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TREE/SHRUB PLANTING PROPOSALS

AT

**LAND TO WEST OF THE BUNGALOW
PRICES WOOD
TONBRIDGE ROAD
LEIGH
TONBRIDGE
KENT
TN11 8HP**

by

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Chartered Arboriculturist**

**Council: Sevenoaks District Council
Application No.: 21/00374/FUL
Status: Granted, subject to conditions
Condition covered in Statement: Condition 2**

**Our ref: J60.64
4th June 2021**

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1. MADGWICK & DOTTRIDGE, INDICATIVE SITE AND BLOCK PLAN, DRAWING NO. 3307
01 REV. A
2. BOTC, PROPOSED PLANTING PLAN, DRAWING NO. J60.64/01

1. INTRODUCTION

Broad Oak Tree Consultants Ltd. received instructions from Rain or Shine Pre-School Ltd, to produce the landscaping details necessary for tree/shrub planting required by Condition 2 of the Grant of Consent of Application No. 21/00374/FUL. This relates to access and hard standing with a new stock proof fence at Land to West of The Bungalow, Prices Wood, Tonbridge Road, Leigh, Tonbridge, Kent, TN11 8HP.

Condition 2 reads as follows:

2. *Notwithstanding the drawings hereby approved, within three months of the date of this permission further details of native species landscaping and its long term management, including details of the planting scheme towards the west of the parking area shall be submitted to the Local Planning Authority. The development shall be completed in accordance with the approved details and retained as such thereafter. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.*

2. BACKGROUND

An “Ecological Impact Assessment – Prices Wood” has previously been submitted by the client, along with a Small Woodland Management Plan (dated 01.09.2018) for Prices Wood, produced for the Forestry Commission.

The proposals covered in this report relate to the new planting to the west of the parking area. An indicative Site and Block Plan, drawing no. 3307 01 Rev. A, produced by Madgwick & Dottridge, is included in Appendix 1. This is only to indicate the planting location (red outlined area) and is not for scaling from.

A scaled “Proposed Planting Plan”, drawing no. J60.64/01 is attached in Appendix 2.

The area to be planted currently comprises rough grasses, with developing deciduous woodland to the west. Along the road frontage is a belt of developing Thorns, Hazel and maturing Oaks.

3. PLANTING AREA AND LAYOUT

The area to be planted is approximately 24m (north/south) and 32m (east/west) running parallel to the west of the stock fenced parking area.

Due to the canopies of the maturing trees to the west and south native shrub species are proposed towards these edges to avoid existing crowns adversely impacting on the growth of the canopy tree species. A more open structure is proposed towards the centre to provide a glade area while canopies develop over several decades.

A random matrix of trees is proposed with no defined planting spacing, apart from ensuring sufficient space exists for the main species to develop. These will primarily comprise English Oak. Shrub species will blend in with the surrounding woodland and roadside belt, as well as softening the edge of the parking area. It is anticipated that a certain level of self seeding will also occur given the woodland area and roadside belt.

4. PLANTING – SPECIES, SIZES AND NUMBERS

A native mix of woodland tree species and native shrubs typical of a general woodland setting are proposed. Sweet Chestnut is not included as it is locally dominant and in monoculture blocks. The planting is aimed at a diverse species mix of variable density and vertical structure.

The following table identified the species, planting sizes and numbers of each.

| Tree Species Common Name | Tree Species Latin Name | Planting size (cm) | Number of each |
|-------------------------------------|------------------------------------|---------------------------|-----------------------|
| English Oak | Quercus robur | 60-80 | 6 |
| Field Maple | Acer campestre | 60-80 | 12 |
| Silver Birch | Betula pendula | 60-80 | 5 |
| Hazel | Corylus avellana | 60-80 | 12 |
| Common Hawthorn | Crataegus monogyna | 60-80 | 10 |
| Blackthorn | Prunus spinosa | 60-80 | 11 |
| | | Total: | 56 |

Cell grown whips have been recommended as these establish rapidly and have good survival rates. Once established they also grow quickly and rates commonly exceed those of larger stock, which is slower to establish.

5. PLANTING PROTECTION

To protect the trees/shrubs from voles, mice and rabbits it is proposed that 60cm green plastic spiral guards are utilised, supported by heavy Bamboo canes or cleft Sweet Chestnut spiles.

To reduce competition from existing vegetation and promote rapid early growth the base of each tree/shrub is to be enclosed in a 1m diameter circle of 50mm thick woodchip/bark. This will help suppress weed growth and retain water, as well as providing nutrients as it decomposes.

If weed growth is excessive then spot spraying with a Glyphosate herbicide in late June for five years would be proposed.

6. MAINTENANCE PROPOSALS

6.1 YEARS 1-5

- Replace any trees/shrub that die for first three years.
- Check spirals and firm bamboo canes in early spring.
- Replenish woodchip/mulch or spot spray with Glyphosate based herbicide.
- Grasses in between the trees/shrubs are to be left to grown naturally with no cutting required.
- If stock are placed in the main field a temporary stock fence or electric tape fence will be necessary parallel with the northern extent of the parking area across west to the woodland edge.

6.2 YEARS 5-10

- Remove spiral guards and canes from Hawthorns and Blackthorn.

6.3 YEARS 10-15

- Remove spiral guards from remaining species.

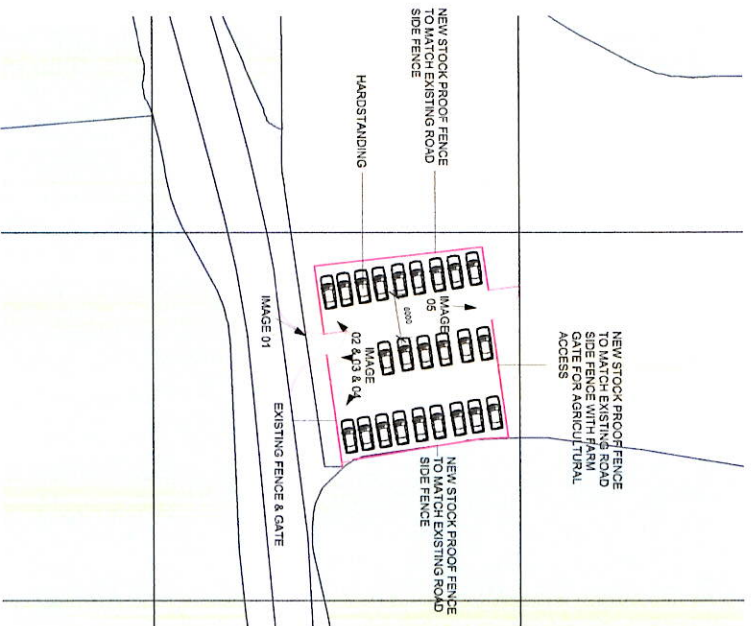
Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

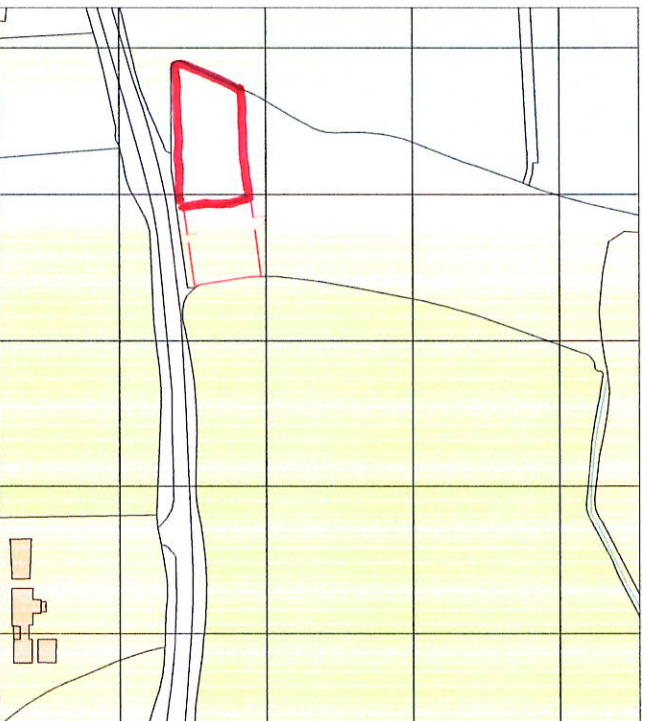
LAND TO THE WEST OF THE BUNGALOW, PRICES WOOD, TONBRIDGE ROAD, LEIGH, KENT

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WITHOUT PERMISSION FROM MADGWICK & DOTTRIDGE.

PLANNING



BLOCK PLAN @1:500



SITE PLAN @1:1250



FENCE ELEVATION EXAMPLE @1:50



Revisions

| No. | Date | Revised Elevation | Revised |
|-----|------------|-------------------|------------|
| 1 | 06/11/2023 | 1:500 | Block Plan |
| 2 | 06/11/2023 | 1:1250 | Site Plan |
| 3 | 06/11/2023 | 1:500 | Block Plan |
| 4 | 06/11/2023 | 1:100 | Site Plan |

Site & Block Plan

Hard Standing for Rain or Shine
Forest Pre-School

Land to the West of the Bungalow
Prices Wood, Leigh
Tonbridge, Kent: TN11 8HP

Rain or Shine Forest Pre-School

Madgwick & Dottridge

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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| 25.121 | CDM | A |
| 3307 | 01 | |

APPENDIX 2



FIELD

STOCK FENCE

PARKING AREA

ROADSIDE BELT

TONBRIDGE ROAD



WOODLAND EDGE

| | |
|--|--|
| Broad Oak Tree Consultants Limited Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex, TN21 8SS Tel: 01435 862444 | |
| Site: | Land to the west of The Bungalow, Prices Wood, Tonbridge Road, Leigh, Tonbridge, Kent, TN11 8HP |
| Title: | PROPOSED PLANTING PLAN |
| Key: | ● Tree/Shrub planting location |
| Species List: | <ul style="list-style-type: none"> Oak English Oak FM Field Maple Bi Silver Birch H Hawthorn HZ Hazel B Blackthorn |
| Scale: | 1:200 @ A4 |
| Date: | 04.06.2021 |
| DRAWING NO.: J60.64/01 | |