

Tree protection plan to BS 5837 (2012) and Woodland Plan

Loxley House, Gravelly Bottom Road, Kingswood, Kent ME17 3NU

- Report:** 230202 v1 dated 14 March 2023.
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- Client:** Mr R. Schroeder, Rowan House Farm, Gravelly Bottom Road, Kingswood, Kent ME17 3NU
- Reference:** Planning consent 21/500168 /FULL – *Demolition of existing dwelling Loxley House and the erection of replacement dwelling ...*

Preamble

The purpose of this report is to comply with Conditions 6 and 10 of Planning Consent 21/500168/FULL:

(6) The development hereby approved shall not commence until details of tree protection in accordance with the current edition of BS 5837 have been submitted to and approved in writing by the local planning authority. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre-commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

(10) The development hereby approved shall not commence above slab level until a woodland management plan covering a period of ten years has been submitted to and approved in writing by the Local Planning Authority.

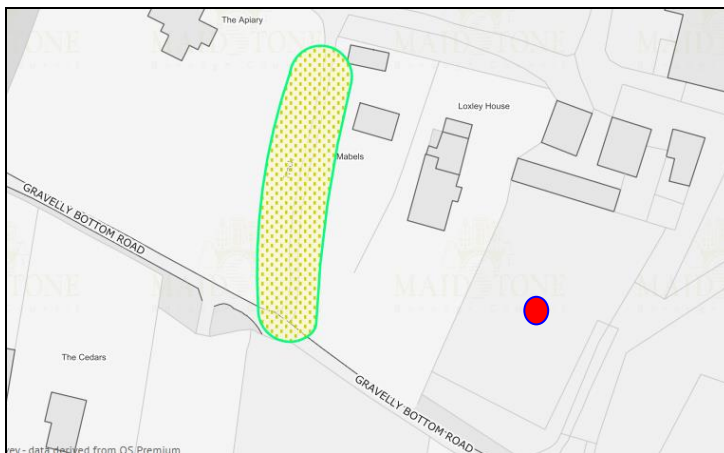
I visited the site on 17 February 2023 and surveyed the trees at and adjacent to the site to the conventional standard. Dimensions of offsite trees were estimated.

Plans and design

The design is shown on *Proposed site layout plan*, Dwg. DHA/11448/13 Rev.B, dated June 2020, by DHA Planning. The *Tree position and constraints plan* and the *Tree protection plan* are derivatives of the DHA plan. Tree positions were largely unproblematical because the trees are confined to the boundaries of the site and it proved appropriate to describe them collectively (in three groups). I also refer to *Landscaping plan*, Dwg. 11448_13 Rev. C., dated 15 November 2022, by DHA Planning.

Planning and wildlife constraints

Michael Cussons of Maidstone B.C. kindly drew my attention to the MBC interactive map, which I consulted on 27 February 2023. The site is not in a Conservation Area and no trees at the site or within influencing distance are protected by Tree Preservation Order. This means that works to trees at the site are normally at the discretion of the landowner. However, trees are material considerations in the planning system whether protected or not.



Planning constraints

The red dot marks the centre of the site.

The site is not in a Conservation Area.

The nearest trees protected by Tree Preservation Order are in the area stippled yellow (The Apiary; TPO 28; 1984). They are a group of Oaks, with Scots pine and Birch.

No native bird may be disturbed at its nest, which means that works to trees or hedges that contain nests should not be undertaken during the nesting season.

Introduction to Tree survey

See Appendix II for Tree survey schedule.

Photo record of Tree survey



Photo 1. West boundary.

The view westward to the west boundary, with the site in the foreground.

The mixed conifers are off-site, just beyond the post-and-wire boundary fence.



Photo 2. South boundary.

The view southward to the south boundary, with the site in the foreground.

Gravelly Bottom Road is beyond the closeboard fence. A second derelict fence, largely fallen and overcome by bramble, is parallel to the south boundary and several metres within the site.

The trees are early-mature Alders with Hazel, close-planted to provide a screen.



Photo 3. East boundary.

The view eastward to the east boundary, with the site in the foreground and the vehicular access to the existing buildings just beyond the closeboard fence.

The trees are early-mature Alders, close-planted to provide a screen, but less vigorous than those on the south boundary.

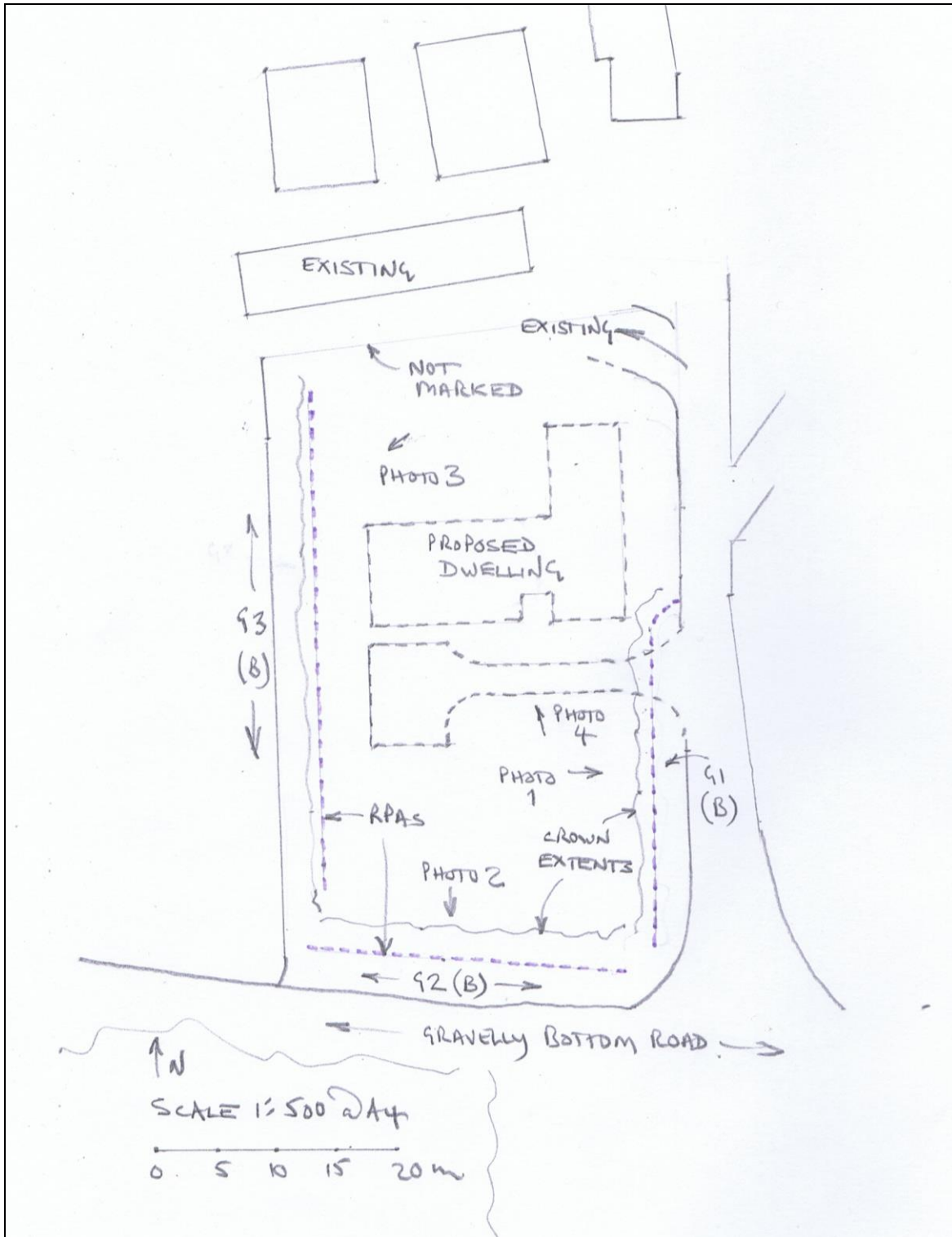


Photo 4. North boundary.

The view northward to the north boundary, which is not marked. The low building some distance beyond the future boundary is a dwelling.

The site is in the foreground, with a conifer just beyond the west boundary on the left and the trees of the east boundary on the right.

Tree position and constraints plan

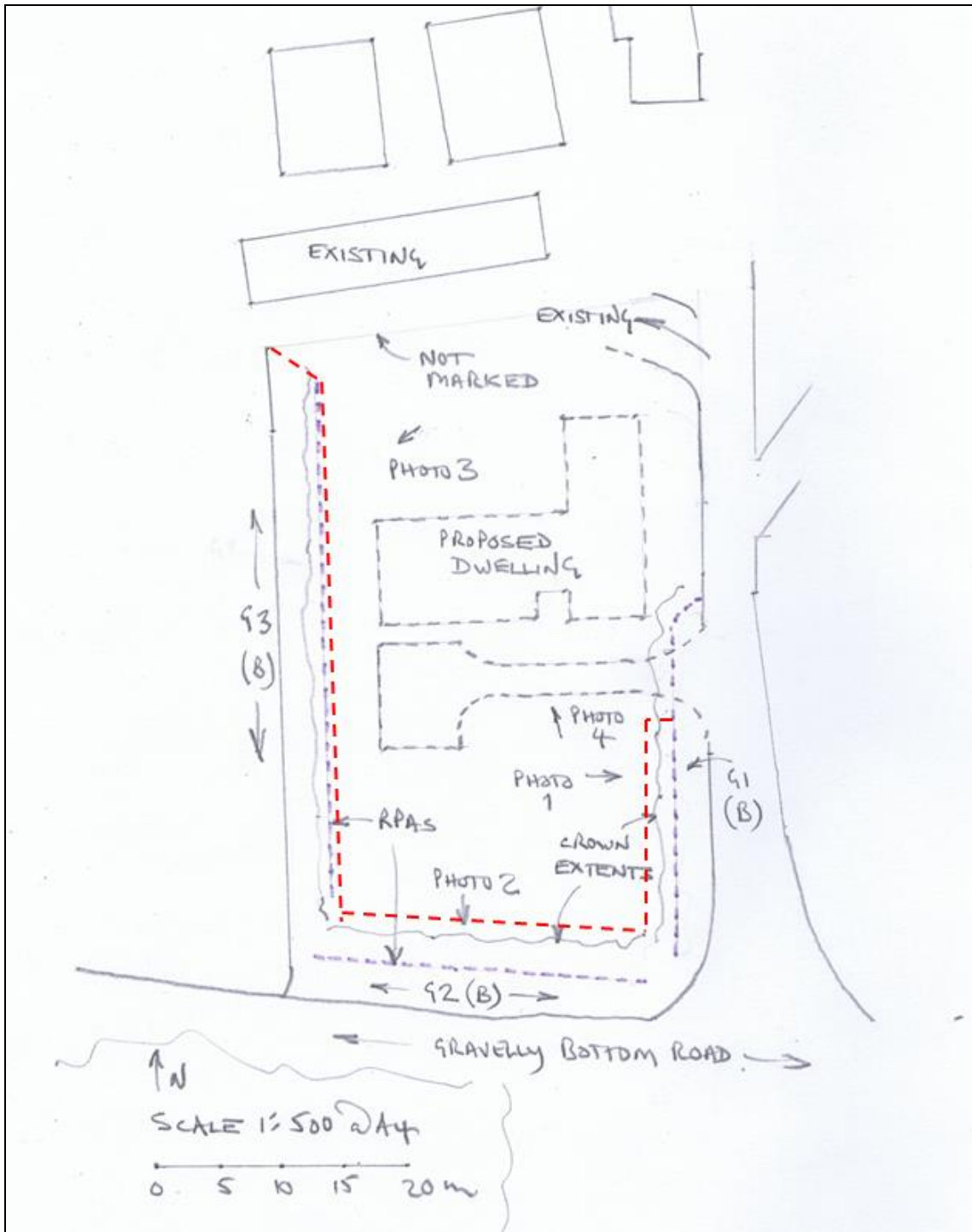


For scale see scale bar: 1:500 in WORD @ 100%.

Schedule of tree loss: Northernmost 10m length of G1 (approx.).

Tree protection plan

The default specification of the tree protection fencing is shown in Appendix I. If this specification is used, the panels must be clamped together and side-strutted for some permanence and impact resistance. The layout is shown below in red. The fencing is to be in place before any construction works, and is to remain in place until the main construction is complete.



For scale see scale bar: 1:500 in WORD @ 100%.

Note that the fencing is positioned outside the crown extents of the trees, which are more extensive than the Root protection areas in the case of G1 and G2.

Tree protection plan – continued

Tree works

Tree works (if any) are to be completed before any other site works except for the pegging out of the proposed access. The northernmost retained tree of G1 should be the first tree at least 3m from the south side of the access.

Other protection measures

Condition 6 specifies several other protection measures to conform to BS 5837 (2012).

Woodland plan

According to conventional definitions, there is no woodland at the site, nor does there appear to be any particular sensitivity regarding habitat connectivity or need for an off-site woodland buffer. My comments therefore reduce to:

(i) The conservation of the 6m wide strip of land adjacent to the south boundary (beneath the crowns of G2) as it has some woodland character.

(ii) The widening of this strip to at least 12m with the planting proposed on the *Landscape plan*.

(iii) The maintenance of wooded character as it relates to landscape. The Alders of G1 and G2 were planted as screens and/or windbreaks with the probable intention of topping and close-pruning them (as on fruit farms, often at around height 6m). However, this treatment would appear to be out of keeping with the other tree planting at the site envisaged on the *Landscape plan*.

Term of plan

The 10-year term of the plan involves simple prescriptions:

(i) Plant during the first winter after the construction is complete.

(ii) Trees within 3m of the east and north boundaries, and within 12m of the south boundary:

No action except formative pruning.

(iii) Trees in the interior of the site:

Remove lower branches as appropriate (to not more than 1/3 of total height) to allow access below the trees (this envisages some amenity area in the interior of the site).

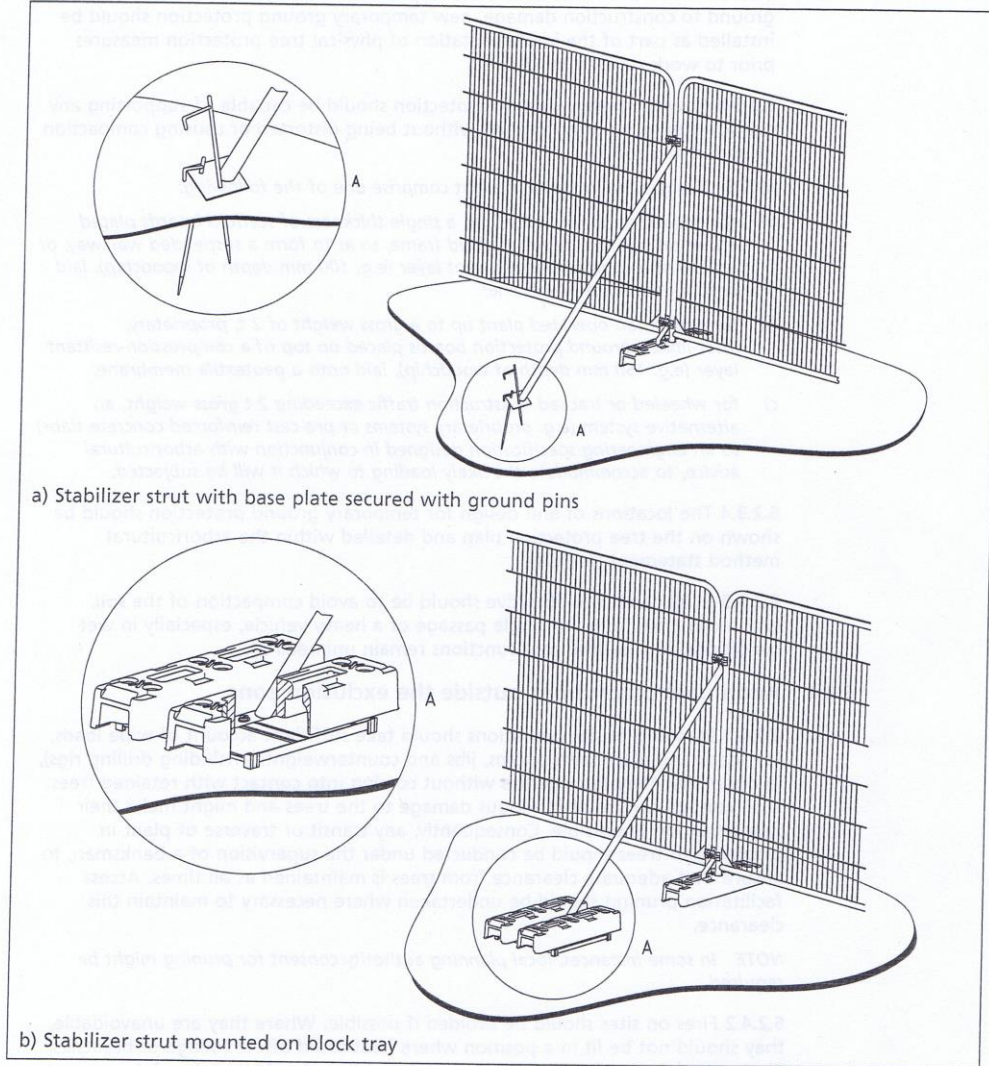
(iv) At the term of the plan some thinning or other tree management is likely to be required with regard to garden amenity and garden design.

APPENDIX I. Extract from BS 5837 (2012): Protective fencing

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems



6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

APPENDIX II: TREE SURVEY

(i) Scheme for retention value

The conventional scheme for retention value is set out in BS 5837 (2012) as follows:

A: High quality and value, anticipated retention span at least 40 years.

1. Arboricultural value 2. Landscape value 3. Cultural/conservation value

B: Moderate quality and value, anticipated retention span at least 20 years.

1. Arboricultural value 2. Landscape value 3. Cultural/conservation value

C: Low quality and value, anticipated retention span at least 10 years. Not to be retained where they represent a significant constraint to the development.

U: Undersize (below 15cm diameter) or valueless (any existing value lost within 10 years).

(ii) Notes

Note 1: 'Crown radius' noted in the *Tree Survey Schedule* is the horizontal distance the crown extends from the trunk of the tree. Where one radius is given either the crown is symmetrical or the given radius is that extending towards the interior of the site (generally the most relevant).

Note 2: Trunk diameter was measured 1.5m above the ground unless otherwise stated.

(iii) Tree Survey Schedule – Surveyed February 2023.

Tree/ Group	Species	Diam (cm)	Ht. (m)	Crown radius (m)	Head- room (m)	Value	RPA radius (m)	Comments	Photo
G1	Alder (<i>Alnus</i> spp., probably <i>Alnus glutinosa</i>)	10-20	10-16	2-4	1	B collective	2.4	Row of trees, close-planted with the intention of creating a screen. Row begins 18m south of the existing entrance to the site. Low to moderate vigour on this south-facing slope (alder is a species of moist situations and wetland).	1
G2	Alder with Hazel (<i>Corylus avellana</i>)	12-28	18-19	4-6	1	B collective	3.4	Row of trees, close-planted with the intention of creating a screen. Topped at height 3m early in the life of the trees (hardly evident now). A moister situation and higher vigour than G1. The hazel is growing into typical understorey shrub form. The ground beneath the combined crowns is heavily shaded and supports herbs associated with woodland. Towards the interior of the site, beyond the crown extents, the vegetation is dominated by nettle and bramble for several metres.	2
G3	Mixed conifers	15-30	12-22	3 into site	0-3	B collective	3.6	OFF-SITE. Norway spruce, Lawson cypress, Leyland cypress with birch. Berberis and bramble have advanced into the site by up to 3m.	3

T=tree; G=group; Diam=diameter; Ht=height; RPA=root protection area; GL=ground level.

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