		3.12	0-2m		SM	Moderate					
Yes		30.6			<10 years	Woodland floor					
T029	Sycamore	190	18		Low	N2, E6, S4, W0.5		Self set tree growing from base of shed. Lean to east. Suppressed by neighbouring trees. Minor deadwood and crossing branches.	C2	No work required.	4
		2.28	0-2m		SM	Moderate					
Yes		16.3			10+ years	Building, Woodland floor					

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
T030	Hornbeam	290	19		Low	N3, E6.5, S7, W3	Historically lost stems on northern and western aspects, localised decay. Bark necrosis on main stem at ground level to 0.3m agl. Stem leans to south east. Tight union at circa 3m agl. Further tight unions, crossing and rubbing branches, and minor and major deadwood throughout crown.	C2	No work required.	4
		3.48	0-2m		EM	Low				
Yes		38			10+ years	Woodland floor				
T031	Hornbeam	620	19		Low	N4, E10, S7.5, W6.5	Fungal fruiting bodies at base. Abrasion damage to exposed buttress roots on eastern aspect. Bore holes in buttress roots on eastern and western aspects. Swept stem with lean to south east. Partially occluded pruning wound on south eastern aspect at circa 2.5m agl. Historically pollarded at circa 4m agl. Minor deadwood.	C2	Monitor annually July/August (vitality). Consider felling if proposal increases occupancy rates near tree.	3
		7.44	0-2m		M	Moderate				
Yes		173.9			10+ years	Woodland floor				
T032	Hornbeam	1215	19		Low	N6, E13, S7, W10	Possibly three or four individual trees but recorded as single multi-stemmed tree. Fungal fruiting bodies on eastern aspect, non-wood decay species. Bore holes in buttresses of southern stems. Intertwined, fused stems, with remnant dead stems present. Large abrasion wounds on eastern aspect, partially occluded. Eastern stem, lean to east, with cavity on upper side of stem circa 3m agl. Eastern and southern stems historically pollarded at circa 4m agl. Cavities present in western stem at circa 3m agl. Bark necrosis in upper crown. Crossing and rubbing branches. Tight unions.	C2	Monitor annually July/August (vitality). Consider felling if proposal increases occupancy rates near tree.	3
		14.58	0-2m		M	Low				
Yes		667.8			10+ years	Woodland floor				
T033	Hornbeam	780	19		Low	N4.5, E10, S6, W4	Multi-stemmed form from ground level. Swept stems, twisted, rubbing and fused. Epicormic growth. North eastern stems suppressed by neighbouring oak. Crossing branches.	C2	No work required.	4
		9.36	0-2m		M	Moderate				
Yes		275.2			10+ years	Woodland floor				
T034	Hornbeam	260	18		Low	N5, E4, S4, W1.5	Historic loss of western stem, localised decay. Epicormic growth on main stem. Partially occluded wounds on main stem to circa 2m agl. Tree exhibiting stress symptoms.	C2	Monitor annually July/August (vitality).	3
		3.12	0-2m		SM	Moderate				
Yes		30.6			10+ years	Woodland floor				
T035	Hornbeam	565	20		Low	N9, E4, S8, W8	Multi-stemmed from ground level. Bark inclusions at unions. Five historically lost stems with localised decay of remnant deadwood. Crossing branches throughout crown. Minor deadwood.	C2	No work required.	4
		6.78	0-2m		EM	Moderate				
Yes		144.4			10+ years	Woodland floor				
T036	Silver Birch	680	21		Low	N7, E8.5, S5.5, W5.5	3 stems from ground level, possibly 2 or 3 trees. Basal cavity and localised decay on southern aspect of northern stem. Basal cavity and localised decay on northern aspect of southern stem. Pronounced bulge on southern aspect of northern stem at circa 1.5m agl, with burr on western aspect at same height. Fallen stem rubbing on southern stem at circa 3m agl. Minor deadwood in crown.	C2	Monitor annually (decay development and stability).	3
		8.16	2.1-4m		M	Low				
Yes		209.2			10+ years	Woodland floor				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
T037	Silver Birch	350	19		Low	N6.5, E6, S2, W4.5	Stock fence occluded in main stem. Swept stem to east. Numerous areas of bark necrosis and bark splitting. Areas of dark exudate and bark staining to circa 5m agl. Poor specimen.	U	Fell.	3
		4.2	6.1-8m		EM	Low				
Yes		55.4			<10 years	Woodland floor				
T038	English Oak	490	21		Low	N8, E5.5, S5.5, W5	Historic level changes in RPA. Stem wounds. Barbed wire encased in lower stem. Bifurcates at circa. 6m above ground level, union fine. Storm damaged branches. Deadwood. Crown displays reasonable vigour.	C2	Remove deadwood and torn / failed branches.	3
		5.88	4.1-6m		M	High				
Yes		108.6			10+ years	Light undergrowth				
T039	Hornbeam	380	18.5		Low	N6, E7.5, S4.5, W1.5	Woodland edge tree. Suppressed specimen with heavily asymmetric crown. Historic raising of levels around base and within RPA. Barbed wire encased in stem.	C2	No work required.	4
		4.56	0-2m		EM	Moderate				
Yes		65.3			10+ years	Bare earth				
T040	Hornbeam	320	17		Low	N5.5, E9, S3, W1.5	Woodland edge tree. Roots appear to have been severed on western aspect to facilitate installation of fence. Suppressed specimen with heavily asymmetric crown.	C2	No work required.	4
		3.84	2.1-4m		EM	Moderate				
Yes		46.3			10+ years	Bare earth				
T041	Silver Birch	200	16		Low	N5.5, E0.5, S0.5, W6.5	Located on earth mound. Suppressed stem, lean to north west. Stock fencing included on western aspect of stem. Stem wounds with nail present on eastern aspect at circa 2m agl. Reduced vitality and die back in crown. Poor specimen.	U	Fell.	3
		2.4	0-2m		SM	Low				
Yes		18.1			<10 years	Woodland floor				
T042	Hazel	185	6.5		Low	N4, E4.5, S3.5, W5	Hazel coppice.	C2	No work required.	4
		2.22	0-2m		EM	Moderate				
Yes		15.5			10+ years	Woodland floor				
T043	Hazel	200	7		Low	N5, E4.5, S4.5, W4	Coppice stool. Snapped branch at circa 1.5m agl on northern aspect. Northern aspect in contact with neighbouring birch.	C2	No work required.	4
		2.4	0-2m		EM	Moderate				
Yes		18.1			10+ years	Woodland floor				
T044	Silver Birch	450	19		Low	N4, E4, S5.5, W5.5	Twin stemmed from circa 0.5m agl, bark inclusion at union. Neighbouring hazel in contact with stems. Basal suckers and epicormic growth on main stem. Minor deadwood. Dieback in upper crown (circa 10% of crown total). Unremarkable specimen.	C2	No work required.	4
		5.4	4.1-6m		EM	Low				
Yes		91.6			10+ years	Woodland floor				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority			
			Min Dist	Crown Base							Lowest Branch	Age	Water Demand
			RPA (m ²)	Aspect							Aspect	SULE	Ground Cover
T045	Silver Birch	450	20		Low	N10, E3, S1, W5	Compacted, metalled access road circa 2m to north. Basal cavity and pronounced buttress flare. Suppressed by neighbouring tree, lean to north. Stock fencing included on northern aspect of stem. Heavily fissured stem. Small cavity formation on partially occluded wounds on stem. Included union at circa 5.5m agl. Poor specimen.	U	Fell.	3			
		5.4	2.1-4m		EM	Low							
Yes		91.6			<10 years	Gravel, Woodland floor							
T046	English Oak	1010	26		Low	N14, E12, S10, W12	Compacted, metalled access road circa 5.5m to north of stem. Historic excavation and soil build up to west. Partially and full occluded wounds on main stem. Absence of buttress development on western aspect. Wound on northern buttress (circa H200 x W50 mm) with localised decay and small cavity formation. Percussive test indicates localised decay on occluded wounds on eastern and western aspects between 1m and 2m agl. Reactive growth on western aspect of stem to circa 2.5m agl. Historic tear out wound at circa 3m agl on eastern aspect extends towards centre of the main stem. Major and minor deadwood throughout crown. Dieback in upper crown (circa 10% of crown total).	B2	Remove deadwood over access road. Monitor annually (decay development). Consider further investigations if proposal significantly increases occupancy rates.	3			
		12.12	4.1-6m		M	High							
Yes		461.5			10+ years	Gravel, Woodland floor							
T047	Ash	720	22		Low	N11, E8, S6, W6	DBH taken at 1m due fork presence. Compacted, metalled access road to north. Soil built up on rooting area up to stem on southern and eastern aspects. Swept stem with lean and asymmetrical crown, biased to east. Metal band included in stem at circa 0.5m agl on northern aspect. Large bark included fork, with 3 sub dominant, crossing stems, from circa 0.5m to 1.8m agl. Advantageous growth in lower crown. Minor deadwood.	B2	No work required.	4			
		8.64	2.1-4m		M	Moderate							
Yes		234.5			10+ years	Gravel, Woodland floor							
T048	English Oak	470	15.5		Moderate	N6.5, E7, S5.5, W5.5	Small basal wound at ground level on south western aspect. Stem wounds at circa. 1.5m and 3m above ground level on eastern aspect. Upper southern canopy suppressed by adjacent Ash. Deadwood mainly confined to lower branches / crown. Crown displays reasonable vigour. Unmade access to south of stem.	B2	Remove deadwood.	3			
		5.64	2.1-4m		EM	High							
Yes		99.9			20+ years	Grass, Gravel							
T049	English Oak	680	19		Moderate	N7.5, E10.5, S9.5, W9.5	Dense bramble partially impeded a detailed inspection of base. Exposed buttress roots. Tapping lower stem with a sounding hammer did not reveal the presence of any notable decay. Dead / damaged lower branches. Epicormic growth throughout crown. Moderate deadwood. Crown displays reasonable vigour.	B2	Remove deadwood and torn / failed branches.	3			
		8.16	4.1-6m		M	High							
Yes		209.2			20+ years	Light undergrowth							
T050	Hawthorn	320	8		Low	N1, E5, S6, W1.5	Multi-stemmed, suppressed specimen with asymmetric crown. Crossing, rubbing stems and branches. Moderate deadwood.	C2	No work required.	4			
		3.84	0-2m		EM	High							
Yes		46.3			10+ years	Bare earth, Light undergrowth							
T051	Hornbeam	425	14.5		Low	N6.5, E7.5, S3.5, W2	Lapsed coppice stool. Minor bark inclusions. Stem wounds. Suppressed specimen with asymmetric crown. Minor deadwood.	C2	No work required.	4			
		5.1	0-2m		EM	Moderate							
Yes		81.7			10+ years	Bare earth, Light undergrowth							

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
T052	Hornbeam	760	15.5		Low	N6, E5.5, S8, W8	Lapsed coppice stool. Dominant specimen within small group of three trees. Bark inclusions. Two northern stems have intertwined / fused. Stem abrasion wound at circa. 2.5/3m above ground level with evidence of decay / dysfunctional wood at point of contact. Bark inclusions throughout crown. Crossing, rubbing branches. Moderate deadwood.	C2	Monitor annually (tight unions).	3
		9.12	0-2m		M	Moderate				
Yes		261.3			10+ years	Light undergrowth				
T053	English Oak	600	17		Moderate	N5.5, E5.5, S6, W8.5	Boundary fence dissects stem preventing a detailed inspection. Installation of fence has resulted in damage to buttress root(s). Large cavity between buttress roots on south eastern aspect of stem, with decaying remnants of a <i>Fistulina</i> fruiting body within the cavity. Tapping with a sounding hammer revealed a column of decay extending from the wound to circa. 2m above ground level. Multiple small cavities on eastern aspect from circa. 2 to 4m above ground level, possible decay column within stem between wounds. Further cavities and woodpecker holes on southern and eastern aspects. Remnants of fungal fruiting body on western aspect at circa. 2m above ground level, tapping with a sounding hammer around the fruiting body revealed the presence of decay within the stem. Multi-stemmed from circa. 6m above ground level. Cavity on northern aspect due to stem loss / failure that appears to be descending down the stem. Unable to inspect from ground level and within the site's curtilage. Stem wounds / cavity on central stem. Reduced vigour. Few suitable reduction points. Removal and replacement considered to be most prudent management option.	U	Fell and replace.	3
		7.2	4.1-6m		M	High				
Yes		162.9			<10 years	Light undergrowth				
T054	Birch	550	21		Moderate	N5.5, E5, S5.5, W6	Storm damaged branches on crown's eastern aspect, mainly confined to lower half of crown. Minor deadwood. Crown displays reasonable vigour. Unmade access to south and west.	B2	Remove storm damaged branches.	3
		6.6	2.1-4m		M	Low				
Yes		136.8			20+ years	Bare earth, Light undergrowth				
T055	Hornbeam	545	13		Low	N6.5, E7.5, S7, W6.5	Multi-stemmed. Minor bark inclusions. Sub-dominant stems topped at circa. 1.5m above ground level, non draining cavities at point of topping. Hazard beams / split branches caused by failed Birch branches that are still resting in the tree's crown.	C2	Remove split branches and failed Birch branches from crown.	3
		6.54	0-2m		EM	Moderate				
Yes		134.4			10+ years	Bare earth				
T056	English Oak	680	17.5		Moderate	N4.5, E9, S8, W9	Bifurcates at circa. 2.5m above ground level. Bark inclusions descend circa. 1m below union on both aspects of stem. Currently appears stable with no visual evidence of failure. Circa. 2m above, the lowest primary branch on the northern co-dominant stem is beginning to fuse with the adjacent co-dominant stem, thereby providing a natural brace. Lowest primary branch extending westwards on southern stem is compromised and appears to be developing into a hazard beam. To be reduced to prevent failure onto natural brace below. Moderate deadwood. Crown displays reasonable vigour.	C2	Reduce branch over natural brace by circa. 3m. Remove deadwood. Monitor annually (bark inclusion).	3
		8.16	2.1-4m		M	High				
Yes		209.2			10+ years	Grass, Light undergrowth				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
		RPA (m ²)	Aspect	Aspect	SULE	Ground Cover				
T057	Hornbeam	420	16		Moderate	N6, E6.5, S4.5, W3.5	Historic severance of buttress roots on eastern aspect to facilitate installation of boundary fence. Unable to assess extent of severance due to fence. Stem wounds. Squirrel damage. Reduced vigour and extension growth.	C2	Monitor annually (vitality).	3
		5.04	0-2m		EM	Moderate				
Yes		79.8			10+ years	Bare earth, Grass				
T058	Cherry	400	9		Low	N6, E3.5, S2, W5	Located off-site. Detailed inspection therefore impeded and all dimensions estimated. Not plotted on TOPO.	C2	No work required.	4
		4.8	0-2m		M	Moderate				
No		72.4			10+ years	Unknown (offsite/no access)				
T059	Hazel	450	7		Low	N4, E4, S4, W4	Hazel coppice stool. Located off-site. Detailed inspection therefore impeded and all dimensions estimated. Not plotted on TOPO. Located 7.5m from eastern boundary.	C2	No work required.	4
		5.4	0-2m		M	Moderate				
No		91.6			10+ years	Unknown (offsite/no access)				
T060	Birch	300	12.5		Moderate	N5, E4.5, S3.5, W4	Located off-site. Detailed inspection therefore impeded and all dimensions estimated. Broken, hanging branches. Not plotted on TOPO. Located 15m from eastern boundary.	C2	No work required.	4
		3.6	0-2m		EM	Low				
No		40.7			10+ years	Unknown (offsite/no access)				
T061	Hornbeam	350	12		Moderate	N4, E6, S4.5, W4.5	Located off-site. Detailed inspection therefore impeded and dimension estimated. Crossing, rubbing branches. Not plotted on TOPO. Located 24.5m from eastern boundary.	B2	No work required.	4
		4.2	2.1-4m		SM	Moderate				
No		55.4			20+ years	Unknown (offsite/no access)				
W001	Ash, English Oak, Hornbeam	480	22		Low	N11, E10, S10, W10	Off-site woodland. Mixed species area of woodland located off-site in neighbouring property. Contained behind panel fence. Not on TOPO, so average DBH and height given. Canopy extends into site notably, by up to 9 m, to east and west of T054.	B2	No work required.	4
		5.76	0-2m		M	High				
Yes		104.2			20+ years	Woodland floor				
W002	Birch, Elder, English Oak, Holly, Hornbeam	550	20		Moderate	N45, E9, S5, W5	Off-site woodland. Northern section used by chickens. Adjacent to the site's boundary the salient species is Birch, interspersed with Hornbeam. Many of the Birch have a DBH of circa. 350mm. To south of the woodland, Oak is the most prevalent species with a larger DBH, circa. 550mm. Crown extends circa. 9m into site. No TOPO information provided, so average DBH (550mm) and crowns spread (9m) applied. Detailed inspection not possible.	B2	No work required.	4
		6.6	0-2m		EM	High				
No		136.8			20+ years	Bare earth, Grass				

Appendix C

Schedule of Works

SCHEDULE OF WORK

Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent

Surveyed By: Caspar Searle

Surveyed: 21/11/2019

Managed By: Caspar Searle

Tree No.	Species	Work required	Priority
T016	English Oak	Fell.	1
A002	Hazel, Holly, Hornbeam	Remove Ivy to 4m. Reinspect.	2
T002	Ash	Remove mature basal epicormic growth, cut back Holly and clear vegetation around stem base. Re-inspect.	2
T012	Ash	Undertake climbing inspection (two cavities on northern stem).	2
T015	Ash	Strip Ivy and re-inspect.	2
T017	English Oak	Sever Ivy from ground to 5m agl and re-inspect.	2
T023	Ash	Remove deadwood on southern aspect.	2
T027	Hornbeam	Remove hanging branch.	2
T028	Hornbeam	Fell.	2
G003	Hornbeam	Fell.	3
T001	English Oak	Remove failed Ash branch from crown.	3
T003	Elder	Fell.	3
T004	Silver Birch	Remove hanging branch.	3
T007	Elder	Fell.	3
T009	English Oak	Remove deadwood.	3
T010	English Oak	Remove deadwood.	3
T011	Elder	Fell.	3
T013	Hazel	Coppice.	3
T018	Ash	Fell.	3
T019	Ash	Fell.	3
T022	Ash	Fell.	3
T024	Silver Birch	Fell.	3
T037	Silver Birch	Fell.	3
T038	English Oak	Remove deadwood and torn / failed branches.	3
T041	Silver Birch	Fell.	3
T045	Silver Birch	Fell.	3
T046	English Oak	Remove deadwood over access road.	3
T048	English Oak	Remove deadwood.	3
T049	English Oak	Remove deadwood and torn / failed branches.	3
T053	English Oak	Fell and replace.	3
T054	Birch	Remove storm damaged branches.	3
T055	Hornbeam	Remove split branches and failed Birch branches from crown.	3

Tree No.	Species	Work required	Priority
T056	English Oak	Reduce branch over natural brace by circa. 3m. Remove deadwood.	3

Schedule of Enhanced Monitoring

Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent

Surveyed By: Caspar Searle

Surveyed: 21/11/2019

Managed By: Caspar Searle

Tree No.	Species	Work required	Priority
T012	Ash	Monitor annually (presence of Armillaria).	2
T023	Ash	Monitor annually (decline in vitality).	2
T025	Ash	Monitor annually (vitality).	3
T031	Hornbeam	Monitor annually July/August (vitality). Consider felling if proposal increases occupancy rates near tree.	3
T032	Hornbeam	Monitor annually July/August (vitality). Consider felling if proposal increases occupancy rates near tree.	3
T034	Hornbeam	Monitor annually July/August (vitality).	3
T036	Silver Birch	Monitor annually (decay development and stability).	3
T046	English Oak	Monitor annually (decay development). Consider further investigations if proposal significantly increases occupancy rates.	3
T052	Hornbeam	Monitor annually (tight unions).	3
T056	English Oak	Monitor annually (bark inclusion).	3
T057	Hornbeam	Monitor annually (vitality).	3

Appendix D

Explanatory Notes

Explanatory Notes



Categories

Below is an explanation of the categories used in the attached Tree Survey.

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
BS 5837 Main Category	<p>Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing:</p> <p>Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years;</p> <p>Category B - Those of moderate quality with an estimated remaining life expectancy of at least 20 years;</p> <p>Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm;</p> <p>Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>
BS 5837 Sub Category	<p>Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows:</p> <p>Sub Category 1 - Mainly arboricultural qualities;</p> <p>Sub Category 2 - Mainly landscape qualities;</p> <p>Sub Category 3 - Mainly cultural values, including conservation .</p> <p>Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.</p>
DBH (mm)	<p>Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.</p>
Age	<p>Recorded as one of seven categories:</p> <p>Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.</p> <p>S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.</p> <p>E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.</p> <p>M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.</p> <p>O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.</p>



D Dead.

Height	Recorded in metres, measured from the base of the tree.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.
Life Expectancy	Relates to the prospective life expectancy of the tree and is given as 4 categories: 1 = 40 years+; 2 = 20 years+; 3 = 10 years+; 4 = less than 10 years.
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
Minimum Distance	This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority’s tree officer.
Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.
Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: Low An inconsequential landscape feature. Moderate Of some note within the immediate vicinity, but not significant in the wider context. High Item of high visual importance.
Problems/ Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.
Work Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the “Problems/comments” category.



Work Required (AIA)

Identifies the tree work specifically necessary to allow a proposed development to proceed.

Priority

This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey.

- 1 Urgent – works required immediately;
- 2 Works required within 6 months;
- 3 Works required within 1 year;
- 4 Re-inspect in 12 months,
- 0 Remedial works as part of implementation of planning consent.



BS 5837:2012 Terms and Definitions

Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. <i>NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.</i>
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Service	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.
Veteran Tree	Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. NOTE - these characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem.



Appendix E

Tree Preservation Order Enquiry/Response

Gabrielle Justesen

From: Trees <trees@sevenoaks.gov.uk>
Sent: 14 November 2019 15:37
To: Gabrielle Justesen
Subject: RE: TPO Enquiry - 7815 - Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent, TN15 7JS
Attachments: 80 026 TPO.pdf; Viewing constraints online - guide.pdf

Dear Justesen,

Thank you for your email.

I have checked the site as outlined in red in your provided plan and the immediately neighbouring properties and at least part of the site is covered by the TPO reference 80/026/TPO, a copy of which I have attached. The site is not located within a Conservation Area.

For your future information I have also included below a link to the interactive policies/planning constraints map which is now live on our website. The map can be found here: <https://maps.sevenoaks.gov.uk/planning/>

Here you will be able to research the constraints for any address in the District, including Tree Preservation Orders and Conservation Areas, by clicking on the boxes within the 'Layer List' (I have also attached a copy of the user guide for the map).

If you require copies of Conservation Area maps, they can be downloaded from our website here: https://www.sevenoaks.gov.uk/directory/3/conservation_areas

If you require copies of Tree Preservation Orders, these are available free of charge by emailing trees@sevenoaks.gov.uk please included the TPO reference number for any order/s you require.

Kind regards
Peter

Peter Bareford
Administrative Assistant
Development Management
Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG

Tel: 01732 227000

www.sevenoaks.gov.uk _

Please note our office hours are as follows;
Monday - Thursday 08:45 - 17:00
Friday 08:45 - 16:45

From: Gabrielle Justesen <Gabby@treesurveys.co.uk>
Sent: 14 November 2019 15:17
To: Trees <trees@sevenoaks.gov.uk>
Subject: TPO Enquiry - 7815 - Blue Bell Paddock, Gravesend Road, Wrotham, Sevenoaks, Kent, TN15 7JS

Dear Sir or Madam,

Could you please advise if the above mentioned site and adjacent areas (and the neighbouring properties) are covered by TPO or located within a Conservation Area?

I have attached a map for your use.

I look forward to hearing from you.

Kind regards

Gabby Justesen
Office Manager – South West Office

(Please note my working hours are 9am – 3pm)



Tel: 01722 657423 gabby@treesurveys.co.uk www.treesurveys.co.uk

Head Office: 5 Moseley's Farm Business Centre, Fornham All Saints, Bury St. Edmunds, Suffolk, IP28 6JY

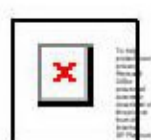
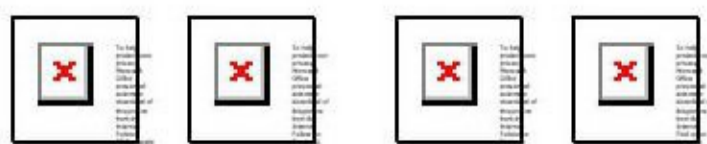
South West Office: Unit 7, Enterprise House, Cherry Orchard Lane, Salisbury, Wiltshire, SP2 7LD

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 Please consider your environmental responsibility - think before you print!

Debit/credit card payments for planning applications, pre-application enquiries and Appeals can be made online at our website. <https://myaccount.sevenoaks.gov.uk/planning-payment/> For all other Planning payment queries please telephone us on 01732 227000 or email planning.information@sevenoaks.gov.uk Our office hours are Monday - Thursday 08:45 -17:00 and Friday 08:45 - 16:45



TOWN & COUNTRY PLANNING ACT 1971

SEVENOAKS DISTRICT COUNCIL

TREE PRESERVATION

ORDER NO: 26 1980

NOTE:- If it is desired to fell any of the trees included in this Order whether included as trees, groups of trees or woodlands and the trees are trees for the felling of which a licence is required under the Forestry Act, 1967, application must be made not to the Authority for consent under this Order but to the Forestry Commissioners for a licence under that Act. (See Forestry Act, 1967, section 15(5).)

SEVENOAKS DISTRICT COUNCIL

Town & Country Planning Act 1971

*THE SEVENOAKS DISTRICT COUNCIL (in this Order called "the Authority") in pursuance of the powers conferred in that behalf by sections 60 and 61 of the Town and Country Planning Act, 1971 and subject to the provisions of the Forestry Act, 1967, HEREBY MAKES THE FOLLOWING ORDER :—

1. In this Order —
"the Act" means the Town and Country Planning Act 1971; and
"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more, and a mortgagee in possession.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the Authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage, or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto, which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. An application for consent made to the Authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4. (1) Where an application for consent is made to the Authority under this Order, the Authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the Authority may think fit or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the Authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the Authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

- (2) The Authority shall keep a register of all applications for consent, under this Order containing information as to the nature of the application, the decision of the Authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the Authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied —

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6. (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless –

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act; or
- (b) the Authority with the approval of the Secretary of State dispense with replanting;

the Authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall subject to the provisions of this Order and section 175 of the Act replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to –

- (a) species,
- (b) number of trees per acre;
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the Authority shall if such condition or direction relates to land in respect of which byelaws made by a river authority or a drainage board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the river authority or drainage board under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order being provisions of Part III of the Act and section 164 of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the Authority within the time and in the manner prescribed by this Order be entitled to recover from the Authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

FIRST SCHEDULE

This Schedule should be completed in accordance with the Town and Country Planning (Tree Preservation Order) Regulations 1969

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
	NONE	

Trees Specified by References to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	NONE	

Groups of Trees
(within a broken black line on the map)

No. on Map	Description	Situation
	NONE	

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
W1	Scattered deciduous standards, predominantly Oak, Sweet Chestnut, Birch, Beech, Ash over Birch and Hazel Coppice	Land to the east of Oak Farm Lane and to the west of the A.227, Ash-Cum-Kidley, Kent.

TREE PRESERVATION ORDER No 26 (1980)

Land at Oak Farm Lane, Ash.



The Common Seal of the District
Council of Sevenoaks was hereunto affixed
in the presence of:

Secretary



SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to —

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where —

- (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
- (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme or other grant scheme under section 4 of the Forestry Act 1967 (a) except a scheme which applies to a forestry dedication covenant.

(3) the cutting down, uprooting, topping or lopping of a tree :—

- (a) in pursuance of the power conferred on the Postmaster General by virtue of section 5 of the Telegraph (Construction) Act, 1908;
- (b) by or at the request of —

- (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;

- (ii) an Electricity Board within the meaning of the Electricity Act, 1947, where such tree obstructs the construction by the Board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act, 1919, and the Electric Lighting Act, 1882, or interferes or would interfere with the maintenance or working of any such line;

- (iii) a river authority established under the Water Resources Act, 1963, or a drainage board constituted or treated as having been constituted under the Land Drainage Act, 1930, where the tree interferes or would interfere with the exercise of any of the functions of such river authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or

- (iv) the Minister of Defence for the Royal Air Force, the Minister of Technology or the Board of Trade where in the opinion of such Minister or Board the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;

- (c) where immediately required for the purpose of carrying out development authorised by a planning permission granted on an application made under Part III of the 1971 Act, or deemed to have been so granted for any of the purposes of that Part;

- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act, 1971 as adapted and modified to apply to this Order.

33. Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

Reference of applications to the Secretary of State

35. (1) The Secretary of State may give directions to the authority requiring applications for consent under the Order, to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

Appeals against decisions

36. (1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(5) The decision of the Secretary of State on any appeal under this section shall be final.

37. Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either —

Appeal in
default of
decision

- (a) give notice to the applicant of their decision on the application; or
- (b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates has been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. (1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by order revoke or modify the consent to such extent as they consider expedient.

Power to revoke
or modify the
consent under
the Order

(2) Subject to the provisions of section 60(5)(c) and 61 of the Act, an order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section the authority shall serve notice on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. (1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a Tree Preservation Order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

Unopposed
revocation or
modification of
consent

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than fourteen days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2)(a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2)(b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45(2) of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Parts III, IV, or V of the Act.

GIVEN under the Common Seal of the SEVENOAKS DISTRICT COUNCIL

this Eighteenth day of August 19 80

THE COMMON SEAL of the
SEVENOAKS DISTRICT COUNCIL
was affixed hereto in the presence
of

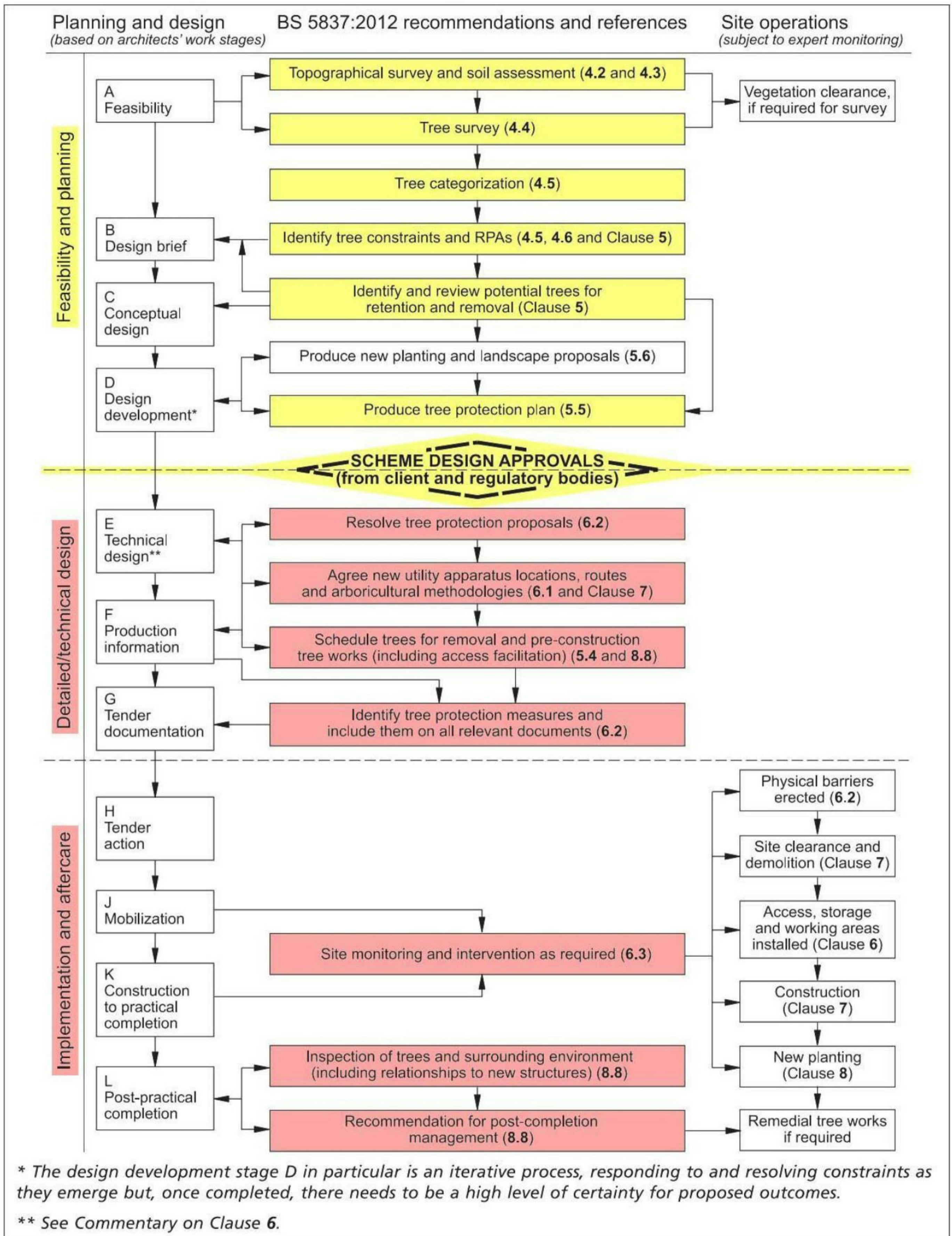



Secretary

Appendix F

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



2.

European Protected Species and woodland operations. (V4)
Complete all sections of the Checklist

Checklist

Details

1 Are you within, or close to, the known mapped range of any of the protected species **OTHER THAN BATS** which are potentially everywhere? Tick any that apply.
See distribution maps in the Good Practice Guidance for each species -

YES
NO

- Dormice
- Otters
- Great crested newts
- Sand lizards
- Smooth snakes

Name of Wood:

Grid Reference:

--	--	--	--	--	--	--	--

2 Does your wood contain any of the following habitats? Tick any that apply.

YES
NO

- Old trees with holes and crevices which might be used bats
- Species rich scrub/coppice, early growth stage plantations and forest interfaces
- Rivers on which otters might be found
- Ponds which might be occupied by great crested newts
- Open areas on heathy soils

Area: (ha)

--	--	--	--	--	--	--	--

Date of Assessment:

--	--	--	--	--	--	--	--

3 Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply.
Indicate which sources of information you have checked:

YES
NO

- National Biodiversity Network (www.nbn.org.uk)
- Local Biological Records Centre
- Local Wildlife Trust
- Other

Specify Other:

Name of Assessor:

4 Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply.

YES
NO

- Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts)
- Sightings (or echo-location)
- Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood)
- Confirmed breeding or roosting sites (i.e. evidence of sites actually being used)

Details:

CHECK POINT If you have answered **NO** to **ALL** of the above then only bats need to be considered in your operations.
If you have answered **YES** to any of the above then the species concerned must be considered as well as bats.

Notes

5 Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so?
Details: Use reverse of form to expand as required:

YES
NO

A licence is not required but continue to sections 6 and 7 below
You will need to obtain a licence **BEFORE** carrying out the work (see EPS Licence Application Forms and Notes)

6 Whether or not a licence is required...
Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply.

YES
NO

- Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan)
- Shown to operators and/or their supervisor
- Marked with paint or hazard tape
- Shown on the site plan

Other means:

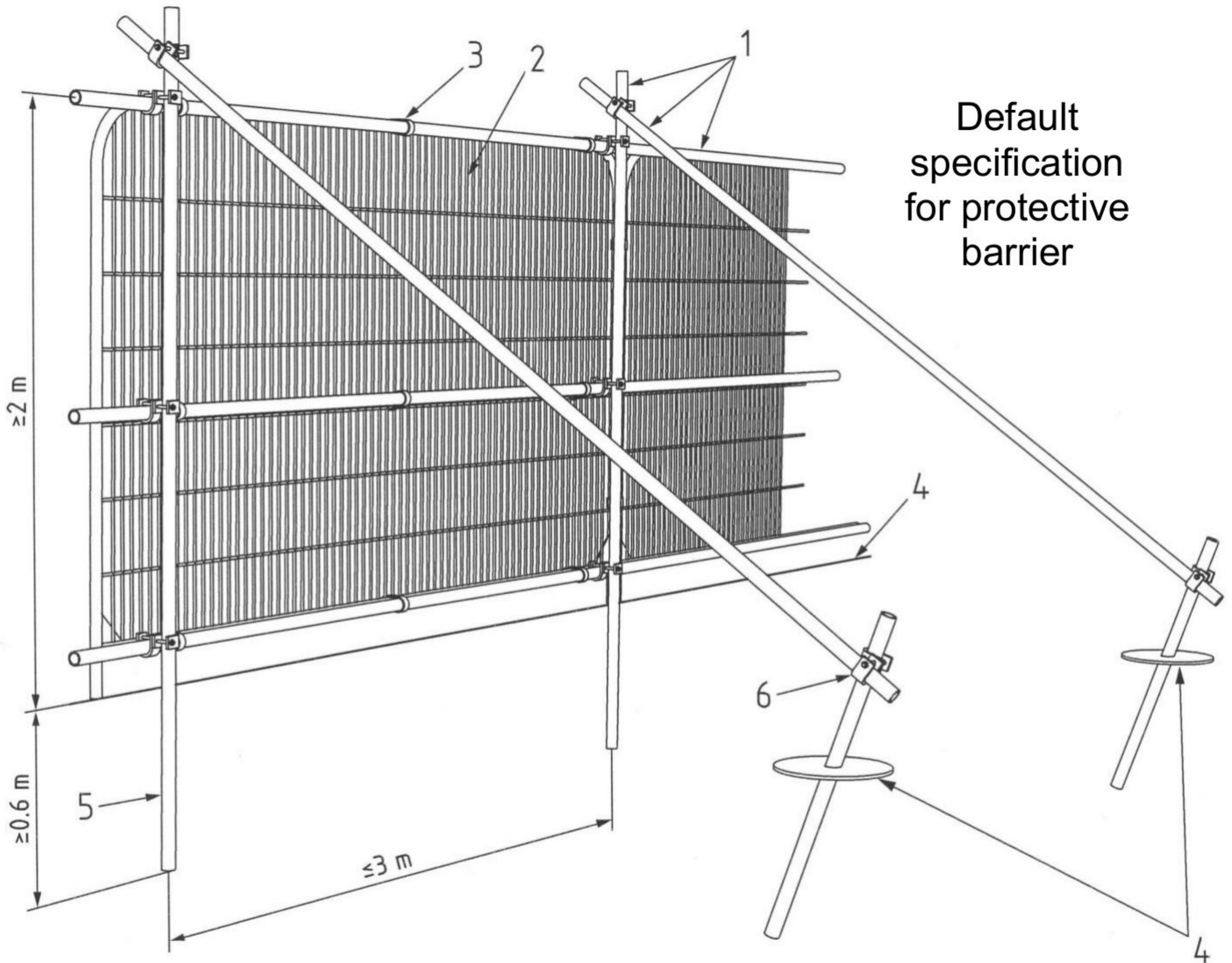
You may commit an offence if you do not tell your operators about the protected species in your wood.

7 Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations?
Details:

YES
NO

You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.

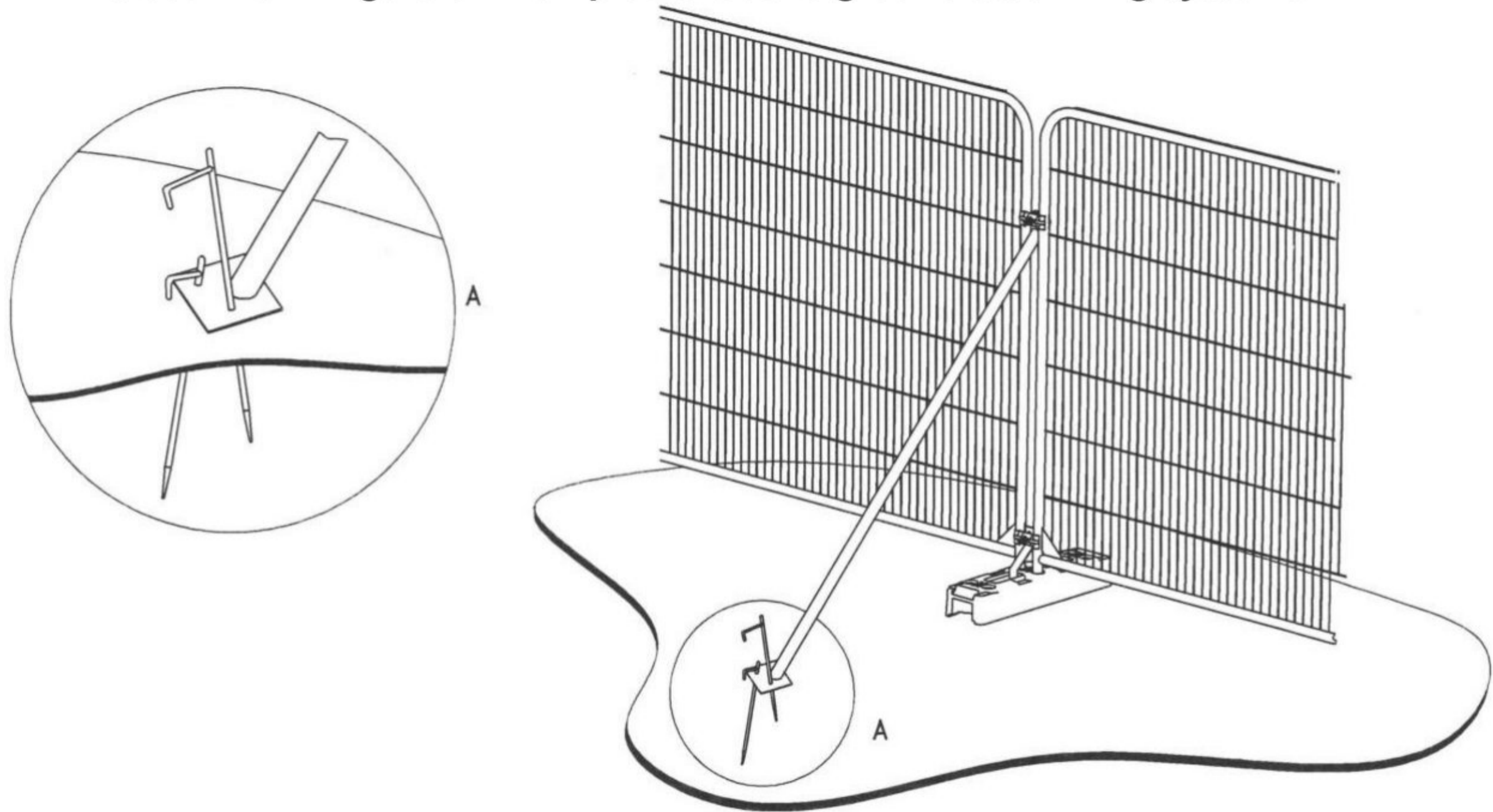
3. BS 5837:2012 Figure 2: Default specification for protective barrier



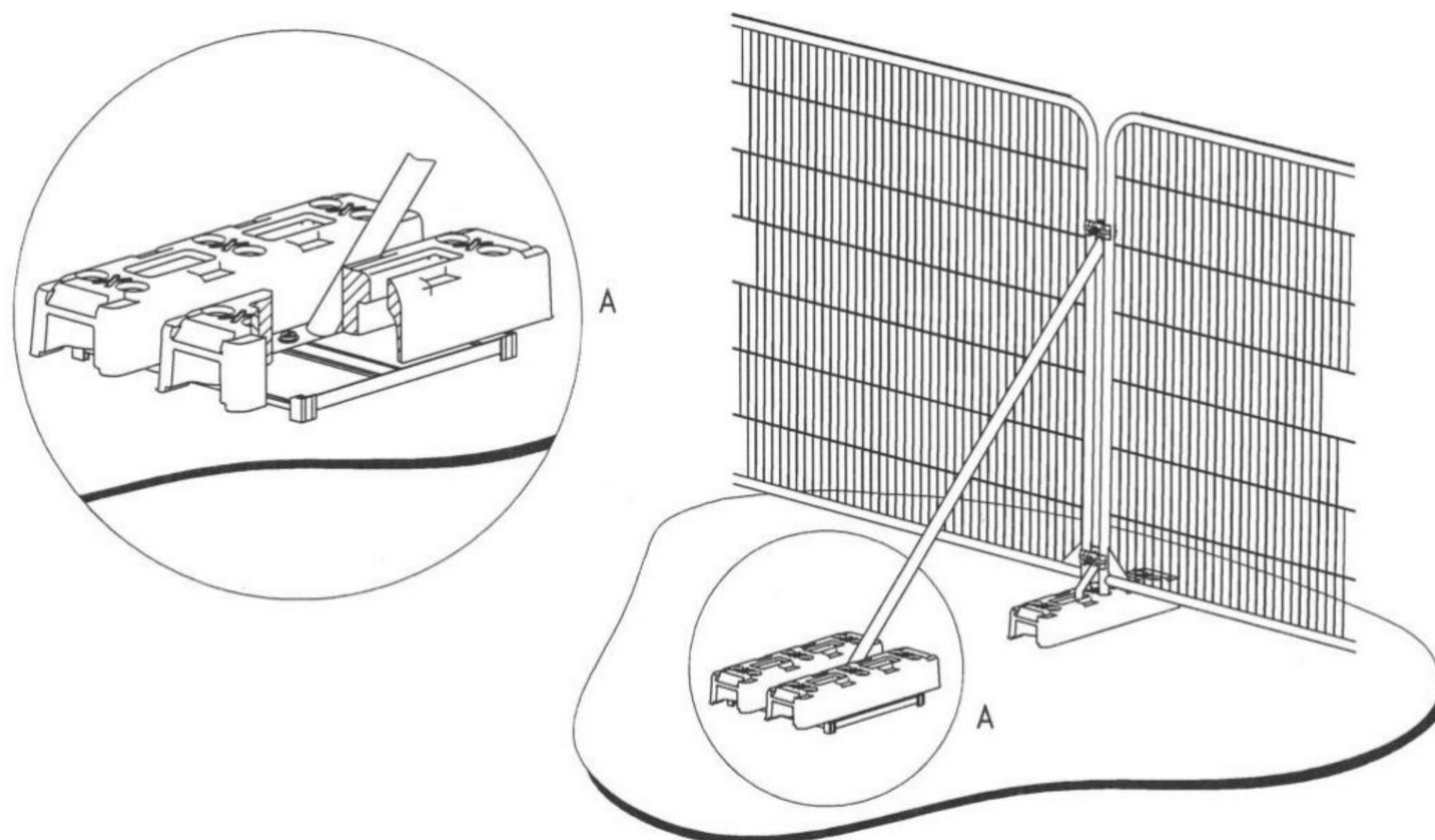
Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised 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 0.6m)
- 6 Standard scaffold clamps

4. BS 5837:2012 Figure 3: Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix G

Hayden's Drawing

- Arboricultural Impact Assessments ●
- Arboricultural Method Statements ●
- Tree Constraints Plans ●
- Arboricultural Feasibility Studies ●
- Shade Analysis ●
- Picus Tomography ●
- Arboricultural Consultancy for Local Planning Authority ●
- Quantified Tree Risk Assessment ●
- Health & Safety Audits for Tree Stocks ●
- Tree Stock Survey and Management ●
- Mortgage and Insurance Reports ●
- Subsidence Reports ●
- Woodland Management Plans ●
- Project Management ●
- Ecological Surveys ●



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