



DOWN TO EARTH
— ROOTED 1979 —

2-8 Danson Road

Arboricultural Report to
BS5837:2012

13 June 2019



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Instructing client:	Strutt and Parker
Site location:	2-8 Danson Road Bexleyheath DA6 8HB
Project Reference:	DTE 8252

	Name	Position	Date
Surveyor & Dates of Survey:	Ben Williams Tech.Arbor.A	Arboricultural Consultant	13 June 2019
Report author:	Ben Williams Tech.Arbor.A	Arboricultural Consultant	19 June 2019
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Executive summary

Down To Earth Trees Ltd was appointed by Strutt and Parker to visit 2-8 Danson Road and carry out a tree survey and produce a report in accordance with the guidelines of British Standard (BS) 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations.' and produce an accompanying report.

The site visit and inspections were carried out by surveyor Ben Williams on Thursday 13th June 2019 and a total of **22 individual trees** were assessed. Of those;

- **1** tree is in Category 'A' "Trees of High Quality" (1 of which is off-site)
- **3** trees/tree groups are in Category 'B' "Trees of Moderate Quality" (1 of which is off-site)
- **13** trees/tree groups are in Category 'C' "Trees of Low Quality" (5 of which are off-site)
- **5** trees/tree groups are in Category 'U' "Trees Unsuitable for Retention" (2 of which are off-site)

Of the 22 inspected trees, **9** are off site.

All collected tree data is included in our Tree Schedule Table included at Appendix I.

Tree RPA covers a significant proportion of the application area of the site, therefore any development proposal will require careful consideration, design and implementation to ensure safe retention of desirable trees, and especially those in third party ownership.

1. Introduction

Instructions

- 1.1 Down To Earth Trees are appointed by Strutt and Parker to visit 2-8 Danson Road, Bexleyheath DA6 8HB and carry out a tree survey in accordance with BS 5837:2012, to produce a report outlining the constraints posed by trees, and categorise them according to their individual condition, features and amenity benefit.
- 1.2 The trees were surveyed in accordance with British Standard (BS) 5837:2012 'Trees In Relation To Design, Demolition and Construction - Recommendations' (Section 4).

Purpose of the Report

- 1.3 The purpose of this report is to record and quantify the trees most likely to be impacted upon by a development proposal in order to inform of how potential damage to them may be avoided. It is intended that the client and council review the information provided and use it for the purpose of considering a planning application or engaging in further discussions towards the same end. This information is provided on the basis that it will be available to people other than arboriculturists i.e. those without specialist knowledge of the subject.
- 1.4 All trees were surveyed fully in accordance with *BS5837:2012 – 'Trees in Relation to Design, Demolition and Construction – Recommendations'* to assess the following:
 - The physiological condition of the trees, including threats such as fungal colonisation
 - Any structural defects and their effect on remaining safe contribution
 - The size and form of the trees
 - The rare, unusual or component part of a formal feature
 - Groups or individual trees that provide definite screening or softening effect
 - Trees forming distinct landscape features
- 1.5 This report is concerned with the arboricultural aspects of the site in relation to construction only. Whilst the report is not a tree risk assessment, it will nonetheless highlight significant tree defects where visible and if necessary make prudent management recommendations in line with industry best practice.

- 1.6 Any preliminary tree work recommendations will be specified in accordance with British Standard (BS) 3998:2010 'Tree Work – Recommendations'

Validation

- 1.7 In accordance with the *Department for Communities and Local Government (DCLG) Circular 03/2010* document *Guidance on Information Requirements and Validation*, this report fulfils the recommended national listed criteria for tree survey information.

- A tree survey, undertaken by a qualified arboriculturist, and tree schedule included at Appendix I.
- A drawing at 1:200 scale with a north point, indicating the tree locations, colour coded categories, root protection areas and approximate shading area, included at Appendix II. For clarity, these drawings have been divided into two; one showing only RPAs and the other showing Shade constraints.

Documents / Plans

- 1.8 A topographical site plan was supplied showing draft boundaries and indicative extents. (Warner Surveys drawing ref: LT319/0554/P/0001 dated 14 May 2019) This document was used to inform the scope of the survey and as a base plan for our Tree Constraints Plans included at Appendix II.

Limitations

- 1.9 Trees are dynamic self-optimising organisms that grow in reaction and stimulus to their immediate surroundings and the effects of wider environmental conditions. Consequently, tree health and condition will inevitably change over time therefore any comments made in this report can only be considered valid for two years from the date of the survey visit. This statement does not take into account any sudden unforeseen deterioration in the condition of inspected trees due to factors such as extreme weather conditions, accidents (including chemical or fire), mechanical damage, or instances where recommended works have not been carried out to current professional arboricultural standards or within prescribed timeframes. Down To Earth Trees therefore does not accept any liability under these circumstances.
- 1.10 The nature of living organisms and the variation of seasonal growing conditions mean that the observations and recommendations made within this report are limited to one occasion, during a particular time of year and stage in the life cycle. Therefore, elements such as the presence of annual fruiting bodies of wood decay fungi or foliar disease may not have been considered due to their absence at the time of the survey.

2. Report on site visit and survey

Site Description

- 2.1 2-8 Danson Road is made up of 4 semi-detached two story residential dwellings, with informal garden areas situated to the east of the site, and each with a driveway off Danson Road. Formal garden areas extend to the western boundary. Sheds and other outbuildings are also situated to the western end of the site at the far end of the gardens. The northern and western boundaries are surrounded by Danson Park, a public open space. The southern boundary adjoins residential housing.

The Trees

- 2.2 A total of **22 individual trees** were assessed. Of those;
- **1** tree is in Category 'A' "Trees of High Quality" (1 of which is off-site)
 - **3** trees/tree groups are in Category 'B' "Trees of Moderate Quality" (1 of which is off-site)
 - **13** trees/tree groups are in Category 'C' "Trees of Low Quality" (5 of which are off-site)
 - **5** trees/tree groups are in Category 'U' "Trees Unsuitable for Retention" (2 of which are off-site)
- 2.3 One of the trees surveyed is a high quality Category 'A' specimens offering considerable amenity value with few significant defects (T22 copper beech). This tree is situated off-site in the rear garden of 10 Danson Road.

- 2.4 Three of the trees surveyed are moderate quality Category 'B' specimens offering considerable amenity value with few significant defects (T3, T5 and T6).
- 2.5 Thirteen trees consist of Category 'C' young and semi-mature specimens providing relatively limited long term amenity and landscape value, due to their location or condition.
- 2.6 Five trees consist of Category 'U' trees which are determined to be unsuitable for retention due to irreversible decline, impaired form or severely limited long term amenity and landscape value.
- 2.7 A number of inspected trees (T1, T2, T3, T4, T18, T19, T20, T21 and T22) were found to be off-site, but they have been included where they have the potential to be affected by a development proposal on site e.g. where they are close to the boundary. **Any preliminary or remedial tree works or removals must only be carried out with formal permission from the tree owner.**
- 2.8 Tree RPA covers a significant proportion of the application area of the site, therefore any development proposal will require careful consideration, design and implementation to ensure safe retention of desirable trees, and especially those in third party ownership.
- 2.9 The legal status of the trees was not investigated in detail. If protected trees are found to be 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 works to protected trees. Failure to do so may lead to prosecution and incur substantial fines. See Appendix III for more information on the statutory protection of trees.
- 2.10 If instructed to carry out any preliminary tree works, Down To Earth will check the protection status of the trees and where necessary make formal applications to the Local Planning Authority on behalf of the client.

BS 5837:2012 – The Iterative Process

- 2.11 The British Standard gives recommendations and guidance on the relationship between trees and the design, demolition and construction processes. It sets out the principles and procedures to be applied to achieve a sustainable relationship between trees and structures. It follows, in sequence, the stages of planning and implementation of the provisions which are essential to allow development to be integrated with existing trees.
- 2.12 The process is a logical progression, with discussions involving all parties, upheld to ensure that those trees which are appropriate for retention will enhance new developments and are suitably incorporated into the final design.
- 2.13 The first stage of the process is Feasibility and Planning. This involves a tree survey which assesses each tree and its overall quality and retention suitability within the context of a proposed development. The consideration of all tree constraints should precede any significant work on the site layout design. **This survey and report forms part of the first stage.**
- 2.14 The second stage – Detailed/Technical Design, incorporates the arboricultural constraints into the draft layout. Dialogue, in the form of an arboricultural impact assessment and design reviews between the client, arboriculturist and architect are to be on-going in order to achieve a layout that is viable, whilst successfully retaining appropriate trees.
- 2.15 The third stage involves scale drawings by the project architect showing the finalised layout proposals, tree retention and tree removal and landscape protection measures. This often incorporates an Arboricultural Method Statement (AMS), which is the methodology for the implementation of any aspect of development that has the potential to result in loss of, or damage to, any retained tree.

- 2.16 Stage four involves the design team working with the project arboriculturist to secure discharge of any tree-related planning conditions not resolved by the above. This usually involves an auditable system of arboricultural site monitoring. This includes the approved tree removal and pruning works, including root pruning, the installation of protective fencing and ground protection, and the installation of any specialist engineering solutions.
- 2.17 All advice given in this report is done so on the basis of this guidance.

Survey Method / Parameters

- 2.18 The trees were inspected from ground level with the aid of binoculars where necessary. No climbing inspections were undertaken, nor was any digging or other detailed internal investigation. Any identification of pests, diseases and fungal fruiting bodies was made on a visual basis only.
- 2.19 Tree heights were measured using a laser hypsometer. The stem diameters were measured in millimetres (mm) at 1.5m above ground level from the highest adjacent ground level with a rounded-down diameter tape. The crown spreads were estimated by pacing out or using a laser distometer where practicable.
- 2.20 Where ivy or dense undergrowth inhibited close inspection this was noted, with recommendations made for its removal as necessary to facilitate future inspections. Down to Earth realise the numerous ecological benefits of ivy growth on trees, however we may recommend severing or removal of dense arboreal ivy where unhindered inspection of large or significant trees within areas of high usage.

3. Tree Retention or Removal Factors

- 3.1 Trees are categorised in accordance with the cascade chart in Table 1 of BS 5837:2012, a copy of which is included in Appendix I. The purpose of this categorisation process is to identify the existing tree stock with regard to quality, condition and amenity value to ensure an informed decision can be made regarding their future life expectancy and potential management.
- 3.2 Overall, three of the trees/groups surveyed are moderate quality Category 'B' specimens offering considerable amenity value with few significant defects. (T1, T2 and T5) T1 and T2 are situated off site.
- 3.3 The high quality Category 'A' tree is a well-formed and offering considerable amenity value with no significant defects observed from the limited inspection carried out. Removal of Category 'A' trees should be avoided wherever possible, unless the client can provide overriding justification for their removal, or where mitigated by a thorough and detailed replacement planting scheme. The only Category 'A' tree inspected is situated off-site, therefore it is presumed to be retained and implemented into any development proposal.
- 3.4 The moderate quality Category 'B' specimens offer considerable collective amenity value with few significant defects. Removal of Category 'B' trees should be avoided where possible, and the client is advised to propose a design that incorporates any such trees which will ultimately complement the development. Removal of these trees may be justified where the development is sufficiently favourable, or the loss of such trees mitigated by replacement planting.
- 3.5 Category 'C' trees should not unduly constrain a favourable development proposal. Notwithstanding this, the client is advised to consider creating set-aside areas for new planting of replacement trees which preserve and enhance the character of the site in order to mitigate the loss of larger groups of removed trees.
- 3.6 The Category 'U' trees are deemed to be unsuitable to retain within any development proposal due to their poor form and/or physiological condition. Their remaining contribution is reduced to the point that they do not significantly benefit the existing site into the short or medium term. Five Category 'U' trees should be removed regardless of a development proposal (T1, T2, T11, T13 and T16) Note: T2 is off site and as such permission must be sought from the tree owner (in this case, the local planning authority) prior to removal, **or the duty holder should at least be notified of its impaired condition as soon as possible (See individual tree comment in Appendix II for T2)**

4. Tree Protection Measures - Monitoring and Maintenance

- 4.1 If no part of an intended proposal (including but not limited to such factors as site access, vehicle parking, materials storage requirements, or hard landscaping) encroaches on the RPA of any Category A, B or C tree included herein, all trees can be suitably protected by a solid barrier designed to restrict access which is to remain in place for the entire duration of the development including demolition., with minimal further arboricultural input required.
- 4.2 The tree protection barrier design specified as illustrated below is to be installed on the outer edges of all retained tree RPAs. This denotes the furthest permitted spread of all construction activity and any areas inside the fenced areas will be considered 'off limits' and sacrosanct. Access to these areas will only be by prior written permission by the project arboriculturist.

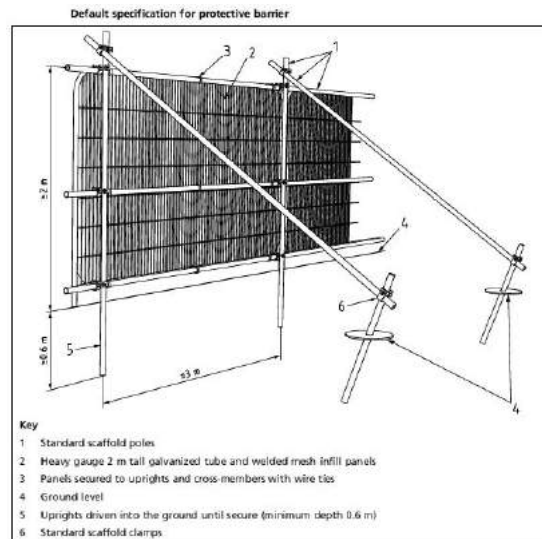


Fig. 1 – Tree protection barrier specification with diagonal supports.

- 4.3 All tree protection measures must be installed and signed off by the project arboriculturist before commencement of works on site to ensure they will provide the intended level of protection as outlined in this document. Measures will only be removed following formal signing-off by the project arboriculturist who is satisfied that all construction works are completed.
- 4.4 Any significant excavations within the RPA may be approved if they are suitably mitigated or justified. In some cases they may be carried out under arboricultural supervision and in accordance with the guidelines provided in Section 7.2 of BS 5837:2012. In general, roots below 25mm in diameter may be severed where they appear singly, but clumps of roots or roots appearing singly which are larger than 25mm in diameter should not be severed without first seeking arboricultural advice from the project arboriculturist and the permission of the local authority Tree Officer.
- 4.5 Subject to the proposal, The LPA may request additional documents and their discretion, such as an Arboricultural Impact Assessment, Arboricultural Method Statement or Tree Protection Plan which will cover the factors discussed above as required.

5. Conclusions

- 5.1 In summary, there is a risk of a development proposal having an adverse impact to existing trees both above and below ground. Ideally, the best quality trees should be identified from the outset and used to inform the proposed design, so that they may complement the proposed development.
- 5.2 Off-site tree RPAs should be preserved wherever possible, especially as the client is unlikely to have control over the removal of these trees. If a development takes place within the RPA of an off-site tree which shortly after dies or fails, the client may be held liable in certain circumstances.

- 5.3 The site manager is to be made aware of their responsibility to ensure that the protection of retained trees is maintained throughout the project. This report (Along with an accompanying Arboricultural Method Statement and Tree Protection Plan, if commissioned) should be made available to anyone working on the site, to ensure that they are aware of the purpose of the protective measures and for guidance on any sensitive works required.
- 5.4 It is imperative that the ongoing design and planning process be undertaken in consultation with the project arboriculturist and the consulting architect to achieve a harmonious relationship between the trees and the development.

Any queries regarding this report should, in the first instance, be directed to Down To Earth Trees Ltd.



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

6. Appendices

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Appendix I

Tree Survey Key and 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>				

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		
T5 NT Sycamore <i>Acer pseudoplatanus</i>	17	1	670	N E S W	7 6 7 6	4 4 4 4	M A: 203.1 R: 8.04	Good	C: Good S: Good B: Good	No action :: No action ----- Prominent specimen tree. Nwr	B.1.2 20 to 40 yrs	
T6 NT Common Oak <i>Quercus robur</i>	15	1	510	N E S W	5 8 6 3	4 4 4 4	M A: 117.7 R: 6.12	Good	C: Fair S: Good B: Good	See Comment :: See Comment ----- Eastern crown bias and minor lean towards road appears well established. Active Oak Processionary Moth nest noted on mid stem - DTE reported this pest via Tree Alert to Forestry Research	B.1.2 20 to 40 yrs	
T7 NT Plum <i>Prunus Domestica</i>	5	1	470	N E S W	2 2 2 2	2 2 2 2	M A: 99.9 R: 5.63	Good	C: Fair S: Ivy B: Fair	No action :: No action ----- Previously heavily pollarded. Ivy clad stem hindered visual inspections	C.1 10 to 20 yrs	
T8 NT Common Ash <i>Fraxinus excelsior</i>	15	1	600	N E S W	5 5 5 6	4 4 3 1	M A: 162.9 R: 7.2	Good	C: Fair S: Ivy B:	----- Ivy :: Remove from tree ----- Ivy clad stem hindered visual inspections. Remove ivy from tree and re-assess - this may change Category grading and work recommendations.	Estimated Measurements C.1 10 to 20 yrs	
T9 NT Common Laburnum <i>Laburnum anagyroides</i>	3.5	1	170	N E S W	2 2 2 2	1.5 1.5 1.5 1.5	SM A: 13.1 R: 2.04	Good	C: Fair S: Fair B: Good	No action :: No action ----- Unremarkable	C.1 10 to 20 yrs	
T10 NT Magnolia <i>Magnolia Unknown</i>	3	1	85	N E S W	2 2 2 2	0.5 0.5 0.5 0.5	SM A: 3.3 R: 1.02	Good	C: Good S: Good B: Good	No action :: No action ----- Unremarkable	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			

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		
T17 NT Common Laburnum <i>Laburnum anagyroides</i>	4	1	120	N	1.5	2	SM	A: 6.5 R: 1.43	Fair	C: Fair S: Fair B: Fair	No action :: No action Unremarkable	C.1 10 to 20 yrs
T18 NT Wild Cherry <i>Prunus avium</i>	8	1	300	N	3	2	M	A: 40.7 R: 3.59	Good	C: Fair S: Ivy B:	No action :: No action Off site tree. Ivy clad stem hindered visual inspections. Situated 3.2m from wall	Estimated Measurements C.1 10 to 20 yrs
T19 NT Bay <i>Laurus nobilis</i>	8	2	325 (Eq)	N	3	1	M	A: 47.9 R: 3.9	Good	C: Fair S: Fair B: Fair	No action :: No action Off site tree. Unable to fully inspect. Situated 1.75m from wall	Estimated Measurements C.1 10 to 20 yrs
T20 NT Pissards Plum <i>Prunus atropurpurea</i>	8	2	396 (Eq)	N	3.5	3	M	A: 70.9 R: 4.75	Fair	C: Fair S: Fair B: Fair	No action :: No action Off site tree. Unable to fully inspect. Situated 2.5m from wall	Estimated Measurements C.1 10 to 20 yrs
T21 NT Holm Oak <i>Quercus ilex</i>	5	3	160 (Eq)	N	2.5	1.5	SM	A: 11.6 R: 1.92	Good	C: Fair S: Ivy B: Fair	No action :: No action Off site tree. Unable to fully inspect. Situated 1.2m from wall	Estimated Measurements C.1 10 to 20 yrs
T22 NT Copper Beech <i>Fagus sylvatica 'Purpurea'</i>	16	1	700	N	4	4	M	A: 221.7 R: 8.4	Good	C: Good S: Fair B: Good	No action :: No action Off site tree. Unable to fully inspect. Previously pruned back from subject site on north side.	Estimated Measurements A.1.2 >40 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 RPA (Root Protection Areas)
Tree Constraints Plan SHQ (Shade Quadrants)



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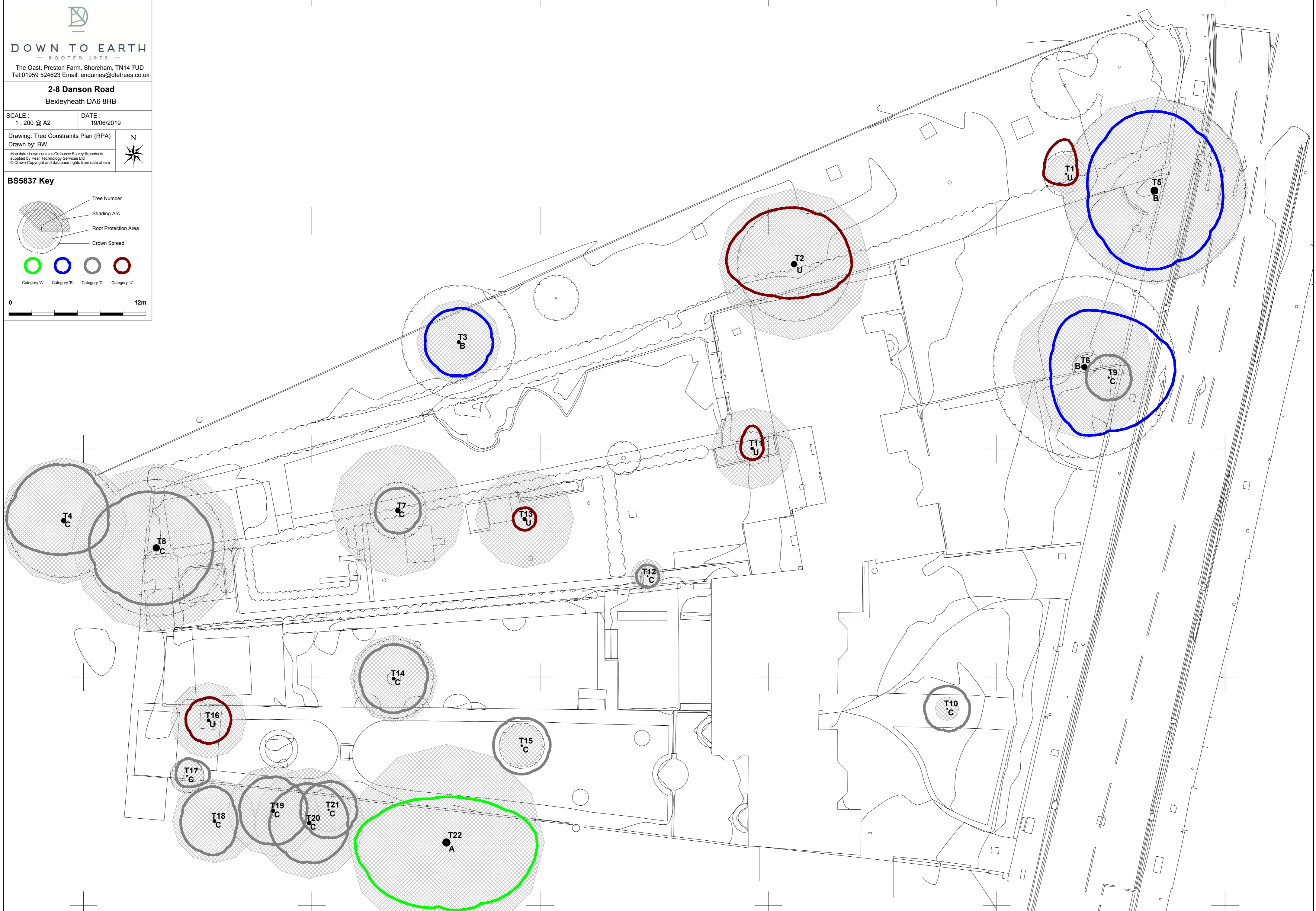
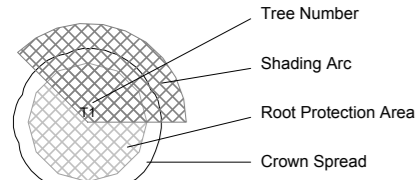
SCALE: 1:200 @ A2 DATE: 19/06/2019

Drawing: Tree Constraints Plan (RPA)
Drawn by: BW



Map data shown contains Ordnance Survey products
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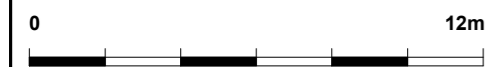
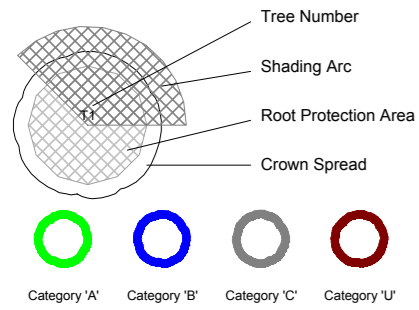
SCALE: 1:200 @ A2 DATE: 19/06/2019

Drawing: Tree Constraints Plan (Shade)
Drawn by: BW



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BS5837 Key



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Appendix III

Tree Protection Zone Sign (for barriers)
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TREE PROTECTION ZONE

KEEP OUT - DO NOT MOVE THIS FENCE

CONTACT DOWN TO EARTH TREES ON 01959 524623 FOR ADVICE

ARBORICULTURAL MANAGEMENT BY:

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**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 and their value to the quality of the local environment. 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; 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 their 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, having regard 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. Trees can 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 in excess of 75mm at a height of 1.5 metres from ground level.

Prior written notice must be given to the Local Authority of the intention 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.

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)

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C. Mattheck & H. Breloer, *The Body Language of Trees* (TSO - 1994)

R.G. Strouts & T. G. Winter, *Diagnosis of Ill- Health in Trees* (7th Impression, TSO - 2013)

F.W.M.R. Schwarze, J. Engels & C. Mattheck, *Fungal Strategies of Wood Decay in Trees* (2012 Edition - Springer)

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