



Invicta Arboriculture

Tree and Woodland Consultancy

Pre-development Tree Survey and Report:

Juniper Cottage
School Lane
Saltwood
Hythe
Kent
CT21 4QB

26th March 2018

Amended: 8th November 2018



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1 INTRODUCTION

- 1.1 **Brief:** I am instructed by Mr Samuel De Haan to provide a pre-development arboricultural report in accordance with BS5837:2012 in respect of trees on land at Juniper Cottage, School Lane, Saltwood, Hythe, Kent, CT21 4QB to accompany a planning application for a proposed residential development.

This amended report dated 8th November 2018, addresses the re-positioned footprint of the proposed development due to the request of the LPA to include four additional car parking spaces to the front of the development.

The amendments to the original report text and drawings can be found at paragraphs 3.10, 5.6, 17.1, Appendix A – Tree survey Schedule and at Appendix C – Tree protection plan.

- 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:** I was provided with copies of the following documents...

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

- 1.4 **Report limitations:** This report is only concerned with the twenty-eight trees and three tree/shrub groups 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

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a single, unaccompanied site visit on 26th March 2018. All of my observations were from ground level within the application site 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:** The application site is located in the village of Saltwood near Hythe, Kent. Juniper Cottage is a large two and a half storey semi-detached property with detached garage that stands on the northern side of School Road. The topography of the site is relatively flat and is not particularly exposed.



- 2.3 **Identification and location of the trees:** The twenty-eight trees and three tree/shrub groups subject to this report are located predominantly around the boundaries of the application site. I have illustrated the approximate location of the trees 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 on 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	T1, T11, T12, T16, T22	5
A	-----	0
B	T19	1
C	T2, T3, G4, T5, T6, T7, T8, T9, T10, G13, T14, T15, T17, T18, T20, T21, T23, T24, T25, T26, T27, T28, G29, T30, T31	25

3.4 Tree numbers T1 to T10 are located along the southern boundary of the application site either side of the main access drive way and immediately adjacent School Road. The ten trees stand within two raised beds at a height of approximately 600mm above ground level.

It will be necessary to remove five trees (T1, T5, T6, T7 and T8) from this boundary group in order to achieve the required highway visibility splays. The five trees to be removed are all seedling origin specimens and are considered to possess low public visual amenity value. T1 is a dead tree that requires removal regardless of the development proposal due to the threat it poses to users of School Road.

3.5 T11 is a small, declining ornamental conifer growing immediately adjacent the front door of Juniper Cottage. The tree is in steady decline and will need to be removed along with the seedling origin Holly recorded as T12 growing on the western side of the building in order to enable the proposed development. Both trees are considered to possess zero visual amenity value and their loss will not be detrimental to the wider landscape character of the area.

- 3.6 G13 occupies the western boundary of the rear garden and comprises a Beech hedgerow along with numerous Buddleia shrubs along with T14 (Cotoneaster), T15, Hawthorn and T16 and 17 (Holly). The trees and shrubs all display good form and vitality and are to be retained with the exception of T16 (Holly), which is dead and should be removed.
- 3.7 T18 (Monterey Cypress) along with T19 (Atlas Cedar) are the two largest and most dominant arboricultural features within the application site. T18 has been previously reduced to its current height of twelve metres. Large diameter deadwood and dense Ivy is evident throughout the canopy of T18 along with areas of extensive dieback that appear confined to the western side of the canopy. The tree appears to be structurally sound and provides a valuable screen against neighbouring properties to the north.
- T19, Atlas Cedar is a large mature specimen that displays good form and vitality with no significant visible structural defects. Neither T18 nor T19 pose any constraint on the development proposal and are to be retained.
- 3.8 T20 and T21 (Leyland Cypress) are located close to the rear (northern) boundary of the application site. Both trees have been previously reduced to their current heights. Both trees display good vitality and provide a valuable screen against neighbouring properties to the north and are to be retained.
- 3.9 T22, Willow has extensive decay throughout its root system, main stem and main scaffold branches. The tree is largely hollow and is in heavy structural and physiological decline. The tree is considered to pose a significant threat to the three properties it overhangs to the north and east and a recommendation is made for its immediate removal.
- 3.10 T23 to T28 (Apples, Elderberry and Holly) form a dense group of trees along the eastern boundary of the application site. All six trees display good form and vitality along with providing a valuable screen against neighbouring properties to the east. Four of the six trees that occupy this boundary are to be retained with the exception of T27 (Apple) and T28 (Holly), which will need to be removed to accommodate the re-positioned footprint.
- 3.11 T29 (Prunus spp) along with G30 (Leyland Cypress x3) and T31 (Small shrub form Lime tree) are located immediately adjacent the east and west sides of Juniper Cottage and will need to be removed in order to enable the proposed development. None of the trees are considered to possess high public visual amenity value and their loss will not be detrimental to the character of the local landscape.

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 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).
- Tree numbers T1 to T10 stand within two raised beds either side of the main vehicular access immediately adjacent School Road at a height of approximately 600mm above ground level. It is highly unlikely, given the size of the trees and the height of the beds within which they are planted, that their root systems will extend beyond the retaining walls, which would have acted as effective barriers to lateral root growth.
- The proposed development is to be built outside of all calculated RPA's and as such there are no below ground constraints present within the application site.

4.3 Above ground constraints:

- Shade cast by the mature trees contained within the rear garden of the application is not considered to pose any constraint of the proposed development due to them being orientated predominantly to the north.
- There are no above ground constraints within the application site.

5 ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 5.1 **Presence of TPOs or conservation area designations:** The application site is not located within a conservation area. The site is not subject to any TPO's.
- 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:** There are no above or below ground constraints.
- 5.4 **Construction processes of the proposed development or demolition needs:** The existing dwelling (Juniper Cottage) will be demolished. The demolition of the existing dwelling will be in no way detrimental to any of the retained trees. All demolition activity will take place outside of the root protection areas of all retained trees.
- 5.5 **Modifications proposed to accommodate trees – Foundation design and ground protection:** No modifications are proposed to accommodate trees.
- 5.6 **Modifications proposed to accommodate the proposed development – tree pruning/felling:** It will be necessary to remove five trees (T1, T5, T6, T7 and T8) in order to achieve the required highway visibility splays. The five trees to be removed are all seeding origin specimens and are considered to possess low public visual amenity value. T1 is a dead tree that requires removal regardless of the development proposal due to the threat it poses to users of School Road.
- T27 (Apple) and T28 (Holly) will also be removed in order to accommodate the re-positioned footprint.
- 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.
- 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.
- It will be necessary to remove five trees (T1, T5, T6, T7 and T8) from the southern boundary of the site adjacent School Road in order to achieve the required highway visibility splays.
- 5.8 **End use of space:** The development proposal seeks to establish nine new apartments with the new mass comparable to that of the existing footprint.

- 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 subject to this report 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 proposed 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 currently 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.

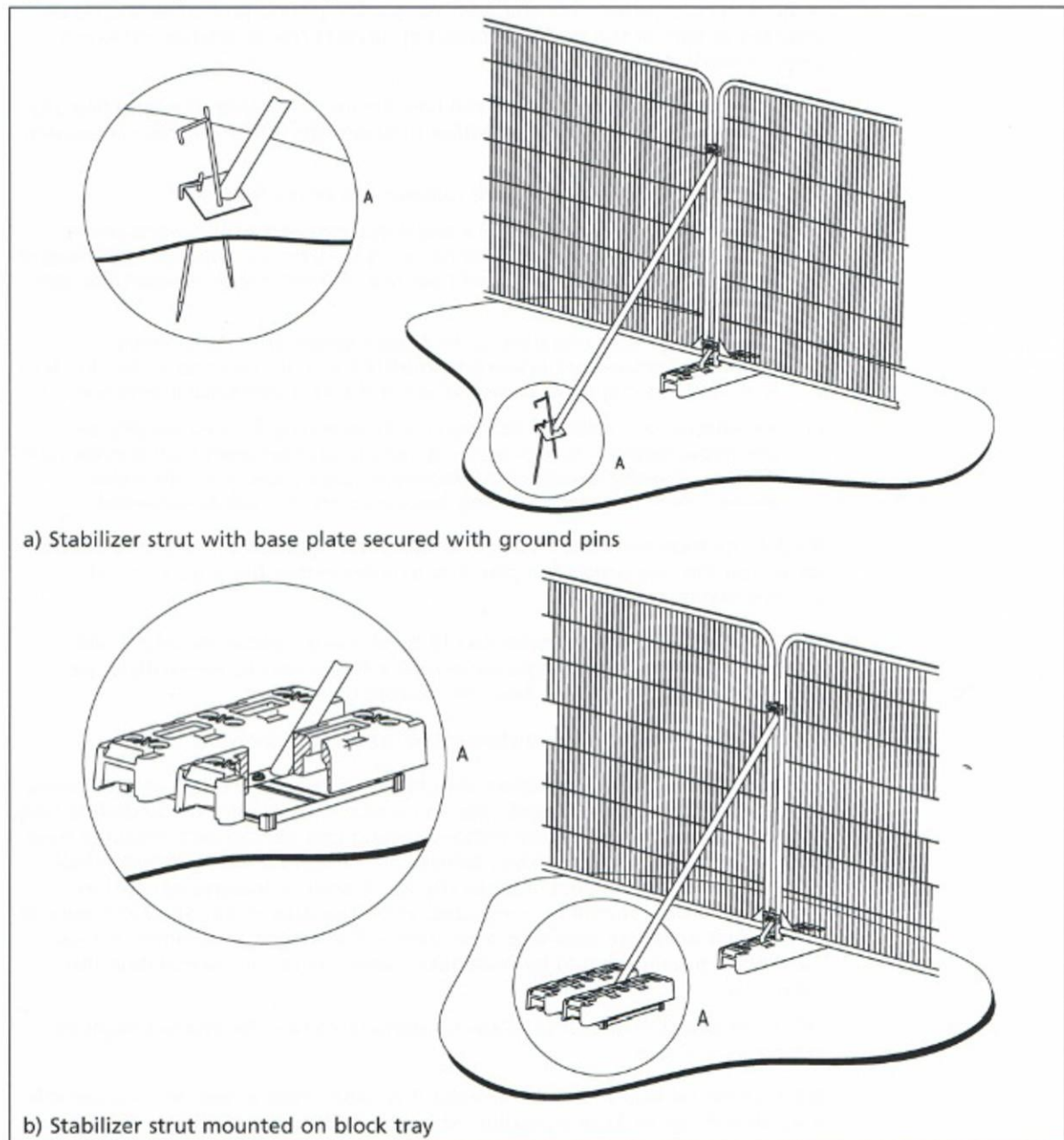
1.0 Construction Exclusion Zone

- 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 following the removal of the existing concrete hard standing. 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 figure 3 - B.S.5837: 2012 and be fit for the purpose of excluding any construction activity.
- 2.3 An example of protective fencing: Figure 2 - B.S.5837: 2012, is shown below...

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 access the site from School Road via the existing vehicular access.

5.0 Contractors car parking

- 5.1 Limited space is available on site for contractor's car parking. Alternatively on-street parking is available nearby.

6.0 Site Huts and Toilets

- 6.1 Limited space is available on site for the positioning of site huts and toilets however; final positions will need to be agreed on site with the LPA prior to the commencement of any permitted development work.

7.0 Storage Space

- 7.1 No spoil or building materials will be stored within the RPA of either retained tree even if proposed works encroach in to their RPA's. Space will need to be made available on site for the storing of all spoil 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 however their movements around the site should 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 Dwelling (Juniper Cottage) and detached garage are to be demolished. The demolition of these structures will be in no way detrimental to any of the retained trees. All demolition operations will take place outside of the RPA's of all retained trees.

11.0 Hard Surfaces

- 11.1 New hard surfacing will be created as a result of the proposed development, however all new hard surfacing will be constructed outside of the RPA's of all retained trees.

12.0 Soft landscaping

- 12.1 Soft landscaping details are outside 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 trees adjacent to 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 It will be necessary to remove five trees (T1, T5, T6, T7 and T8) in order to achieve the required highway visibility splays. The five trees to be removed are all seeding origin specimens and are considered to possess low public visual amenity value. T1 is a dead tree that requires removal regardless of the development proposal due to the threat it poses to users of School Road.

T27 (Apple) and T28 (Holly) will also be removed in order to accommodate the re-positioned footprint.

18.0 Responsibilities

- 18.1 It is 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 (Folkestone and Hythe District Council) at any time issues are raised in relation to the trees adjacent to the site.

7 RECOMMENDATIONS

- 7.1 **Implementation of works:** All tree works (if required) 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 **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 (Folkestone and Hythe District Council) before any pruning 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, tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent.

8 BIBLIOGRAPHY

- 8.1 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*.

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.

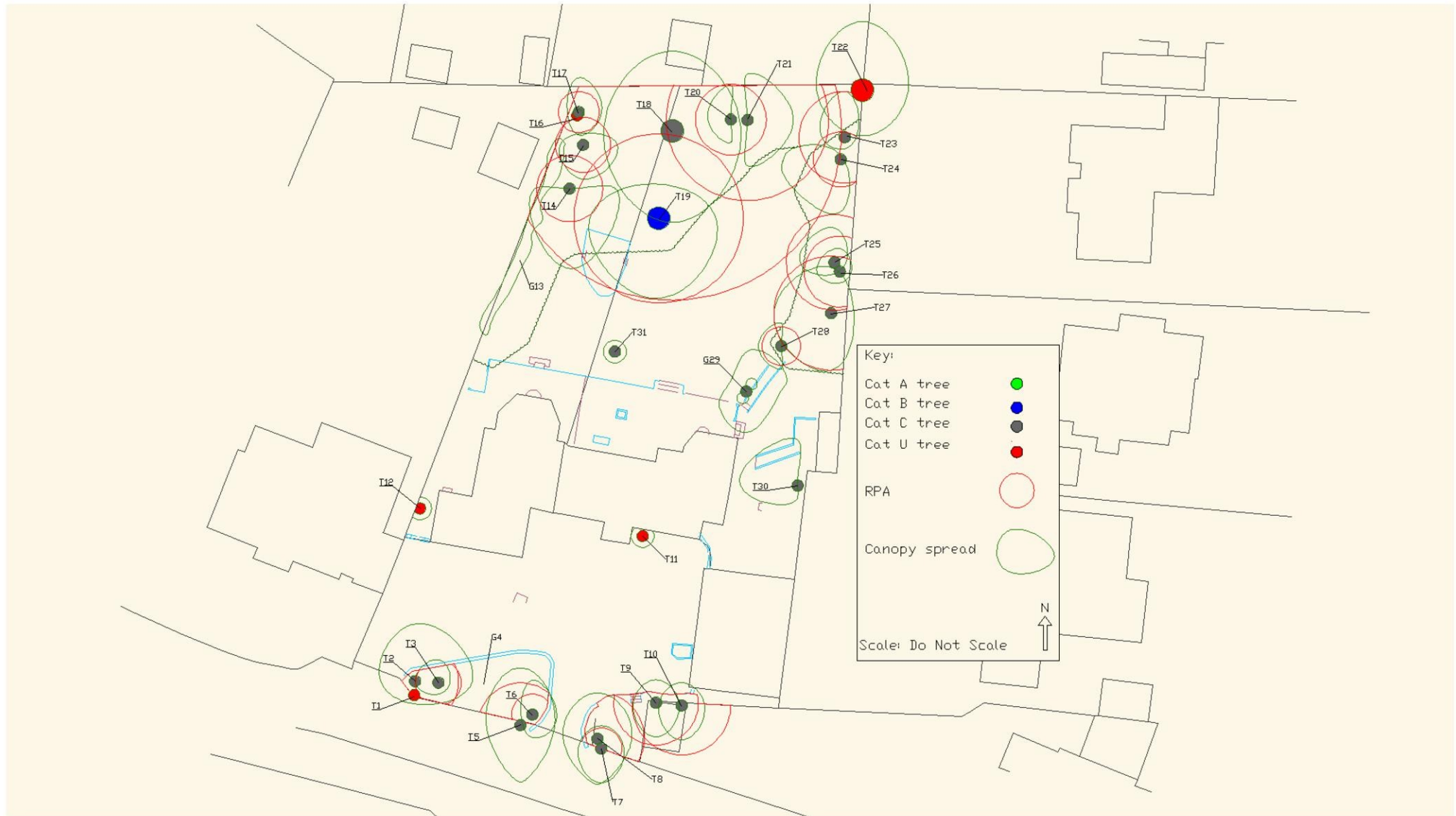
Appendix A:

B.S. 5837:2012- Tree Survey Schedule: Juniper Cottage, School Road, Saltwood, Hythe, Kent, CT21 4QB.

Number	Species	HGT	St Dia	N-E-S-W	CC	Age	PC	SC	Recommendations	E.R.C.Y	Cat	RPA Radius	RPA M²
1	Unknown	N/A	N/A	N/A	N/A	M	D	P	Tree is dead - Remove	0	U	0.0	0.0
2	English Oak	11	320	5-2-5-3	1.5	M	G	G	None - Retain	10+	C1	3.8	46.3
3	Holly	7	170	2-1-1-2	2	M	G	G	None - Retain	10+	C1	2.0	13.1
G4	Laurel/ Hazel	5	<75	2-2-2-2	0	M	G	G	None - Retain	10+	C1	0.9	2.5
5	Hornbeam	11	310	5-5-3-3	0	M	G	G	Remove to achieve required highway visibility splay	10+	C1	3.7	43.5
6	Holly	6	150	3-2-1-1	0	M	G	G	Remove to achieve required highway visibility splay	10+	C1	1.8	10.2
7	Holly	5	150	2-3-2-2	0	M	G	G	Remove to achieve required highway visibility splay	10+	C1	1.8	10.2
8	Sycamore	11	340	4-4-3-3	2	M	G	G	Remove to achieve required highway visibility splay	10+	C1	4.1	52.3
9	Leyland Cypress	7	310	2-3-2-2	0	M	G	G	None - Retain	10+	C1	3.7	43.5
10	Leyland Cypress	7	360	2-3-2-2	0	M	G	G	None - Retain	10+	C1	4.3	58.6
11	Cupressus spp	3	<75	1-1-1-1	0	M	P	F	Remove to enable development	0-10	U	0.9	2.5
12	Holly	3.5	90	1-1-1-0	2	Y	G	G	Remove to enable development	0-10	U	1.1	3.7
G13	Beech/ Buddleia	5	125	1-1-1-1	0	M	G	G	None - Retain	10+	C1	1.5	7.1
14	Cotoneaster	7	240	0-7-4-3	0	M	G	G	None - Retain	10+	C1	2.9	26.1
15	Hawthorn	8	200	1-3-3-2	4	M	G	G	None - Retain	10+	C1	2.4	18.1
16	Holly	N/A	N/A	N/A	N/A	M	D	P	Tree is dead - Remove	0	U	0.0	0.0
17	Holly	8	150	3-2-2-1	1	M	G	G	None - Retain	10+	C1	1.8	10.2
18	Monterey Cypress	12	1230	7-7-8-6	2	O/M	F	F	None - Retain	10+	C1	14.8	684.4
19	Atlas Cedar	13	620	3-7-5-6	0.5	M	G	G	None - Retain	20+	B1	7.4	173.9
20	Leyland Cypress	12	260	3-2-0-2	0	M	G	G	None - Retain	10+	C1	3.1	30.6
21	Leyland Cypress	12	590	4-4-4-0	1.5	M	G	G	None - Retain	10+	C1	7.1	157.5
22	Willow	11	1000	6-4-4-4	3	M	P	P	Tree is dangerous - Remove	0	U	12.0	452.4
23	Lawson Cypress	9	330	4-1-2-2	0	M	G	G	None - Retain	10+	C1	4.0	49.3
24	Apple	4	200	0-4-0-5	0	M	F	G	None - Retain	10+	C1	2.4	18.1
25	Apple	5	350	3-1-1-3	0.5	M	F	G	None - Retain	10+	C1	4.2	55.4

26	Elderberry	7	260	2-1-1-2	1.5	M	G	G	None - Retain	10+	C1	3.1	30.6
27	Apple	6	420	4-5-2-5	1	M	G	G	Remove to enable development	10+	C1	5.0	79.8
28	Holly	5	140	3-2-0-3	1.5	M	G	G	Remove to enable development	10+	C1	1.7	8.9
G29	Leyland Cypress	6	300	3-3-3-2	0	M	G	G	Remove to enable development	10+	C1	3.6	40.7
30	Prunus spp	5	160	4-1-0-5	0	M	F	P	Remove to enable development	10+	C1	1.9	11.6
31	Lime	2.5	300	1-1-1-1	0	M	G	G	Remove to enable development	10+	C1	3.6	40.7

Appendix B: Tree Constraints Plan.



Appendix C: Tree Protection Plan.

