



DOWN TO EARTH
— ROOTED 1979 —

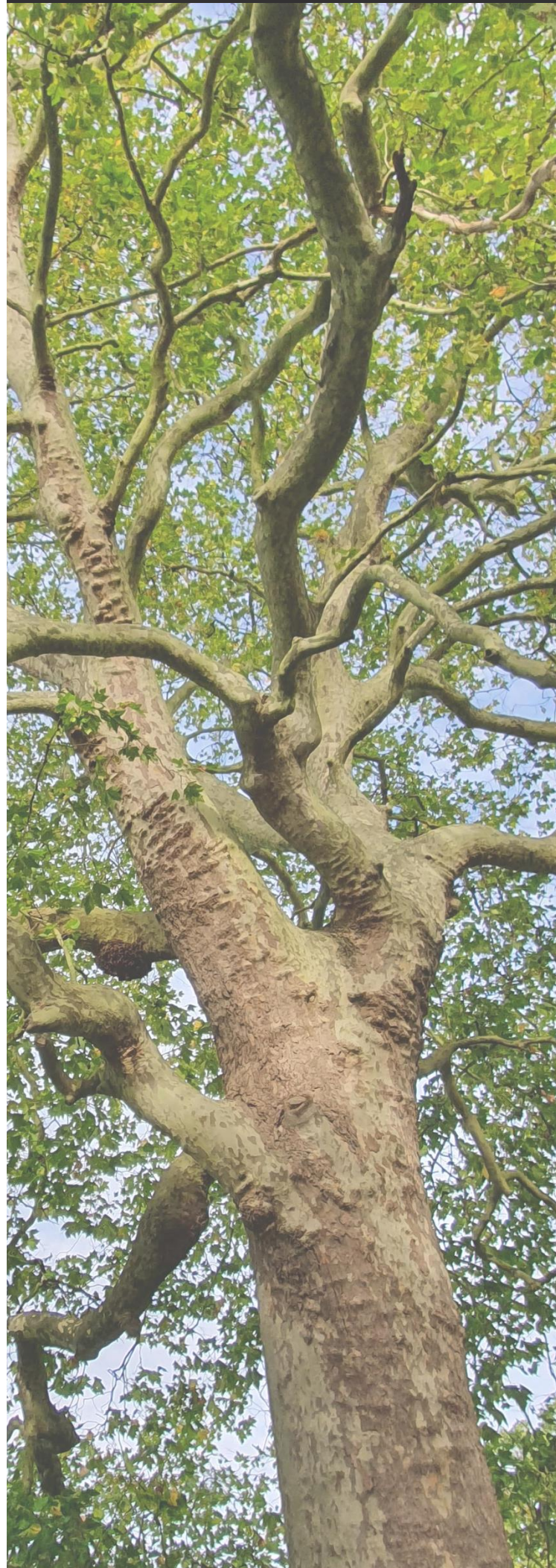
6 Lime Close

Tree Survey to BS5837:2012

Arboricultural Method
Statement to BS5837:2012

Tree Protection Plan

18th March 2024



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Instructing client:	Mr S Walkington
Site Address:	6 Lime Close Marden Tonbridge TN12 9EQ
Report Reference:	DTE RF121389

	Name	Position	Date
Surveyor & Dates of Survey:	Ben Williams Tech.Arbor.A	Arboricultural Consultant	18 th March 2024
Report author:	Ben Williams Tech.Arbor.A	Arboricultural Consultant	21 st March 2024
Version:	Original		21 st March 2024
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Executive summary

Down To Earth Trees Ltd are appointed by Mr S Walkington to visit the property 6 Lime Close and carry out a tree survey report in accordance with the guidelines of British Standard (BS) 5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations.”

We are further instructed to prepare an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for a supplied proposal. This is included in Section 4 of this report.

The site visit and inspections were carried out by Ben Williams NCH Arb Tech Cert Arbor A on the 18th March 2024. A total of **3 individual trees** with stem diameters of 75 millimetres and above were surveyed. Of those;

- **2 trees** are in Category ‘B’ “Trees of Moderate Quality”
- **1 tree** is in Category ‘C’ “Trees of Low Quality”

The location and approximate height of significant vegetation below 75mm stem diameter were also recorded for completeness. All tree data is included in our Tree Schedule Table included at Appendix I. The positions of all inspected trees are shown on our Tree Constraints Plan included at Appendix II.

The proposal to which this method statement relates includes the demolition of a single storey extension and the construction of a new single storey extension to the rear of the property. The position of the proposed is overlaid onto our Tree Protection Plan included at Appendix III.

Provided that all precautions to mitigate and minimise damage to retained trees are followed as described in Sections 3 and 4, and as shown on our Tree Protection Plan at Appendix III, the potential for significant impact to retained trees has been minimised as far as reasonably practicable for the proposed design.

This AMS shall be made available to all personnel, contractors and sub-contractors involved in site operations. The importance of adhering to this document should be outlined by the site manager to all operatives entering site.

1. Introduction

Instruction

- 1.1 On 4th March 2024, Down To Earth Trees Ltd were instructed by Mr S Walkington to visit the property 6 Lime Close and carry out a tree survey report in accordance with the guidelines of British Standard (BS) 5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations.”
- 1.2 We are further instructed to prepare an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for a supplied proposal. This is included in Section 4 of this report.

Purpose of this report

- 1.3 The Arboricultural Method Statement primarily aims to specify exactly how to protect and safeguard the retained trees from construction-related damage as far as practicable, to help ensure they continue to provide amenity benefits in the long term.
- 1.4 It provides specific guidance on the processes involved during development and seeks to ensure that appropriate methods of implementation are carried out in line with current arboricultural and industry best practice. Once this report is accepted by the local planning authority for discharging planning conditions, these methods shall be implemented by the applicant (and their contractors) and any tree protection measures maintained throughout the project to ensure successful tree retention. Failing to do so would be considered a breach of condition and may lead to enforcement action by the local authority.

- 1.5 This AMS shall be made available to all personnel, contractors and sub-contractors involved in site operations. The importance of adhering to this document should be outlined by the site manager to all operatives entering site. A copy of this AMS and our TPP are to be always made available in the site office.

Documents supplied

- 1.6 Ordnance Survey data was supplied by the client and used as the base data for both of our Tree Plans, included at Appendices II and III. Trees were located by fixed point measurements to ensure a high level of relative accuracy.
- 1.7 Proposed plan drawings are supplied by the client. These proposed plans are used in our Tree Protection Plan (Appendix III) and forms the basis of all mitigation measures recommended.

2. Site Details

Site Description

- 2.1 6 Lime Close is a detached residential dwelling, situated at the southern end of a cul-de-sac. The front garden mostly consists of surfaced driveway with a modest grassed area. The rear garden area contains a patio and a low retaining wall, with a grassed area and raised fish pond behind.

Legal Status of the Trees

- 2.2 **Legal status of the trees:** The Maidstone Borough Council website was accessed on the 21st March 2024. The search revealed the below:

Tree Preservation Order		Conservation Area	
TPO refs	Survey tree refs	Name of CA	Survey tree refs
TPO G1 - No 20 of 1986	1, 2	None found	n/a

- 2.3 No tree works are anticipated to be required for this project. As protected trees are on site, it is essential that the Local Planning Authority's consent is obtained (or in the case of CAs, confirmation of non-objection) prior to the commencement of any non-exempt tree pruning works to protected trees. Failure to do so may lead to enforcement visits and substantial fines. See Appendix IV for more information on the statutory protection of trees.

The Proposal

- 2.4 The proposal supplied to us includes the demolition of a single storey extension and the construction of a new single storey extension to the rear of the property. The position of the proposed is overlaid onto our Tree Protection Plan included at Appendix III.

3. Tree Protection Information

Operations Scheduling

- 3.1 Effective tree protection will be afforded subject to following a logical sequence of events. The sequence is detailed below.

Phase	Operation	Timing / reason / notes
Tree protection measures		
1	Install all tree protection measures as specified in Sections 3.4 - 3.8 below and as located on our Tree Protection Plan (Appendix III).	Fencing location shown by red dashed line. Measures must remain in their original location throughout demolition and construction phases
Demolition phase commence		
2	Carry out and complete the demolition of the extension, ensuring tree protection measures are still in their original locations.	
Construction phase commence		
3	Carry out and complete the construction of the extension, ensuring tree protection measures are still in their original locations.	
Completion of works		
4	Following construction of all works that have the potential for tree damage, the tree protection measures can be removed.	

- 3.2 Following the schedule in this way will ensure that any works on unprotected ground within RPAs are minimised as far as practicable.

Root Protection Areas

- 3.3 The RPAs have been plotted on the Tree Protection Plan (Appendix II) and are shown as the area within the dashed dodecahedrons, colour matched to their category. The RPAs have been calculated in accordance with BS5837:2012.

Tree Protection Barrier

- 3.4 The Tree protection barrier design (specified below) shall be installed in the locations highlighted by the red dashed lines shown on our Tree Protection Plan **before any groundworks, demolition or construction commences**. This denotes the furthest permitted spread of all demolition and construction activity and any areas within the enclosed fencing form the **Construction Exclusion Zone (CEZ)**. Access to CEZ areas by construction staff will only be under direct supervision by the project arboriculturist and only to carry out essential works relating to this project.
- 3.5 The Tree Protection Barrier (TPB) will be constructed in accordance with BS 5837:2012. Due to the limited space within the site and relatively short duration of works, the 'standard' fencing design is considered to be disproportionate in its complexity and size, and unlikely to offer significant additional protection over an alternative, lighter design (See Fig. 1 below).
- 3.6 Therefore, the fencing specification for the site will consist of standard 2 metre high weldmesh panels placed into rubber feet and joined together with no fewer than two anti-tamper clamps per panel, as per Figure 3 below. Diagonal strut supports will be used on every other panel and secured inside the CEZ either with pins or rubber feet - pins for soft ground, or a block tray for hard surfaces.

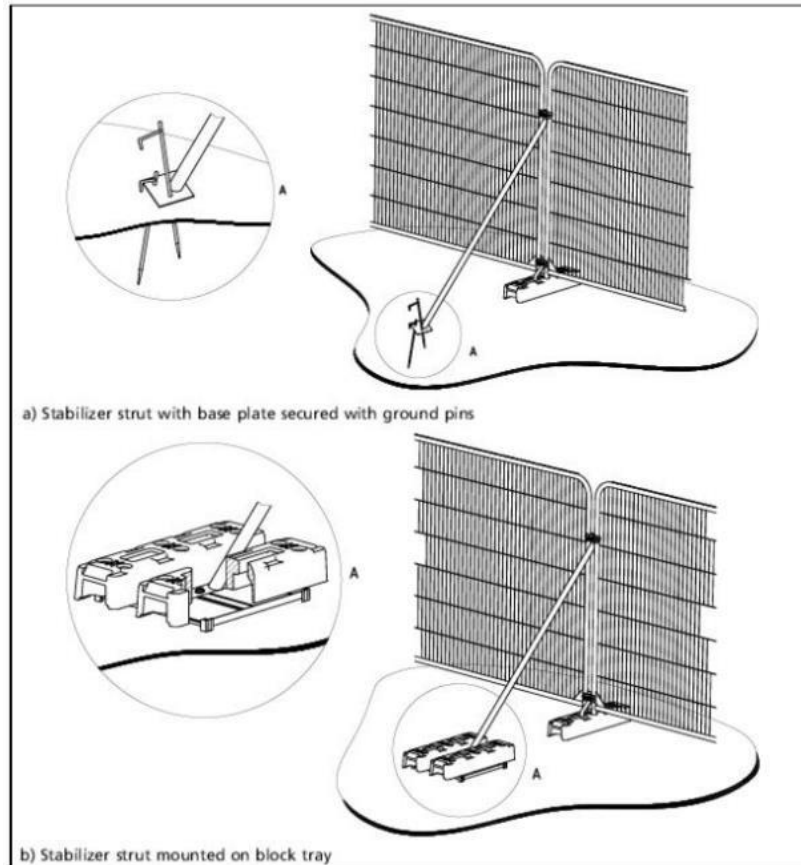


Fig. 1 – Tree protection barrier specification with diagonal supports.

- 3.7 Weatherproof signs informing site users of all Construction Exclusion Zones (marked 'CEZ' on our Tree Protection Plan) shall be prepared by the principal contractor (simply laminated, or printed onto 5mm 'foamex' is recommended) and securely affixed to the protective fencing at suitable intervals of one sign per 2-3 panels. We have supplied a digital Tree Protection Sign at Appendix IV which can be used for this project.
- 3.8 All contractors and visitors to the site shall be briefed on these protected areas and must not enter at any time unless under the supervision of the project arboriculturist.

Other Precautions when working within the CEZ or and RPA

- **No** linear mechanical excavation whatsoever without prior agreement from the Local Planning Authority (LPA) and Project Arboriculturist, unless site specific mitigation is in place.
- **No** excavation by any other means unless a scheme of arboricultural site monitoring is implemented and documented.
- **No** raising or lowering of levels unless agreed in writing with the LPA and AC, except for the removal of grass sward using hand tools in accordance with BS 5837:2012 (section 7.4.2.1).
- **No** construction of sealed hard surfacing unless site-specific mitigation is in place.
- **No** storage of plant or materials, unless the ground is protected as per the specification above.
- **No** storage or handling of any chemical, including salt or cement washings within 5 metres from the outer crown (dripline) of any tree, unless site specific mitigation is approved by the AC.
- **No** vehicular access unless site specific mitigation is in place, approved by the project arboriculturist.
- **No** lighting of any fires less than 5 metres from the outer crown (dripline) of any tree.

4. Site Specific Precautions and Mitigation

- 4.1 **Site access and set up of tree protection measures:** The site is to be accessed from the existing side passage.

Mitigation required:

- a. Before any works commence, all tree protection barriers are to be installed as specified in sections 3.4 - 3.8 and located as shown by the red dashed line on our Tree Protection Plan (at Appendix II) to restrict any further construction access to unprotected RPAs.
- b. Protective fencing shall remain in place until the construction phase is complete and all plant and machinery is removed from site.
- c. Contractor access, materials storage and parking is not anticipated to impact on any retained tree RPA. There should be sufficient parking provision made either on the driveway areas or off-site.
- d. Welfare facilities and other temporary buildings will be sited outside of any retained tree RPA.

- 4.2 **Demolition works** do not have the scope to affect any retained tree RPA.

Mitigation required: None

- 4.3 **Construction Phase** do not have the scope to affect any retained tree RPA.

We have received no detail on drainage, we assume any new drainage pipes will connect to existing drainage on site and will not require the installation of any new service routes or soakaways.

Mitigation required: None

- 4.4 **Completion of works and sign off**

Once all construction works are completed and all plant and machinery is removed from the site, the tree protection measures may be removed.

5. Conclusions

- 5.1 Provided that all site specific precautions to mitigate tree related damage are followed as described in Sections 3 and 4, the potential for significant impact to retained trees has been minimised as far as reasonably practicable for the proposal in its current form.
- 5.2 The client, their consulting architect and principal contractor shall review this document and ensure they are able to comply with all mitigation measures made herein, with particular reference to the key points made in Sections 3 – Tree Protection and Section 4 – Site Specific Mitigation, supported by the Tree Protection Plan at Appendix III, before submission.
- 5.3 This AMS shall be made available to all personnel, contractors and sub-contractors involved in site operations. The importance of adhering to this document shall be outlined by the site manager to all operatives entering site.

If you have any queries regarding this survey or report please contact us in the first instance.



Ben Williams Tech.Arbor.A
Arboricultural Consultant
Down To Earth Trees Ltd

6. Appendices

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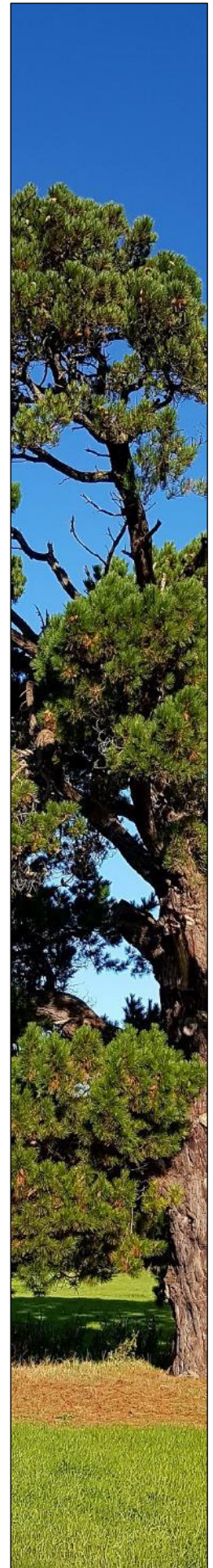
Arboricultural Report To BS 5837:2012

Appendix I

Tree Survey Cascade Chart from BS 5837:2012
Tree Survey Schedule Table



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Appendix I - Cascade Chart for Tree Categorisation from BS 5837:2012

TREES UNSUITABLE FOR RETENTION				
Category and Definition	Criteria			Identification on Plan
<p>Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> Trees that have a serious, irremediable structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Subcategories:			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
<p>Category A Trees of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).</p>	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups).	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	LIGHT GREEN
<p>Category B Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).</p>	Trees that might be included in the higher category, but are downgraded because of impaired condition (e.g. presence of significant but remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years, or trees lacking the special quality necessary to merit the Category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals, or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural benefits.	MID BLUE
<p>Category C Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefit.	Trees with no material conservation or other cultural benefits.	GREY
<p>NOTE: Whilst C category trees will not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.</p>				

BS5837:2012 Tree Survey

Down To Earth Trees Ltd

Client: 6 Lime Close
 Project: Extension project March 2024
 Survey Date: 18/03/2024
 Surveyor: Ben Williams



The Oast
 Preston Farm
 Shoreham Rd
 Kent
 TN14 7UD
 Phone: 01959 524623

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
1 NT Common Lime <i>Tilia europaea</i>	14.5	1	460	N 4.25 E 4.5 S 4.25 W 4.25	4	SM	A: 95.7 R: 5.51	Good	C: Good S: Good B: Good	Pollard :: To previous points Maintained as a pollard 8.5m high with established regrowth. Due a repeat pollard to maintain dimensions and keep in active pollard management.	B.1.2 20 to 40 yrs	
2 NT Common Lime <i>Tilia europaea</i>	14	1	420	N 4.25 E 3 S 3 W 3	2.5	SM	A: 79.8 R: 5.03	Good	C: Good S: Good B: Good	Pollard :: To previous points Maintained as a pollard 8m high with established regrowth. Due a repeat pollard to maintain dimensions and keep in active pollard management. Rooting area covered by decking.	B.1.2 20 to 40 yrs	
3 NT Portugal Laurel <i>Prunus lusitanica</i>	2.5	2	92 (Eq)	N 1.5 E 1.5 S 1 W 0.5	0.1	M	A: 3.8 R: 1.09	Good	C: Fair S: Good B: Good	No action :: No action Large shrub	C.1 10 to 20 yrs	
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter		
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition		
	SM	Semi-mature	OM	Over Mature		B	Basal area					

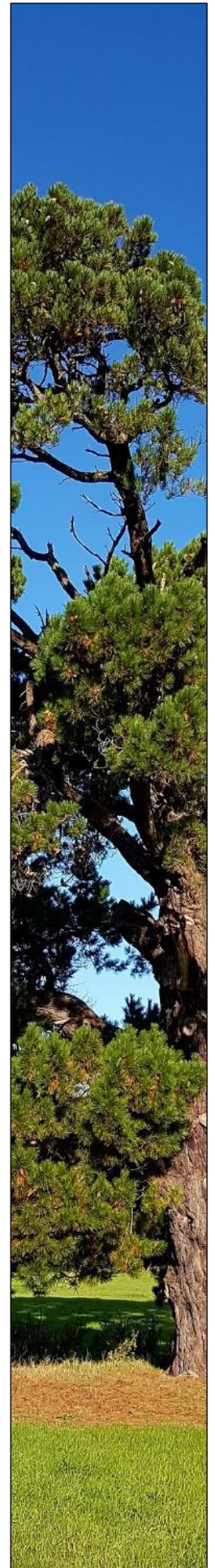
Arboricultural Report To BS 5837:2012

Appendix II

Tree Constraints Plan



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6 Lime Close Marden, Tonbridge

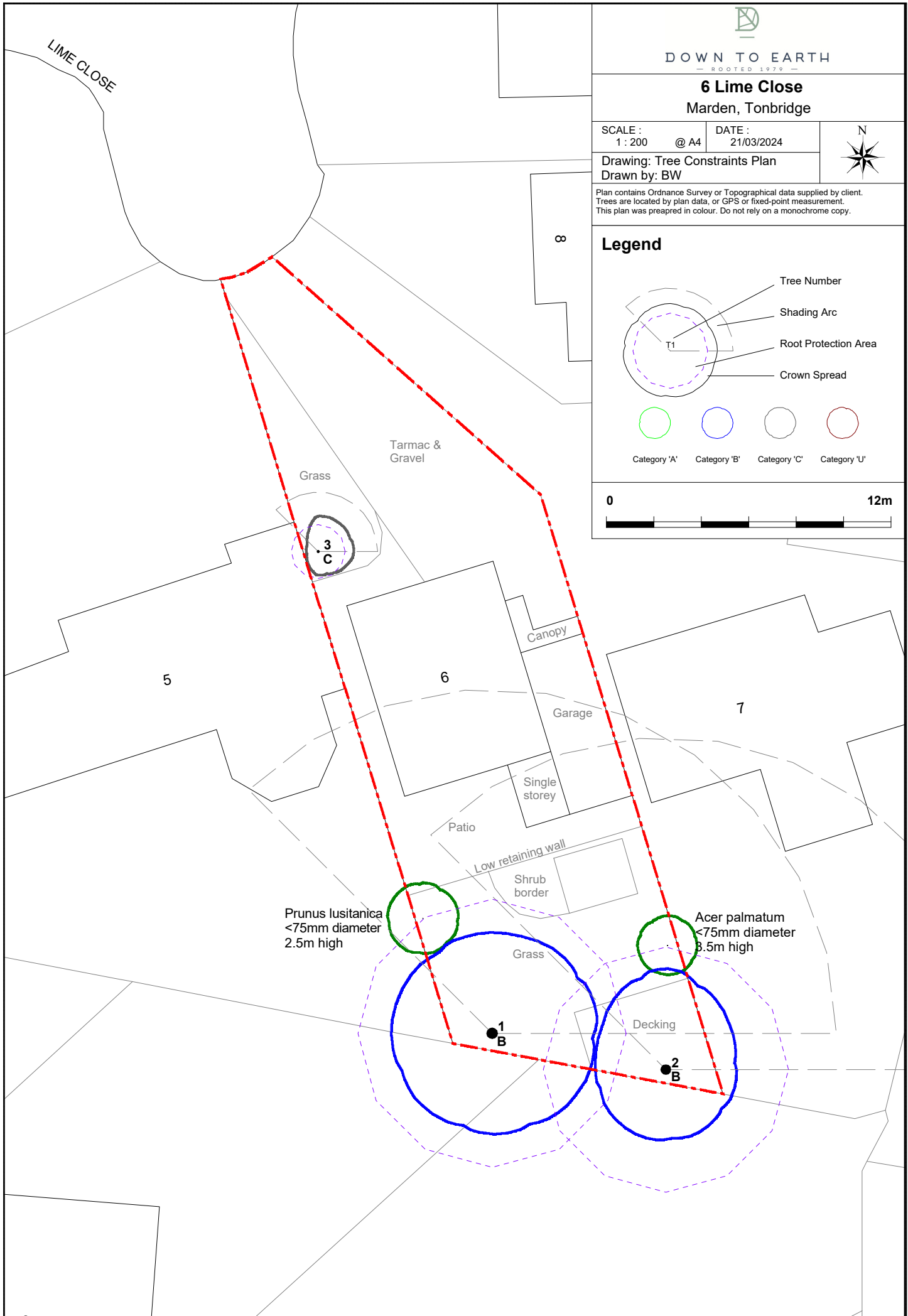
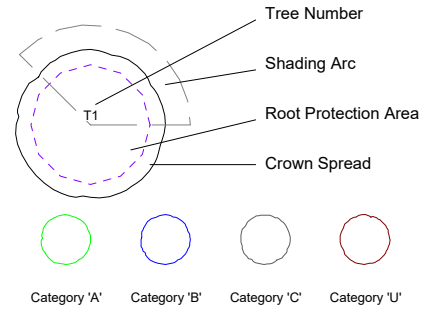
SCALE : 1 : 200 @ A4 DATE : 21/03/2024



Drawing: Tree Constraints Plan
Drawn by: BW

Plan contains Ordnance Survey or Topographical data supplied by client.
Trees are located by plan data, or GPS or fixed-point measurement.
This plan was prepared in colour. Do not rely on a monochrome copy.

Legend



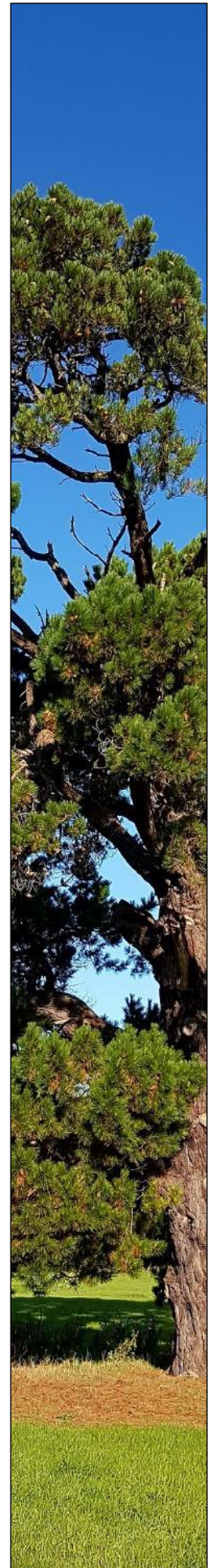
Arboricultural Report To BS 5837:2012

Appendix III

Tree Protection Plan



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6 Lime Close Marden, Tonbridge

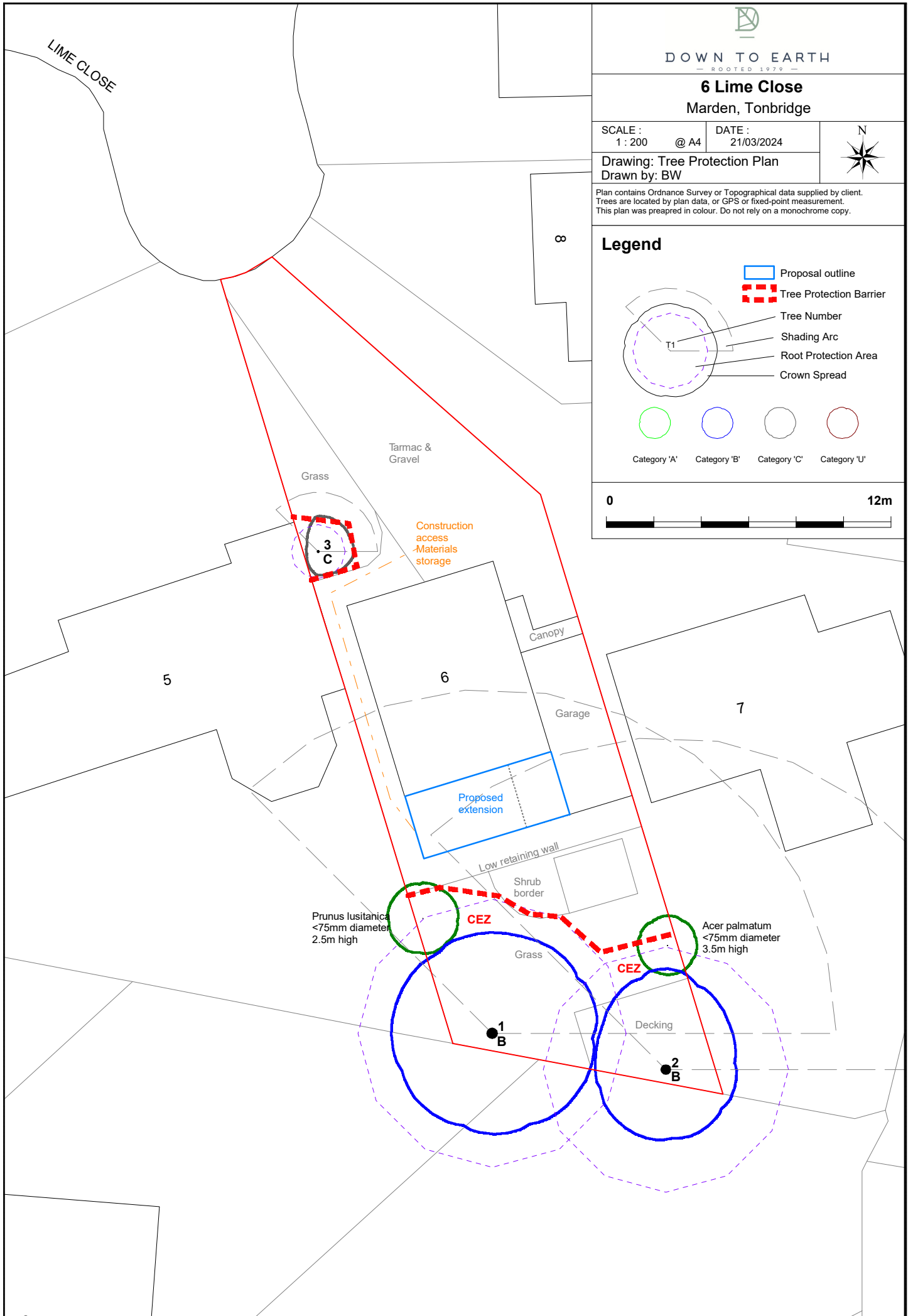
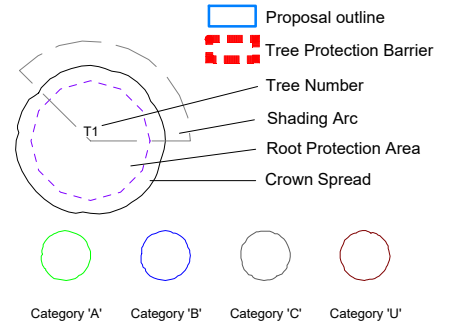
SCALE : 1 : 200 @ A4 DATE : 21/03/2024



Drawing: Tree Protection Plan
Drawn by: BW

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Trees are located by plan data, or GPS or fixed-point measurement.
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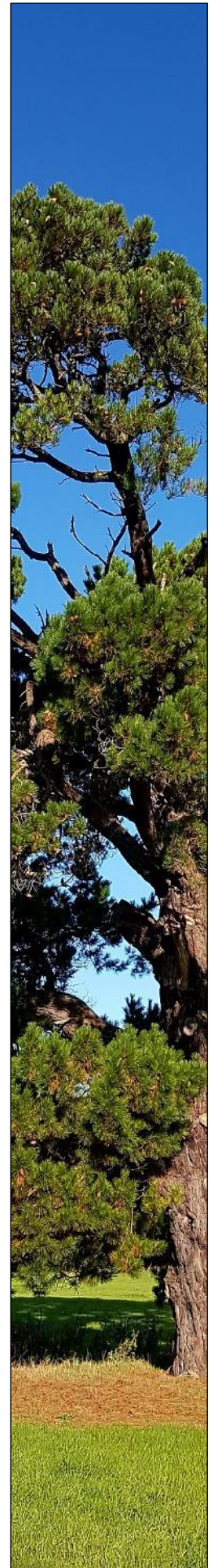
Legend



Arboricultural Report To BS 5837:2012

Appendix IV

Tree Protection Zone Sign (for barriers)
Statutory Restrictions to Tree Work
List of References





TREE PROTECTION ZONE

KEEP OUT - DO NOT MOVE THIS FENCE

CONTACT DOWN TO EARTH TREES ON 01959 524623 FOR ADVICE

ARBORICULTURAL MANAGEMENT BY:

Down To Earth Trees Ltd

The Oast
Preston Farm
Shoreham Road
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TN14 7UD

T: 01959 524623

E: enquiries@dtetrees.co.uk

W: www.downtoearthtrees.co.uk



**D O W N T O
E A R T H**

**TREE SURVEYING
& CONSULTANCY**



Statutory Restrictions to Tree Work

Tree Preservation Orders (TPO)

In accordance with sections 197 and 198 of the Town and Country Planning Act 1990 (as amended) Local Planning Authorities have powers to make Tree Preservation Orders to protect trees when consenting to development or where deemed expedient in the interests of amenity. The Act and associated government guidance recognises the positive impact that trees can have on the local environment and its enjoyment by the public and those who live there.

Typically, trees worthy of protection include those visible from a public place (such as a road or footpath), although this does not always need to be the case. Trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development. The value of trees may be enhanced by their scarcity, or the value of a group of trees or woodland may be collective only. The tree's individual and/or collective visual impact is assessed as well as its wider visual impact, taking into account their suitability to the local setting. Other factors, such as importance as a wildlife habitat may be taken into account. The benefit of protecting trees may be for their present or future contribution to amenity or the environment.

Tree Preservation Orders are one means of protecting trees. Once a TPO is placed on a tree or trees, the owner must obtain written consent from the Local Planning Authority before undertaking any works – this can take up to 8 weeks or longer in exceptional circumstances. A TPO does not necessarily prevent works being undertaken to a protected tree, rather, it allows the Local Planning Authority to assess (through a free application process) the acceptability of the proposed works, giving consideration to their extent, arboricultural justification (as defined by the relevant British Standards), the condition and amenity value of the tree/s, and their setting. It prevents otherwise unnecessary loss of or damage to trees whilst allowing for appropriate maintenance to be undertaken.

Undertaking work to protected trees without Local Authority consent is a criminal offence carrying fines of up to £20,000 for wilful destruction and up to £2,500 for wilful damage.

Conservation Areas

In accordance with the Planning (Listed Buildings and Conservation Areas Act) (1990) and in consultation with English Heritage, Local Authorities have powers to designate areas of special architectural or historical interest as Conservation Areas to preserve their character and appearance. Whilst this usually applies to buildings, the grounds surrounding them also form part of the character. Trees can also form an intrinsic part of the character and appearance of such areas, hence the Act prohibits any works to trees therein with a stem diameter measuring over of 75mm at a height of 1.5 metres from ground level, for individual trees, or 100mm for those in woodlands.

Prior written notice must be given to the Local Authority describing the intent to carry out works to trees in Conservation Areas; the notice should contain a sufficient level of detail to allow the Authority to reliably identify the subject trees and a clear description of the proposed works to allow the Authority to make an informed decision. Following receipt of a written notice (and issue of written acknowledgement to this effect), the Authority have a statutory timeframe of 6 weeks to determine the notice, either raising no objection to the works (either by issuing a written decision with or without informatives, or allowing the 6 weeks to elapse), or raising objection and making a TPO to protect the tree.

The authority's decision must be received or the 6 weeks period expired before works can proceed (assuming a TPO has not been made).

Penalties for carrying out works to trees in Conservation Areas without Local Planning Authority consent are the same as those for unauthorised work to trees protected by TPO.

Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way Act 2000) and The Conservation of Habitats and Species Regulations 2010)

Under this legislation, it is an offence to disturb or damage any existing or potential wildlife habitat within a tree. Pre-work surveys may be necessary to ascertain likelihood of bat roosts within dead wood, ivy or cavities and bird nests within the canopy of the tree. Work scheduling must be carefully planned around bird nesting season and delayed if necessary. If any evidence of a bat roost is discovered during normal working procedure, all site work must cease immediately and The Bat Trust contacted on 0845 1300 228 for immediate emergency advice. Natural England can be contacted on 03000 604 970 and may also be consulted in relation to habitat issues pertaining to Bats and Schedule 1 Birds.



List of References

British Standards Institute, *British Standards (BS) 5837:2012 Trees in Relation to Design, Demolition and Construction -Recommendations* (BSI – 2012)

British Standards Institute, *British Standards (BS) 3998:2010 Tree Work -Recommendations* (BSI – 2010)