

Arboricultural Report
composed of
Arboricultural Impact Assessment
Arboricultural Method Statement
& Tree Protection Plan

for

'Graylings', Camp Road,
Woldingham, Surrey, CR3 7LD

Written by
Barry Holdsworth Ltd

15th August 2016

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1.0 Arboricultural Impact Assessment

1.1 The Proposal

1.1.1. The proposal is to demolish the existing dwelling and replace the building on a similar footprint within the curtilage of the site as shown on the Tree Survey Plan by Barry Holdsworth Ltd.

1.2 The Site

1.2.1. The site is not within a Conservation or AONB area. A Tree Preservation Order (TPO) No. 206 dating from 1st July 1988 that relates to this site and the trees shown in a belt below the proposed building area. Permission for tree works within the designated areas shown on the map for the TPO should be sought from Tandridge District Council.

1.2.2. A number of trees of varying species, size and age are to be found on the site. All the trees were surveyed from ground level in accordance with the requirements of BS 5837:2012.

1.3 Access

1.3.1. Access to the property is via one entrance from Camp Road, which is to be maintained.

1.4 Demolition

1.4.1. Demolition of the existing property is required.

1.5 Trees effected by Construction and other Tree Works

1.5.1. The Tree Survey Plan by Barry Holdsworth Ltd indicates the trees on site and their Root Protection Area (RPA) and if they are to be retained (green outlined tree canopy) or removed (red outlined tree canopy). The footprint of the existing building shown in a blue outline. The Tree Protection Plan by Barry Holdsworth Ltd shows both the existing building footprint and the proposed footprint of the new house shown in black outline.

1.5.2. The removal of a number of the existing trees sited to the south of the proposed build is required due to the poor siting, structure and health of these trees, see example in Photograph 1. Tree T4, Photograph 2. Trees T7-10, Photograph 3. Trees T11 and T12. Clearance work in this area has begun and in order to secure the boundary further tree removal is required. The trees to be removed are T1-6 and T8-11.



Photograph 1. Tree T4

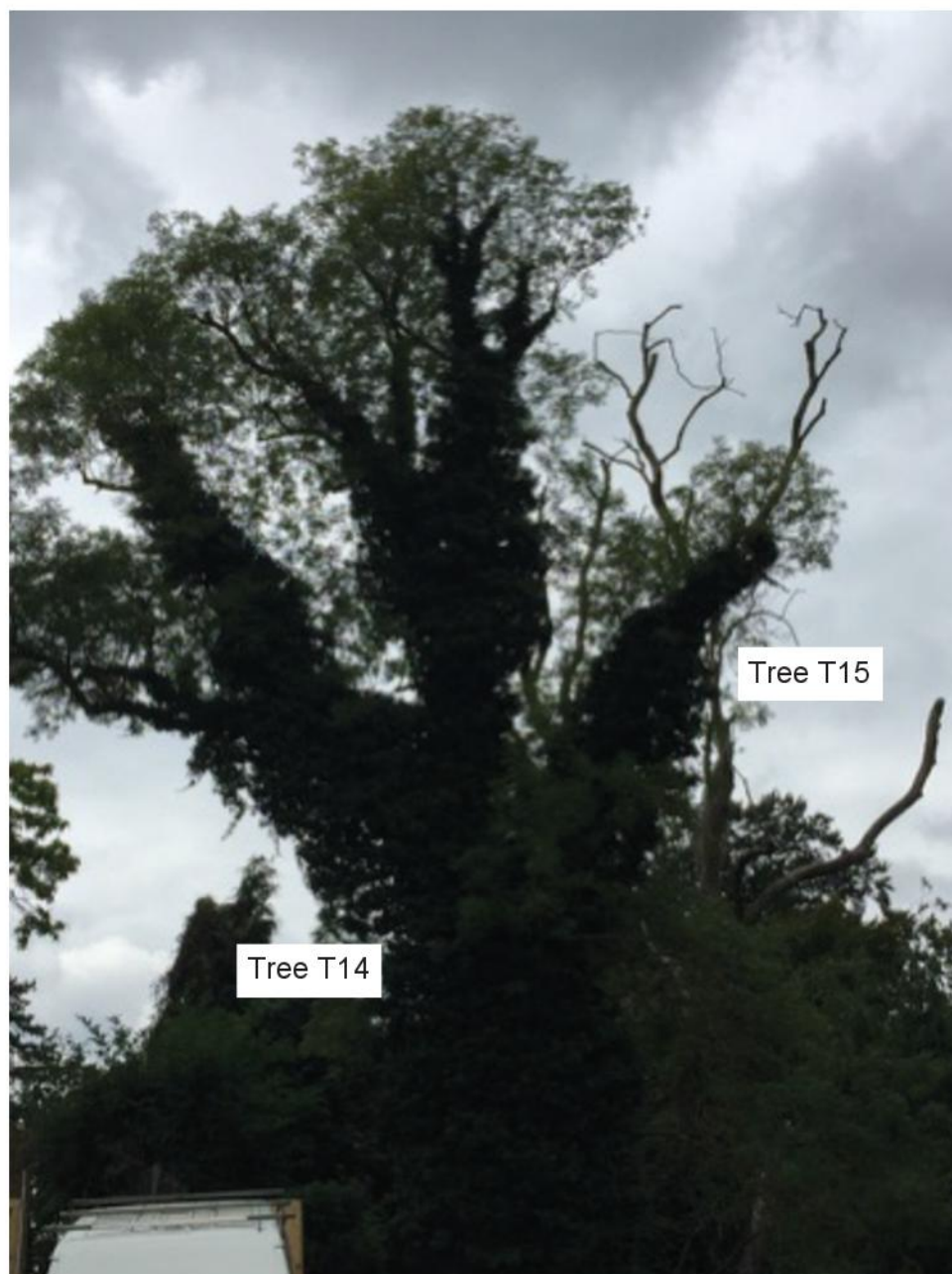
Barry Holdsworth Ltd



Photograph 2. Trees T7-10



Photograph 3. Trees T11 and T12



Photograph 4. Tree T14 and T15

1.5.3. Access is via one entrance from Camp Road, which is to be maintained. However, the Ash tree T14 that is sited by the entrance will require removal due to the poor health and structure of this tree as stated in the data spreadsheet Tree Survey Spreadsheet by Barry Holdsworth Ltd. See Photograph 4. Tree T14 and T15.

1.5.4. A dead Ash tree T15 is potentially dangerous due to severe decay and this should be removed along with a small neighbouring Hawthorn tree T16, which is completely encased in Ivy.

1.5.5. A further tree requiring removal is tree T18, an Ash with a cracked junction which is shown in Photograph 5. Tree T18.

1.5.6. Tree T23, an Ash tree is leaning against tree T20 and has a limited lifespan and therefore recommended for removal to allow T20 an opportunity to grow unimpeded.

1.6 Implications of Sloping Ground

1.6.1. There are no arboricultural implications for the proposed structure as no level changes will occur within the RPA of any of the existing trees that are to remain.



Photograph 5. Tree T18

1.7 Requirement for Tree Barrier Fencing and Ground Protection

1.7.1. Prior to the commencement of demolition and immediately after the completion of the necessary tree removal of the above mentioned trees - T1-6 and T8-11, T14-16, T18 and T23 protective fencing for the remaining trees will be erected on site. This must be fit for purpose and in full accordance with the requirements of BS 5837:2012 and positioned as shown on the Survey. Full details of fencing are shown at the end of this statement.

1.7.2. The Tree Protection Fence will create a Construction Exclusion Zone (CEZ) and this is shown as orange hatching on the plan.

1.8 Compound

1.8.1. The site provides adequate internal space to locate a construction compound outside the CEZ.

1.9 Monitoring

1.9.1. In accordance with item 6.3 of BS 5837:2012, the site and associated development should be monitored regularly by a competent Arboriculturalist to ensure that the arboricultural aspects of the planning permission are complied with, see *2.9 Reporting and Monitoring Procedures*.

1.10 Landscape Implications

1.10.1. The new house will not effect the remaining trees on site.

1.11 Post Development Implications

1.11.1. The design of the development, together with the orientation of the site is such that matters involving the retained trees (e.g., shading, privacy, screening, direct damage, future pressure for removal) are not considered to be significant issues.

1.12 Terms of Reference

1.12.1. The topographical site survey and Architects drawings submitted to support the application.

1.13 Conclusions

1.13.1. It is concluded that the trees should not present a planning constraint to the development of this site.

1.13.2. It is considered possible that all the remaining trees are able to be protected providing the recommendations and methods noted within this report are adhered to.

1.14 Recommendations

1.14.1. It is advocated that the recommendations for tree retention and protection within this report are adhered to and that the Local Planning Authority (Tree Officer) should consider approval of the application.

2.0 Arboricultural Method Statement & Tree Protection Plan

2.1 Securing of Tree Structure and Root Protection Areas (RPA)

2.1.1. All the remaining trees on site will be protected by the use of stout barrier fencing that is erected in the position indicated in the Tree Protection Plan. This fencing will be in accordance with the requirements of BS 5837:2012 including any necessary ground protection and will be erected prior to any development commencing on the site, therefore ensuring the maximum protection. This fencing, which must have all weather notices attached stating 'Construction Exclusion Zone – No Access' will be regarded as sacrosanct and, once erected, will not be removed or altered without the prior consent of the Local Planning Authority.

2.2 Location of Site Office, Compound and Parking

2.2.1. The position of the office, compound and parking will be agreed in writing with the Local Planning Authority prior to commencement of any permitted development works. Any proposed re-location of these items through the various phases of development will be agreed prior to re-siting with the Local Planning Authority.

2.3 On Site Storage of Spoil and Building Materials

2.3.1. Prior to and during all construction works on site, no spoil or construction materials will be stored within the CEZ. This is to eliminate any damage occurring to any of the protected trees including compaction of the roots of the trees. Details of the RPA for each tree are given in the Tree Survey Spreadsheet, which is accompanied with a Key and General Comments by Barry Holdsworth Ltd. Any encroachment within this protected area will only be with the prior agreement of the Local Planning Authority.

2.3.2. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

2.3.3. All material storage facilities and work areas must consider the effects of sloping ground on the movement of potentially harmful liquid spillages towards or into protected areas.

2.4 Programme of Works

2.4.1. All tree surgery works will be carried out prior to any other site works. Once completed, the proposed protective fencing will be erected along the lines indicated above. All of this will be carried out prior to commencement of any development works on the site.

2.5 Tree Surgery

2.5.1. Tree removal of T1-6 and T8-11, T14-16, T18 and T23 as stated above in 1.5.2.to 1.5.6.

2.5.2. All tree surgery work should be BS 3998:2010 Tree work. Recommendations.

2.6 Levels

2.6.1. No alterations to soil levels within the RPA of any retained trees is to be undertaken.

2.7 Services

2.7.1. The foul drainage pipework for the new property will join the existing foul water mains sewer for the existing property and no trees will be effected by this route.

2.7.2. All routes for overhead services will avoid any trees.

2.7.3. All service providers (Statutory Authorities) will be consulted prior to commencement of works with the aim of minimizing the number of service runs on the site.

2.8 Hard Surface Types & Construction within the Root Protection Area

2.8.1. No construction of footpaths, driveways, non adoptable roads and other hard surfaces are to be undertaken within the RPA of any remaining trees as calculated in accordance with BS 5837:2012.

2.8.2. If new boundary fencing is to be erected within the RPA of any retained trees, it is proposed that the fence posts will be secured by the use of "Met-Posts" or similar design in order to keep the disturbance and damage of the roots of the trees to a minimum.

2.9 Reporting and Monitoring Procedures

2.9.1. In accordance with item 6.3 of BS 5837:2012, the site and associated development may be requested to be monitored regularly by a competent arboriculturalist to ensure that the arboricultural aspects of the planning permission (e.g. the installation and maintenance of protective measures and the supervision of specialist working techniques) are implemented.

2.9.2. Should the Council require this then regular contact between the Site Manager and the Project Arboriculturalist will allow them to effectively deal with and advise on any tree related problems that may occur during the development process.

2.9.3. If monitoring is required then item 2.10 *Site management and supervision* details the process involved.

2.10. Site management and supervision

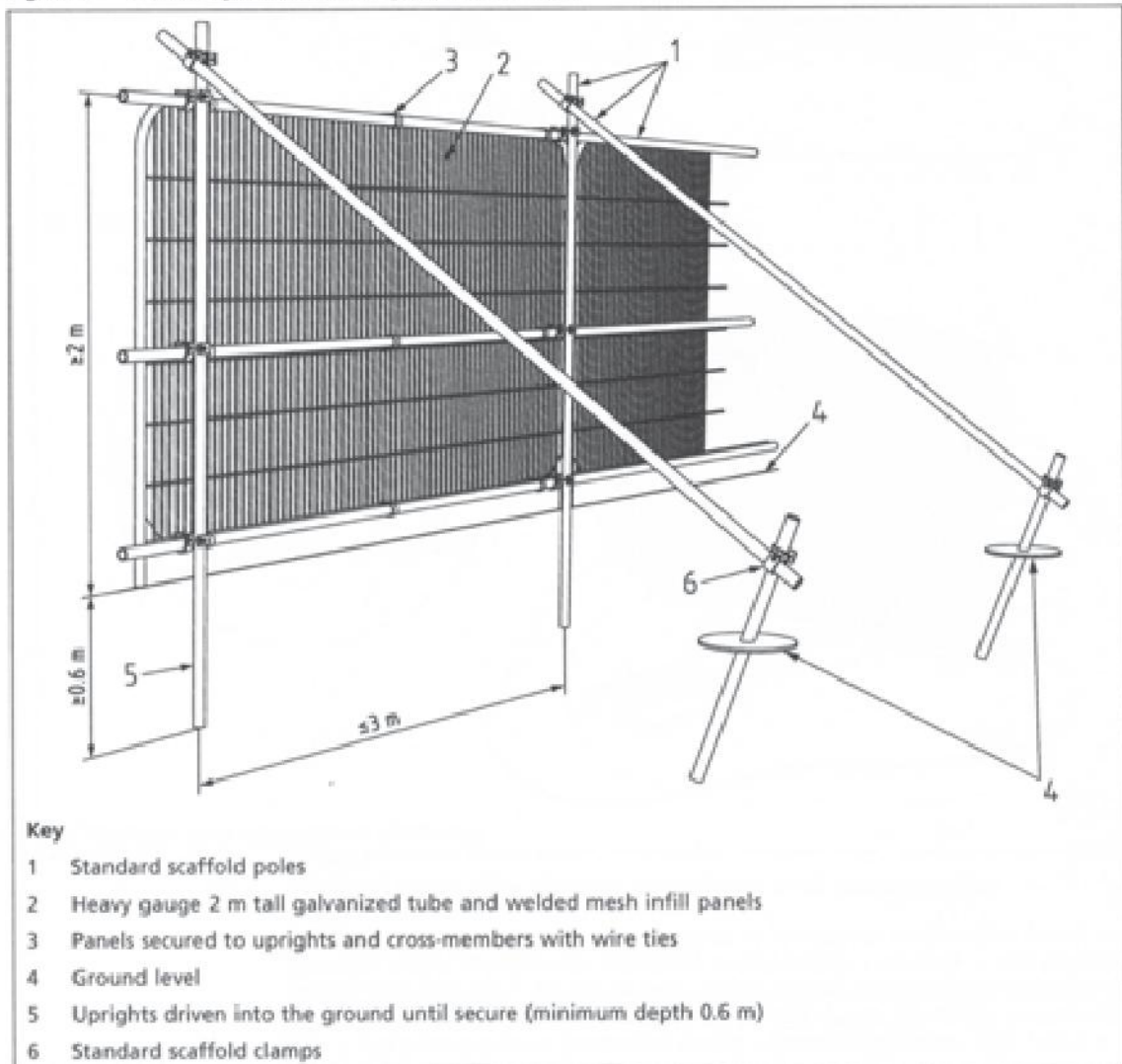
2.10.1. *Pre-commencement site meeting:* Before any siteworks, including site clearance begin, a site meeting between the Site Manager and the Project Arboriculturalist will be held. The purpose of the meeting will be to discuss tree protection measures detailed in this document and agree the monitoring and/or supervision arrangements between the Project Arboriculturalist and the developer using the Site Monitoring and Supervision Schedule, see attached pdf file.

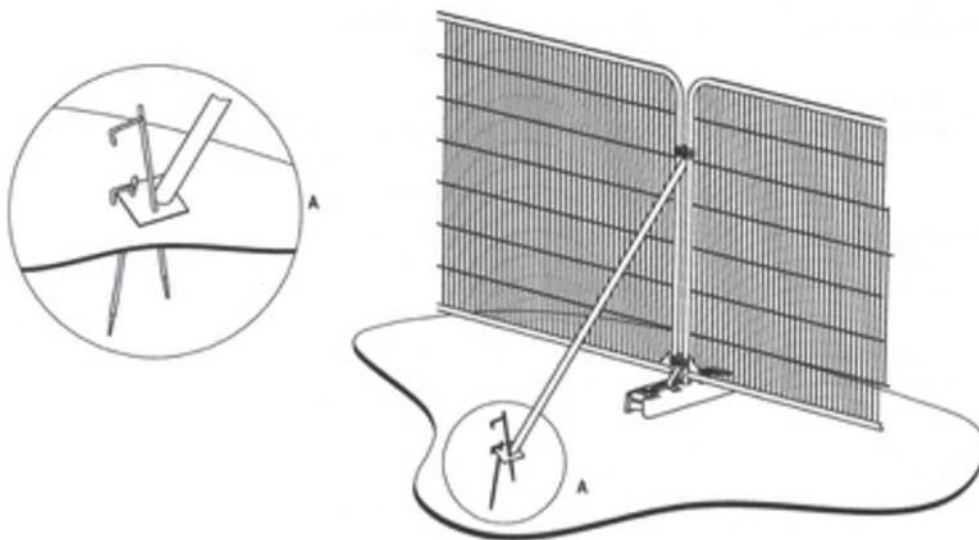
2.10.2. *Site management:* It is the responsibility of the main contractor to ensure that the details of this report are known, understood and followed by all site personnel. As part of the site induction, all site personnel who could have an impact on trees, should be briefed on specific tree protection requirements. Copies of the report and plans should be available on site at all times.

2.10.3. *Site monitoring and supervision:* Once the protective fencing and ground boarding (if required) have been erected, the Project Arboriculturalist will visit the site and inspect these tree protection measures. In the event that the specification or location of these items does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made.

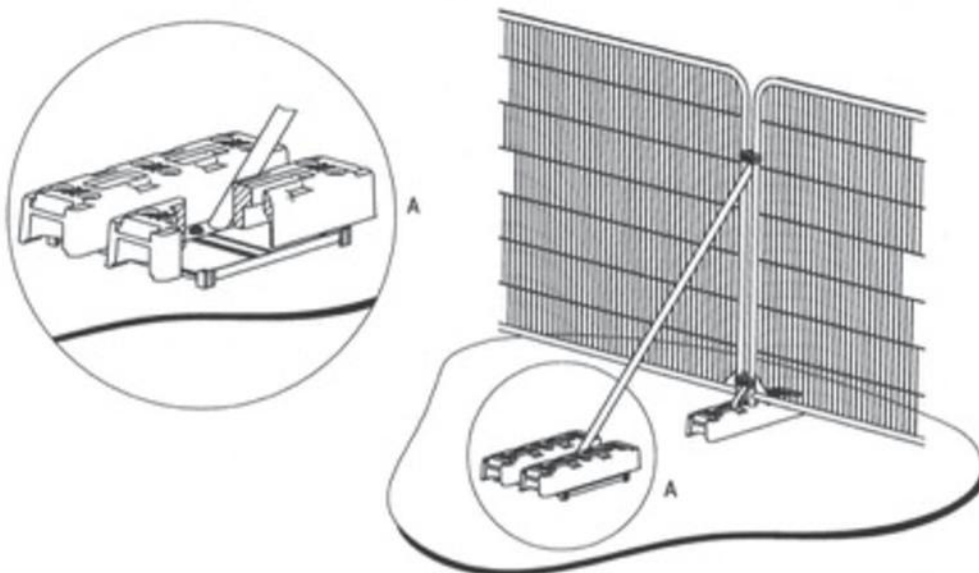
Once work begins on site, the Project Arboriculturalist should visit site at an interval agreed at the Pre-commencement site meeting. The interval should be sufficiently flexible to allow the supervision of key works as they occur. The arboricultural consultant's role is to monitor compliance with arboricultural conditions and advising on any tree problems that arise or modifications that become necessary. Following every site visit, a short report will be sent to the Local Authority Tree Officer and the client/developer using the Arboricultural Consultant Site Monitoring Form, see attached pdf file.

Figure 2 Default specification for protective barrier





a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

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