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Design and Access Statement

Oakridge House (Plot 4)
Crismill Lane
Bearsted
Maidstone
Kent ME14 4NT

Introduction

This application is in response to Maidstone Borough Council's Enforcement notice 23/500222/ENF dated 2nd May 2023, and the Planning Enforcement Officer's site visit on 28th April 2023. The subject of development is a rear-garden decked area sited over a steeply sloping embankment.

The development is not yet complete and work has been suspended subject to this application. As such the drawings show the final proposal and current progress can be seen in the provided photos.

Planning policy considerations

NPPF

NPPG

Development plan

- SP17 Countryside
- DM1
- DM2
- DM3
- DM30

Supplementary Planning Documents

- Maidstone Landscape Character Assessment Supplement 2012

Relevant planning history

20/500293/OUT

Outline application for the demolition of existing office building and creation of 3no. self-build plots (All Matters Reserved) - Permitted

20/505782/REM

Approval of Reserved Matters of access, appearance, landscaping, layout and scale for Plot 4 only, including the removal of T8 (Sycamore Category C)- Permitted

22/504554/TPOA

Height reduction of one Poplar as shown in photograph within tree pruning information document (Approx 25m tall and 5m wide currently); Crown reduction of one Oak as shown in photograph within tree pruning information document (Approx 18m high and 12-15m wide currently)- Permitted

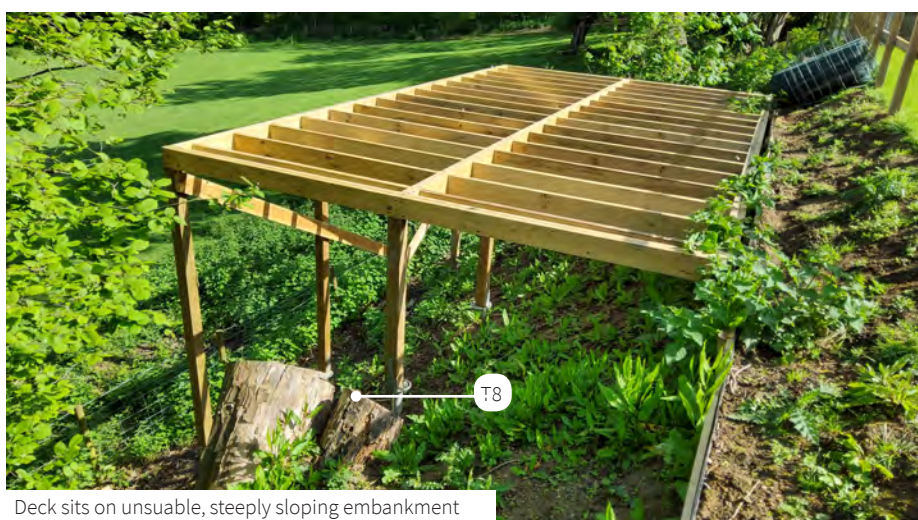
Background

Work on the decking started on 28th April 2023 without planning permission and was subsequently reported to the council. The applicant had a misunderstanding of the Permitted Development rules relating to the permissible height of decking to be no more than 300mm above ground level, notwithstanding the oversight of these rights being removed in the 20/505782/REM permission. The decking is situated below the main garden level and over a steeply sloping (and hence completely unusable) embankment. The intention was to keep the decking as low as possible in order to mitigate any impact on the neighbouring properties and thus, believing the datum was the garden level, the applicant assumed they were within the 300mm decking height parameters. In actual fact this rule applies to the lowest ground level below the deck which is approximately 3m at its greatest. As discussed with the enforcement officer this was a genuine oversight and misunderstanding of the rules and not an attempt to conceal any development.

Nevertheless, the applicant took great consideration in the siting, appearance and environmental impact of the decked area and these will be presented in this statement .

Scale & Layout

The rear garden encompasses a steeply sloping embankment along the rear (northwest) boundary, dropping approximately 3.5m from garden level over a horizontal distance of about 5m. The decking area measures 7x4m and sits over this embankment, roughly centrally along the rear boundary overlooking an open, private field. The deck sits between two trees shown on the plans: A tall Poplar (T9) and the large English Oak (T10). A previously removed tree stump (T8) remains to the lower left corner of the deck. This siting not only allows the best views across the field without being too obscured by the trees but also mitigates, as much as possible, falling debris onto the deck from the trees thus easing long-term maintenance.



Appearance

The deck structure is timber supported on slender timber posts sitting on discreet screw piles as shown in the previous photos. The advantages of this foundation are discussed later in the statement.

The decking floor finish will be composite timber boards and the balustrade will comprise of timber posts and wire: typical images of this are shown below.



Existing garden boundary treatment to the rear.

This type of balustrading results in the least amount of bulk and thus visual impact upon the setting when compared to a typical post and rail fence. The current fencing to the garden is of this type but in order to prevent passage between the rails, chicken wire has been used to reduce the aperture size. If this were in timber, the resulting mass of the fence would be overly dominant in the landscape. Fine tension-wire balustrading can be set closer together and achieve the aperture requirements. This offers clearer views and although cannot be seen by the public, would at a distance, become imperceptible.

The use of stainless steel wire is also in-keeping with the case officer's comments on the modernity of the house under 20/505782/REM in consideration of the host property being a new build. It strikes an appropriate balance between a natural landscape and hand-made intervention, hence its widely-accepted use.

Amenity

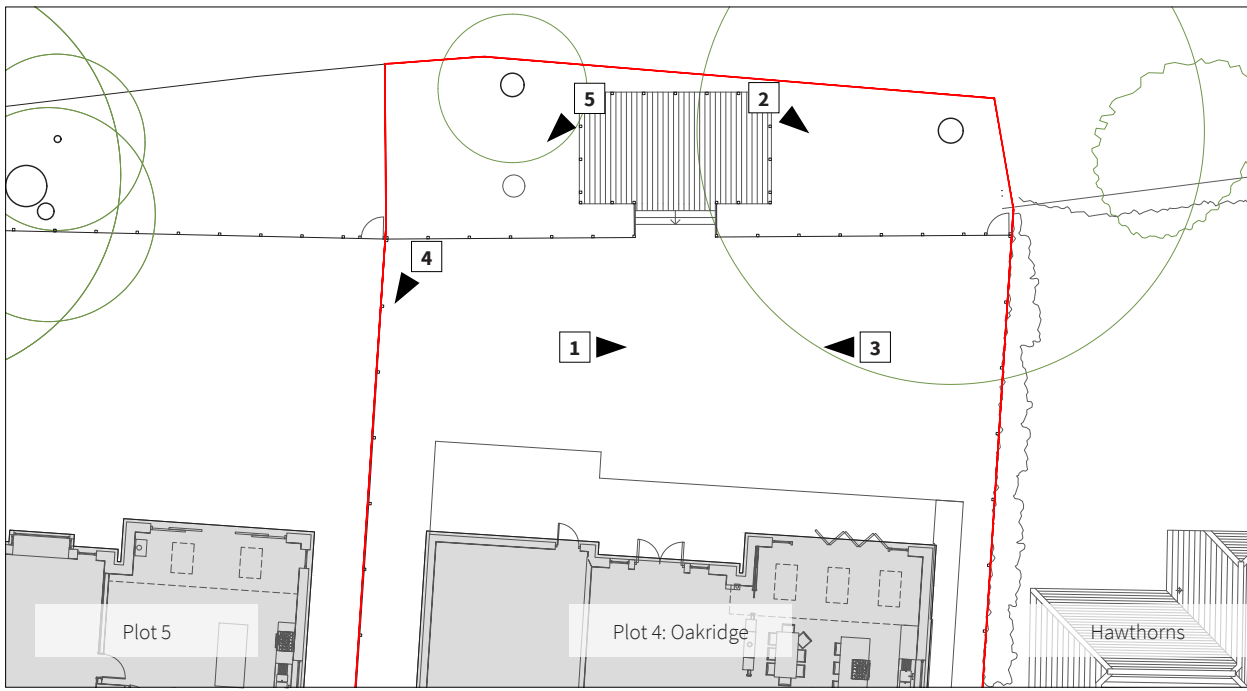
The primary amenity concern to the applicant was whether or not the decking would create detrimental overlooking issues to the neighbours. In order to mitigate any such issue, and accepting that the decking projects the usable garden area towards the rear, the decking has been set approximately 455mm lower than existing garden level. The existing fences therefore obscure any view into the ground floor windows of the neighbouring houses. Dense foliage further mitigates any ground floor overlooking.

The field to the rear is a private field with no buildings and therefore there are no overlooking issues present. The nearest public path is the Public Bridleway KH135 but this is too far away to see the deck and is screened by trees.

In regards to views of the upper floors, the decking does not worsen the existing condition. The photos on the following page clearly illustrate that in the case of Plot 5, the first floor windows can already be seen from the applicant's land regardless of the decking. It is arguably more difficult - due to the distance- to look easily into neighbouring first floor windows from the decking area. In the case of the Hawthorns, an existing mature hedge provides additional screening to the upper floor.

In summary it is therefore presented that the decking does not worsen any existing overlooking conditions.

The images on the following page illustrate the above.



Above: Rear garden plan indicating viewing positions



3



1



4



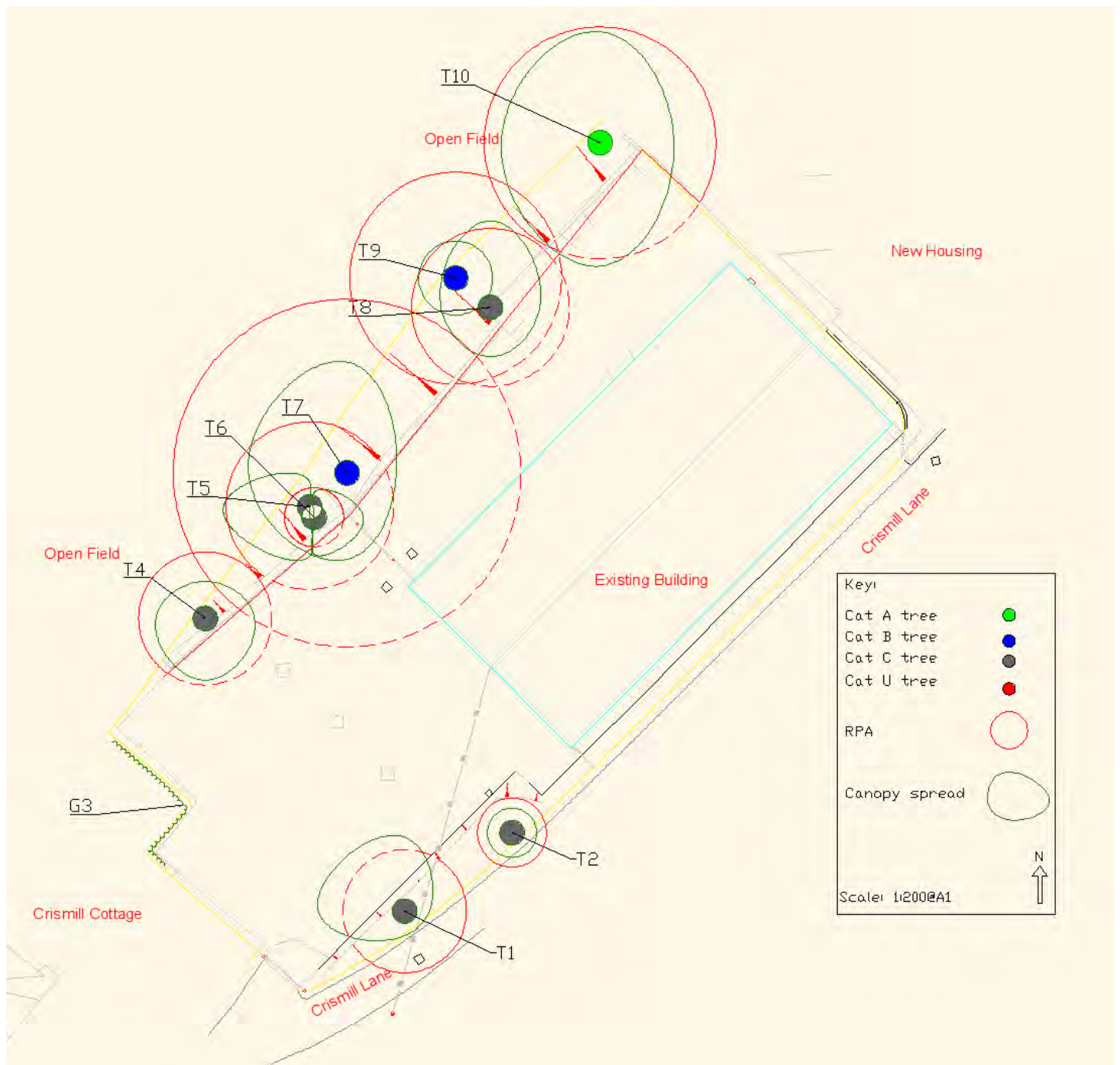
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5

TPOs and RPAs.

T9 and T10 have TPOs and the tree report supplied with 20/505782/REM is provided in Appendix A for convenience. T8 was felled under 20/505782/REM. Below is an extract from this report.



B.S. 5837:2012- Tree Survey Schedule for land at Crismill Lane, Bearstead, Kent, ME14 4NT.

Number	Species	HGT	St Dia	N-E-S-W	CC	Age	PC	SC	Recommendations	E.R.C.Y	Cat	RPA Radius	RPA M ²
1	English Oak	13	415	6-2-2-7	0	M	F	F	None	10+	C1	5.0	77.9
2	Field Maple	9	230	2-2-2-2	0	M	F	F	None	10+	C1	2.8	23.9
3	Leyland Cypress hedge	4	150	1-1-1-1	0	M	G	G	Off site tree group	10+	C1	1.8	10.2
4	Sycamore	13	450	3-5-4-4	2	M	G	G	None	10+	C1	5.4	91.6
5	Sweet Chestnut	10	570	2-4-0-7	4	M	G	G	None	10+	C1	6.8	147.0
6	Sycamore	8	200	2-3-4-0	1	S/M	G	G	None	10+	C1	2.4	18.1
7	Sweet Chestnut	17	1172	9-7-4-8	0	M	G	G	None	20+	B1	14.1	621.4
8	Sycamore	14	535	7-4-4-4	4	M	G	G	None	10+	C1	6.4	129.5
9	Lombardy Poplar	22	720	3-3-3-3	8	M	G	G	None	20+	B1	8.6	234.5
10	English Oak	18	780	9-10-6-8	5	M	G	G	None	40+	A1	9.4	275.2

The deck is supported on 15 timber posts which sit on screw piles. These screw piles sit within the RPA of T9 and T10.

The decking contractor – Sunbright Family Builders – is a certified StopDigging partner. StopDigging is a company which has developed a ground screw (type of screw pile) foundation that has less impact on the ground and is kinder to the environment than traditional concrete foundations.

Their website (www.stopdigging.co.uk) lists the following as advantages of this foundation method:

- Ground screws can be installed all year round, even in the frost.
- Attachments and dimensions follow the UK construction standard.
- The ground screw can be removed and the removal leaves minimal marks.
- Withstands harsh climates without rusting
- Ground screws always fit: they are available in several models and lengths.
- They do not destroy the surrounding soil (as digging does).
- Thoroughly tested for tensile strength, pressure and load.
- Many applications for unique projects.
- ISO certified and CE marked.
- Emits 60% less co2 than concrete

The contractor took great care not to damage the major roots of these trees and the methodology is confirmed in the email exchange attached to this statement in Appendix B (sensitive personal data has been blanked-out).

The key method points are:

- Major roots defined as those of 25mm diameter or over
- Screw pile locations marked with shallow pegs
- Pilot holes created with a hand-driven metal bar, going down slowly in stages to test for major root locations
- If major roots are encountered, pile locations moved to closest available position
- Pre-drill pile hole using handheld equipment, ensuring it does not encounter any major roots.
- If no major roots are found, ground screws are inserted by hand.

Any minor roots disturbed during this process will be able to re-root easily due to the absence of deep physical boundaries nearby such as a walls or foundations.

This type of foundation, together with the modular timber structure result in a reversible installation which can ultimately be removed in the future with little impact on the landscape and provide recyclable materials.



Access

Access to the deck will be via the rear garden. As the deck is 455mm lower, there will be some gentle steps down.

Sustainability

The use of timber as a sustainable building material is already widely accepted. The choice of a reversible screw pile foundation will ensure minimal disruption to the landscape and mature trees thus ensure their longevity for future generations. The absence of concrete also means that this type of foundation emits 60% less CO² in its production compared to typical foundations.

Planning policy

Some policies of note are presented below.

SP17 Countryside Para 4.95

The countryside has an intrinsic character and beauty that should be conserved and protected for its own sake. However there is also a need to ensure a level of flexibility for certain forms of development in the countryside in order to support farming and other aspects of the countryside economy and to maintain mixed communities. This needs to be mitigated in a way that maintains and enhances the distinctive character of the more rural parts of the borough.

The 'distinctive character' of the host site derives from the surroundings of vast open fields and mature trees and hedges. The sensitive approach that has been taken ensure that the two mature trees on site have been protected and remain unharmed. In considerations of 'place-making', the provision of a distinct viewing area is an architectural device that enhances the experience of looking out over a landscape when occupying such a space. Many design guides discuss gathering the *Genius Loci* of the locale and it can be argued that with this uniquely sloping site, slender and 'light-touch' structure and natural materiality, this application accomplishes this.

DM1 Para 6.2

In order to achieve high quality design, the council expects that proposals will positively respond to and, where appropriate, enhance the character of their surroundings. It is important that development contributes to its context.

See SP17 above.

DM1 Para 6.3

Key aspects of built development will be the scale, height, materials, detailing, mass, bulk and site coverage. These features should relate well, and respond positively, to the context in which they are seen. Good design should also address the functioning of an area, including accessibility to all...New development should integrate well into the built, natural and historic environment and should address the connections between people and places...

See SP17 above.

DM1 ii

Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate

This has been addressed in the relevant sections above.

DM1 iv

Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in... overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties

See Amenity section above.

DM1 v

Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges and ponds worthy of retention within the site. Particular attention should be paid in rural and semi-rural areas where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive tool to help assimilate development in a manner which reflects and respects the local and natural character of the area

DM2 Sustainable design

See 'Sustainability' above.

DM3 Para 6.11

Maidstone's natural environment is a fundamental part of the borough's economic wealth and social well being, the benefits of which are far-reaching. It is essential to ensure natural assets remain robust and viable.

See SP17 above.

DM3 ii Avoiding damage to local biodiversity

The advantages of screw piles in this regards is present above under the TPO section.

DM30 i

The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features; same fence type

DM30 ii

Impacts on the appearance and character of the landscape would be appropriately mitigated.

Summary

Having regard to all of the above, the proposal is commended to the Council as one that can be favourably received. The development accords with relevant policies of the Development Plan as highlighted within this statement. In these circumstances, the presumption in favour of this sustainable development, which brings material enhancements and improvements, should be applied in accordance with paragraph 11 of the NPPF.

Appendix A:

Tree Survey and Report from 20/505782/REM



Invicta Arboriculture

Tree and Woodland Consultancy

Pre-development Tree Survey and Report

Land at Crismill Lane
Bearstead
Kent
ME14 4NT

27th September 2018



Mr David Sephton Tech Cert (Arbor. A)
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Appendices

- A Tree schedule and explanatory notes
 - B Tree constraints plan
 - C Tree protection plan
 - D Shade pattern drawing
-

1 INTRODUCTION

1.1 **Brief:** I am instructed by Mr Jon Wright of Wright Holdings Limited to update and revise as necessary the pre-development tree survey and report undertaken in June 2016 (Ref: IA16/100) in respect of a group of trees on land at Crismill Lane, Bearstead, Kent, ME14 4NT to accompany a planning application for a proposed residential development.

1.2 **Qualifications and experience:** I have based this report on my site observations and the information provided, and I have come to conclusions in the light of my experience as an arboriculturist.

I am a professional member of the Consulting Arborist Society.

1.3 **Documents and information provided:** Mr Jon Wright provided me with copies of the following documents...

- A plan of the site as existing.
- A plan of the site as proposed.

1.4 **Report limitations:** This report is only concerned with the nine trees and one tree group as shown on the site plan. It takes no account of any other trees. It includes a detailed assessment based on the site visit and the documents provided, listed in 1.3 above.

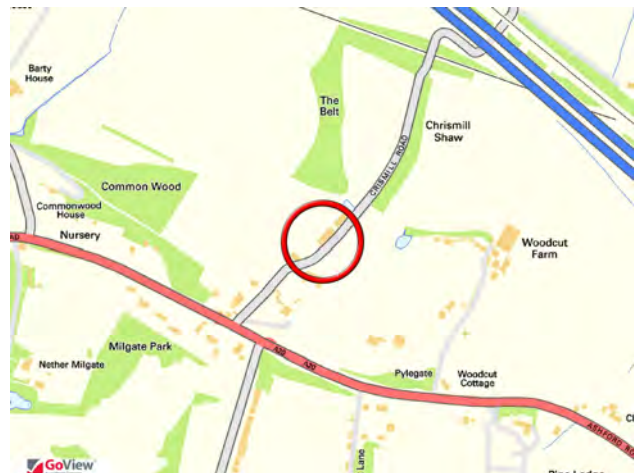
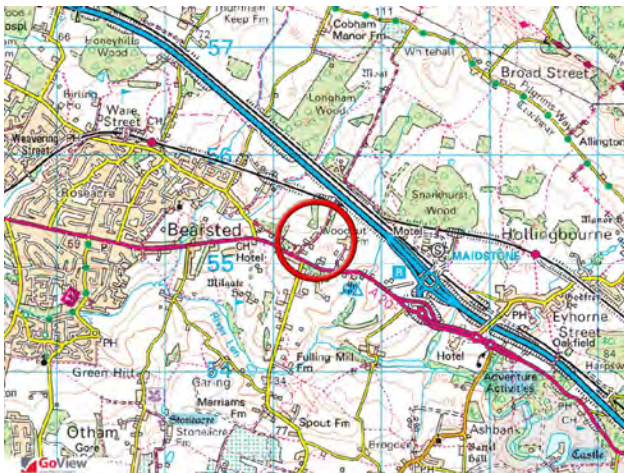
This report has been prepared on the basis of the proposed development and should not be interpreted as a report on tree health and safety. Whilst reasonable effort has been made to identify visible structural and physiological defects whilst undertaking the survey, trees and shrubs are living organisms; the health and stability of which can change rapidly; especially in the event of extreme weather conditions, therefore all recommendations given are valid for a period of twelve months from the date of this report.

1.5 **Collection of data:** The survey was carried out using the following inspection aids:

- Digital clinometer- To calculate the height of the trees
- Girthing tape- To measure stem diameter
- Sounding mallet- To test for hollowness
- 400mm stainless steel probe- To determine the depth of cavities
- Binoculars- For inspection of the upper crown

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a single, accompanied site visit on 27th September 2018 with Mr Jon Wright. All of my observations were from ground level and I estimated all dimensions unless otherwise indicated. The weather at the time of inspection was sunny and warm with good visibility.
- 2.2 **Brief site description:** Crismill Lane is situated near Bearstead in rural mid-Kent. The application site was formerly used for light industrial purposes. A single storey industrial unit currently occupies the site. An extensive concrete slab extends across the entire application site. The surrounding topography is relatively flat before sloping steeply away to the west. The site is not particularly exposed.



- 2.3 **Identification and location of the trees:** The nine trees and one tree group subject to this are located on the south eastern and north western boundaries of the application site.

I have illustrated the approximate location of the nine trees and one tree group on the tree constraints plan included at appendix B. This plan is for illustrative purposes only and it should not be used for directly scaling measurements. All of the relevant information and measurements on it are contained within this report and the provided documents.

- 2.4 **Collection of basic data:** I collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree survey schedule included at Appendix A. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level unless otherwise stated.

3 APPRAISAL

3.1 **Relevant references:** This inspection was undertaken in accordance with *B.S.5837:2012 Trees in relation to design, demolition and construction - Recommendations*. The trees were inspected using the Visual Tree Assessment method as documented by Mattheck and Breloer in *'The Body Language of trees'*, ODPM Research for Amenity Trees number 4, 1994.

3.2 **British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations:** This report is set out according to the recommendations within B.S. 5837:2012 and contains the following information relating to the trees within the application site.

- Tree survey schedule (included at appendix A)
- Tree Constraints Plan (included at appendix B)
- Arboricultural Implication Assessment
- Arboricultural Method Statement
- Tree Protection Plan (included at appendix C)

3.3 Table 1: Tree quality assessment

B.S. 5837:2012 Category	Survey Numbers	Total
U	-----	0
A	T10	1
B	T7, T9	2
C	T1, T2, G3, T4, T5, T6, T8	7

3.4 The trees subject to this report are located on the south eastern and north western boundaries of the application site and comprise a collection of mature, broadleaved specimens.

3.5 T1, English Oak and T2 Field Maple are roadside trees located on the south eastern boundary immediately adjacent Crismill Lane. T1 displays an asymmetrical canopy that is heavily loaded over the application site with a profusion of epicormic growth evident on the main stem at a height of approximately six metres above ground level that is beginning to form a secondary, lower canopy. The asymmetry of the canopy has resulted from the continuous pruning of the tree to remove encroachment from overhead telecoms cables.

3.6 G3 comprises a Leyland Cypress hedgerow located on land adjacent the application site to the east. The hedge is separated from the site by a close-boarded fence. The presence of the hedgerow poses no constraints on the development proposal.

3.7 Tree numbers 4 to 10 are all located along a steep embankment that forms the north western boundary of the site. A mixture of seedling origin Sycamore (T4, T6 and T8), mature coppice origin Sweet Chestnut (T5 and T7), Lombardy Poplar (T9) and English Oak (T10) extend along the embankment. These seven trees are located between three to six metres down the embankment and are separated from the application site by a post and

rail fence. The extensive concrete slab that currently forms the wearing surface of the application site extends up to the edge of the embankment.

None of the trees located along the north western boundary are considered to pose any significant constraint on development proposals given that they will ultimately stand at the end of the rear gardens of the new dwellings.

All nine trees subject to this report are to be retained.

4 TREE CONSTRAINTS PLAN

4.1 The tree constraints plan is primarily a design tool which shows the below ground constraints represented by the calculated root protection area and the above ground constraints represented by the current and ultimate heights of the trees and the potential effects of shade on any proposed development. The tree constraints plan is included at appendix B.

4.2 Below ground constraints:

- The root protection area (RPA) is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority. The RPA is measured in m². The RPA is shown as a red circle on the tree constraints plan. The extent of the RPA beneath the concrete slab is shown as a broken circle to reflect the notional RPA, as it is likely the slab has acted as a barrier to root growth.
- The root protection area relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. For single stem trees the RPA is calculated as an area equivalent to a circle with a radius of twelve times the stem diameter (or the mean diameter of the total number of stems in the case of multi-stemmed trees).
- An extensive concrete slab extends across the entire application site that will need to be removed to enable the construction of the proposed dwellings. It is likely, given the depth of the slab and separation distance of the trees from the top of the embankment, that the slab has acted as an effective barrier against lateral root growth from tree numbers one, two and three and four to ten located along the north western boundary of the site. Recommendations are made at section six of this report (Tree protection plan) for the removal of the concrete slab in such a way that minimises the risk of damaging any roots that may be present beneath it.

4.3 Above ground constraints:

- The current height and canopy spread of trees on and adjacent to an application site is an important factor that needs to be taken in to account when deciding on the layout of a proposed development. The size of and shade cast by neighbouring trees on new developments can cause anxiety and disproportionate pressure for tree pruning or even removal following first occupancy and therefore it is important to strike a balance between tree retention and development.
- The height, spread and orientation of the nine trees and one tree group subject to this report have all been given due consideration and are not considered to pose any serious constraint on development proposals.
- A shade pattern drawing (drawn in accordance with Note 1 - paragraph 5.2.2), BS5837:2012 is included at Appendix D of this report to demonstrate that the proposed residential development will not be constrained by shade cast by the trees that occupy the north western boundary of the application site. The drawing shows crude shade patterns throughout the main part of the day. The shade patterns reflect the shade cast by all trees

on site and the effect of shading in mid-summer. The shade arc (which is equal to the height of the trees) extends from due west to due north-east to mimic the daily track of the sun.

The shade pattern drawing demonstrates that shade will only be cast in to the rear gardens of the properties at the very end of the day.

5 ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 5.1 **Presence of TPOs or conservation area designations:** The application site is not located within a conservation area. The presence of TPO's has not been established.
- 5.2 **Effects of new buildings on amenity value on or near the site:** The effects of the proposed development are not envisaged to have any detrimental effect on the amenity value of the trees to be retained or surrounding landscape providing all advice given in this report is adhered to.
- 5.3 **Above and below ground constraints:** The above and below ground constraints are discussed in section 4 above.
- 5.4 **Construction processes of the proposed development or demolition needs:** Conventional construction processes are deemed to be appropriate for this site. The existing industrial unit will need to be demolished. The demolition of the unit will not be detrimental to the retained trees.
- 5.5 **Modifications proposed to accommodate trees – building design:** The retained trees both on and adjacent to the application site are considered to be far enough away from the proposed development to negate the need for any modifications to the building design.
- 5.6 **Modifications proposed to accommodate trees –tree pruning/felling:** No modifications to accommodate trees or tree felling is required.
- 5.7 **Infrastructure requirements – highway visibility, lighting, CCTV, services etc:** The installation of services within the rooting zones of trees can have a detrimental impact on the long-term survival of retained trees leading to their unnecessary loss or root failure in high winds. The installation of services within RPA's should be avoided where possible. Where this is not possible it may be necessary to utilise a trenchless solution such as micro tunnelling, surface-launched directional drilling, impact moling or where the relative expense on low cost projects makes the use of such trenchless systems unviable, hand digging may be acceptable over short distances.
- The trees on and adjacent the application site do not have any impact on highway visibility.
- Undisclosed siting of above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary pruning of tree crowns or root loss during or post development.
- 5.8 **End use of space:** A residential development comprising three detached dwellings is proposed.
- 5.9 **Mitigating tree loss/ new planting:** A landscaping plan may be required by condition for the site but is however outside of the scope of this report.
- 5.10 **Veteran trees:** None of the trees recorded are considered to be veterans.

5.11 Impact of trees on buildings and vice versa and allowance for future growth: The impact of the trees on the development and vice versa and allowance for future growth has been considered. Tree size, future growth, light/shading, leaf and fruit nuisance etc. have received due attention and are not considered to be a significant issue.

6 ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN

Arboricultural Method Statement (AMS) includes a Tree Protection Plan (TPP) to identify:

- Protective fence positions therefore the Construction Exclusion Zones (CEZ) shown as a blue line on the TPP at appendix C.
- Trees to be retained are identified with a continuous black circle.
- Trees to be removed are identified with a broken black circle.
- Measurements to identify fence positioning in relation to the centre of the tree are recorded in the tree survey schedule at appendix A.
- The tree protection plan is included at appendix C.

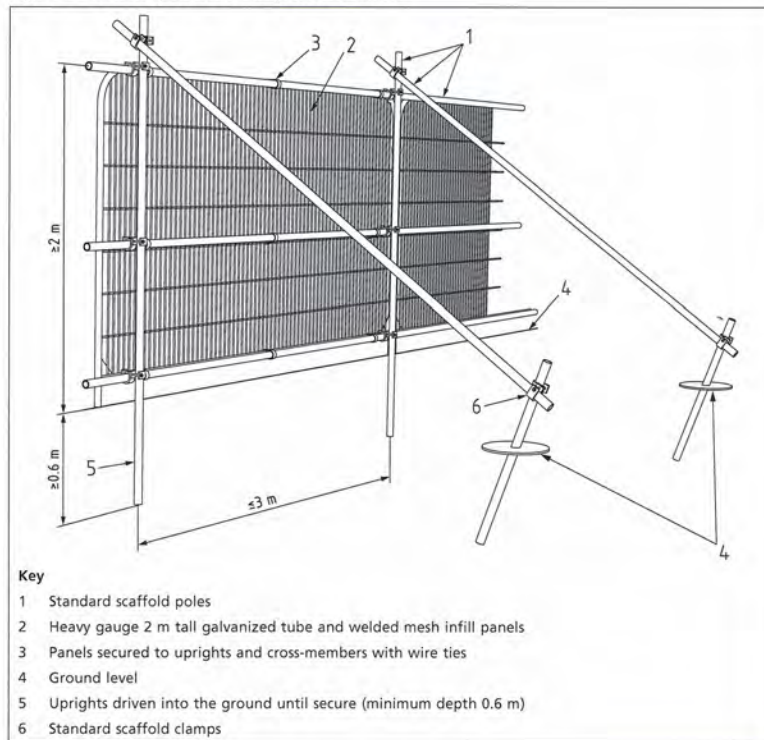
1.0 Construction Exclusion Zone

- 1.1 The Construction Exclusion Zone (CEZ) as required by the current edition (2012) BS 5837 relates to the stem diameter of each retained tree when measured at a height of 1.5m from ground level or the mean diameter of the total number of stems in the case of multi-stemmed trees. No works will be undertaken within any CEZ that causes compaction to the soil or severance of tree roots.

2.0 Protective Fencing

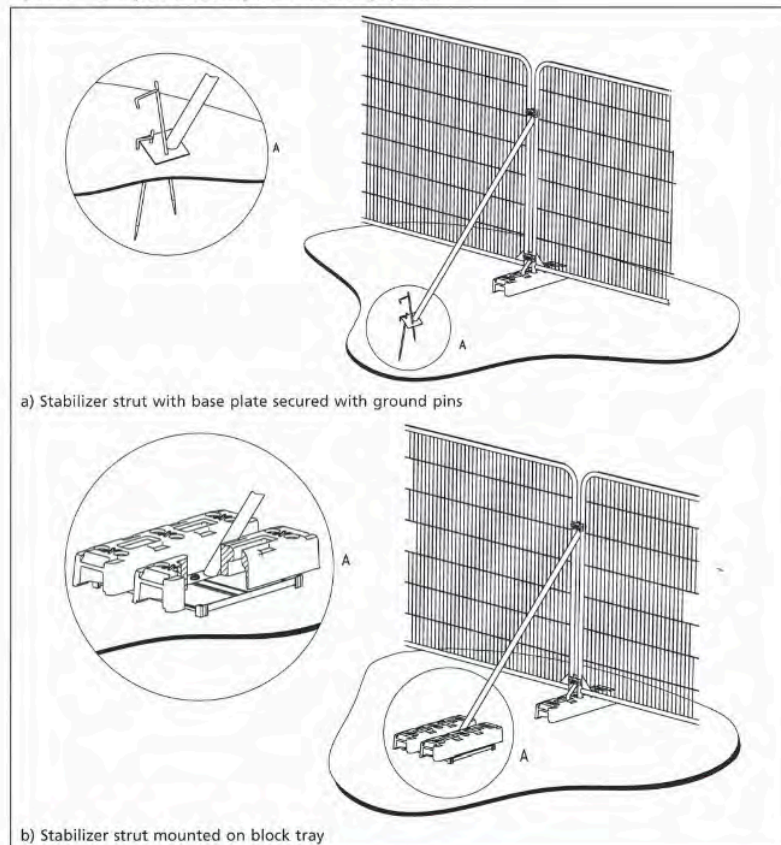
- 2.1 A protective fence is required to be erected around all retained trees prior to the commencement of any site works e.g. before any materials or machinery are brought on site, development or the stripping of soil commences. The fence should have signs attached to it stating that this is a Construction Exclusion Zone and that **NO WORKS are Permitted** within the fence. The protective fencing may only be removed following completion of all construction works.
- 2.2 The fencing is required to be sited in accordance with the Tree Protection Plan enclosed within this method statement at Appendix C. The fencing shall be constructed as per figures 2 or 3 - B.S.5837: 2012 and be fit for the purpose of excluding any construction activity.
- 2.3 An example of protective fencing: Figures 2 and 3 - B.S.5837: 2012, are shown below...

Figure 2 Default specification for protective barrier



20 • © The British Standards Institution 2012

Figure 3 Examples of above-ground stabilizing systems



3.0 Precautions in respect of temporary works

3.1 Access in to a CEZ if required, may only be gained after consultation with the Local Planning Authority and/or project arboriculturist.

4.0 Access Details

4.1 All construction traffic will enter the site from Crismill Lane.

5.0 Contractors car parking

5.1 Adequate parking provision will be available on site and away from the retained trees for all contractors car parking.

6.0 Site Huts and Toilets

6.1 There is adequate space available onsite for all site huts and portable toilets.

7.0 Storage Space

7.1 There is adequate space available on site and away from all retained trees for the storing all plant, machinery and building materials

8.0 Additional Precautions

8.1 The installation of services near any tree will be undertaken in accordance with the National Joint Utilities Group Guidance Note 4 (NJUG 4): Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. A copy of this document can be provided on request.

8.2 No storage of materials or lighting of fires will take place within the CEZ. No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

8.3 No fires should be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that, no flames come within 5m of any foliage.

8.4 High-sided vehicles will have access to the site. Their movements around the site will be in no way detrimental to the health or stability of the retained trees.

8.5 No notice boards, cables or other services will be attached to any tree.

8.6 Materials which may contaminate the soil should not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground is taken in to consideration so that it does not allow contaminates to run towards a tree root area.

9.0 Site Gradients

9.1 I am not aware of the need to alter site gradients.

10.0 Demolition

10.1 The existing industrial unit will need to be demolished. The demolition process will not be detrimental to the retained trees given their position in relation to the building to be demolished.

11.0 Hard Surfaces

11.1 Hard surfacing extends across the entire application site in the form of an extensive concrete slab. The concrete slab will need to be removed following demolition of the existing industrial unit using the following methodology:

- The existing hard surfacing will be removed using a non-toothed bucket and the underlying ground left undisturbed to minimise the risk of damage occurring to any roots that may be present.
- Machinery engaged in the removal of the concrete slab shall be positioned on the concrete slab at all times and work away from all retained trees.
- Immediately following the removal of the concrete slab, protective fencing shall be erected (as per figure 2 or 3 BS5837:2012) at a distance of eight metres away from the north western boundary. At no time will bare ground be left unprotected, nor any vehicles allowed to track over unprotected ground.
- Should access in to a CEZ be required then the ground within it should be protected using one of the following methods:
 - For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression resistant layer (e.g. 100mm depth of woodchip) laid onto a geotextile membrane.
 - For pedestrian operated plant up to a gross weight of 2 tonnes, proprietary inter-linked ground protection boards placed on top of a compression resistant layer (e.g. 150mm depth of woodchip) laid onto a geotextile membrane.
 - For wheeled or tracked construction traffic exceeding 2 tonne gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.
- The extent of ground protection is shown as an area of green 'Honey' hatching on the tree protection plan at Appendix C.

12.0 Soft landscaping

12.1 It is likely that soft landscaping will need to be undertaken following completion of the development as a reserved matter of the planning consent, however the detail of such landscaping is outside of the scope of this report.

13.0 Use of Herbicides

13.1 I am not aware of the need to use herbicides on the site.

14.0 On site Monitoring Regime

14.1 All operations will be monitored by the main contractor.

15.0 Use of subcontractors

15.1 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on or adjacent the application site.

16.0 Contingency Plan

16.1 Water should be made readily available on site and should be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact the project arboriculturist for advice.

17.0 Remedial Tree Works

17.1 No remedial tree works are proposed.

18.0 Responsibilities

18.1 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site if required.

18.2 The main contractor will be responsible for contacting the project arboriculturist or Local Planning Authority (Maidstone Borough Council) at any time issues are raised in relation to the trees on or adjacent to the site.

7 RECOMMENDATIONS

- 7.1 **Implementation of works:** All tree works should be carried out in accordance with the 2010 revision of BS 3998 *Recommendations for Tree Work*, or as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; Telephone 01242 577766; Website. <http://www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons>.
- 7.2 **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
- 7.3 **Future considerations:** The remaining trees should be inspected on a regular basis by a qualified arboriculturist.

8 OTHER CONSIDERATIONS

- 8.1 **Trees subject to statutory controls:** If these trees are covered by a tree preservation order or located in a conservation area, it will be necessary to consult the relevant Local Planning Authority (Maidstone Borough Council) before any pruning or felling works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the Local Planning Authority. However, applicants and tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent.

9 BIBLIOGRAPHY

- 9.1 Claus Mattheck and Helge Breloer, *The Body Language of Trees*. Office of the Deputy Prime Minister, Research for Amenity Trees No 4, 1994.

David Lonsdale, *Principles of Tree Hazard Assessment and Management*. Department for Transport, Local Government and the Regions, 1999.

British Standard 3998:2010 Recommendations for tree work

British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations.

Mr David Sephton Tech Cert (Arbor. A)

Appendix A:

Tree Schedule and Explanatory Notes

- **Number:** Number of tree as shown on site plan.
- **Species:** Tree name is given using its commonly known English name.
- **Hgt:** Height is estimated using a clinometer and given to the nearest metre.
- **St Dia:** Stem Diameter. Estimated stem diameter, measured 1.5 metres above ground level and given in millimetres.
- **N-E-S-W:** Crown Spread, estimated by pacing and given in metres.
- **Cr Cl:** Crown Clearance above ground level, given in metres.
- **AC:** Age Class. young (Y), semi mature (SM), mature (M), over mature (OM), veteran(V).
- **PC:** Physiological Condition. Good (G), fair (F), poor (P), dead (D).
- **SC:** Structural Condition. Good (G), fair (F), poor (P).
- **Recommendations:** Preliminary management recommendations/ general comments.
- **ERCY:** Estimated remaining contribution in years (0-10, 10-20, 20-40, 40+).
- **Cat:** Retention Category. See table 2 below.
- **RPA Radius:** Root Protection Area Radius, given in meters.

Table 2: Retention Category's (as per cascade chart, Table 1, B.S. 5837:2012)

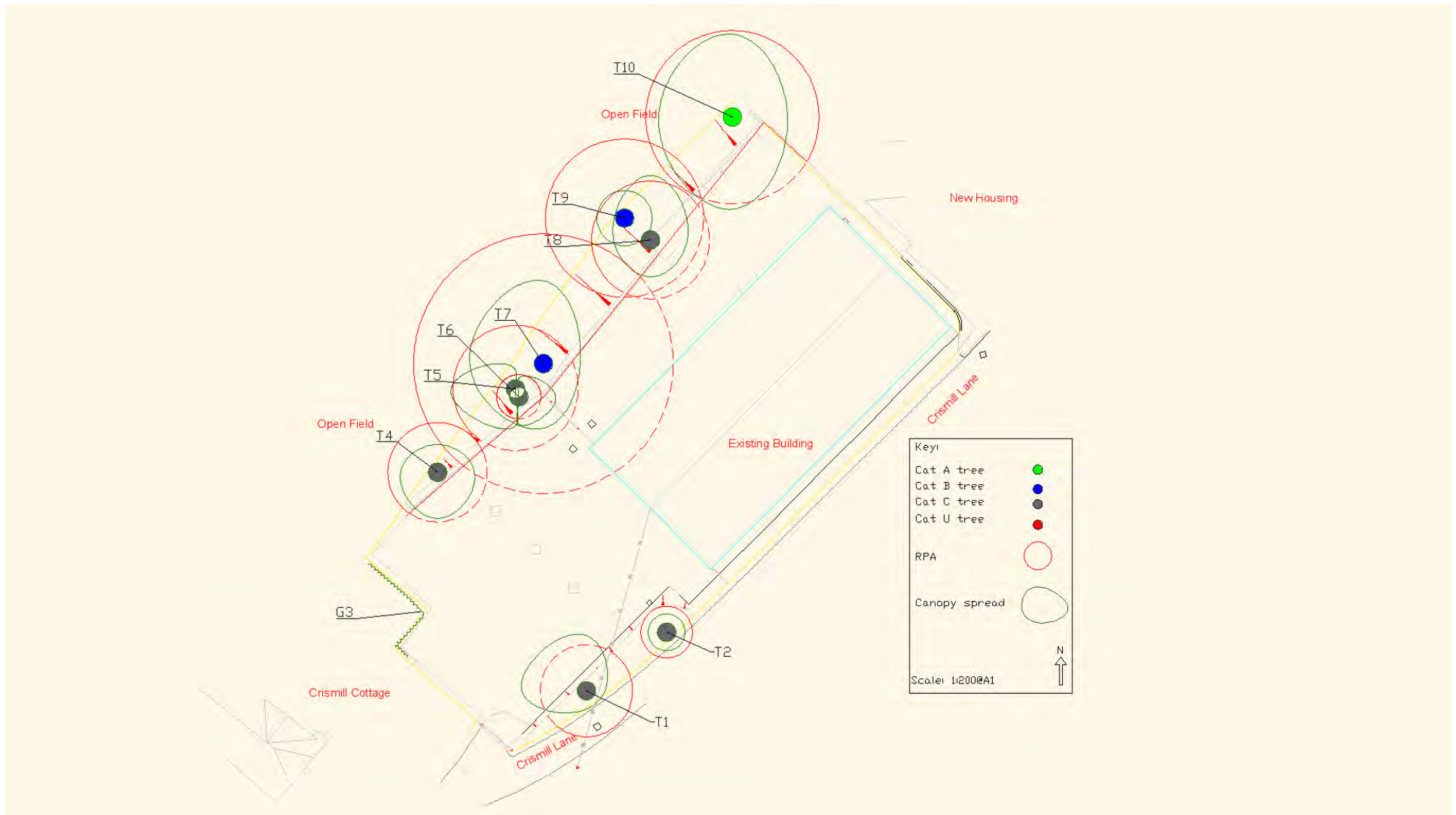
U	Those trees in such a condition that they cannot be realistically be retained as living trees in the context of the current land use for longer than ten years. Shaded Red on site plan.
A	High quality and value (40yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Shaded Green on site plan.
B	Moderate quality and value (20yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Shaded Blue on site plan.
C	Low quality and value (10yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Although category C trees would not be retained where they would pose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation. Shaded Grey on site plan.

Appendix A:

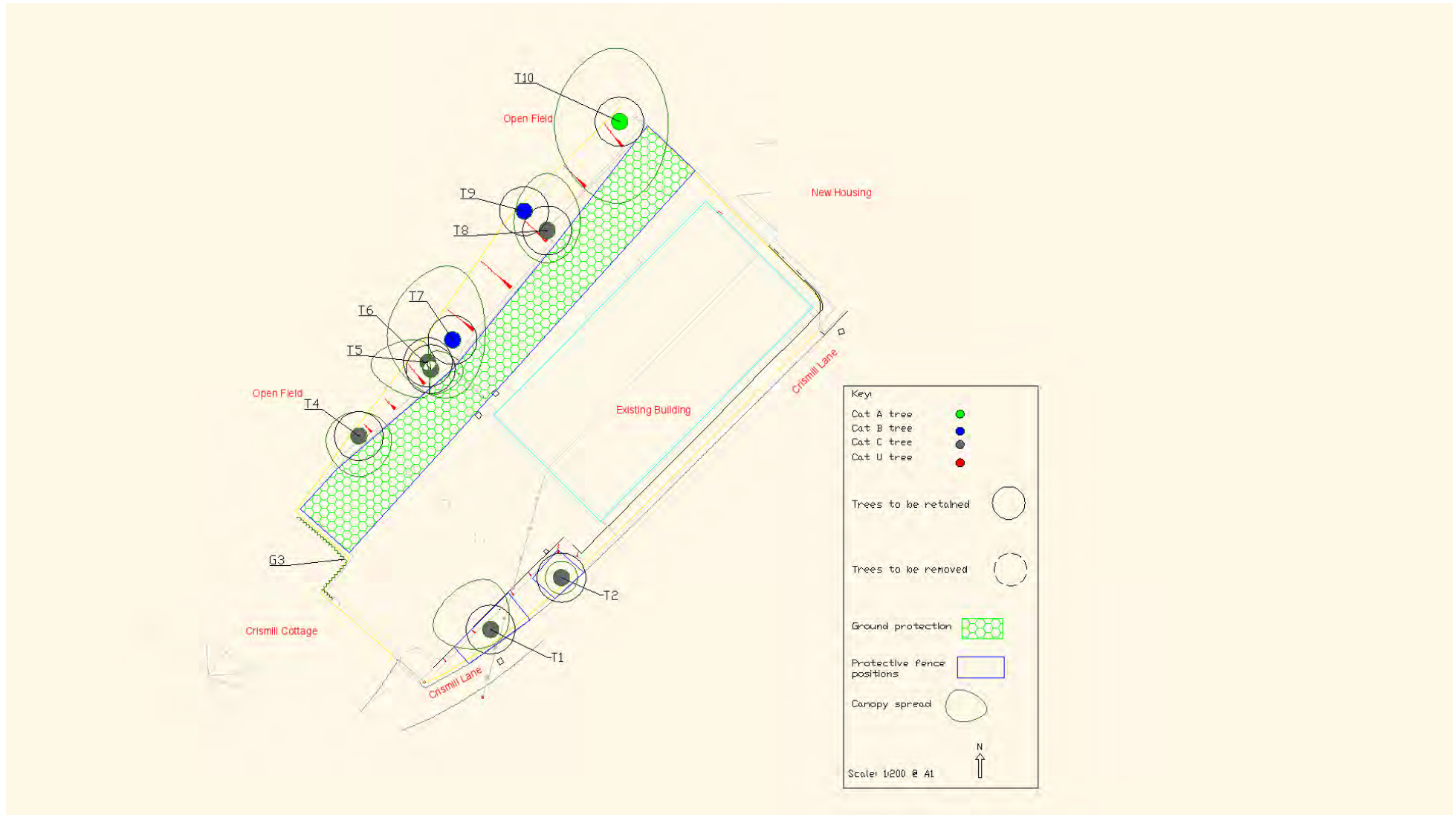
B.S. 5837:2012- Tree Survey Schedule for land at Crismill Lane, Bearstead, Kent, ME14 4NT.

Number	Species	HGT	St Dia	N-E-S-W	CC	Age	PC	SC	Recommendations	E.R.C.Y	Cat	RPA Radius	RPA M²
1	English Oak	13	415	6-2-2-7	0	M	F	F	None	10+	C1	5.0	77.9
2	Field Maple	9	230	2-2-2-2	0	M	F	F	None	10+	C1	2.8	23.9
3	Leyland Cypress hedge	4	150	1-1-1-1	0	M	G	G	Off site tree group	10+	C1	1.8	10.2
4	Sycamore	13	450	3-5-4-4	2	M	G	G	None	10+	C1	5.4	91.6
5	Sweet Chestnut	10	570	2-4-0-7	4	M	G	G	None	10+	C1	6.8	147.0
6	Sycamore	8	200	2-3-4-0	1	S/M	G	G	None	10+	C1	2.4	18.1
7	Sweet Chestnut	17	1172	9-7-4-8	0	M	G	G	None	20+	B1	14.1	621.4
8	Sycamore	14	535	7-4-4-4	4	M	G	G	None	10+	C1	6.4	129.5
9	Lombardy Poplar	22	720	3-3-3-3	8	M	G	G	None	20+	B1	8.6	234.5
10	English Oak	18	780	9-10-6-8	5	M	G	G	None	40+	A1	9.4	275.2

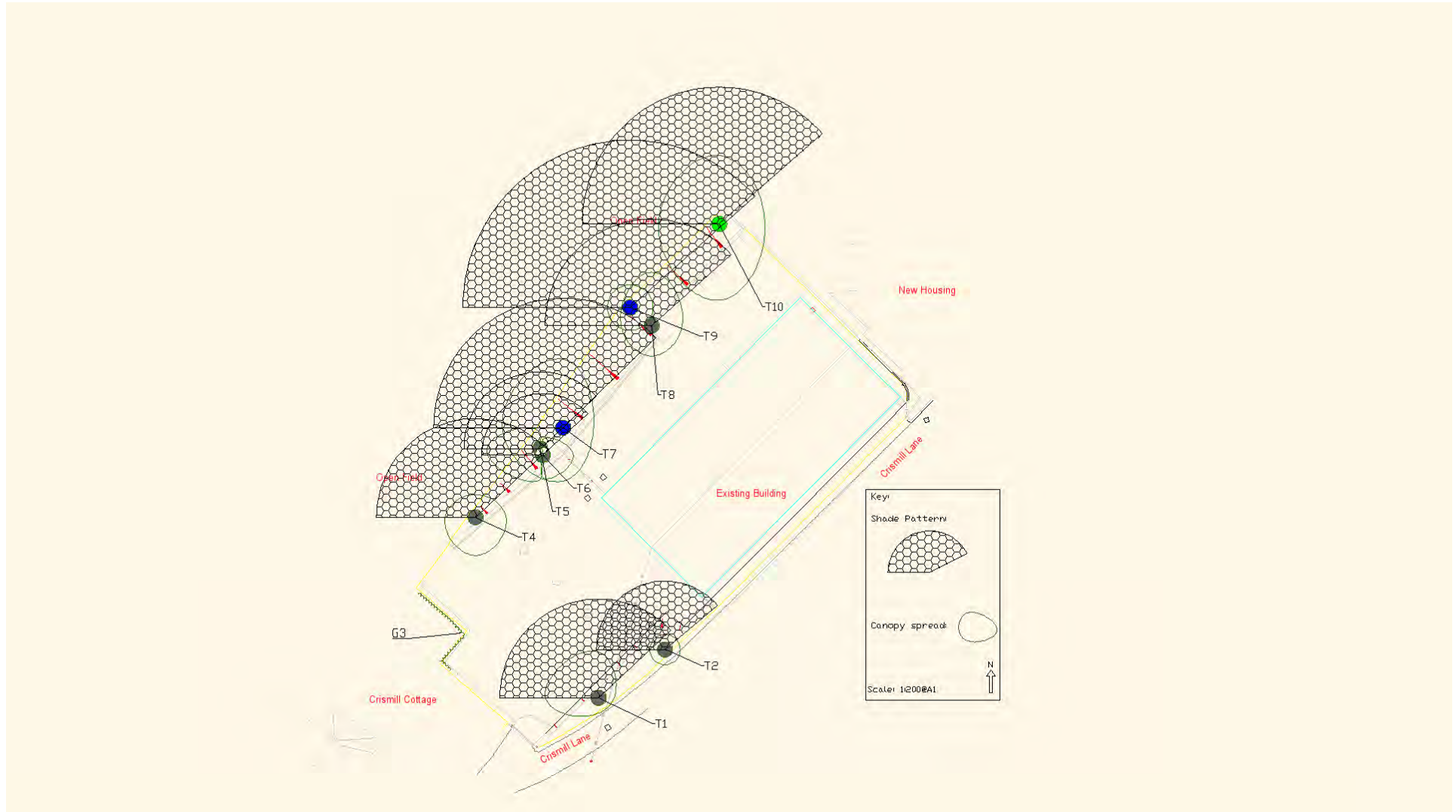
Appendix B: Tree Constraints Plan.



Appendix C: Tree Protection Plan.



Appendix D: Shade pattern drawing.



Appendix B:

Email exchange from decking contractor

Fwd: Oakridge House, Crismill Lane

3 messages

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Gavin Body [REDACTED]
Date: 10 May 2023 at 17:09:00 BST
To: gem [REDACTED]
Subject: Fwd: Oakridge House, Crismill Lane

----- Forwarded message -----

From: Nick [REDACTED]
Date: Wed, 10 May 2023 at 15:23
Subject: RE: Oakridge House, Crismill Lane
To: Gavin Body [REDACTED]
Cc: Office [REDACTED]

Dear Gavin,

Thank you for your email,

As below, you have chosen the perfect solution for your requirements and location,

The screw piles are non-evasive and ideal for any areas where tree roots may be present,

I can confirm that we have installed your project in accordance with the description below.

Kind Regards

Nick Crouch

Managing Director
Sunbright Family Builders

Tel: [REDACTED]
Email: [REDACTED]
Web: www.sunbrightwindows.co.uk
Add: Unit 5, Tower Ind Est, London Road, Wrotham, TN15 7NS



COMPANY REG NO: 05607881 **VAT NO:** 887 6151 78 **FENSA NO:** 30237

Sunbright is a trading style of Easy Fit Glass Ltd established since 2005

From: Gavin Body [REDACTED]
Sent: Tuesday, May 9, 2023 8:15 PM
To: Nick [REDACTED]
Subject: Oakridge House, Crismill Lane

Hi Nick,

As discussed, please could you confirm the methodology used as detailed below in line with the Stopdigging website.

Stop Digging provide a screw pile foundation system, sometimes known as ground screws, ground anchors, screw piles, pile foundations etc. There are many different names for a ground screw but these screw piles are a simple and effective foundation solution. Stop Digging ground screws work the same way as a concrete post/block, but without the need to dig and use concrete.

Our ground screws are perfect for supporting timber-framed houses, SIP panel builds and extensions, garden rooms, walkways and wooden paths, decking, fences, flag poles, signs, playground equipment and much more. Stop Digging Screws are widely regarded as a very localised, low impact option upon which to mount structures within an RPA.

The use of handheld hand portable equipment and a no-dig approach ensures that any damage to tree roots is heavily mitigated. This not only protects the major roots (over 25mm) but also the important fibrous root system often found close to the surface.

The location of the screw piles is important to provide adequate foundation support to the structure, whilst avoiding major tree roots above 25mm in diameter.

The certified and experienced Stop Digging installer will mark out the proposed location of the structure, and the screw pile locations with shallow depth pegs, he will use a metal bar to drive a hole by hand, going down slowly in stages. This will test the location and will allow him to see if there are any significant tree roots in that area. If roots above 25mm in diameter are discovered, then the screw pile pilot hole must be relocated to the nearest possible position that is free of roots.

The experienced installer will carefully pre-drill a hole, ensuring it does not encounter any major roots. The pre-drilling will continue down to suit the length of screw that will be installed with the screw then being installed.

The result of following this method will ensure that all ground screws will be inserted into the soil without significant damage to any tree roots.

Ground screws are suited to a wide range of soil types, with different lengths available for each unique area. Their site-specific load capacities can be assessed by way of a pull, or load test. This involves installing a test screw(s) and assessing their performance. Except for the screw installation, the test is surface-based and completely non-invasive.

Kind Regards,

Gavin