

THE LONDON RESORT

The London Resort Development Consent Order

BC080001

Environmental Statement Volume 2: Appendices

Appendix 12.9 – Arboricultural Impact Assessment

Document reference: 6.2.12.9

Revision: 00

December 2020

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

Regulation 5(2)(a)

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

Regulation 12(1)

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Revisions

Revision	Description	Issued by	Date	Approved by
r036_00	Issue for DCO Submission	LT/AV	24/12/2020	EDP/LRCH

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Executive Summary

This Arboricultural Impact Assessment (AIA) has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of The London Resort Company Holdings Ltd ('the Applicant') in relation to the proposed development of the London Resort (hereafter referred to as 'the Project Site').

The land within the Project Site is the subject of a DCO application for a world class destination entertainment resort with associated infrastructure, staff accommodation, dedicated access road, public amenity space and habitat creation. The Project Site is divided into two separate parts, The Kent Project Site and the Essex Project Site.

The methodology adopted for this survey is based on guidelines set out in BS 5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations 2012.

The survey process recorded a total of 39 individual trees, 86 groups of trees and 10 woodlands totalling 135 items covering both The Kent Project Site and the Essex Project Site. Schedule EDP 1 contains full attribute details for each item surveyed. The survey data can be categorised into three specific areas of reference; species diversity, age distribution and grading classification, analysis of which enables a fuller arboricultural appraisal to be undertaken of the Project Site.

Of all the surveyed items, 2 have been categorised as A and are of high quality and 73 have been categorised as B and are of moderate quality, 54 have been categorised as C and are of low quality and 6 have been categorised as U category, the condition of which are considered to be impaired to such an extent that they cannot be realistically retained as living trees in the context of the current land use for longer than ten years.

A BS 5837:2012 survey of the tree stock within and immediately adjacent to the DCO Order Limits of the London Resort has been completed. Where possible, trees are retained as part of the Illustrative Masterplan proposals. However, the development as proposed will result in the loss of 42 category B items of moderate quality and 22 category C items of low quality and the partial loss of 8 category B items and 7 category C items.

Mitigation include the protection of trees to be retained throughout the construction and operational phases of the development and new tree planting. An estimated 6000 trees will be planted as individual trees, copses and small woodland plantings to provide structure for the development, create habitat connectivity to provide amenity and micro-climatic benefits and ensure succession to the existing tree stock. The new planting has potential for longevity within the landscape and will enhance the species diversity of the site, whilst also contributing to the green infrastructure for the area. These mitigation measures are described in more detail in the outline Arboricultural Method Statement in Chapter 5 and the Landscape Strategy (ref 6.2.11.7) which will be secured as a requirement of the DCO.

Existing trees identified for retention on the appended Tree Retention and Removal Plan (Document Reference 6.3.12.57) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a protective barrier, during the demolition and construction phases.

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Chapter One ◆ INTRODUCTION AND METHODOLOGY

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of The London Resort Company Holdings Ltd ('the Applicant') in relation to the proposed development of the London Resort (hereafter referred to as 'the Project Site').
- 1.2 The land within the Project Site is the subject of a DCO application for a world class destination entertainment resort with associated infrastructure, staff accommodation, dedicated access road, public amenity space and habitat creation. The Project Site is divided into two separate parts, The Kent Project Site and the Essex Project Site.

SITE CONTEXT

- 1.3 The Study Area is illustrated on the Tree Constraints Plan (Document Reference 6.3.12.56) and comprises all of the Project Site as well as trees which lie immediately adjacent to the DCO Order Limits.
- 1.4 The Kent Project Site is situated in the boroughs of Dartford and Gravesham, and within Ebbsfleet Garden City. It includes the Swanscombe Peninsula and chalk pits to the south as well as a corridor of land stretching to the A2 where highway improvements and access infrastructure will be delivered. This area is adjacent to the proposed central area of Ebbsfleet Garden City – a planned development currently under construction to the south and south east.
- 1.5 North of the River, the Essex Project Site lies within the unitary authority of Thurrock and includes the renovation of the former Tilbury Riverside Station building as well as an extension to the jetty, car parking and highway modifications to facilitate access.

AIMS AND OBJECTIVES

- 1.6 The purpose of this report is to:
- Identify principal trees suitable for retention;
 - Identify the constraints associated with retained trees to inform the conceptual design and layout; and
 - Assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal.

TREE SURVEY METHODOLOGY

- 1.7 The survey was completed by an appropriately qualified arboriculturist in June and July 2020 in fine weather conditions.

- 1.8 The methodology adopted for this survey is based on guidelines set out in *BS 5837:2012 Trees in relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. This survey was undertaken using a GPS enabled tablet PC, which provides accuracy to within 0.5m. To assist the survey process, the survey base mapping comprised composite Ordnance Survey data and high-resolution aerial imagery. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (Document Reference 6.3.12.56). All surveyed items are detailed in Schedule EDP 1. No other trees are covered by this survey.
- 1.9 All trees were visually inspected from ground level, with no climbing or detailed investigative tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.
- 1.10 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of the Project Site trees, given their current situation and any effects that may result from the development proposals.
- 1.11 Schedule EDP 1 provides information about the following factors in accordance with paragraph 4.4.2.5 of BS 5837:2012:
- Sequential reference number (recorded on Figure 12.56);
 - Species;
 - Height;
 - Stem diameter;
 - Branch spread;
 - Canopy clearance above ground level;
 - Life stage;
 - Physiological condition;
 - Structural condition;
 - Comments/notes;
 - Recommendations (and tree work priority);
 - Estimated remaining contribution;
 - Category grading; and

- Root protection radius.

LIMITATIONS

- 1.12 Due to the changing nature of trees and other Project Site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Project Site or the development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- 1.13 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.
- 1.14 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.

STATUTORY PROTECTION

Tree Preservation Orders

- 1.15 There are five Tree Preservation Orders (TPO) registered on, or adjacent to the Study Area. These named:
- TA48 - Dartford District Council T.P.O. No.5 1975 (Varied 07/04/1989);
 - TF02 - Borough of Dartford T.P.O. No.2 1995;
 - TC32 - Borough of Dartford T.P.O. No.3 1983 (As varied 07.04.89);
 - TA29 - D.R.D.C. T.P.O. No.9 1971 (As varied 07.04.89); and
 - TD39 - Borough of Dartford T.P.O. No.3 1990.
- 1.16 The locations of the TPOs are depicted on the Tree Constraints Plan (Document Reference 6.3.12.56).
- 1.17 It is not expected that there will be works required to or an effect on any TPO trees as a result of the Proposed Development.

National Policy Statements

- 1.18 National Policy Statements (NPS) set out the need for government's policies to deliver Nationally Significant Infrastructure Projects (NSIPs) in England. There is no NPS for business and commercial NSIP projects. However, to the extent that the project includes transport and highways infrastructure, regard will be had to relevant policy in the NPS for National Networks, including:

- Environmental and social impacts (NPS paragraphs 3.2-3.5); and
- Biodiversity and ecological conservation (NPS paragraph 5.32 and 5.36).

NATIONAL PLANNING POLICY FRAMEWORK (2019)

1.19 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, this being the underlying theme running throughout the policy statement.

ANCIENT WOODLAND

1.20 The National Planning Policy Framework (NPPF) assumes protection of all ancient woodland and veteran trees unless there are exceptional reasons for not doing so. The importance of ancient woodland and veteran trees as irreplaceable habitats is set out in paragraph 175c of the NPPF, which states:

“c) “Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”

1.21 Ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD¹ and includes ancient semi-natural woodland and plantation on ancient woodland. ‘Wooded continuously’ does not mean there has been continuous tree cover across the whole area. Not all trees in the woodland must be old. Open space, both temporary and permanent, is also an important component of ancient woodland¹.

1.22 In respect of ancient woodland, the standing advice from Natural England and the Forestry Commission¹ recommends that an appropriate buffer zone of semi-natural habitat is implemented between the development and the ancient woodland (depending on the size of the development, a minimum buffer should be at least 15 metres). Therefore, a 15m buffer from areas of ancient woodland located adjacent to the Project Site is reflected on the Tree Constraints Plan (Document Reference 6.3.12.56).

1.23 As a point of clarity, a small number of individual trees will be lost on the edge of 'The Thrift' Ancient Woodland on the southern boundary of the A2(T) as a result of the separate A2(T) Bean and Ebbsfleet Junction improvement works which were permitted in May 2020. No further tree loss or any direct impacts on Ancient Woodland is anticipated as a result of this development.

LOCAL PLANNING POLICY

1.24 The Project Site falls within three LPA areas, namely Dartford Borough Council (DBC), Gravesham Borough Council (GBC) and Thurrock Council (TC). A review of the local planning policy circumstances, including relevant supplementary planning documents,

¹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history>

evidence base documents and associated guidelines relevant to this assessment, is contained below.

1.25 The following policies are considered relevant to this AIA.

Dartford Borough Council

Dartford Borough Development Local Plan (Adopted 2017)

1.26 Policies within the Dartford Borough Local Plan (Adopted 2017) of relevance to this assessment include the following:

- Policy DP25 – Nature Conservation and Enhancement.

Gravesham Borough Council

Gravesham Borough Local Plan Core Strategy (Adopted 2014)

1.27 Policies within the Gravesham Borough Core Strategy (Adopted 2014) of relevance to this assessment include the following:

- Policy CS12 – Green Infrastructure.

Thurrock Council

Thurrock Council Core Strategy and Policies for Managing Development (Adopted 2015)

1.28 Policies in the Thurrock Council Core Strategy and Policies for Managing Development (adopted 2015) of relevance to landscape and visual amenity include the following:

- Policy CSTP18 – Green Infrastructure; and
- Policy CSTP24 – Heritage Assets and Historic Environment.

PROTECTED WILDLIFE AND TREES

Bats

1.29 All species of British bat are listed as European Protected Species (EPS) on Schedule 2 of the Conservation Regulations (Annex IV (a) to the Habitats Directive. This affords bats protection under the *Conservation of Habitats and Species Regulations 2017* (as amended); further information is provided in Appendix 2.0.

Nesting Birds

1.30 The main bird nesting season is between March and August inclusive. Current legislation relating to breeding birds, under *the Wildlife and Countryside Act 1981* (as amended) and *the Countryside and Rights of Way Act 2000*, confirms that birds, as well as their nests and

eggs are protected. Further information is provided in Appendix 2.0 found to the rear of the report.

Chapter Two ◆ SUMMARY OF TREE STOCK

- 2.1 The survey process recorded a total of 39 individual trees, 86 groups of trees and 10 woodlands totalling 135 items. Schedule EDP 1 contains full attribute details for each item surveyed. The survey data can be categorised into three specific areas of reference; species diversity, age distribution and grading classification, analysis of which enables a fuller arboricultural appraisal to be undertaken of the Project Site.
- 2.2 Of all the surveyed items, 2 have been categorised as A and are of high quality 73 have been categorised as B and are of moderate quality, 54 have been categorised as C and are of low quality and 6 have been categorised a U category, the condition of which are considered to be impaired to such an extent that they cannot be realistically retained as living trees in the context of the current land use for longer than ten years.
- 2.3 All surveyed items are as noted on the Tree Constraints Plan (Document Reference 6.3.12.56) and detailed in Schedule EDP 1.
- 2.4 An illustrative summary of the species diversity, age distribution and grading categorisation for the Project Site is provided in Appendix 3.0 found to the rear of this report.

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Chapter Three ◆ ARBORICULTURAL CONSTRAINTS

TREES WITHIN THE DESIGN PROCESS

- 3.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.
- 3.2 The development has been informed by the constraint's information presented in the Tree Constraints Plan (Document Reference 6.3.12.56) and Schedule EDP 1, and the recommendations below to ensure the long-term health of the tree stock.

BELOW GROUND CONSTRAINTS – ROOT PROTECTION AREA

- 3.3 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on the Tree Constraints Plan (Document Reference 6.3.12.56) with pink outlined areas representing root protection area (RPA) around each surveyed item.
- 3.4 The RPA is defined as the minimum area (in m²) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.
- 3.5 Where pre-existing Project Site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.
- 3.6 Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:
 - The morphology and disposition of the roots, when known to be influenced by past or existing Site conditions (e.g. the presence of roads, structures and underground services);
 - Topography and drainage;
 - The soil type and structure; and
 - The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

ABOVE GROUND CONSTRAINTS – PROXIMITY OF TREES TO STRUCTURES

- 3.7 The above-ground parts of a tree whilst being more visible and easily protected are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.

- 3.8 Where the current and/or ultimate height of a category A, B or C trees will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.
- 3.9 The above ground constraints can be a combination of factors such as:
- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
 - Direct damage to structures;
 - Future pressure for removal;
 - Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
 - Whether the tree is deciduous or evergreen; and
 - Density of foliage.

Site-specific Constraints

- 3.10 Schedule EDP 1 contains full attribute details for a number of items outside the DCO Order Limits. While they remain outside of the DCO Order Limits their above and below-ground constraints may need to be considered at the detailed design stage.
- 3.11 The survey has identified 2 category A items, of high quality and 73 category B items, of moderate quality, across the Site. Both category A and B items by default shall be prioritised for retention, where practicable, due to their condition, age and retention span.
- 3.12 A number of survey items are formally protected by a TPO as discussed in Section 1 and identified on the Tree Constraints Plan (Document Reference 6.3.12.56). Any works to or felling of TPO trees will require a formal approval. Permission may be achieved through an approved, detailed planning application. Therefore, any works or removal to TPO trees would have consent once the DCO Considerations are approved.
- 3.13 The tree stock within the Project Site is biased towards maturity and would therefore benefit from new planting to ensure succession to the tree stock.

Chapter Four ◆ ARBORICULTURAL IMPACT ASSESSMENT

- 4.1 This Arboricultural Impact Assessment (AIA) has been prepared following site-based observations, a desktop study of the baseline survey data. The assessment has been completed with reference to the Tree Retention and Removal Plan (Part 6.3, Document Reference 6.3.12.57) which was prepared by overlying the illustrative masterplan (Document Reference 6.3.3.1) on the Tree Constraints Plan (Part 6.3, Document Reference 6.3.12.56),
- 4.2 This AIA assesses the likely impacts of the proposals on the tree stock and where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 4.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 4.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

Damage to Rooting Environment during Construction Activities

- 4.5 The required RPA for each tree as described in Schedule EDP 1 and is depicted on the Tree Constraints Plan (Document Reference 6.3.12.56). To ensure that appropriate protection is afforded to the roots, the extent of the RPA shall be defined by means of the installation of protective barriers in accordance with the recommendations given in Section 6.2 of BS 5837:2012. The extent of this enclosed area is depicted on the Tree Retention and Removal (Document Reference 6.3.12.57).

Trees Requiring Removal for Reasons of Sound Arboricultural Management

- 4.6 The BS 5837:2012 compliant survey identified 6 category U items, the condition of which are considered to be impaired to such an extent that they cannot be realistically retained as living trees in the context of the current land use for longer than ten years. These are detailed in Table EDP 4.1 and depicted on the Tree Constraints Plan (Document Reference 6.3.12.56). Category U items require removal irrespective of development and are therefore not included in the calculations to follow.

Table 4-1: Trees Requiring Removal for Reasons of Sound Arboricultural Management

Tree Number	Tree Species	Tree Grade
G8	Cypress sp.	U
T13	Leyland cypress	U
G26	Sycamore Elm sp.	U
G31	Blackthorn Common ash Common hawthorn Sycamore	U
G33	Blackthorn Common ash Common hawthorn Sycamore Elm sp.	U
G123	Sycamore Ash sp. Willow sp.	U

4.7 With reference to the Tree Retention and Removal Plan (Document Reference 6.3.12.57), 79 items are impacted by the development proposals; these are detailed in Table EDP 4.2. 50 of the items are category B, of moderate quality; and 29 of the items are category C, of low quality.

Table 4-2: Trees and Tree Groups Impacted by Development Proposal

Ref. Number	Species	Impact	Category Grading
G3	Blackthorn Common ash Common hawthorn Sycamore	Complete Removal	B
G4	Blackthorn Common ash Common hawthorn Sycamore	Complete Removal	B
G7	Blackthorn (<i>Prunus spinosa</i>); Common ash (<i>Fraxinus excelsior</i>); Common hawthorn (<i>Crataegus monogyna</i>); Common hazel (<i>Corylus avellana</i>); Sycamore (<i>Acer pseudoplatanus</i>); Aspen	Partial Removal	B

Ref. Number	Species	Impact	Category Grading
	(Populus tremula); Willow sp. (Salix sp.)		
G9	Cypress sp. Ash sp.	Complete Removal	C
G10	Blackthorn Common ash Common hawthorn Common hazel Willow sp. Cypress sp. Ash sp.	Complete Removal	C
G11	Blackthorn Common ash Common hawthorn Common hazel Willow sp. Cypress sp. Ash sp.	Complete Removal	C
G12	Blackthorn Common ash Common hawthorn Common hazel Willow sp. Ash sp.	Partial Removal	C
T14	Cypress sp.	Complete Removal	C
G15	Lombardy Poplar	Complete Removal	B
W16	Blackthorn Common ash Common hawthorn Common hazel Sycamore Elder Birch sp. Buddleja sp. Oak sp.	Complete Removal	B
G17	Blackthorn Common ash Common hawthorn Common hazel Sycamore Oak sp. Willow sp.	Complete Removal	C
G18	Blackthorn	Complete Removal	C

Ref. Number	Species	Impact	Category Grading
	Common ash Common hawthorn Sycamore Willow sp.		
G19	Common ash Sycamore London plane Norway maple Hornbeam sp.	Partial Removal	B
G20	Lombardy Poplar	Complete Removal	B
G21	Blackthorn Common ash Common hawthorn Common hazel Sycamore Willow sp.	Complete Removal	C
G22	Blackthorn Common ash Common hawthorn Common hazel Sycamore Willow sp.	Complete Removal	B
G23	Blackthorn Common ash Common hawthorn Common hazel Sycamore Willow sp.	Complete Removal	C
T24	London plane	Complete Removal	B
G25	Common ash Sycamore Willow sp. Elm sp.	Partial Removal	C
G27	Sycamore Lombardy Poplar	Complete Removal	B
G28	Blackthorn Common ash Common hawthorn Sycamore	Complete Removal	C
G29	Blackthorn Common ash Common hawthorn Sycamore	Complete Removal	C
G34	Blackthorn	Complete Removal	C

Ref. Number	Species	Impact	Category Grading
	Common ash Common hawthorn Sycamore Elm sp.		
G35	Blackthorn Common ash Common hawthorn Field maple Sycamore Birch sp. Buddleja sp. Elm sp.	Partial Removal	B
G36	Blackthorn Common ash Common hawthorn Field maple Sycamore Buddleja sp. Elm sp.	Partial Removal	C
T40	Oak sp.	Complete Removal	B
T41	Oak sp.	Complete Removal	B
T42	Oak sp.	Complete Removal	B
T43	Oak sp.	Complete Removal	B
T44	Oak sp.	Complete Removal	B
T45	Oak sp.	Complete Removal	B
T46	Oak sp.	Complete Removal	B
T47	Oak sp.	Complete Removal	B
T48	Oak sp.	Complete Removal	B
T49	Oak sp.	Complete Removal	B
T50	Italian Alder	Complete Removal	B
T51	Italian Alder	Complete Removal	B
T52	Italian Alder	Complete Removal	B
T53	Italian Alder	Complete Removal	B
T54	Italian Alder	Complete Removal	B
T55	Italian Alder	Complete Removal	B
T56	Italian Alder	Complete Removal	B
T57	Italian Alder	Complete Removal	B
T58	Italian Alder	Complete Removal	B
T59	Italian Alder	Complete Removal	B
T60	Italian Alder	Complete Removal	B
T61	Italian Alder	Complete Removal	B
T62	Italian Alder	Complete Removal	B
T63	Italian Alder	Complete Removal	B

Ref. Number	Species	Impact	Category Grading
T64	Italian Alder	Complete Removal	B
G68	Italian Alder Hawthorn sp.	Complete Removal	C
G72	Blackthorn Common ash Common hawthorn Sycamore Birch sp. Italian Alder Willow sp. Field maple Hawthorn sp.	Complete Removal	C
G73	Blackthorn Common hawthorn Italian Alder Willow sp. Hawthorn sp.	Complete Removal	B
G74	Common hawthorn Italian Alder Hawthorn sp.	Complete Removal	B
G75	Common hawthorn Italian Alder Hawthorn sp.	Complete Removal	C
G76	Common hawthorn Italian Alder Hawthorn sp.	Partial Removal	C
G77	Common hawthorn Field maple Wild cherry Birch sp. Italian Alder Hawthorn sp.	Partial Removal	B
G78	Common hawthorn Wild cherry Birch sp. Italian Alder Hawthorn sp. Lime sp.	Partial Removal	B
G81	Blackthorn Common ash Common hawthorn English oak Field maple Wild cherry	Partial Removal	B

Ref. Number	Species	Impact	Category Grading
	Birch sp. English elm Willow sp.		
G82	Blackthorn Common ash Common hawthorn Field maple Wild cherry Birch sp. English elm Willow sp. Hawthorn sp.	Partial Removal	B
G84	Field maple Wild cherry Buddleja sp. Willow sp. Hawthorn sp. Aspen	Complete Removal	C
T87	Sycamore	Complete Removal	C
T88	Sycamore	Complete Removal	C
G89	Sycamore Willow sp.	Complete Removal	B
T90	Sycamore	Complete Removal	C
G91	Sycamore Willow sp.	Complete Removal	C
G92	Willow sp. Birch sp. Ash sp. Wild cherry	Complete Removal	B
G94	Unknown Deciduous	Complete Removal	C
G95	Lime sp.	Complete Removal	B
G96	Oak sp.	Complete Removal	B
G97	Blackthorn Sycamore Birch sp. Oak sp. Willow sp. Hawthorn sp. Ash sp. Elder sp.	Partial Removal	B
G98	Willow sp.	Complete Removal	B
G99	Field maple Birch sp.	Complete Removal	B

Ref. Number	Species	Impact	Category Grading
	Willow sp. Hawthorn sp.		
G100	Poplar sp.	Complete Removal	B
G104	Birch sp.	Complete Removal	C
G105	Birch sp.	Complete Removal	C
G106	Blackthorn Common ash Common hawthorn Common hazel English oak Field maple Silver birch Wild cherry Apple sp.	Partial Removal	C
G134	Blackthorn Common ash Common hawthorn English oak Field maple Wild cherry Birch sp. English elm Willow sp.	Partial Removal	C
G135	Willow sp.	Partial Removal	C

Summary of Tree Loss and Retention

4.8 A summary of the tree loss and retention based upon the Illustrative Masterplan is provided in Table EDP 4.3. In this context, the term ‘affected’ means a retained tree, group or hedgerow where mitigation is proposed to ensure its viable retention, for example, where excavation or encroachment is proposed within a tree’s RPA, or where a crown lift/reduction or partial removal is required.

Table 4-3: Summary of Tree Loss and Retention

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	2	0	0	2
Category B	73	42	8	23
Category C	54	22	7	25

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Totals	129	64	15	50

Mitigation

- 4.9 New planting of c.6000 plus trees as individuals, in the form of street tree planting or amenity open grown forest trees within the development proposal or as copses and pockets of woodlands in the open areas within and bordering the development. This planting will enhance the amenity and ecological value of the Project Site, contribute to the overall Green Infrastructure for the area, ensure diversity of species and age, and secure succession to the tree stock into the long-term.
- 4.10 Existing trees identified for retention on the appended Tree Retention and Removal Plan (Document Reference 6.3.12.57) will continue to be managed in accordance with BS 5837:2012. Critically, this requires implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 standard (Appendix 4) and ground protection (where required) also to BS 5837:2012 standard, during the demolition and construction phases.
- 4.11 The above proposed mitigation can be secured by an appropriately worded condition.

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Chapter Five ◆ OUTLINE ARBORICULTURAL METHOD STATEMENT

Outline Arboricultural Method Statement

- 5.1. This section provides an outline for the management and protection that should be implemented to ensure successful tree retention and should be read in conjunction with the Tree Retention and Removal Plan (Document Reference 6.3.12.57) and will be secured by the requirements of the DCO.

Sequence of Operations

- 5.2. The day to day running of the Site will take full account of the tree protection measures set out in this AMS, a copy of which will be kept on Site at all times. All Site personnel will be briefed on tree protection requirements as part of the Site induction process.
- 5.3. To ensure the viable retention of retained trees, it is proposed that the following phase of arboricultural inputs and Site activities is adhered to:
- Appointment of Arboricultural Clerk of Works;
 - Pre-commencement Site meeting;
 - Pre-commencement tree works (if required);
 - Installation of Site-specific protection measures
 - Monitor and maintain tree protection throughout demolition and construction phases; and
 - Dismantle tree protection measures.

Appointment of Arboricultural Clerk of Works

- 5.4. The developer shall appoint an Arboricultural Clerk of Works (ACW) who shall act in the interest of ensuring that retained trees are, as far as possible, not adversely affected by the works. The ACW shall be an appropriately qualified and experienced individual, familiar with written best practice and with a proven track record in management of construction projects affecting existing trees.
- 5.5. The ACW shall be appointed at the developer's cost prior to the commencement of development and shall be retained throughout the construction period. The ACW will be

responsible for monitoring and overseeing the discharge of the tasks and operations set out within this AMS.

Pre-commencement Meetings

- 5.6. Prior to the pre-commencement meeting, the Applicant's appointed contractor shall produce a detailed construction programme, thus enabling the ACW to phase and programme arboricultural inputs and monitoring with the construction programme.
- 5.7. Prior to the commencement of any Site operations, a pre-commencement Site meeting between the Applicant, their appointed contractor, the ACW and local authorities Tree Officer will be held. The purpose of the meeting will be to confirm arrangements of the tree protection measures and details concerning timing of Site inspections and reporting procedures.

Installation of Site-Specific Protection Measures

- 5.8. Prior to the commencement of any demolition or construction works, protective measures will be installed in accordance with BS 5837:2012. Protective barriers are reproduced as Appendix 4.0.
- 5.9. The area enclosed by the protective barriers should be considered sacrosanct and is to remain undisturbed throughout the construction programme.
- 5.10. Prior to commencement of any construction works, the appointed ACW will undertake an inspection of all protective barriers to ensure that both positioning, and specification comply with Appendix 4.0.

Construction Methodologies in Proximity to Trees

Installation of Services

- 5.11. The routes of all services will be located outside of the RPAs of retained trees
- 5.12. Should service be located in the RPA then the following prescribed work will be undertaken under the supervision of the Arboricultural Clerk of Works (ACW):
 - Excavations to take place by hand;
 - Any roots encountered under 25mm can be cleanly cut with secateurs or handsaw;
 - In the unlikely event that roots over 25mm are encountered, these are only to be severed under the direction of the ACW;
 - Following the excavations, any exposed roots which have been cut back will be covered in damp hessian to prevent desiccation while this area is exposed; and
 - Once the work is complete the area will be backfilled with top soil or horticultural sand.

Tree Protection Measures

Monitor and Maintain Tree Protection Measures Throughout Construction Phase

- 5.13. All tree protection measures should remain fit for purpose and serviceable throughout the construction phase of the development. The ACW shall undertake a periodic monitoring and inspection programme in accordance with the interval agreed at the pre-commencement meeting.
- 5.14. The main contractor shall contact the ACW to inform of any conflicts with the tree protection measures set out in this document and at any other time issues are raised relating to trees on Site. Once notified, the ACW shall then make recommendations and/or conduct a monitoring visit as required.
- 5.15. Written records of each monitoring visit will be kept in the form of a Site inspection report outlining activities undertaken. Each report will be made available to the local authorities.
- 5.16. Upon completion of the construction programme, an email will be sent by the ACW to the Applicant, main contractor and CDC advising of compliance with, and completion of, the agreed programme.

Additional Precautions

- 5.17. No storage of materials or lighting of fires will take place within any protected areas; no mixing or storage of materials will take place upon a slope where they may subsequently leak and contaminate a protected area.
- 5.18. No fires will be lit within 20m of any tree stem and will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 5.19. No notice-boards, cables or other services will be attached to any tree.
- 5.20. Materials that may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root area.

Responsibilities

- 5.21. 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.
- 5.22. It will be the responsibility of the main contractor to comply with the provisions and principles of this AMS.
- 5.23. The ACW will be responsible for the monitoring regime regarding tree protection.
- 5.24. The main contractor will be responsible for contacting the ACW at any time that issues are raised related to the trees on Site.

- 5.25. If at any time pruning works are required, the main contractor must inform the ACW.
- 5.26. The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective measures will remain in position until completion of all construction works on the Site.
- 5.27. The main contractor will be responsible for ensuring that sub-contractors do not undertake any process or operation that is likely to adversely impact upon any tree on Site.

Dismantle Tree Protection Measures

- 5.28. Upon completion of the construction programme, or phases of the construction programme, and prior to residential occupancy, all tree protection measures may be dismantled following receipt of written consent from the local authorities.

Chapter Six ◆ CONCLUSIONS

- 6.1 A BS 5837:2012 survey of the tree stock within and immediately adjacent to the DCO Order Limits of the London Resort has been completed. Where possible, trees are retained as part of the Illustrative Masterplan proposals. However, the development as proposed will result in the loss of 42 category B items of moderate quality and 22 category C items of low quality and the partial loss of 8 category B items and 7 category C items.
- 6.2 Mitigation secured by the requirements of the DCO will include the protection of trees to be retained throughout the construction and operational phases of the development and new tree planting as described in Chapter 5. It also includes the planting of an estimated 6000 trees as individual trees, copses and small woodland plantings as described in the Landscape Strategy (Document Reference 6.2.11.7). The trees will provide structure for the development, create habitat connectivity to provide amenity and micro-climatic benefits and ensure succession to the existing tree stock. The new planting has potential for longevity within the landscape and will enhance the species diversity of the site, whilst also contributing to the green infrastructure for the area. Existing trees identified for retention on the appended Tree Protection Plan (Document Reference 6.3.12.57) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

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Appendices

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Appendix 1.0 Tree Preservation Orders

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Town and Country Planning Acts 1971-1985¹

Insert title of
Order

Borough of Dartford

TREE PRESERVATION ORDER,^{No.5} 1975 . (As Varied) Farningham Wood, Farningham.

Insert name
of local
planning
authority

The Dartford Borough Council
in this Order called "the authority", in pursuance of the powers conferred in that behalf by section 60 [and 61*] of the Town and Country Planning Act 1971 as amended † [and section 2 of the Town and Country Planning Act 1984§], and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] ~~[Secretary of State for Wales]~~.

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto ‡ which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority ¶ under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

¹ NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

* Include only where Order contains a direction under section 61 of the Act.

† Section 60 is amended by section 10 of the Town and Country Amenities Act 1974 and Schedule 15 paragraph 13 and Schedule 34 Part X of the Local Government Planning and Land Act 1980. Section 61 is amended by Schedule 34 Part X and Schedule 15 paragraph 14 of the Local Government Planning and Land Act 1980.

§ Include only where Order relates to Crown Land.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silviculture thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority with the approval of the Secretary of State dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority or the drainage board under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

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Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 60 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect on 7th April 1989 .]*

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]†

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum[§] or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale[‡] on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 59 of the Act.

§ £2000 but subject to alteration by Order.

‡ £1000 but subject to alteration by Order.

FIRST SCHEDULE
TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
	None	

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
	None	

GROUPS OF TREES*

(within a broken black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
	None	

* The word "NONE" must be entered where necessary.



WOODLANDS*

(within a continuous black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
W1	Those trees of whatever species included in the shaded area on the map and marked W1	North East part of Farningham Wood, Farningham.

* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, where the trees interferes or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

[Where the trees are within the Thames catchment area]
 - (e) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. Reference of applications to the Secretary of State.—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. Appeals against decisions.—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. Appeal in default of decision.—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. Power to revoke or modify the consent under the Order.—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modification as he considers expedient.

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(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

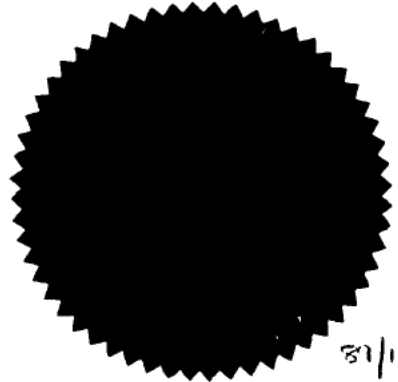
(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

GIVEN under the Common Seal of the

Dartford Borough Council

the 7th April 19 89 .

Director of Administration



87/166

Dated 7th April

19 89

This Tree Preservation Order was confirmed by Sevenoaks District Council on 6 February 1976 and herewith varied pursuant to Section 287 of the Town and Country Planning Act 1971 (as amended) (The Town and Country Planning (Tree Preservation Order) (amendment) Regulations 1988 S.I. no.963.

Borough of Dartford

Tree Preservation Order no.5 1975

(As Varied)

TOWN AND COUNTRY PLANNING ACTS 1971-85

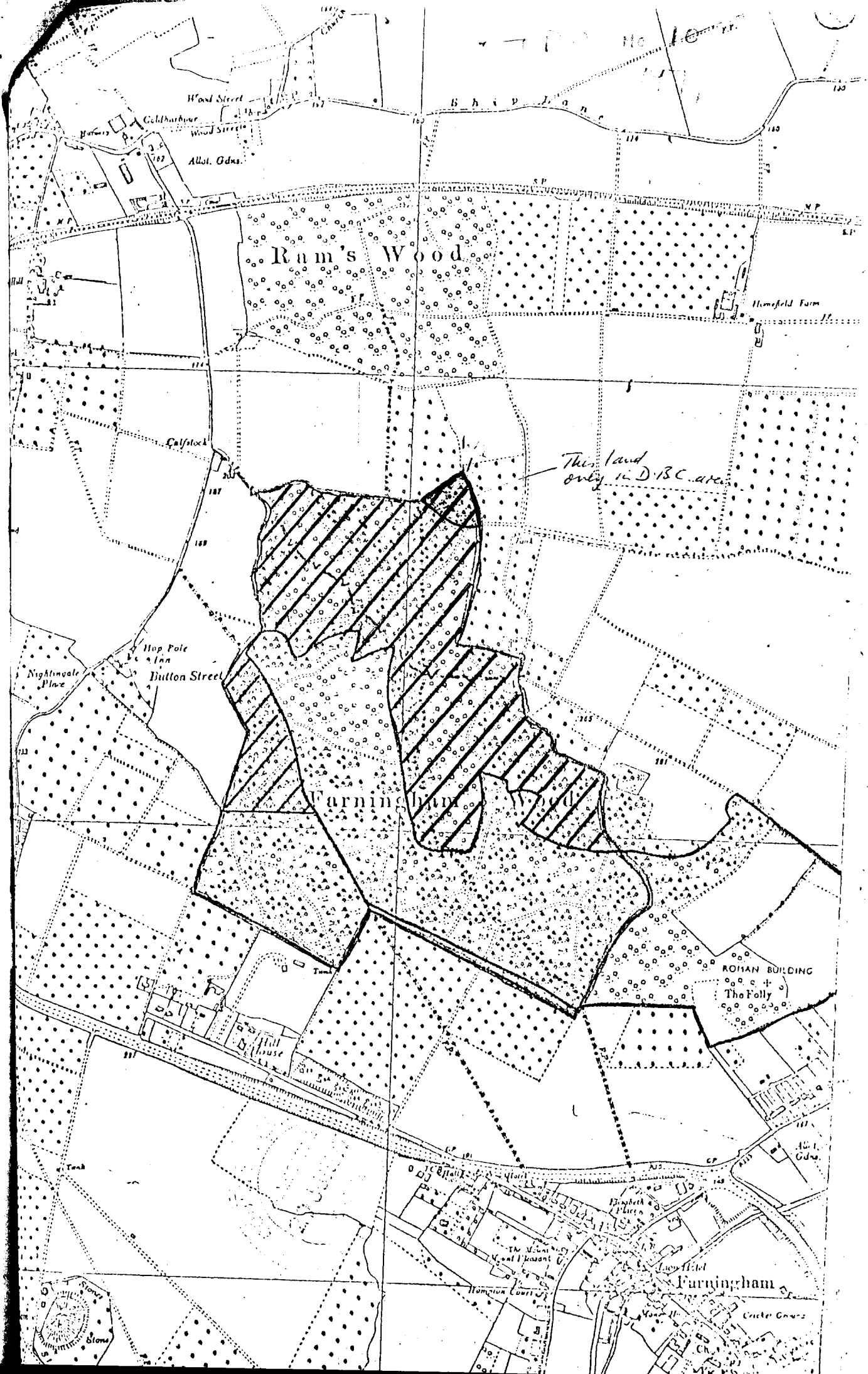


TREE PRESERVATION ORDER

relating to

Farningham Wood, Farningham.





Ram's Wood

Farningham Wood

This land only in D.B.C. area

ROMAN BUILDING
The Folly

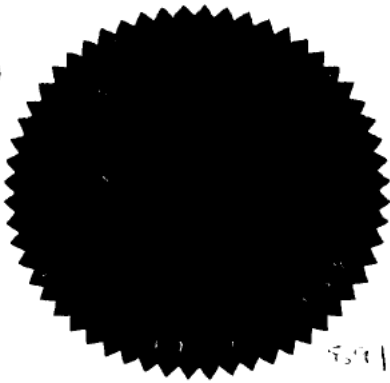
Farningham



THE COMMON SEAL of THE DARTFORD)
BOROUGH COUNCIL, was hereunto)
affixed in the presence of:-)



Director of Administration



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Town and Country Planning Act 1990

Insert title of Order

Borough of Dartford

No. 2

TREE PRESERVATION ORDER, 19⁹⁵

Walling Street, Bean, Dartford

Insert name of local planning authority

Dartford Borough Council

in this Order called "the authority", in pursuance of the powers conferred in that behalf by sections 198 and 199 [[and] 201*] [and] [300] of the Town and Country Planning Act 1990, and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1990;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] [~~Secretary of State for Wales~~].

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto[‡] which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority[¶] under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

* Include only where Order contains a direction under section 201 of the Act.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority with the approval of the Secretary of State dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 204 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by the National Rivers Authority, an internal drainage board, a water undertaker or a sewerage undertaker (as defined in the Water Act 1989) or any other authority whose functions are now exercised by the above bodies, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any condition or direction has effect subject to the requirements of the byelaws, and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Order
 authority
 as to
 public

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

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 (b) or
- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 198 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

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11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

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(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 205 of the Act.

13.—[(1) The provisions of section 201 of the Act shall apply to this Order and the Order shall take effect on 16 March 1995 .]*

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[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]†

the

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum[§] or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale[‡] on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

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If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 198(6)(a) of the Town and Country Planning Act 1990 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 197 of the Act.

§ This sum is currently £2000 but provision is made under the Planning and Compensation Act 1991 for a fine on summary conviction not exceeding £20,000. In addition the provision for daily fines for continuing offences will be abolished. These revised penalties will become operative on the coming into effect of section 23 of that Act.

‡ £1000 but subject to alteration by Order.

FIRST SCHEDULE
TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

No. on Map. *Description.* *Situation.*

None

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

No. on Map. *Description* *Situation.*

None

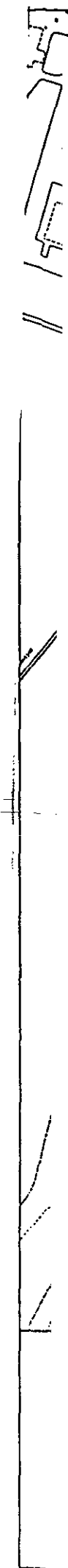
GROUPS OF TREES*

(within a broken black line on the map)

No. on Map. *Description.* *Situation.*

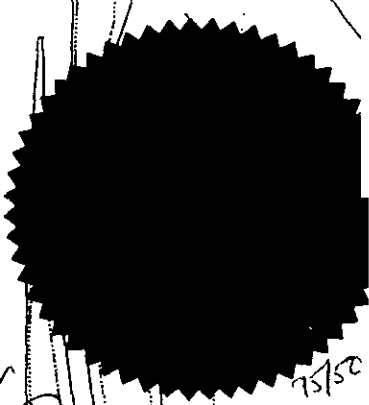
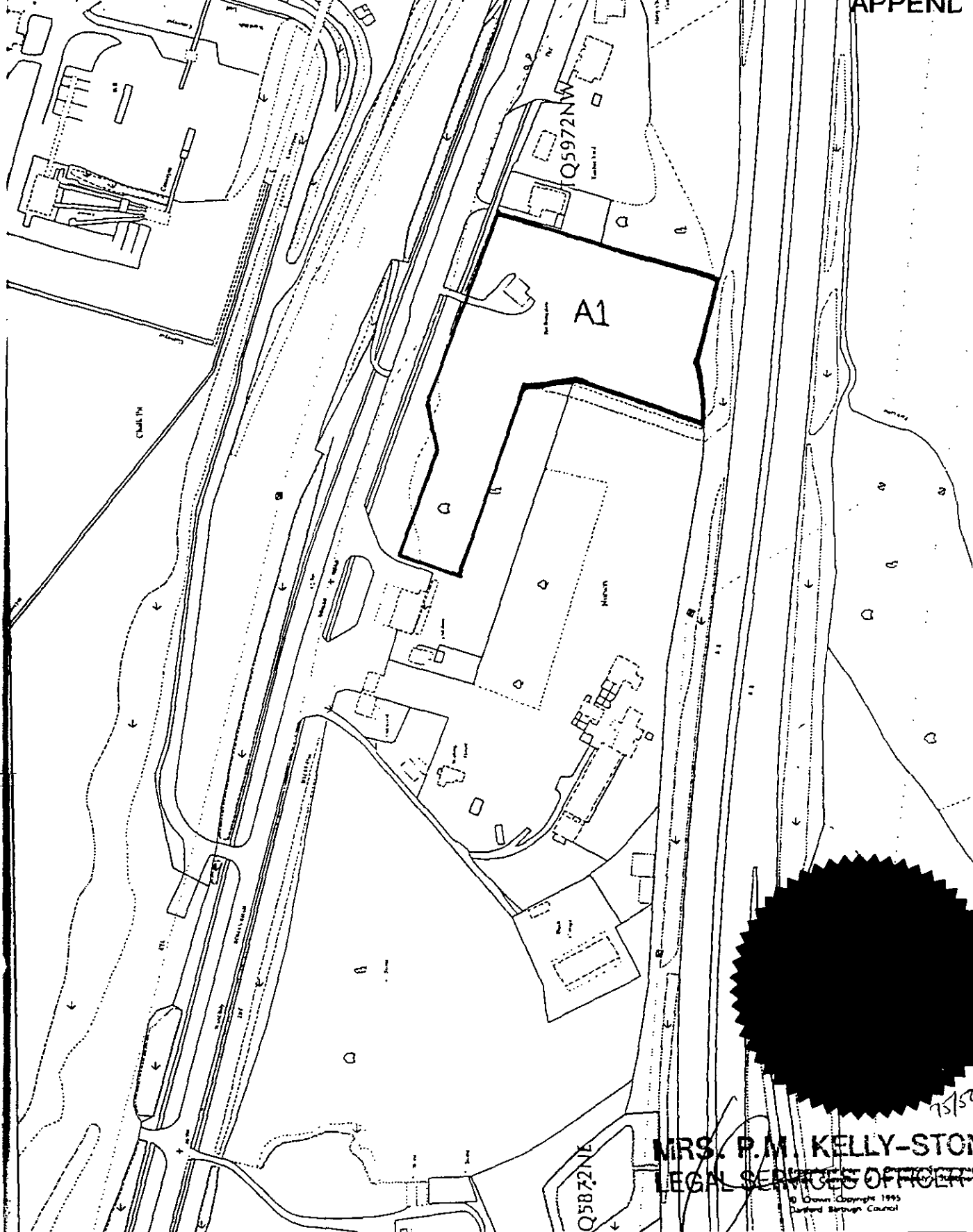
None

* The word "NONE" must be entered where necessary.



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MRS. P.M. KELLY-STON
 LEGAL SERVICES OFFICER

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 Dartford Borough Council

DARTFORD
 BOROUGH COUNCIL

DIRECTORATE OF DEVELOPMENT AND LEISURE
 MICHAEL WILSON DIRECTOR OF DEVELOPMENT AND LEISURE
 Civic Centre, Home Gardens, Dartford. DA1 1DR.
 Telephone (0322) 343434

TREE PRESERVATION ORDER No.2 1995
WATLING STREET BEAN

Scale 1/2500	Drawn by	DRG No.
Date FEB 1995	Checked by	

WOODLANDS*

(within a continuous black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
A1	Trees including hornbeam, oak, ash and silver birch	Watling Stre Bean Dartford

* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker or a holder of a licence under section 6(1) of the Electricity Act 1989 where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) a licence holder within the meaning of Part I of the Electricity Act 1989, where such tree obstructs the construction by the licence holder of any electric line within the meaning of Part I of the said Act of 1989 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) the National Rivers Authority or an internal drainage board established under the Water Act 1989, where the tree interferes or would interfere with the exercise of any of the functions of such authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or a water undertaker or sewerage undertaker appointed under section 11 of the Water Act 1989 in relation to their duties as such undertakers; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1990 as adapted and modified to apply to this Order.

75.—(1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested in it.

77. Reference of applications to the Secretary of State.—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) a direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to such an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority wish, give each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(7) The decision of the Secretary of State on any application referred to him under this section shall be final.

78. Appeals against decisions or in default of decision.—(1) Where an authority—

(a) refuse an application for consent under the Order or grant it subject to conditions, or

(b) give any certificate or direction, on granting consent,

the applicant may by notice appeal to the Secretary of State.

(2) A person who has made an application for consent under the Order may also appeal to the Secretary of State if the authority have neither—

(a) given notice to the applicant of their decision on the application; nor

(b) given notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 77 above,

within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority.

(3) Any appeal under this section shall be made by notice in writing served within such time as is specified in subsection (4) below.

(4) The service of such a notice must be within—

(a) 28 days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow; or

(b) in the case of an appeal under subsection (2), 28 days or such longer period as the Secretary of State may allow from the end of the period of two months or, as the case may be, the extended period agreed.

(5) In relation to an appeal under subsection (2), it shall be assumed that the authority decided to refuse the application in question.

79. Determination of appeals.—(1) On an appeal under section 78 the Secretary of State may—

(a) allow or dismiss the appeal,

(b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not), or

(c) cancel any certificate or cancel or vary any direction,

and may deal with the application as if it had been to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

(5) The decision of the Secretary of State on such an appeal shall be final.

97. Power to revoke or modify the consent under the Order.—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(3) The power conferred by this section may be exercised at any time before the operations for which consent has been given have been completed.

(4) The revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

98. Procedure for s.97 Orders: opposed cases.—(1) Except as provided in section 99, an Order under section 97 shall not take effect unless it is confirmed by the Secretary of State.

(2) Where an authority submit such an Order to the Secretary of State for confirmation, they shall provide the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the statement on—

- (a) the owner of the land affected,
- (b) the occupier of the land affected, and
- (c) any other person who in their opinion will be affected by the Order.

(3) The notice shall specify the period within which any person on whom it is served may require the Secretary of State to give him an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) If within that period such a person so requires, before the Secretary of State confirms the Order he shall give such an opportunity both to him and to the local planning authority.

(5) The period referred to in subsection (3) shall be 28 days from the service of the notice.

(6) The Secretary of State may confirm an Order submitted to him under this section either without modification or subject to such modifications as he considers expedient.

(7) Where a notice has been served in accordance with the provisions of subsection (2) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under this section.

99. Procedure for s.97 Orders: unopposed cases.—(1) This section applies where—

- (a) the authority have made an Order under section 97 above; and
- (b) the owner and occupier of the land and all persons who in the authority's opinion will be affected by the Order have notified the authority in writing that they do not object to it.

(2) Where this section applies, instead of submitting the Order to the Secretary of State for confirmation the authority shall advertise the fact that the Order has been made and the advertisement must specify—

(a) the period within which persons affected by the Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose; and

(b) the period at the expiration of which, if no such notice is given to the Secretary of State, the Order may take effect by virtue of this section without being confirmed by the Secretary of State.

(3) The authority shall also serve notice to the same effect on the persons mentioned in subsection (1)(b).

(4) The period referred to in subsection 2(a) must be not less than 28 days from the date the advertisement first appears.

(5) The period referred to in subsection 2(b) must be not less than 14 days from the expiration of the period referred to in subsection (2)(a).

(6) The authority shall send a copy of any advertisement published under subsection (2) to the Secretary of State not more than three days after the publication.

(7) If—

(a) no person claiming to be affected by the Order has given notice to the Secretary of State under subsection (2)(a) within the period referred to in that subsection, and

(b) the Secretary of State has not directed within that period that the Order be submitted to him for confirmation,

the Order shall take effect at the expiry of the period referred to in subsection 2(b) without being confirmed by the Secretary of State as required by section 98(1).

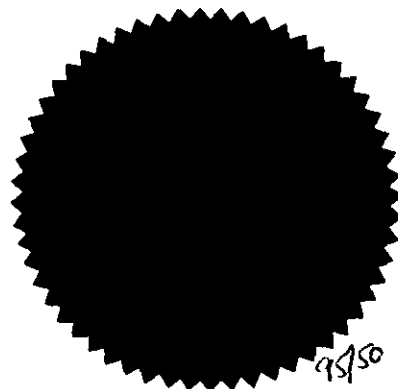
(8) This section does not apply to an Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part VII or Part VIII of the Act.

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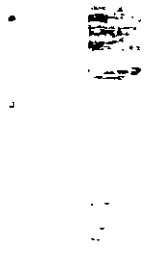
Dartford Borough Council'

the 16 March 1995

Legal Services Officer



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Dated 16 March

19 95 .

Borough of Dartford

... Tree Preservation Order No.2 1995

TOWN AND COUNTRY PLANNING ACT 1990

TREE PRESERVATION ORDER

relating to

Watling Street, Bean

Having received no objections
TPO No.2 1995 confirmed.

Signed

Dated 19.5.95

Town and Country Planning Acts 1971-1985¹

Insert title of
Order

The Borough of Dartford

No.3

TREE PRESERVATION ORDER, 1983 . (As Varied)

The "Thrift" - The south of the A2 trunk Road, to the
West of Sandy Lane & East of Bean Road

Insert name
of local
planning
authority

The Dartford Borough Council

in this Order called "the authority", in pursuance of the powers conferred in that behalf by section 60 [and 61*] of the Town and Country Planning Act 1971 as amended † [and section 2 of the Town and Country Planning Act 1984§], and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] [~~Secretary of State for Wales~~].

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto‡ which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority† under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

¹ NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

* Include only where Order contains a direction under section 61 of the Act.

† Section 60 is amended by section 10 of the Town and Country Amenities Act 1974 and Schedule 15 paragraph 13 and Schedule 34 Part X of the Local Government Planning and Land Act 1980. Section 61 is amended by Schedule 34 Part X and Schedule 15 paragraph 14 of the Local Government Planning and Land Act 1980.

§ Include only where Order relates to Crown Land.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silviculture thinning then unless—

(a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or

(b) the authority with the approval of the Secretary of State dispense with replanting, the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority or the drainage board under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

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Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 60 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect on 7th April 1989.]*

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]†

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum§ or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale‡ on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 59 of the Act.

§ £2000 but subject to alteration by Order.

‡ £1000 but subject to alteration by Order.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

No. on Map.

Description.

Situation.

None

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

No. on Map.

Description.

Situation.

None

GROUPS OF TREES*

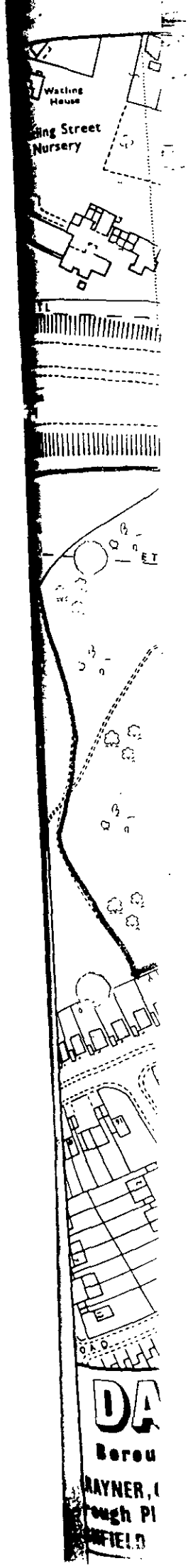
(within a broken black line on the map)

No. on Map.

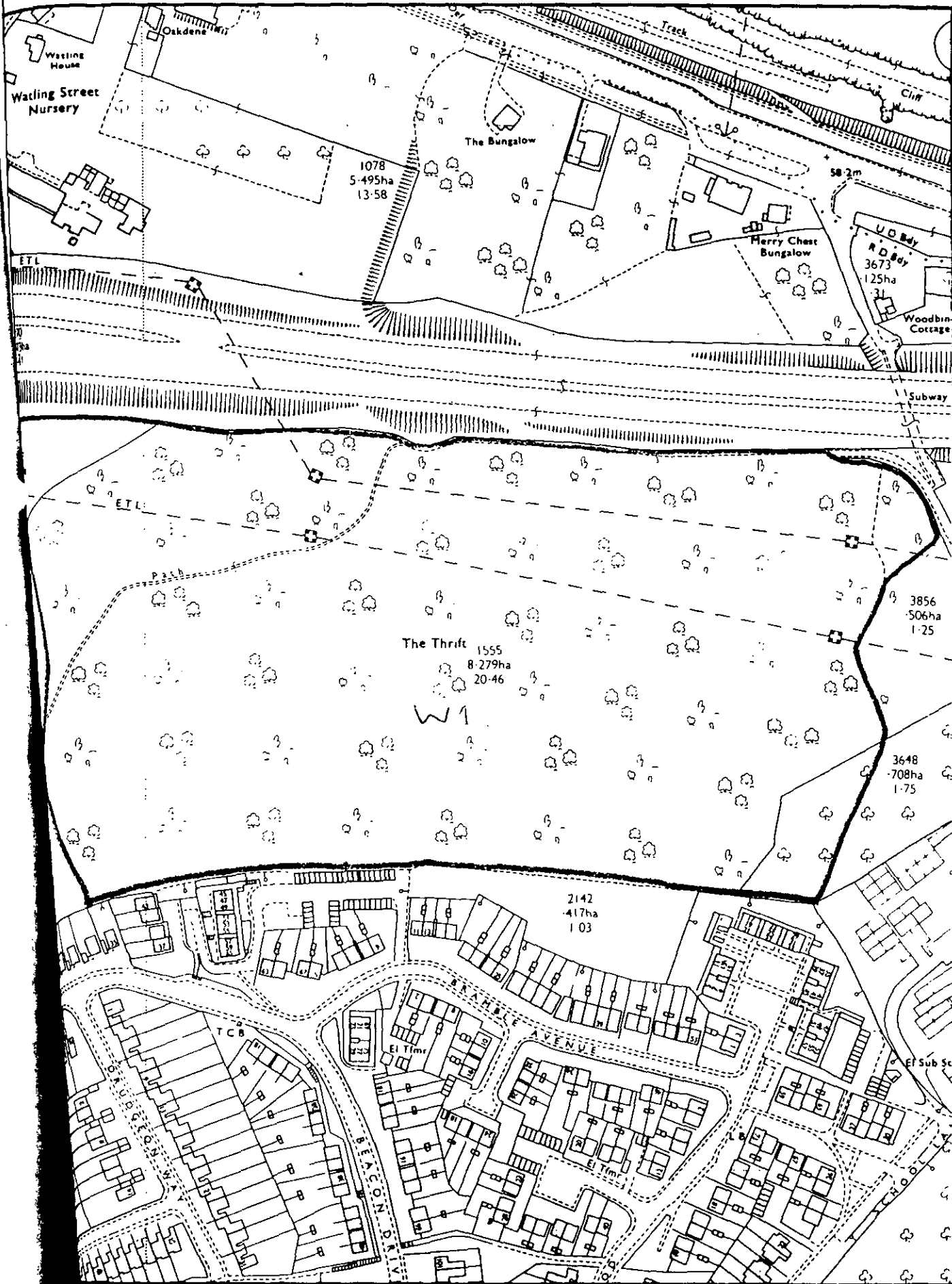
Description.

Situation.

None



* The word "NONE" must be entered where necessary.



DARTFORD

Council

Eng., M.I.C.E., F.I.Mun.E.,
Planning Officer
ROAD, DARTFORD, KENT.

TREE PRESERVATION ORDER No3 1983
Trees on land at The Thrift, Bean.

Scale 1:2500

Drawn by

DRG. No.

Date

Checked by

No. on M...

W 1

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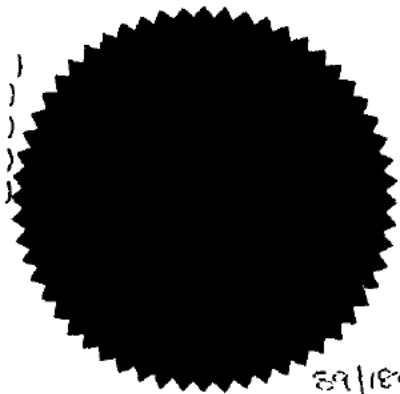
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COMMON SEAL of THE DARTFORD)
OUGH COUNCIL was hereunto)
ixed in the presence of:-)



Director of Administration



29/180

WOODLANDS*

(within a continuous black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
W 1	Mixed Species which include Silver birch and oak.	land known as "The Thrift" situate to the South of the A2 trunk road to the West of Sandy Lane and to the East of Bean Road.

* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, where the trees interferes or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

[Where the trees are within the Thames catchment area]

[(e) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. **Reference of applications to the Secretary of State.**—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. **Appeals against decisions.**—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. **Appeal in default of decision.**—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. **Power to revoke or modify the consent under the Order.**—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modification as he considers expedient.

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(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

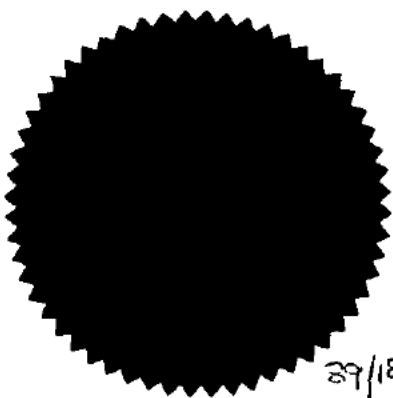
GIVEN under the Common Seal of the

Dartford Borough Council

the 7th April 1989

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[Redacted Signature]

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Director of Administration



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Dated 7th April

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This Tree Preservation Order was confirmed by the Council on 4.8.1983 (Planning and Transportation Committee 19.7.83 minute no.45) and herewith varied pursuant to Section 287 of the Town and Country Planning Act 1971 (as amended) The Town and Country Planning (Tree Preservation Order) (amendment) Regulations 1988 S.I No.963

The Borough of Dartford

.....
Tree Preservation Order no.3 1983
(As Varied)

TOWN AND COUNTRY PLANNING ACTS 1971-85



TREE PRESERVATION ORDER

relating to

Trees on land known as "The Thrift" situate to the South of the A2 trunk Road, to the West of Sandy Lane and to the East of Bean Road.



DARTFORD
Borough Council

INTERNAL ONLY

Please ask for: Mrs A Halligey

From: Borough Secretary

My Ref: ASL/P&T.3(68)

To: Borough Planning Officer

Your Ref: DJC/JM/TP03

(1983)
Date 25 Apr 83

TREE PRESERVATION ORDER
THE THRIFT, BEAN

25 APR 1983
DJC

I refer to your memo of 15 April.

I shall be looking into this matter to see if there is sufficient evidence on which to found a prosecution.

In this connection I have today written to the local Superintendent of Police to see if he can assist with evidence.



fb

Borough Secretary



Borough Planning Officer
Borough Secretary

Mr. D.J. Chadwick

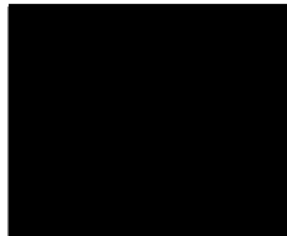
DJC/JM/TPO3 (1983)

15th April 1983

**Breach of Tree Preservation Order at
The Thrift, Bean.**

On Tuesday 12th April 1983 at 11.20 a.m. the Enforcement Officer visited the above named woodland area and discovered that a considerable number of trees, approximately 25, had been felled since his last visit on 21st March. No person was present and he carried out a further visit on Wednesday 13th April when he photographed the area. I attach a copy of one such photograph showing a number of felled trees.

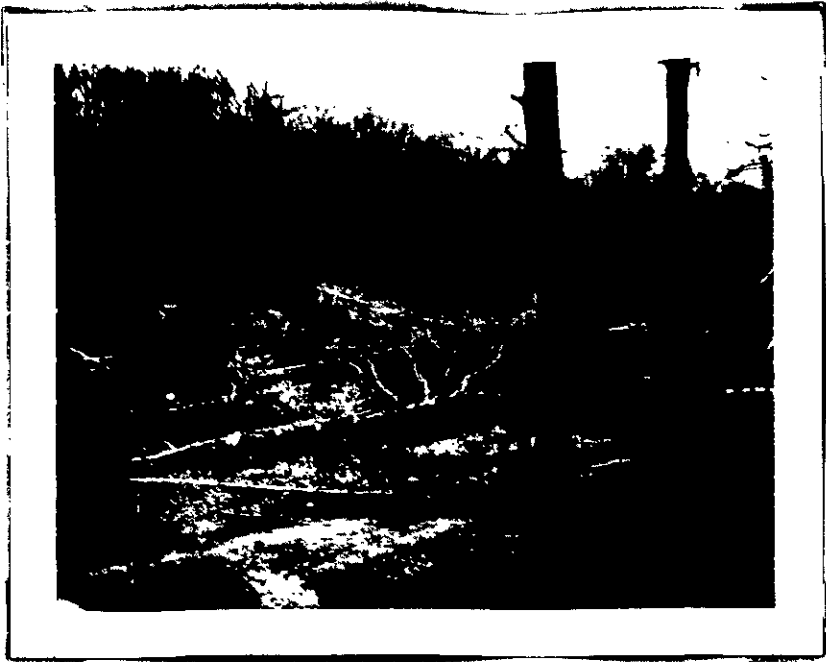
I understand that Mr. E. Davis and Mr. W. Cathcart from Leisure Services visited the location on Monday 11th April when they interviewed two men who had apparently been felling trees.



Borough Planning Officer.

Enc.

DC



DARTFORD
Borough Council

INTERNAL ONLY

Please ask for: Mrs Cox

From: BOROUGH SECRETARY

My Ref: L2/P&T3 (68)

To: Borough Planning Officer

Your Ref:

Date 28 March 83

Handwritten notes and stamps:
28 MARCH 1983
G.A.
FILE
P&T3
OK
K.K.

TREE PRESERVATION ORDER NO.3 1983
THE THRIFT BEAN

I enclose a copy of the above Order and a map showing the location of the trees.



Borough Secretary

Town and Country Planning Acts 1971 - 1974

Insert title of
Order.

THE BOROUGH OF DARTFORD

TREE PRESERVATION ORDER, ^{no 3} 19⁸³.

SEE VARIED T.P.O. DATED

7.4.89

Insert name
of
local planning
authority.

THE DARTFORD BOROUGH COUNCIL

in this order called "the authority" in pursuance of the powers conferred in that behalf by Section 60 [and 61*] of the Town and Country Planning Act 1971 (as amended by Section 10 (1) of the Town and Country Amenities Act 1974), and subject to the provisions of the Forestry Act 1967, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] [~~Secretary of State for Wales~~].

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto† which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority‡ under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent.

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

* Include only where Order contains a direction under section 61 of the Act.

† Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large-woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

‡ NOTE.—If it is desired to fell any of the trees included in this Order whether included as trees, groups of trees or woodlands and the trees are trees for the felling of which a licence is required under the Forestry Act, 1967, application should be made *not* to the authority for consent under this Order but to the Conservator of Forests for a licence under that Act (section 15 (5)).

11/11/11

11/11/11



(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority with the approval of the Secretary of State dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority, the drainage board, or the Greater London Council under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:



11



Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 60 of the Act, or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act, 1932, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of Section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect on 25th March 1983.]†

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]‡

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding £1000 or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding £200 on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a ~~tree~~^{tree} other than one to which an Order applies as part of a woodland is removed, uprooted or destroyed in contravention of an Order or is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days' previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. !! See note below

† This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

‡ This provision may be included in relation to trees to be planted pursuant to a condition imposed under Section 59 of the Act.

** except in the case of a tree to which the Order applies as part of a woodland

!! NOTE: The provisions of section 79 of the County of Kent Act 1981 apply to this Order.



4

FIRST SCHEDULE
TREES SPECIFIED INDIVIDUALLY*
(encircled in black on the map)

No. on Map. *Description.* *Situation.*

NONE

TREES SPECIFIED BY REFERENCES TO AN AREA*
(within a dotted black line on the map)

No. on Map. *Description.* *Situation*

NONE

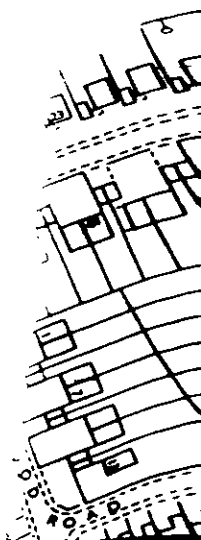
GROUPS OF TREES*
(within a broken black line on the map)

No. on Map. *Description.* *Situation*

NONE

* The word "NONE" must be entered where necessary.





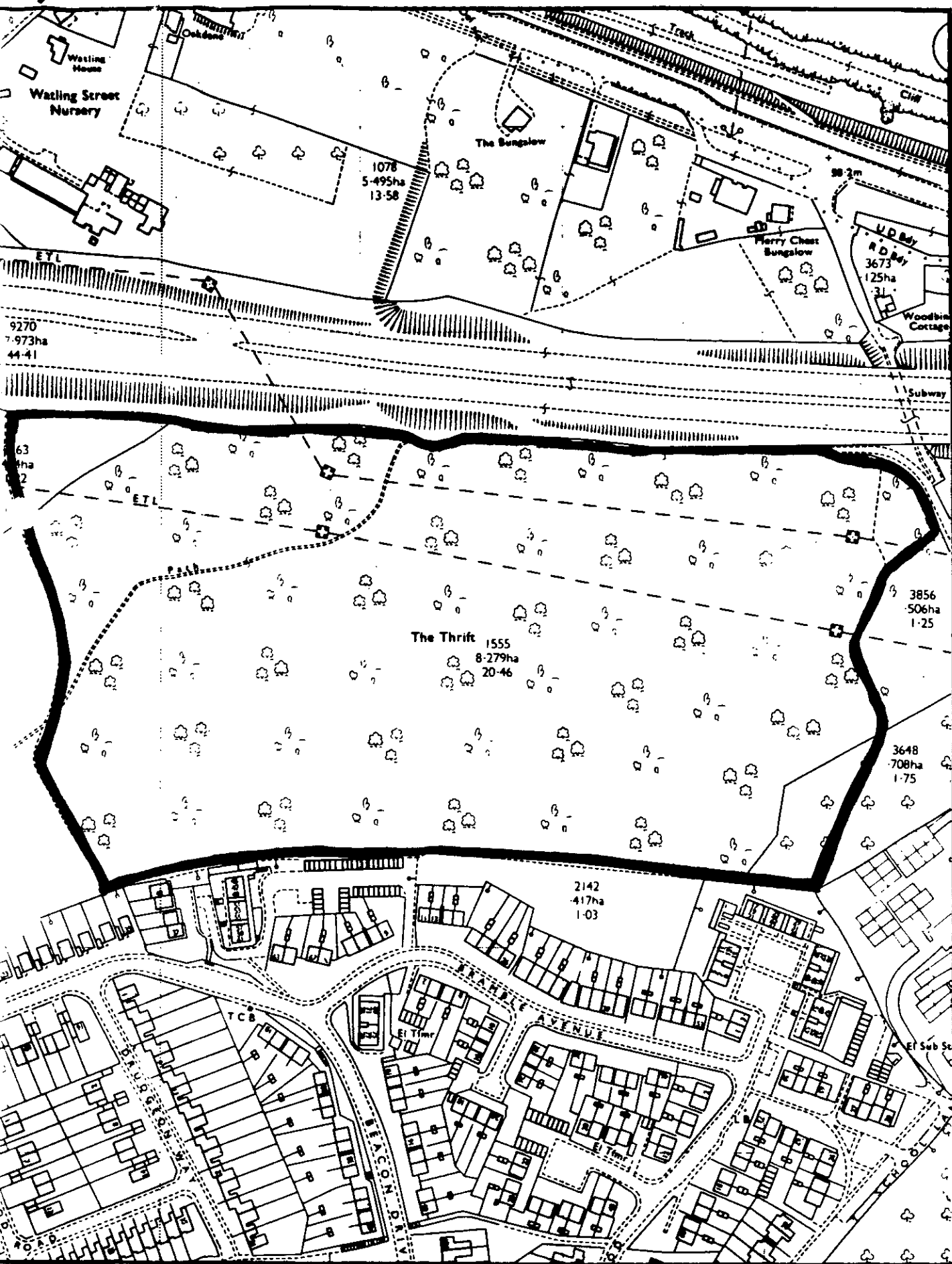
DA

Borough

BERAYNER, C.

Borough Plan

WONFIELD RD



DARTFORD

Borough Council

LE RAYNER, C.Eng., M.I.C.E., F.I.Mun.E.,
 Borough Planning Officer
 100, BEANFIELD ROAD, DARTFORD, KENT.

TREE PRESERVATION ORDER No3 1983

Trees on land at The Thrift, Bean.

Scale 1:2500	Drawn by	DRG. No.
Date	Checked by	

WOODLANDS*

(within a continuous ^{red} ~~black~~ line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation</i>
	Mixed species which include silver birch and oak	land known as the "The Thrift" situate to the south of the A2 trunk road to the west of Sandy Lane and to the east of Bean Road

* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme or other grant scheme under section 4 of the Forestry Act 1967 except a scheme which applies to a forestry dedication covenant;
- (3) the cutting down, uprooting, topping or lopping of a tree.
 - (a) in pursuance of the power conferred on the Post Office by virtue of section 5 of the Telegraph (Construction) Act 1908 and section 21 of the Post Office Act 1969, or by or at the request of the Post Office where the land on which the tree is situated is operational land as defined by the Post Office Operational Land Regulations* and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, or the Greater London Council, where the tree interferes or would interfere with the exercise of any of the functions of such water authority, drainage board, or Council in relation to the maintenance, improvement or construction of water courses or of drainage works; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Trade, the Civil Aviation Authority or the British Airports Authority where in the opinion of such Secretary of State or Authority the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

[Where the trees are within the Thames catchment area]
 - [(e) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]

* S.I. 1973/310.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. Reference of applications to the Secretary of State.—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. Appeals against decisions.—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. Appeal in default of decision.—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. Power to revoke or modify the consent under the order.—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

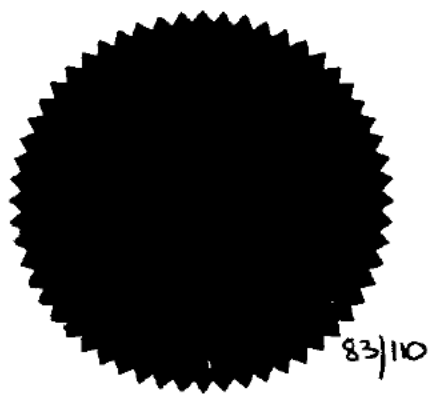
(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section, take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

GIVEN under the Common Seal of the
DARTFORD BOROUGH COUNCIL

the Twenty fifth day of March 1983 .

.....
Borough Secretary.....



83/110

Dated 25th March

19 83

THE BOROUGH OF DARTFORD

TREE PRESERVATION ORDER NO 3 1983

TOWN AND COUNTRY PLANNING ACTS, 1971-74

TREE PRESERVATION ORDER

relating to

Trees on land known as "The Thrift"
situate to the south of the A 2
trunk road, to the west of Sandy Lane
and to the east of Bean Road

71/00033/TPO P

Town and Country Planning Acts 1971-1985¹

Insert title of Order

Borough of Dartford

No. 9

TREE PRESERVATION ORDER, 1971 (As Varied)

Brickfield Nurseries and Watling Street Nursery
Watling Street, Bean

Insert name of local planning authority

The Borough of Dartford

in this Order called "the authority", in pursuance of the powers conferred in that behalf by section 60 [and 61*] of the Town and Country Planning Act 1971 as amended † [and section 2 of the Town and Country Planning Act 1984§], and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] ~~Secretary of State for Wales~~

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto‡ which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority¶ under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

¹ NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

* Include only where Order contains a direction under section 61 of the Act.

† Section 60 is amended by section 10 of the Town and Country Amenities Act 1974 and Schedule 15 paragraph 13 and Schedule 34 Part X of the Local Government Planning and Land Act 1980. Section 61 is amended by Schedule 34 Part X and Schedule 15 paragraph 14 of the Local Government Planning and Land Act 1980.

§ Include only where Order relates to Crown Land.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silviculture thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
 - (b) the authority with the approval of the Secretary of State dispense with replanting,
- the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority or the drainage board under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

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Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 60 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect on 7th April 1989 .]*

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]†

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum§ or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale‡ on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 59 of the Act.

§ £2000 but subject to alteration by Order.

‡ £1000 but subject to alteration by Order.

FIRST SCHEDULE
TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
	None	

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
	None	

GROUPS OF TREES*

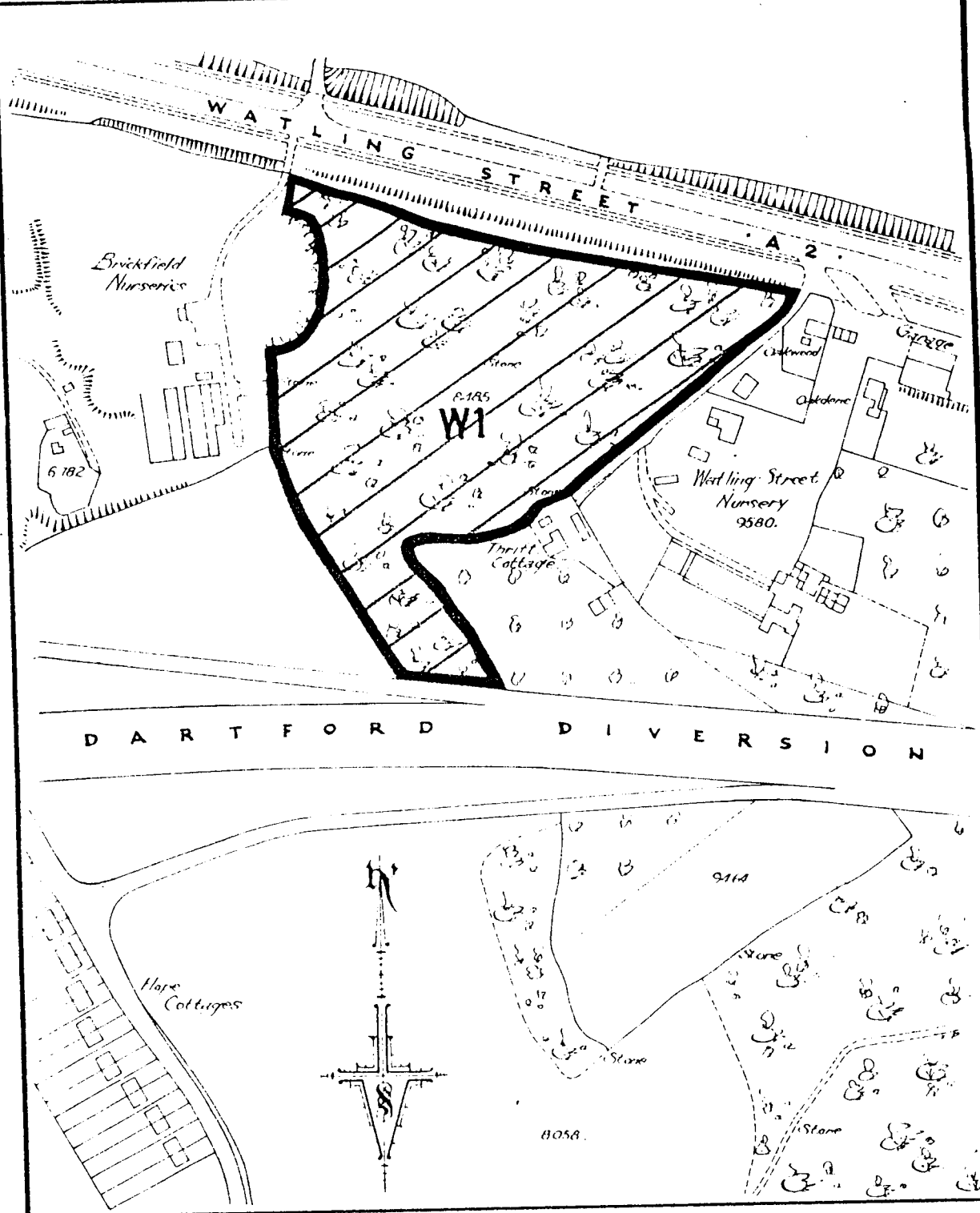
(within a broken black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
	None	

* The word "NONE" must be entered where necessary.

Tree Preservation Order No 9 (1971)

• WOODLAND •
• WATLING STREET • BEAN • KENT •



• RURAL DISTRICT COUNCIL OF DARTFORD • • PLAN NO T550 •
• Extract from Ordnance Survey Sheet T05872 5972 • Scale: 1/2500 • OCTOBER 1970 •

Chairman : ————— E. D. COSTIN

Clerk to the Council : ————— J. H. MILLBURN

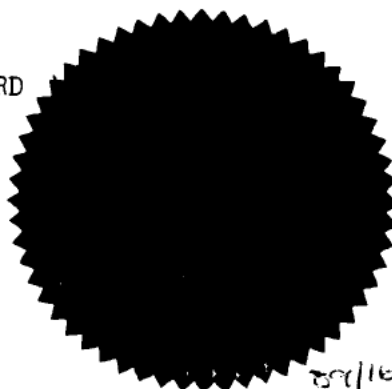
Date : ————— 9th August 1971

D. B. JENKINS, C. Eng., F. I. Mun. E.,
Dip. T. P., A. M. T. P. I.,
Engineer & Surveyor,
White Oak,
SWANLEY,
KENT.

THE COMMON SEAL of THE DARTFORD
BOROUGH COUNCIL was hereunto
affixed in the presence of:-



Director of Administration



29/11/82

WOODLANDS*

(within a continuous black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
W1	Mixed hardwoods consisting mainly of Oak, Ash, Beech and Birch.	Approximately 5.79 acres or thereabouts being part of Ordnance Survey Field Parcel No.8485, referred to on Ordnance Survey sheets TQ 5872 and TQ 5972 abutting the A2 Watling Street at Bean on the Northern boundary and the new Dartford Diversion on the Southern boundary, being between Brickfield Nurseries and Watling Street Nursery, Bean.

* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, where the trees interferes or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

[Where the trees are within the Thames catchment area]
 - (e) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. Reference of applications to the Secretary of State.—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. Appeals against decisions.—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. Appeal in default of decision.—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. Power to revoke or modify the consent under the Order.—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modification as he considers expedient.

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(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

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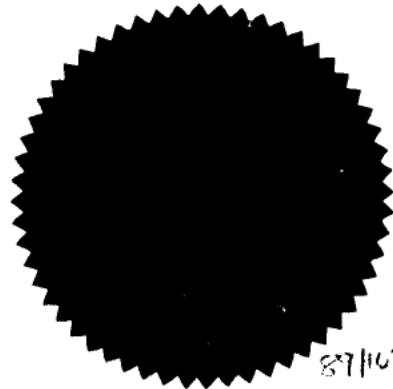
Dartford Borough Council

the 7th April 1989 .

.....

Director of Administration

.....



87/108

Dated 7th April

19 89 .

This Tree Preservation Order was confirmed by the Council on 2nd November 1971 and herewith varied pursuant to Section 287 of the Town and Country Planning Act 1971 (as amended)
(The Town and Country Planning (Tree Preservation Order) (amendment) Regulations 1988
S.I. no.963

Borough of Dartford

.....Tree Preservation Order no.9 1971.....

(As Varied)



TOWN AND COUNTRY PLANNING ACTS 1971-85

TREE PRESERVATION ORDER

relating to

Woodland between Brickfield Nurseries and
Watling Street Nursery, Watling Street,
Bean.



- i) TREE PRESERVATION ORDERS. The Committee were requested to confirm the under-mentioned Tree Preservation Orders made by the Council, no objections having been made in respect thereof:-

Tree Preservation Order No.6 (1971) in respect of trees on land at Lords Wood and Ladies Wood, Darenth.	
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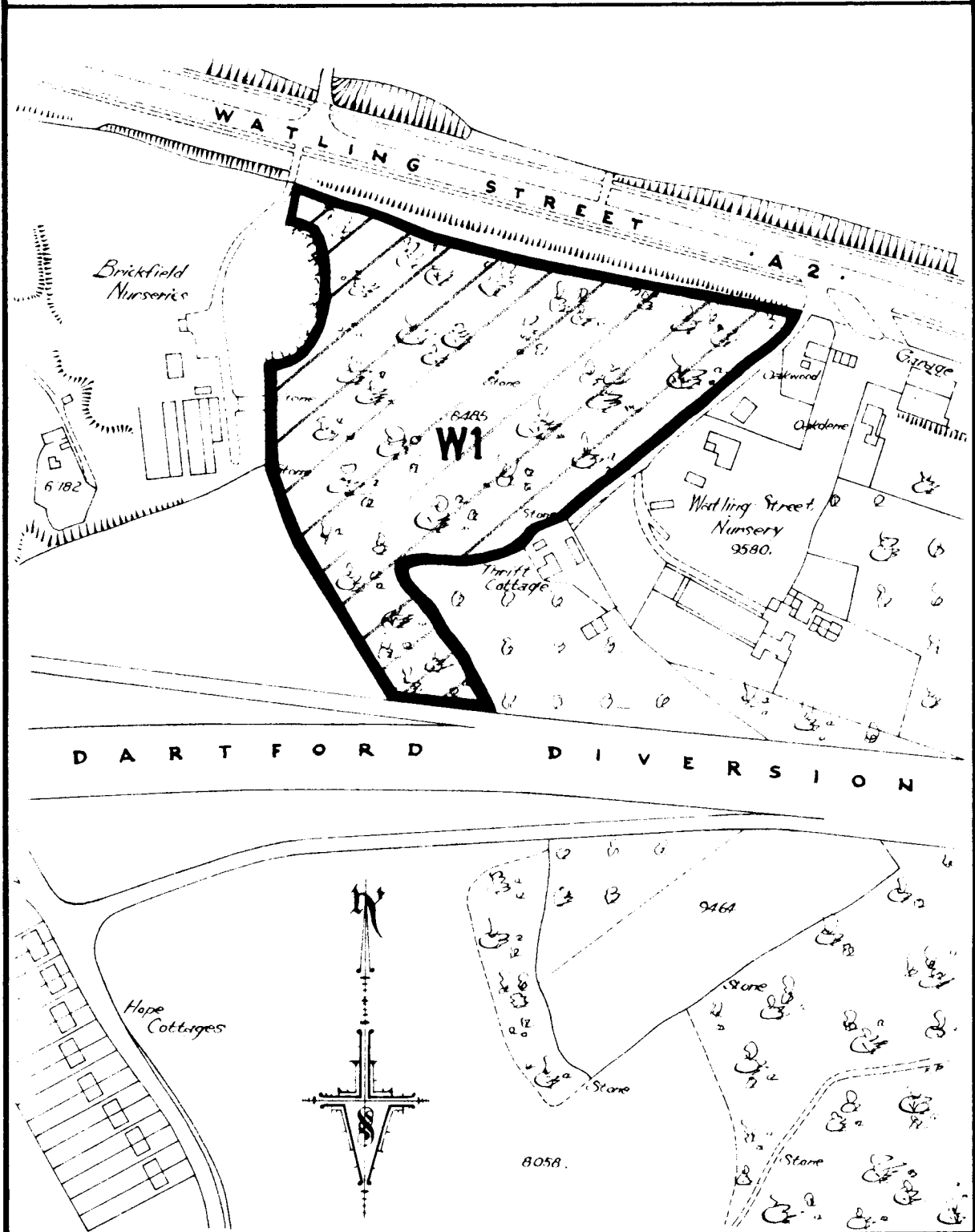
Tree Preservation Order No.9 (1971) in respect of woodland between Brickfield Nurseries and Watling Street Nursery, Watling Street, Bean.	formerly T.P.O. N ^o 7 (1970)
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RESOLVED: that in accordance with the Town and Country Planning (Tree Preservation Order) Regulations 1969, the Council do confirm the above-mentioned Tree Preservation Orders, no objections having been received.

- (p) ERECTION OF A CHANGING ROOM BUILDING, CONSTRUCTION OF A CESSPOOL AND USE OF LAND AS A SPORTS GROUND; LAND AT HONEYPOT LANE, ASH-CUM-RIDLEY. The Committee gave further consideration to this application which had been deferred at the meeting held on 28th September, 1971, to enable a site meeting to be held. The site meeting had been held prior to the meeting of the Committee on 26th October, 1971.

Tree Preservation Order No 9 (1971)

• WOODLAND • formerly No 7 (1970)
• WATLING STREET • BEAN • KENT •



• RURAL DISTRICT COUNCIL OF DARTFORD • • PLAN No T550 •
• Extract from Ordnance Survey Sheet T05872 5972 • Scale: -1/2500 • OCTOBER 1970 •

Chairman : —————

Clerk to the Council : —————

D.B. JENKINS, C.Eng., F.I.Mun.E.,
Dip.T.P., A.M.T.P.I.,
Engineer & Surveyor,
White Oak

Town and Country Planning Acts 1971-1985¹

Insert title of
Order

Borough of Dartford

TREE PRESERVATION ORDER, 19³90

All Saints Church, High Street,
Swanscombe

Insert name
of local
planning
authority

THE DARTFORD BOROUGH COUNCIL

in this Order called "the authority", in pursuance of the powers conferred in that behalf by section 60 [and 61*] of the Town and Country Planning Act 1971 as amended † [and section 2 of the Town and Country Planning Act 1984§], and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] [~~Secretary of State for Wales~~]

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto‡ which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority¶ under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

¹ NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

* Include only where Order contains a direction under section 61 of the Act.

† Section 60 is amended by section 10 of the Town and Country Amenities Act 1974 and Schedule 15 paragraph 13 and Schedule 34 Part X of the Local Government Planning and Land Act 1980. Section 61 is amended by Schedule 34 Part X and Schedule 15 paragraph 14 of the Local Government Planning and Land Act 1980.

§ Include only where Order relates to Crown Land.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silviculture thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority with the approval of the Secretary of State dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority or the drainage board under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 60 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect on 4 May 1990 .]*

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]†

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum§ or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale‡ on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 59 of the Act.

§ £2000 but subject to alteration by Order.

‡ £1000 but subject to alteration by Order.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
T1.	Horse Chestnut	All Saints Church, High Street, Swanscombe.

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

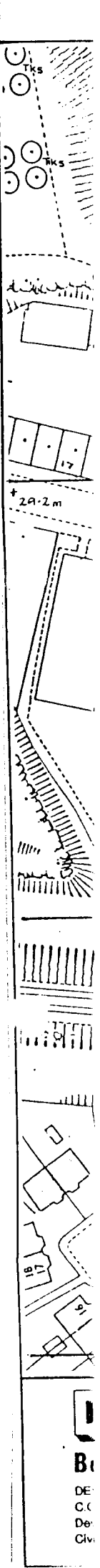
<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
	None	

GROUPS OF TREES*

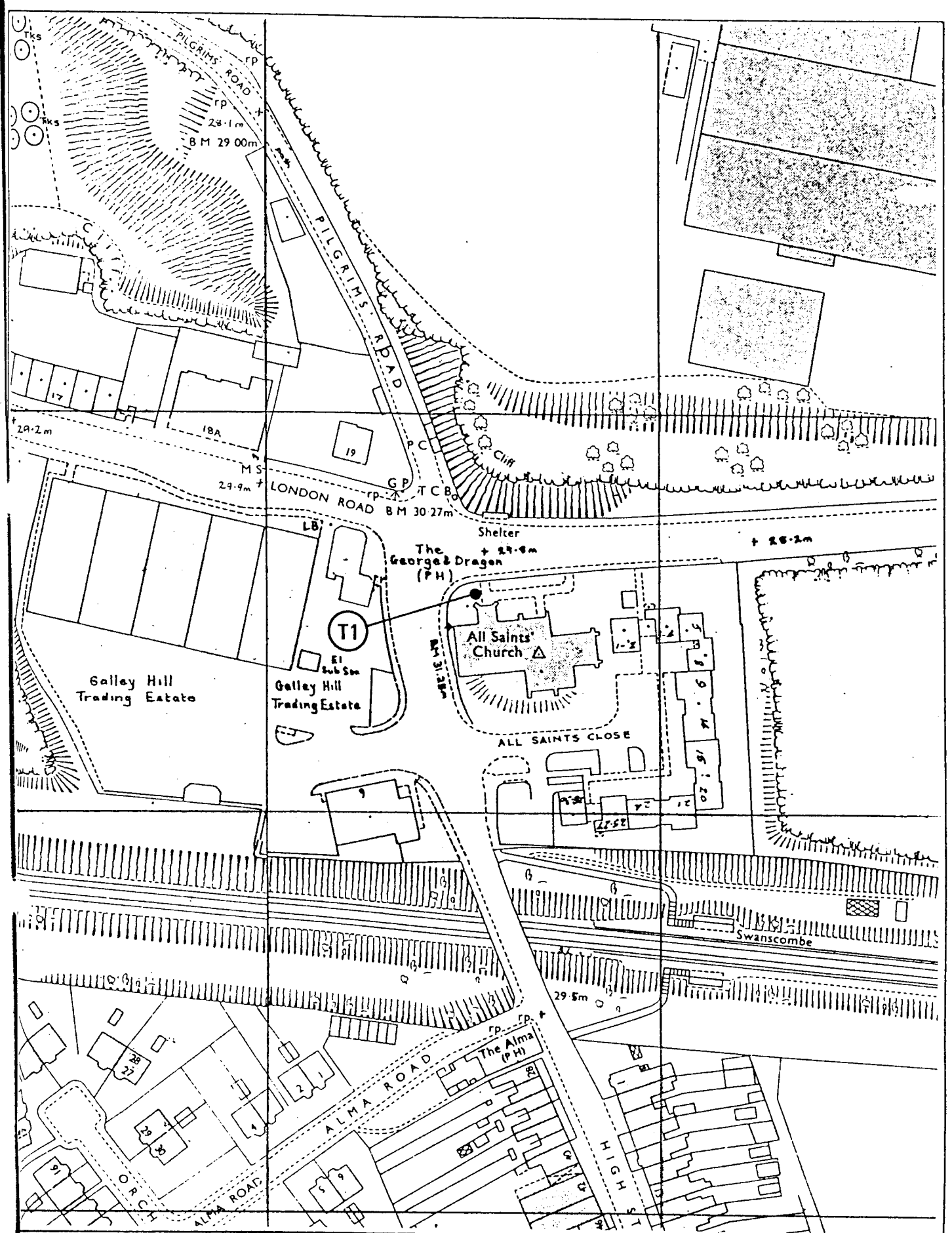
(within a broken black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
	None	

* The word "NONE" must be entered where necessary.



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DARTFORD

Borough Council

DEVELOPMENT SERVICES DIVISION
 C. Oliver B.Sc (Hons), DMS, C.Eng, MICE, MBIM.
 Development Services Officer
 Civic Centre, Dartford, Kent.

TREE PRESERVATION ORDER No3 1990
 All Saints Church, High Street, Swanscombe,
 Dartford.

Scale 1:1250

Drawn by

DRG. No.

Date

Checked by

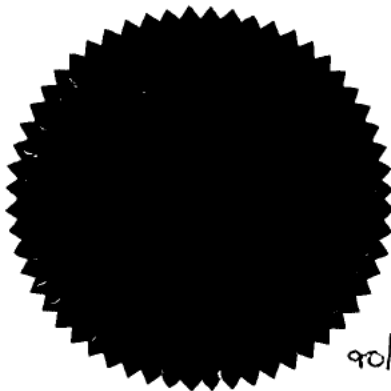


THE COMMON SEAL of THE DARTFORD)
BOROUGH COUNCIL was hereunto)
affixed in the presence of:-)



Deputy

Director of Administration



90/165

WOODLANDS*

(within a continuous black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
	None	

* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, where the trees interferes or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

[Where the trees are within the Thames catchment area]
 - (e) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. Reference of applications to the Secretary of State.—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. Appeals against decisions.—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. Appeal in default of decision.—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. Power to revoke or modify the consent under the Order.—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modification as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

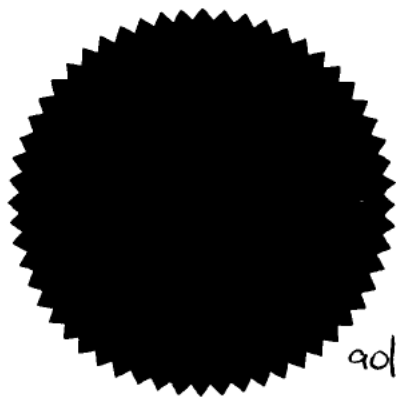
(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

GIVEN under the Common Seal of the
Dartford Borough Council

the 4 May 19 90



Deputy Director of Administration.....



90/165

No objections having been received
Tree Preservation Order No.3 1990
(Planning Committee 8 January 1990
Minute No.132) is hereby confirmed

Signed [Redacted]

Dated 17th August 1990

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4 May

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Borough of Dartford
Tree Preservation Order No.3 1990
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TOWN AND COUNTRY PLANNING ACTS 1971-85



TREE PRESERVATION ORDER

relating to

All Saints Church
High Street
Swanscombe



Appendix 2.0 Protected Species

BATS

- A2.1 All species of British bat are listed as European Protected Species (EPS) on Schedule 2 of the Conservation Regulations (Annex IV (a) to the Habitats Directive). This affords bats protection under the Conservation of Habitats and Species Regulations 2017 (as amended), making it an offence to:
- Damage or destroy a breeding site or resting place of a wild individual of an EPS;
 - Deliberately capture, injure or kill a wild individual of an EPS;
 - Deliberately disturb a wild individual of an EPS wherever they occur, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce or, in the case of hibernating or migratory species, to hibernate or migrate; or
 - Affect significantly the local distribution or abundance of the species to which they belong.
- A2.2 Additional protection for bats is also afforded under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000, making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected whether or not bats are currently occupying these resting places/places of shelter.
- A2.3 Prior to undertaking any tree works or tree removal further advice should be sought from a suitably qualified ecologist.

NESTING BIRDS

- A2.4 The main bird nesting season is between March and August inclusive. Contractors have a legal responsibility to comply with current legislation relating to breeding birds. Under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000, birds, as well as their nests and eggs are protected, and it is an offence to:
- Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - Take or destroy the egg of any wild bird; and
 - To disturb any wild bird while it is nest building, or at a nest containing young, or disturb the dependent young of such a bird.

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Appendix 3.0 Illustrative Summary of Survey Data

Figure A3-1: Species Diversity

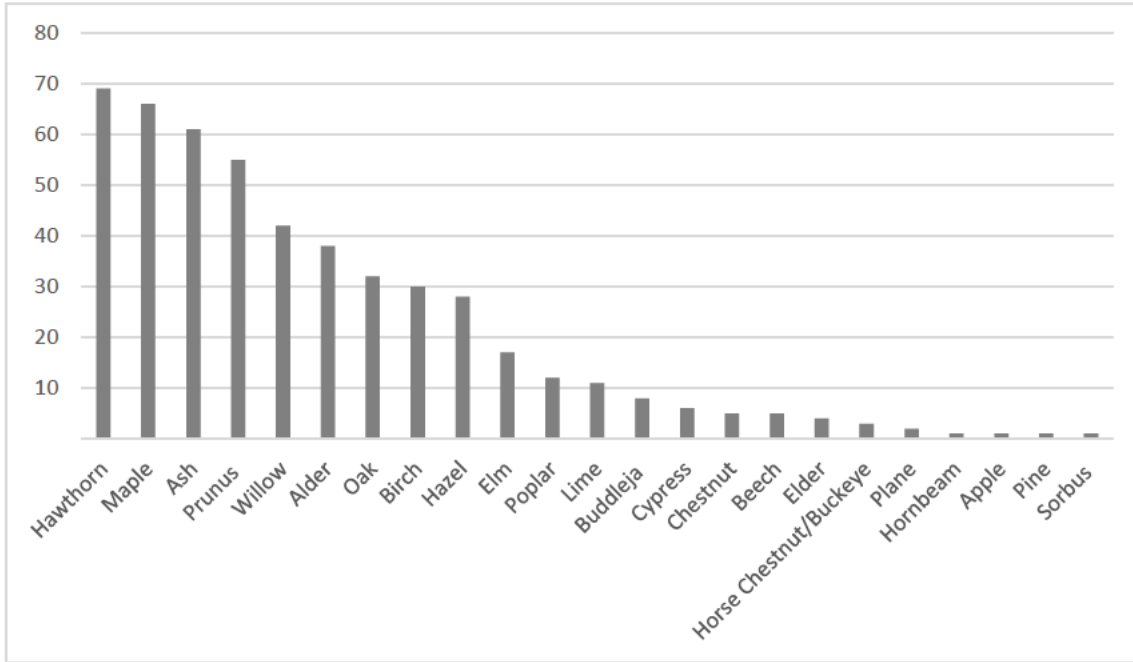


Figure A3-2: Age Distribution

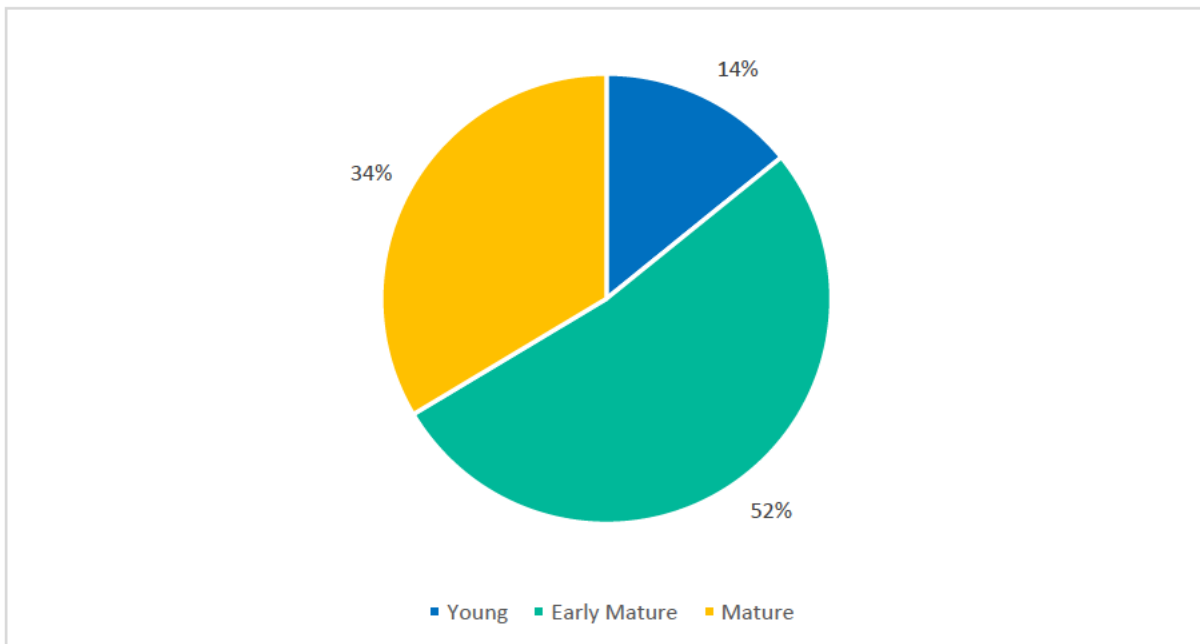
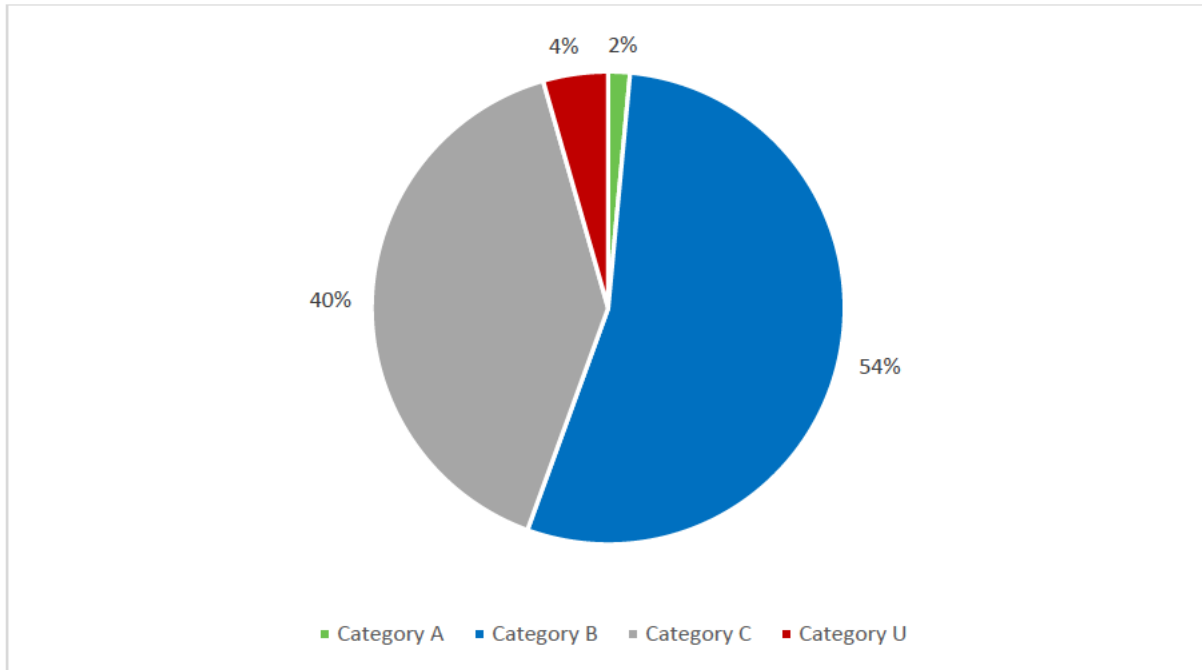
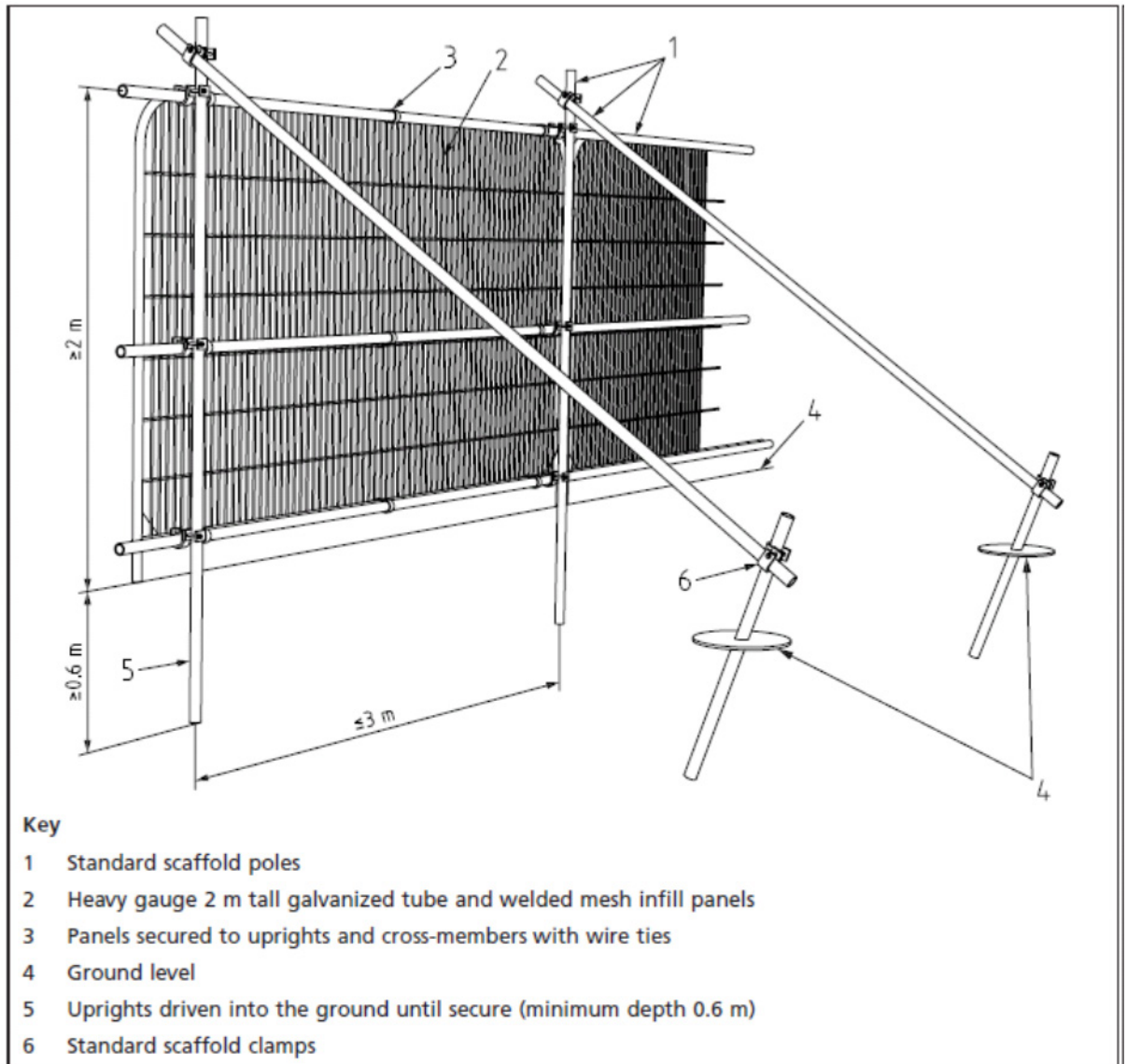


Figure A3-3: Category Grading.



Appendix 4.0 Tree Protection Barrier on Scaffold 2.0m High



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Schedule 1.0 Tree Survey Schedule, Constraints and Key

Sequential Reference Number	<p>T - Individual specimen;</p> <p>G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally;</p> <p>H - Linear group of specimens that form a hedge or boundary; and</p> <p>W - A larger group or area of trees that should be regarded as a single woodland unit.</p>
Species	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Figure 12.56.
Canopy Clearance Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	<p>There are five classes to which trees are assigned:</p> <p>Young;</p> <p>Early Mature;</p> <p>Mature;</p> <p>Over Mature; and</p> <p>Veteran.</p>
Physiological Condition	<p>An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following:</p> <p>Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and</p> <p>Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.</p>
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor or dead.

	This is informed by “the presence of any decay and physical defect ² ”.
Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.
Recommendations (and Tree Work Priority)	<p>These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.</p> <p>Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows:</p> <p>Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard;</p> <p>Priority 2: Work that should be undertaken prior to any demolition or construction works commencing on Site; and</p> <p>Priority 3: Work that should be undertaken following the completion of the development.</p>
Estimated Remaining Contribution	<p>The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity:</p> <p>Less than 10; 10+; 20+; and 40+.</p>
Category Grading	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
Root Protection Radius	Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.

² BS 5837:2012 Section 4.4.2.5

Client: The London Resort Company Holdings Ltd **Site:** The London Resort
Date of Survey: June/July 2020 **Consultant:** Luke Tamblyn
Tagged: N/A **Weather:** Fair

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
T1	Leyland cypress (Cupressocyparis leylandii)	8	# 400	4	4	4	4	N/A	Mature	Fair	Fair	Landscape planting not fitting area	No Work Recommended	10+	C	4.8
T2	Leyland cypress (Cupressocyparis leylandii)	6	# 330	4	4	4	4	N/A	Mature	Fair	Fair	Landscape planting not fitting area	No Work Recommended	10+	C	3.96
G3	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	9	# 200	3	3	2	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2:3	2.4
G4	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	8	# 200	3	3	2	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2:3	2.4
T5	Golden weeping willow (Salix x sepulcralis 'Chrysocoma')	7	# 380	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Off-site tree, all readings estimated Landscape planting	No Work Recommended	10+	C	4.56
G6	Aspen (Populus tremula)	8	# 350	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	No Work Recommended	10+	C1	4.2
G7	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus) Aspen (Populus tremula) Willow sp. (Salix sp.)	7	# 280	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Habitat - High value Trees forming part of botany marshes habitat	No Work Recommended	20+	B1:2:3	3.36
G8	Cypress sp. (Cupressus sp.)	4	# 280	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Utility clearance pruned	No Work Recommended	<10	U	3.36
G9	Cypress sp. (Cupressus sp.) Ash sp. (Fraxinus sp.)	9	# 340	5	5	5	5	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Self-set	No Work Recommended	10+	C1	4.08

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.
Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.
Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G10	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Willow sp. (Salix sp.) Cypress sp. (Cupressus sp.) Ash sp. (Fraxinus sp.)	3	# 180	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Self-set, unmanaged	No Work Recommended	10+	C1	2.16
G11	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Willow sp. (Salix sp.) Cypress sp. (Cupressus sp.) Ash sp. (Fraxinus sp.)	4	# 190	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Self-set	No Work Recommended	10+	C1	2.28
G12	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Willow sp. (Salix sp.) Ash sp. (Fraxinus sp.)	3	# 140	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Habitat - High value Self-set	No Work Recommended	10+	C1	1.68
T13	Leyland cypress (Cupressocyparis leylandii)	14	# 380	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Hardstanding under canopy Die-back - Upper crown Landscape planting	No Work Recommended	<10	U	4.56
T14	Cypress sp. (Cupressus sp.)	11	# 350	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Hardstanding under canopy Landscape planting	No Work Recommended	10+	C	4.2
G15	Lombardy Poplar (Populus nigra 'Italica')	15	# 450	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting. No access all readings estimated	No Work Recommended	20+	B1;2	5.4
W16	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus) Elder (Sambucus nigra) Birch sp. (Betula sp.) Buddleja sp. (Buddleja sp.) Oak sp. (Quercus sp.) Willow sp. (Salix sp.)	13	# 450	4	4	3	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Dead tree / trees Woodland area, limited access, appears unmanaged	No Work Recommended	20+	B2;3	5.4

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.
Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G17	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus) Oak sp. (Quercus sp.) Willow sp. (Salix sp.)	3	# 110	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Habitat - High value Large wetland area, no access all readings estimated	No Work Recommended	10+	C2;3	1.32
G18	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Willow sp. (Salix sp.)	9	# 200	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access to survey, assessed from distance all readings estimated. Self-set trees	No Work Recommended	10+	C2	2.4
G19	Common ash (Fraxinus excelsior) Sycamore (Acer pseudoplatanus) London plane (Platanus x hispanica) Norway maple (Acer platanoides) Hornbeam sp. (Carpinus sp.)	18	# 600	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access to survey, assessed from distance all readings estimated. Former landscape planting	No Work Recommended	20+	B1;2	7.2
G20	Lombardy Poplar (Populus nigra 'Italica')	15	# 450	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access to survey, assessed from distance all readings estimated. Former landscape planting	No Work Recommended	20+	B1;2	5.4
G21	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus) Willow sp. (Salix sp.)	5	# 110	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access to survey, assessed from distance all readings estimated. Self-set trees	No Work Recommended	10+	C2	1.32
G22	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus) Willow sp. (Salix sp.)	6	# 220	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Self-set trees lining public footpath	No Work Recommended	20+	B1;2	2.64

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.
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Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G23	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus) Willow sp. (Salix sp.)	6	# 150	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Self-set and planted tree group, unmanaged	No Work Recommended	10+	C1:2	1.8
T24	London plane (Platanus x hispanica)	18	# 550	6	6	6	6	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Hardstanding under canopy Ivy or climbing plant Landscape planting	No Work Recommended	20+	B1:2	6.6
G25	Common ash (Fraxinus excelsior) Sycamore (Acer pseudoplatanus) Willow sp. (Salix sp.) Elm sp. (Ulmus sp.)	6	# 150	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Self-set, unmanaged. No access all readings estimated	No Work Recommended	10+	C1	1.8
G26	Sycamore (Acer pseudoplatanus) Elm sp. (Ulmus sp.)	6	# 170	4	4	4	4	N/A	Mature	Poor	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Self-set, unmanaged. No access all readings estimated. DED	No Work Recommended	<10	U	2.04
G27	Sycamore (Acer pseudoplatanus) Lombardy Poplar (Populus nigra 'Italica')	17	# 450	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated.	No Work Recommended	20+	B1:2	5.4
G28	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	4	# 110	3	3	3	3	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees	No Work Recommended	10+	C1	1.32
G29	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	4	# 110	3	3	3	3	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees	No Work Recommended	10+	C1	1.32
G30	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	5	# 110	3	3	3	3	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees	No Work Recommended	10+	C1	1.32

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Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G31	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	3	# 70	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees	No Work Recommended	<10	U	0.84
T32	Horse chestnut (Aesculus hippocastanum)	13	# 480	6	6	6	6	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Hardstanding under canopy Off-site tree, all readings estimated	No Work Recommended	20+	B1:2	5.76
G33	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Elm sp. (Ulmus sp.)	6	# 140	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees located on quarry cliff edge	No Work Recommended	<10	U	1.68
G34	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Elm sp. (Ulmus sp.)	11	# 210	3	3	3	3	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees located on in quarry	No Work Recommended	10+	C1	2.52
G35	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Birch sp. (Betula sp.) Buddleja sp. (Buddleja sp.) Elm sp. (Ulmus sp.)	11	# 200	4	4	4	4	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Planted and No access all readings estimated. Self-set trees	No Work Recommended	20+	B1:2:3	2.4
G36	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Buddleja sp. (Buddleja sp.) Elm sp. (Ulmus sp.)	10	# 180	3	3	3	3	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees	No Work Recommended	10+	C2	2.16

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G37	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Buddleja sp. (Buddleja sp.) Elm sp. (Ulmus sp.)	6	# 150	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees	No Work Recommended	10+	C2	1.8
G38	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Wild cherry (Prunus avium) Buddleja sp. (Buddleja sp.) Willow sp. (Salix sp.) Elm sp. (Ulmus sp.)	7	# 180	4	4	4	4	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Self-set trees	No Work Recommended	20+	B2	2.16
G39	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Poplar sp. (Populus sp.) Wild cherry (Prunus avium) Buddleja sp. (Buddleja sp.) Willow sp. (Salix sp.) Elm sp. (Ulmus sp.)	14	# 330	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	20+	B2	3.96
T40	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B2	2.4
T41	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T42	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T43	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T44	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T45	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T46	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T47	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T48	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T49	Oak sp. (Quercus sp.)	13	# 200	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T50	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T51	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T52	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
T53	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T54	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T55	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T56	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T57	Italian Alder (Alnus cordata)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T58	Italian Alder (Alnus cordata)	11	# 200	3	3	3	3	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T59	Italian Alder (Alnus cordata)	11	# 200	3	3	3	3	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T60	Italian Alder (Alnus cordata)	11	# 200	3	3	3	3	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T61	Italian Alder (Alnus cordata)	11	# 200	3	3	3	3	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T62	Italian Alder (Alnus cordata)	11	# 200	3	3	3	3	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T63	Italian Alder (Alnus cordata)	11	# 200	3	3	3	3	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
T64	Italian Alder (Alnus cordata)	11	# 200	3	3	3	3	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B	2.4
G65	Poplar sp. (Populus sp.) Italian Alder (Alnus cordata) Elm sp. (Ulmus sp.)	13	# 300	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	20+	B2	3.6
G66	Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.) Elm sp. (Ulmus sp.)	11	# 160	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	10+	C2	1.92
G67	Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.)	4	# 100	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	10+	C2	1.2
G68	Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.)	4	# 100	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	10+	C2	1.2
G69	Birch sp. (Betula sp.) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	4	# 100	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	10+	C2	1.2
G70	Birch sp. (Betula sp.) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	3	# 100	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	10+	C2	1.2

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				North	East	South	West									
G71	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Birch sp. (Betula sp.) Italian Alder (Alnus cordata) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	15	# 240	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated.	No Work Recommended	20+	B1:2	2.88
G72	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Birch sp. (Betula sp.) Italian Alder (Alnus cordata) Willow sp. (Salix sp.) Field maple (Acer campestre) Hawthorn sp. (Crataegus sp.)	4	# 120	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated.	No Work Recommended	10+	C1:2	1.44
G73	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Italian Alder (Alnus cordata) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.)	4	# 120	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated.	No Work Recommended	20+	B1:2	1.44
G74	Common hawthorn (Crataegus monogyna) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.)	4	# 120	2	2	2	2	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Landscape planting	No Work Recommended	20+	B1:2	1.44
G75	Common hawthorn (Crataegus monogyna) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.)	4	# 120	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	10+	C1	1.44
G76	Common hawthorn (Crataegus monogyna) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.)	4	# 120	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	10+	C1	1.44

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G77	Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Wild cherry (Prunus avium) Birch sp. (Betula sp.) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.)	4	# 190	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	20+	B1:2	2.28
G78	Common hawthorn (Crataegus monogyna) Wild cherry (Prunus avium) Birch sp. (Betula sp.) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	4	# 160	2	2	2	2	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	20+	B1:2	1.92
G79	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) English oak (Quercus robur) Field maple (Acer campestre) Wild cherry (Prunus avium) Birch sp. (Betula sp.) English elm (Ulmus procera) Italian Alder (Alnus cordata) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	4	# 160	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	20+	B1:2	1.92
G80	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) English oak (Quercus robur) Field maple (Acer campestre) Wild cherry (Prunus avium) Birch sp. (Betula sp.) English elm (Ulmus procera) Italian Alder (Alnus cordata) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	4	# 160	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	20+	B1:2	1.92

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Species -Common English names are used wherever possible for simplicity.
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				North	East	South	West									
G81	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) English oak (Quercus robur) Field maple (Acer campestre) Wild cherry (Prunus avium) Birch sp. (Betula sp.) English elm (Ulmus procera) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	4	# 170	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	20+	B1;2	2.04
G82	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Wild cherry (Prunus avium) Birch sp. (Betula sp.) English elm (Ulmus procera) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Oak sp. (Quercus sp.) Lime sp. (Tilia sp.)	13	# 500	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Utility clearance pruned Dead tree / trees Hazard beams and woodpecker holes un willows. No access	No Work Recommended	20+	B1;2;3	6
G83	Common ash (Fraxinus excelsior) Field maple (Acer campestre) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	5	# 150	3	3	3	3	N/A	Early Mature	Fair	Fair	Landscape planting	No Work Recommended	10+	C1;2;3	1.8
G84	Field maple (Acer campestre) Wild cherry (Prunus avium) Buddleja sp. (Buddleja sp.) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Aspen (Populus tremula)	7	# 210	3	3	3	3	N/A	Early Mature	Fair	Fair	Landscape planting	No Work Recommended	10+	C2	2.52
G85	Poplar sp. (Populus sp.)	10	# 230	3	3	3	3	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	10+	C2	2.76
G86	Ash sp. (Fraxinus sp.) Sorbus sp. (Sorbus sp.)	11	# 220	3	3	3	3	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	10+	C2	2.64
T87	Sycamore (Acer pseudoplatanus)	12	# 300	4	4	2	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C2	3.6
T88	Sycamore (Acer pseudoplatanus)	13	300	5	5	2	6	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C1;2	3.6

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				North	East	South	West									
G89	Sycamore (Acer pseudoplatanus) Willow sp. (Salix sp.)	14	# 30	5	5	5	5	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	0.36
T90	Sycamore (Acer pseudoplatanus)	11	260	3	3	2	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C2	3.12
G91	Sycamore (Acer pseudoplatanus) Willow sp. (Salix sp.)	12	# 300	5	5	5	5	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated Offsite item	No Work Recommended	10+	C1	3.6
G92	Willow sp. (Salix sp.) Birch sp. (Betula sp.) Ash sp. (Fraxinus sp.) Wild cherry (Prunus avium)	13	# 270	5	5	5	5	N/A	Early Mature	Fair	Fair	Unable to assess up close due to traffic	No Work Recommended	20+	B2	3.24
G93	Field maple (Acer campestre) Oak sp. (Quercus sp.) Willow sp. (Salix sp.) Ash sp. (Fraxinus sp.)	14	# 310	5	5	5	5	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated Landscape planting	No Work Recommended	20+	B2	3.72
G94	Unknown Deciduous	5	# 120	3	3	3	3	N/A	Early Mature	Poor	Poor	No access due to traffic Landscape planting	No Work Recommended	10+	C2	1.44
G95	Lime sp. (Tilia sp.)	7	# 190	3	3	3	3	N/A	Early Mature	Fair	Fair	Landscape planting	No Work Recommended	20+	B2	2.28
G96	Oak sp. (Quercus sp.)	19	# 720	8	8	8	8	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Deadwood - Major	No Work Recommended	20+	B2	8.64
G97	Blackthorn (Prunus spinosa) Sycamore (Acer pseudoplatanus) Birch sp. (Betula sp.) Oak sp. (Quercus sp.) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Elder sp. (Sambucus sp.)	13	# 520	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	6.24
G98	Willow sp. (Salix sp.)	12	# 470	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	5.64
G99	Field maple (Acer campestre) Birch sp. (Betula sp.) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.)	10	# 170	3	3	3	3	N/A	Early Mature	Fair	Fair	Landscape planting	No Work Recommended	20+	B2	2.04
G100	Poplar sp. (Populus sp.)	14	# 190	2	2	2	2	N/A	Early Mature	Fair	Fair	Landscape planting	No Work Recommended	20+	B2	2.28
G101	Beech (Fagus sylvatica) Wild cherry (Prunus avium) Birch sp. (Betula sp.) Hawthorn sp. (Crataegus sp.) Cypress sp. (Cupressus sp.) Ash sp. (Fraxinus sp.) Oak sp. (Quercus sp.)	10	# 180	3	3	2	2	N/A	Early Mature	Fair	Poor	Unmanaged Landscape planting	No Work Recommended	10+	C2	2.16
G102	Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Birch sp. (Betula sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	10	# 210	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	20+	B2	2.52

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				North	East	South	West									
G103	Field maple (<i>Acer campestre</i>) Sycamore (<i>Acer pseudoplatanus</i>) Birch sp. (<i>Betula</i> sp.) Hazel sp. (<i>Corylus</i> sp.) Hawthorn sp. (<i>Crataegus</i> sp.) Ash sp. (<i>Fraxinus</i> sp.)	10	# 150	3	3	3	3	N/A	Mature	Fair	Fair	Landscape planting	No Work Recommended	20+	B2	1.8
G104	Birch sp. (<i>Betula</i> sp.)	10	# 140	3	3	3	3	N/A	Mature	Fair	Fair	Landscape planting	No Work Recommended	10+	C2	1.68
G105	Birch sp. (<i>Betula</i> sp.)	10	# 130	3	3	3	3	N/A	Mature	Fair	Fair	Landscape planting	No Work Recommended	10+	C2	1.56
G106	Blackthorn (<i>Prunus spinosa</i>) Common ash (<i>Fraxinus excelsior</i>) Common hawthorn (<i>Crataegus monogyna</i>) Common hazel (<i>Corylus avellana</i>) English oak (<i>Quercus robur</i>) Field maple (<i>Acer campestre</i>) Silver birch (<i>Betula pendula</i>) Wild cherry (<i>Prunus avium</i>) Apple sp. (<i>Malus</i> sp.)	5	# 90	2	2	2	2	N/A	Young	Fair	Fair	Highway Landscape planting	No Work Recommended	10+	C2	1.08
G107	Blackthorn (<i>Prunus spinosa</i>) Common alder (<i>Alnus glutinosa</i>) Common ash (<i>Fraxinus excelsior</i>) Common hawthorn (<i>Crataegus monogyna</i>) Common hazel (<i>Corylus avellana</i>) English oak (<i>Quercus robur</i>) Field maple (<i>Acer campestre</i>) Silver birch (<i>Betula pendula</i>) Sycamore (<i>Acer pseudoplatanus</i>)	5	# 130	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Railway Landscape planting	No Work Recommended	20+	B2	1.56

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				North	East	South	West									
G108	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Goat willow (Salix caprea) Sycamore (Acer pseudoplatanus)	5	# 130	3	3	3	3	N/A	Early Mature	Fair	Fair	Highway Landscape planting	No Work Recommended	10+	C2	1.56
G109	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus)	15	# 400	4	4	4	4	N/A	Early Mature	Fair	Fair	Highway Landscape planting	No Work Recommended	20+	B2	4.8
G110	Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Ash sp. (Fraxinus sp.)	10	# 160	2	2	2	2	N/A	Mature	Fair	Poor	Highway Landscape planting	No Work Recommended	10+	C2	1.92
G111	Blackthorn (Prunus spinosa) Field maple (Acer campestre) Elm sp. (Ulmus sp.)	8	# 190	2	2	2	2	N/A	Early Mature	Fair	Fair	Highway Landscape planting	No Work Recommended	10+	C2	2.28
G112	Blackthorn (Prunus spinosa) Common alder (Alnus glutinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Elder (Sambucus nigra)	5	# 170	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Highway Landscape planting	No Work Recommended	10+	C2	2.04

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G113	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus)	5	# 170	2	2	2	2	N/A	Early Mature	Fair	Fair	Highway Landscape planting	No Work Recommended	10+	C2	2.04
G114	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Goat willow (Salix caprea) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Beech (Fagus sylvatica)	16	# 500	5	5	5	5	N/A	Mature	Fair	Fair	Off-site tree, all readings estimated Offsite	No Work Recommended	20+	B2	6
G115	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Poplar sp. (Populus sp.)	12	# 320	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Highway planting	No Work Recommended	20+	B2;3	3.84

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Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
W116	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Goat willow (Salix caprea) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Elder (Sambucus nigra) Buddleja sp. (Buddleja sp.)	13	# 340	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	4.08
G117	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus)	9	# 140	2	2	2	2	N/A	Early Mature	Fair	Fair	Highway Landscape planting	No Work Recommended	10+	C2	1.68
G118	Beech sp. (Fagus sp.)	15	# 500	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1:2	6
G119	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Poplar sp. (Populus sp.)	10	# 250	3	3	3	3	N/A	Early Mature	Fair	Fair	Highway Landscape planting	No Work Recommended	10+	C2	3

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Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
W120	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Goat willow (Salix caprea) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Beech (Fagus sylvatica) Sweet chestnut (Castanea sativa)	16	# 550	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	40+	A1:2:3	6.6
W121	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Beech (Fagus sylvatica) Sweet chestnut (Castanea sativa)	16	# 500	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1:2:3	6
W122	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Goat willow (Salix caprea) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Sweet chestnut (Castanea sativa)	16	# 500	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Limited access, further assessment maybe required	No Work Recommended	20+	B1:2:3	6

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Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

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Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

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Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G123	Sycamore (Acer pseudoplatanus) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.)	11	# 300	4	4	4	4	N/A	Dead	Dead	Dead	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Northern boundary of woodland predominately dead possible due salt infiltration	No Work Recommended	<10	U	3.6
T124	Italian Alder (Alnus cordata)	7	170	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hardstanding under canopy No access due to car parking being used as Covid test site. All trees assessed remotely and readings estimated.	No Work Recommended	20+	B1:2	2.04
T125	Italian Alder (Alnus cordata)	7	170	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hardstanding under canopy No access due to car parking being used as Covid test site. All trees assessed remotely and readings estimated.	No Work Recommended	20+	B1:2	2.04
T126	Italian Alder (Alnus cordata)	7	170	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hardstanding under canopy No access due to car parking being used as Covid test site. All trees assessed remotely and readings estimated.	No Work Recommended	20+	B1:2	2.04
T127	Italian Alder (Alnus cordata)	7	170	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hardstanding under canopy No access due to car parking being used as Covid test site. All trees assessed remotely and readings estimated.	No Work Recommended	20+	B1:2	2.04
W128	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Horse chestnut (Aesculus hippocastanum) Sweet chestnut (Castanea sativa) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.)	17	# 550	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	No Work Recommended	40+	A1:2:3	6.6

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Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
W129	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Horse chestnut (Aesculus hippocastanum) Sweet chestnut (Castanea sativa) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.)	17	# 550	5	5	5	5	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	No Work Recommended	20+	B1:2	6.6
W130	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.)	7	# 180	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Highway landscape planting	No Work Recommended	10+	C1:2	2.16
W131	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.)	7	# 180	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Highway landscape planting	No Work Recommended	10+	C1:2	2.16

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
W132	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.)	7	# 180	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Highway landscape planting	No Work Recommended	10+	C1:2	2.16
G133	Birch sp. (Betula sp.) Italian Alder (Alnus cordata) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	3	# 100	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured No access all readings estimated. Landscape planting	No Work Recommended	10+	C2	1.2
G134	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) English oak (Quercus robur) Field maple (Acer campestre) Wild cherry (Prunus avium) Birch sp. (Betula sp.) English elm (Ulmus procera) Willow sp. (Salix sp.) Hawthorn sp. (Crataegus sp.) Lime sp. (Tilia sp.)	4	# 100	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Landscape planting	No Work Recommended	10+	C1:2	1.2
G135	Willow sp. (Salix sp.)	4	# 160	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C2	1.92

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