

Town and Country Planning Act 1990, Section 78

Arboricultural appeal statement

Appeal against refusal of planning permission for:

Conversion of former nursing home to 8no. flats, conversion of Coach House to 2no. flats, and construction of 2no. 3-storey blocks containing 27no. flats, and associated parking at Fonthill, 58 Reigate Road, Reigate RH2 0QN

Planning Inspectorate Ref.: APP/L3625/W/22/3310799

Reigate & Banstead Borough Council Ref.: 21/03270/F

Appellant: Beechcroft Developments Ltd.

Date: January 2023

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APPENDIX A – DAA AIA + TPP Aug 2022 (incorporating TPP 04)

## Executive Summary

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This statement on behalf of the appellant, Beechcroft Developments Ltd., considers the Council's reason for refusal no. 3 of planning application 21/03270/F, which alleges adverse effects of the appeal scheme on the landscape visual amenity of the site and future pressure for tree removal.

The trees on the site are either covered by Tree Preservation Order no. RE 964, or are protected by being within the Chart Lane Conservation Area.

The LPA's objections to the scheme on arboricultural grounds are not based on any direct arboricultural impacts associated with the proposals. The LPA accepts that that the scheme layout and specified protective measures comply with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction - Recommendations*. The objection is focussed on the single issue of the potential for future tree pruning or tree removal requests by occupants of the scheme, particularly on the site's west boundary.

Works proposed to trees on the site, with very limited exceptions, will be within the control of the Local Planning Authority. Also, the retained trees are all located within communal landscape spaces, controlled by a site management company, and not by individual occupiers.

The distances between trees and the proposed apartments allow adequate clearance for construction, and a reasonable margin for future lateral branch growth. The habitable rooms in which daylight and sunlight levels might seem most affected by the trees on the west boundary have been demonstrated by independent analysis to satisfy BR 209, *Site layout planning for daylight and sunlight – A guide to good practice*. The LPA's concerns that these issues will be the source of future pressure for tree removal are therefore unsupported by analysis. The LPA's concerns also take insufficient account of the condition and characteristics of the trees on which its fears are based, or their likely future arboricultural management requirements.

For these reasons, the LPA's concerns as to inevitable pressure for tree works, which it could not reasonably resist, are not substantiated in this case.

The suggestion that the proposal would damage or diminish "*local landscape character*" appears to be based on no formal landscape analysis or appraisal. It is not easy to understand how the appeal scheme would negatively impact on the internal landscaping of the site, nor how it would materially differ in this respect from what the LPA has previously approved. The LPA's position on this issue appears contradictory, as it accepts that the appeal scheme provides adequate external amenity space.

For these reasons, we consider that the LPA's third reason for refusal of the application is not supported by adequate evidence, and should thus not attract weight in the determination of this appeal.

# 1. Introduction

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## 1.1 Scope of statement

- 1.1.1 This statement is submitted on behalf of the appellant, Beechcroft Developments Ltd., in an appeal by way of Informal Hearing against Reigate and Banstead Borough Council's refusal, on the 11<sup>th</sup> October 2022, of planning application 21/03270/F for the conversion of a former nursing home to 8no. flats, including the addition of dormer windows and fenestration changes; the conversion and extension of the Coach House to provide 2no. flats; and the construction of 27no. flats in the form of two new 3-storey blocks, all for persons aged 55 or over, together with associated parking, at Fonthill, 58 Reigate Road, Reigate, Surrey. The statement considers reason for refusal no. 3 of the Council's decision and addresses the arboricultural aspects of this reason.
- 1.1.2 The statement should be considered in conjunction with the arboricultural implications report and method statement we submitted with the application (DAA AIA and TPP Aug 22), including our tree protection plan TPP 03. The purposes of these were to assess the arboricultural implications of the scheme as proposed, and to detail what actions needed to be taken to prevent unacceptable damage occurring during the demolition and construction periods to the retained trees. This report is attached as **Appendix A** to this statement.
- 1.1.3 The tree protection plan TPP 03, which was appended as Appendix 2 to our previous report, was revised in September 2022 to incorporate proposed details of surface and foul water drainage for the development, and has been further revised to incorporate our recent tree re-survey. The updated version (TPP 04) is included as the relevant appendix to the report which is annexed to this statement, replacing the version which was previously submitted.

## 1.2 Statement author

- 1.2.1 My name is Mark Mackworth-Praed. I am a Senior Arboricultural Consultant of David Archer Associates, and have been employed in this practice since September 2015. I am a Chartered Arboriculturist, a Fellow and a Registered Consultant of the Arboricultural Association, and a Member of the Expert Witness Institute.
- 1.2.2 The evidence which I provide in this statement is true, and is given in accordance with the codes of ethics and professional practice of my professional institutions (the Arboricultural Association and the Institute of Chartered Foresters). I confirm that the opinions which I express are my true and professional opinions.

## 1.3 Site description and proposals

- 1.3.1 Fonthill is a two-and-a-half storey detached Victorian house situated on the north side of Reigate Road, at its junction with Ringley Park Road, which runs to the west of the site. The house sits within approximately a hectare of land, and is approached via a driveway entrance

from Reigate Road. There is a separate former Coach House building located to its east. The house was formerly in use as a nursing home. The site is well screened, as there is extensive tree and shrub cover forward of the house, and the west site boundary, in particular, bears extensive linear groups of substantial trees along most of its length, as well as there being other trees and shrub belts on its other boundaries.

- 1.3.2 The proposed development envisages the conversion of the existing main house and coach house into a total of ten flats, and the construction of two new 3-storey buildings in the rear part of the site, providing a further 27 flats, all for persons of age 55 and over.
- 1.3.3 An earlier planning permission was granted by Reigate and Banstead Borough Council under 20/02081/F for the conversion of the main house and coach house into ten flats, and the construction of a single 3-storey building to the rear, containing 19 flats. The appeal scheme therefore proposes a greater number of dwelling units (37 as opposed to 29), and two new buildings in the rear part of the site, rather than one.

#### **1.4 Tree survey**

- 1.4.1 The trees on the site were originally surveyed by my colleague Matt Rew, Tech Cert (Arbor A), the Technical Manager within this practice, in January 2016. A number of the trees have subsequently been removed pursuant to planning permission 20/02081/F, in accordance with the schedule of proposed tree removals set out in our Arboricultural Implications Report and Method Statement submitted with that application.
- 1.4.2 The construction works on site are subject to arboricultural supervision and monitoring provisions, which were set out in our earlier arboricultural method statement and made subject to relevant conditions on permission 20/02081/F. The arboricultural supervision and monitoring works are being undertaken currently by my colleague Greg Sweeney Dip Arb L4, an experienced arboricultural consultant within this practice.
- 1.4.3 The original tree survey has recently been updated following a re-survey undertaken by my colleague Michael Roberts, Dip Arb L4, on the 11<sup>th</sup> January 2023. The updated details are set out in the tree schedule at Appendix 1 to our arboricultural implications report attached at **Appendix A**, and provide the baseline tree survey information on which our updated TPP 04 is based.

#### **1.5 Statutory protection**

- 1.5.1 A total of 15 individual trees and four tree groups on the site are the subject of Tree Preservation Order no. RE 964, made by the Council on the 7<sup>th</sup> July 2005, and confirmed on the 14<sup>th</sup> December 2005 (CD1.41). The great majority, if not all, of the trees on the west boundary of the site are covered by the TPO, together with several of the individual trees in the forward part of the site towards Reigate Road, and others elsewhere. The trees subject of the TPO are identified in the second column of our tree survey schedule; where their

locations as shown on the TPO plan differ from their locations as surveyed, details are given in red text in the 'Comments' column of the schedule.

- 1.5.2 As well as many of the trees on the site being the subject of a TPO, the site is also within the Chart Lane Conservation Area. As Planning Practice Guidance makes clear<sup>1</sup>, trees in a Conservation Area that are not protected by a TPO are protected by the provisions in section 211 of the Town and Country Planning Act 1990. Subject to certain exceptions<sup>2</sup>, these provisions require people seeking to undertake tree works to notify the Local Planning Authority in advance, using a 'Section 211 notice', six weeks before carrying out work on such trees, unless an exception applies. The proposed work may go ahead before the end of the six-week period if the local planning authority raises no objection to it. This notice period gives the authority an opportunity to consider whether to make a TPO on the tree, if it considers the proposed work to be damaging to the tree's health or amenity, or otherwise unjustified or inappropriate.

## 2. Reasons for refusal

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### 2.1 Reason for refusal no. 3

- 2.1.1 Of the Council's four reasons for refusal of the application, reason for refusal ('RfR') no. 3 focusses on arboricultural and landscape issues, in the following terms: *"The proposed development would, by virtue of the proposed layout, spread of development and proximity to existing trees, diminish the landscape visual amenity of the site and result in future pressure for the loss of trees protected by Tree Preservation Order RE 964 and the Chart Lane Conservation Area, which positively contribute to the visual appearance of the local landscape. The development would therefore be contrary to Policies NHE3 of the Development Management Plan 2019."*
- 2.1.2 The Planning Officer's consideration of the arboricultural and landscape aspects of the scheme is set out in the Planning Officer's report ('POR') (CD10.2), and is informed by, and substantially based on, consultation responses provided by the Council's Tree Officer ('TO'), Mr Jim Mellor, undated but posted on the Council's website on the 1<sup>st</sup> March and the 16<sup>th</sup> June 2022.
- 2.1.3 The text of the TO's first consultation response is reproduced below:
- "The submitted arboricultural information explains how the increased footprint of this current proposal is technically possible, on a plan, in respect to the retention of significant site trees and suitable mitigation for the build. The enlarged footprint and scale of the new proposal is, however, much closer to retained, protected trees than the approved plan. This increased proximity will put pressure on the future healthy growth of the trees and is likely*

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<sup>1</sup> At Paragraph: 116 Reference ID: 36-116-20140306.

<sup>2</sup> The principal exceptions being trees below 75mm trunk diameter at 1.5m above ground level; and trees which are dead or dangerous.

*to lead to demands for future tree works or tree removals – for example, for reasons of restrictions of light levels, building maintenance or concerns about safety. The trees will be cramped by the proposed building, and this will diminish their amenity value and the aesthetic and landscape character of the whole site.”*

2.1.4 A response to the above comments was provided to the Council in the form of a memorandum prepared by my Practice Principal, David Archer MArborA, dated the 21st March 2022. Many of the points made in this memorandum are considered in more detail in the body of this statement which follows, and so for brevity’s sake are not rehearsed at this point. At the same time, revisions were made to the proposed layout to site the western apartment block (‘Block 1’) slightly further away from the trees on the west site boundary, increasing the clearances between its western elevation and the outermost limits of the crowns of the nearest trees to between approximately 3m-5m.

2.1.5 Subsequently, the Council’s TO produced a second, lengthier, consultation response partly seeking to address the comments made by Mr Archer, and this is set out below:

*“The main point of objection to the proposed new layout is that the new building to the rear of the site is much nearer to the west side boundary trees and the feature cedar tree to the south than what has been approved. The approved plan looked to be a good layout that is sympathetic to the landscaping of the site and that will be of benefit. My previous comments about diminished amenity value were in reference to internal landscaping of the site rather than from a public point of view and it is maintained that this is the case. This may not matter as much as the wider public amenity of the site and its trees, which may not be affected much, but the new layout will likely diminish the landscape amenity of the site internally and this will be a negative move in comparison to what has been approved.*

*In respect to future pressure to fell or remove protected trees along the west side boundary it is correct that this can be controlled through the status of the Tree Preservation Order; however, there is speculation and mixed experience on both sides as to what could happen in the future, and it is a common point of disagreement between Arboricultural Consultants and Tree Officers. The Tree Officer generally expects there to be future pressure on the management of trees retained in close proximity to a new development as this is often something a Tree Officer has to deal with. Often, applications for unsuitable management or tree removal can be refused, but the Council needs to understand the reasonable requests of new occupants in respect to tree management and the potential for refused applications to be appealed. It is better to not create such a situation in the first place by not building in such proximity to a significant line of protected landscape trees if there is an alternative not to. The new proposal may have such an impact, or it may not, and the Council can be in control of that up to a point, however, the Council can also be in control of not setting up such a situation in the first place.*

*It is agreed that the proposed new layout is in accordance with the British Standard, BS5837 (2012) Trees in relation to Design, Demolition & Construction – Recommendations and my*

*previous comments acknowledged that the proposed new layout is technically possible in respect of the retention of significant site trees and suitable mitigation for the build. It is also agreed that the previous comments about layout and diminished amenity are an opinion; however, this remains the case and it is my professional opinion based on what has been approved, what the site looks like and much experience of dealing with tree matters on behalf of Local Planning Authorities and others in respect to retained trees in the built environment. The new proposed layout could have the impacts described in the previous comments and, for the site trees, the layout is not as good as what has already been approved.”*

- 2.1.6 The TO’s comments above were reproduced in full in the POR, the Planning Officer going on to state that:

*“This increased proximity will put pressure on the future healthy growth of the trees and is likely to lead to demands for future tree works or tree removals – for example, for reasons of restrictions of light levels, building maintenance or concerns about safety. The trees will be cramped by the proposed building, and this will diminish their amenity value and the aesthetic and landscape character of the whole site.*

*It is recommended that given the relationship between the proposed new building and the western boundary in particularly (sic), the application be refused on the grounds of impact on trees and local landscape character.”*

- 2.1.7 The TO’s concerns and the Planning Officer’s conclusions are considered in the following sections of this statement.

### **3. Comments on reason for refusal no. 3**

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#### **3.1 Tree removals and other arboricultural impacts**

- 3.1.1 It is important to note that the LPA’s objections to the scheme on arboricultural grounds are not based on any direct or immediate arboricultural impacts associated with the proposals, in the form of tree removals, facilitative pruning of trees, or encroachments of any elements of the scheme into the root protection areas (‘RPAs’) of trees which are to be retained.

- 3.1.2 The trees which are identified for removal within our submitted AIA of August 2022, and as are shown by means of red dashed outlines in the left-hand panel of the accompanying TPP, are identical to those which were previously identified and approved for removal under the proposals permitted previously under 20/02081/F, and with the exception of tree 44, a Lawson Cypress adjoining the main driveway at the front of the site, these have already been removed. In relation to the trees which were identified for removal pursuant to the earlier permission, the Council’s TO commented as follows (as reproduced in the Planning Officer’s report on that application (CD10.4)):

*“The proposed development will result in the loss of 10 trees and with the exception of T8 a Scots pine they are all within the lower categories. 11 groups or partial groups of trees are*

*also removed these tend to be lower quality groups consisting of laurel, holly, thuja and Lawson cypress. The removal of these groups and T8 would not have any adverse effect on the conservation area nor would their removal result in any significant long-lasting loss of visual amenity. Tree losses can be adequately mitigated by new planting and secured by an appropriate landscape condition.”*

- 3.1.3 Similarly, no objections were forthcoming from the LPA’s TO in respect of any facilitative pruning required for the purposes of enabling adequate canopy clearance from proposed structures, or for creating adequate room for construction access, since none had been identified as being necessary under the present proposals.
- 3.1.4 As a result of the recent update to the tree survey, one additional tree to those previously listed has been identified as requiring removal. This is a heavily ivy-covered Holly tree located towards the north-west corner of the site which was not recorded in our earlier survey, possibly due to its small size and trunk diameter at that time. This is listed as tree 47 in the updated schedule. As recently inspected, it is recorded as a category ‘C’ tree of only 250mm trunk diameter (over ivy), and with a radial crown spread of only 1.5m, and in poor physiological condition, being very sparsely foliated. Its removal will be necessary as it is within the route of a proposed pathway running to the north of the western apartment block (Block 1). In our view, this constitutes a minimal additional impact.
- 3.1.5 By contrast, tree 44, the category ‘B’ Lawson Cypress within the cluster of trees towards the Reigate Road frontage of the site, which was previously identified for removal, can be retained under the current scheme, and as noted above, this tree remains in place. The appeal scheme thus does not result in any net increase in the number of trees to be removed.
- 3.1.6 Due to growth of their lateral branches and spread over the time which has elapsed since 2016, it is also the case that two groups of large shrubs and smaller trees (identified as groups G14, along the north boundary, and G15 beneath the row of Common Limes on the west boundary), will require trimming back from the routes of the proposed pathways to the west of Block 1 and to the north of Block 2 to enable their provision. We anticipate that the trimming required, however, will only involve the cutting back of side branches below 2.5m above ground level to achieve the necessary clearances, and will therefore not have any significant impact on the integrity of these groups or on any screening function which they provide.
- 3.1.7 The footprints of the proposed new apartment buildings do not encroach into the RPAs of any retained trees, and there is adequate room for construction access, with their RPAs being protected by temporary protective fencing, and where necessary, by temporary ground protection. The few minor encroachments into RPAs due to proposed pathways or drainage provisions can be suitably mitigated by appropriate means, specifically above-ground construction of pathways, and supervised excavations of drainage trenches, as specified in the submitted AIA and notated on the right-hand panel of the accompanying

TPP. As recorded in the POR, the LPA's TO has accepted that these measures are both satisfactory and compliant with BS 5837: 2012.

3.1.8 The LPA's arboricultural objection is thus focussed narrowly on the single issue of the potential for requests for future tree pruning or tree removal arising from occupants of the scheme, and this concern is, in turn, principally concentrated on the juxtaposition of the west elevation of Block 1 with a row of eight trees forming the northern end of the site's west boundary (trees 18-23, Common Lime, and trees 24-25, Corsican Pine), although the TO's comments also indirectly refer to the Deodar Cedar tree to the south of Block 1 (tree 11) in this regard. In all other respects, the LPA's TO accepts, as is clearly stated in his comments, that the scheme layout and specified protective measures fully comply with the recommendations of British Standard BS 5837: 2012 (CD1.42).

### **3.2 Future pressure to fell or prune trees**

3.2.1 As noted in Section 1.5 above, the majority of the trees within and around the boundaries of the site are the subject of a Tree Preservation Order, and the site is within the Chart Lane Conservation Area. The consequence of these two statutory layers of protection is that any works proposed to any tree on the site, unless it is below 75mm trunk diameter at 1.5m above ground level, will be within the control of the Local Planning Authority. The LPA will be in a position to refuse consent for any proposed works to TPO trees which it considers excessive, inappropriate, or damaging to amenity; and similarly, will be in a position to resist or prevent such works to trees which are not currently covered by the TPO, by making a new TPO or TPOs in response to any Section 211 Notices which might be submitted.

3.2.2 A further consideration is that the trees which are to be retained under the appeal proposals are all located within what will be shared or communal landscape spaces, responsibility for which will be vested in a site management company, and not within the control of individual home owners or occupiers. The effect of this, in restricting or preventing the likelihood of inappropriate future tree removal or pruning, is considered in more detail below.

3.2.3 The issue of whether the relationship between retained existing trees and proposed development is likely to give rise to pressure or requests for future tree pruning or tree removal is one which arises frequently in the context of residential planning applications. It is referred to as being a relevant consideration in site layout planning within BS 5837: 2012, most explicitly at paras. 5.3.4 (a) and (d) of the Standard. Para. 5.3.4 (d), for example, advises that *"Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread. However, this does not mean that trees should not be retained within any particular distance of a structure."* (emphasis added). The question of whether such future pressure is likely to arise, therefore, is an issue to be judged on a case-by-case basis, having regard to relevant considerations such as tree species characteristics, size, age, effect on daylighting or sunlighting to habitable rooms, among others.

- 3.2.4 It is also generally recognised that individuals vary considerably in their responses to trees retained in the context of residential developments, and that while some may welcome or embrace the benefits they provide, others may be antipathetic to them, perhaps unduly so. In approaching the issue, therefore, our experience is that it is useful, first, to consider whether the relationship between retained trees and development is such as to render future requests for their removal (or significant reduction or pruning) *inevitable*, rather than merely *possible*; and second, whether in the face of such requests, resistance to them (or refusal of consent in the case of protected trees) would be capable of being considered unreasonable. A further, third, consideration is whether the effects of such requests being granted or acceded to would adversely impact on the health, longevity or appearance of the trees themselves, or on the visual amenity or landscape character or quality of their locality.
- 3.2.5 In this case, it is not clear that the LPA TO's concerns have been based on a considered analysis, but rather on an implicit general presumption, which he appears to openly acknowledge in the statement "*The Tree Officer generally expects there to be future pressure on the management of trees retained in close proximity to a new development as this is often something a Tree Officer has to deal with.*" This does not appear to be a very sound basis on which to assess the circumstances of any individual case, and in our opinion, does not in itself provide an adequate basis on which to judge that in this particular instance, future occupier requests or applications for tree removal would inevitably arise. In this context and for this reason, the TO's opinion must be considered to be, at best, purely speculative.
- 3.2.6 As noted above, the proposed apartment building would not require any pruning work to be undertaken to the trees to enable its construction, in the form of reduction of their canopy extents towards it. As shown in the right-hand panel of the TPP, measured to the nearest points on the building, the distances between the west elevation and the outermost limits of the crowns of trees 18 to 25 vary between a minimum of 2.5m up to just over 4m; and in the case of tree 11, the Deodar Cedar to the south, the relevant clearance distance is also approximately 4m. These distances allow adequate clearance for construction access and working space, and in our opinion allow a reasonable margin for future lateral branch growth. We therefore do not agree with the LPA's contention that the trees will be "*cramped*" by the proposed building, as is alleged in the TO's first consultation response and in the POR.
- 3.2.7 In the case of the Limes (18-23), these are mature, formerly pollarded trees with their maximum canopy extents at high level above their former pollard points at 8m above ground; while the two Corsican Pines (24 & 25) are recorded as having crown clearance heights of 8m above ground. Given the present clearances between the proposed building and the trees' canopy limits, there is no obvious basis on which to conclude therefore that pruning or felling requests will inevitably be generated as a result of any concerns about possible contact between the trees' outer branches and the apartment building's elevation, eaves or roof within the near foreseeable future. As mature trees, lateral branch growth will

be in a steady mature state, rather than expanding rapidly as would be the case with young or semi-mature trees.

- 3.2.8 The LPA's concern over future felling or pruning requests also alludes to the effect of the trees on the west boundary on levels of internal daylighting within habitable rooms of the nearest apartments, and on sunlighting received by their windows, as being likely to generate future felling or pruning requests. The proposed apartments on the west side of Block 1, however, have been the subject of a detailed daylight and sunlight study undertaken by Schroeders Begg LLP, Chartered Building Surveyors, in accordance with the methodology set out in the Building Research Establishment publication BR 209, *Site layout planning for daylight and sunlight – A guide to good practice* (3rd Edition, 2022) (CD1.43), and specifically Appendix G of that document, relating to the calculation of the effects of trees and hedges.
- 3.2.9 The Schroeders Begg LLP report (Ref. 2079/I rev-01, January 2022) (CD1.44) concludes that the habitable rooms of the nearest apartments to the trees, on all three floors of proposed Block 1 (Units 11, 12, 16, 17, 21 and 22), satisfy internal daylighting requirements in both the summer (full leaf) and winter (bare branch) conditions, stating that *"In reference to the BRE Guide, given that minimum target levels of daylighting provision are fully achieved for bare branch/winter tree scenario (and effectively, also summer excepting two isolated instances), it is reasonable to conclude that adequate daylight would be provided year-round."*
- 3.2.10 In terms of sunlight availability, the report further states that *"...the 6 No dwellings reviewed...would benefit from having at least one habitable room with the ability to receive 1.5 hours or more of sunlight at 21<sup>st</sup> March (BRE minimum target). This is applicable in both bare branch /winter tree review and also full leaf/summer tree review and to also highlight in all instances, this is as preferred to at least the living rooms achieving this target; thus, sunlight provision overall can be considered reasonable."*
- 3.2.11 On the basis that the habitable rooms in which daylight and sunlight levels might seem most likely to be affected by the trees on the west boundary have been demonstrated by Schroeders Begg LLP to meet the necessary criteria set out in BR 209, the LPA's concerns that these issues will be the source of future pressure for tree removal can be seen to be unsupported by empirical analysis.
- 3.2.12 Moreover, in our view the fact that the relevant habitable rooms have been shown through this analysis to be satisfactory in terms of overall internal daylighting and sunlighting would, in itself, provide the LPA with an authoritative basis on which to resist any requests for tree felling or removal which might be forthcoming on the basis of alleged daylight or sunlight obstruction, were these to be seen as being likely to have unacceptable consequences for the trees, or for the amenity which they provide.
- 3.2.13 The LPA's concerns in our view also take insufficient account of the particular condition and characteristics of the trees on which its fears as to future felling or pruning works are based. As noted above and recorded in our original tree survey, trees 18-23 are formerly pollarded

trees, with crowns which have regrown from the original pollarding points at 5,-6m above ground level. A common consequence of this form of management in this species is the development of internal decay of the trunk at the former pollarding points, leading to progressive weakening of the attachment points from which the regrown stems have arisen. Over time, and with their increasing size and weight, this can lead to a higher likelihood of the regrown stems shearing off the original trunk at their points of attachment, potentially leading to the loss of the whole tree.

- 3.2.14 For this reason, it is normally recommended that for safety reasons, Lime trees which have been pollarded once are subsequently re-pollarded back to their original pollard points at regular intervals thereafter, in order to avert this risk, and this approach to their management was indeed recommended in our original survey. Clearly, adoption of this management approach would result in the trees periodically being reduced substantially in both height and canopy spread for these arboricultural reasons in any event, and this in itself would further reduce or abate any likelihood of future requests or pressure for the trees' complete removal being forthcoming from the occupiers of proposed Block 1 in this case.
- 3.2.15 A further factor to be taken into account in this case is, as noted above, that the management of the communal amenity areas within the site, including the retained trees, is proposed to be vested within a management company for the site, and the boundary trees will not be in the ownership or control of the individual occupiers of the nearest affected apartments. In the event that any requests for works to any retained trees within the communal areas of the development, or in particular on the west boundary adjacent to Block 1, were to be forthcoming from future occupiers, these would initially necessarily be directed in the first instance to the management company.
- 3.2.16 The management company would therefore then decide if the request or requests were of sufficient merit to be progressed into an application to the LPA for a relevant consent under the TPO (or a Section 211 Notification in the case of trees not covered by the TPO); and as previously discussed, it would be for the LPA to decide on their merit or otherwise. In our opinion, the additional layer of control represented by the management company is a further reason why the LPA's concerns as to inevitable and irresistible pressure for tree works or tree removals with adverse effects on the landscape or on local amenity, are unlikely to be realised.
- 3.2.17 For all these reasons, we do not consider that the LPA's concerns as to the proposed siting of Block 1 under the present proposals being the source of inevitable pressure for tree works, which it could not reasonably resist or refuse, and which would necessarily have deleterious consequences for the local landscape or local amenity, are well-founded or capable of being substantiated in this case. In our opinion, therefore, they should not be considered to carry weight in the consideration of this appeal.

### 3.3 Effect on internal landscape of the site

3.3.1 The Council's third reason for refusal also contends that *"the proposed layout, spread of development and proximity to existing trees, [would] diminish the landscape visual amenity of the site."* However, it is made clear within the body of the POR that this contention does not allege damage or diminution of visual amenity or landscape character from external viewpoints: as noted on page 3 of the POR, the site is *"well screened, with large, thick, vegetation established along both road frontages...The mature vegetation obscures the existing buildings on the site from the streetscene."*

3.3.2 The adverse impact on the landscape character and visual amenity of the site was first alleged in the TO's original consultation response, in the statement *"The trees will be cramped by the proposed building, and this will diminish their amenity value and the aesthetic and landscape character of the whole site."* This view was challenged in the response by Mr Archer (referred to earlier) in which he stated the following:

*"[This] would appear to be a personal view and not supported by any detailed landscape appraisal. The landscape and aesthetic value of the linear group along the western boundary is best seen from Reigate Road and from the main entrance to the site. Here the relationship between the trees, the surrounding internal landscape and the main house remains the same and unaffected by the proposal.*

*Any view of the proposed development as seen from Ringley Park Road to the west of the site is completely obscured by the dense evergreen screen of Holly and Laurel that grows underneath the canopy of the retained linear tree group, thus the public amenity and aesthetic value of the trees is entirely unaffected by the proposal."*

3.3.3 The question of whether the trees would be *"cramped"* by the proposal has been addressed above. The TO's second consultation response, however, sought to clarify his concern in these terms: *"My previous comments about diminished amenity value were in reference to internal landscaping of the site rather than from a public point of view and it is maintained that this is the case. This may not matter as much as the wider public amenity of the site and its trees, which may not be affected much, but the new layout will likely diminish the landscape amenity of the site internally and this will be a negative move in comparison to what has been approved."*

3.3.4 The Planning Officer's conclusion the proposal would damage or diminish *"local landscape character"* therefore appears to be based entirely on the TO's comments, and again, there is no reference to any formal landscape analysis or appraisal having been undertaken by the LPA.

3.3.5 It is not easy to understand the basis on which the LPA has concluded that the appeal scheme will negatively impact on the internal landscaping of the site to an extent which would warrant refusal on these grounds, or would be materially worse in this respect than the effects of the scheme which it has already previously approved. A comparison of the two

proposals can readily be made by considering the TPP appended to our earlier submitted AIA: the central panel of the TPP shows the approved scheme, together with its proposed parking, pathway network and drainage arrangements, while the right-hand panel shows the appeal proposals.

- 3.3.6 Although the combined footprints of the two proposed buildings are larger than that of the previously approved apartment building, the overall spread of development (including parking areas) across the rear part of the site differs little between the two schemes. Although there is a reduction in the extent of open space southward of the western building (Block 1) under the appeal scheme, the areas of amenity space to the west side of the existing house, across the site frontage, and to the rear of the new apartment buildings, are very substantially the same under both proposals. Moreover, the proposed arrangement of the apartment buildings under the appeal scheme is such as to step the eastern building (Block 2) further away from the locally listed building on the eastern side of the site, thus opening up the perceived extent of internal space.
- 3.3.7 Moreover, the LPA's position in regard to this issue appears to be contradictory: within the section of the PO headed "*Amenity for future occupants*" (page 10), the Planning Officer states: "*The majority of the units would have some private outdoor amenity space by way of terraces or balconies. Two of the ground floor units in the proposed block in the north eastern corner would have small patio areas however the remainder of dwellings in this block would not have any private outdoor amenity space. However, the site lies within extensive grounds and these would provide communal gardens for future occupants to access outdoor amenity space. As a result, it is considered that the proposals would accord with the requirements of DMP Policy DES5.*" (emphasis added)
- 3.3.8 In the light of the above, it seems clear that the LPA's concerns as to the effects of the appeal scheme on the site's internal landscape quality cannot be based on the suggestion that the amenity space available to future occupants will be insufficient or inadequate. As previously demonstrated, in net terms the appeal scheme does not involve or require any additional tree removals over what has already been permitted, and the existing vegetation along the site's main external boundaries is all retained under both schemes, so the concern cannot be based on any supposed additional loss of vegetation or canopy cover. There is no suggestion in the POR that there will be inadequate space for satisfactory new or replacement landscape planting, or that the design of the proposed pathway network within and around the amenity spaces is unsatisfactory.
- 3.3.9 It is therefore not clear what features of the appeal scheme can be adduced by the LPA in support of this part of its third reason for refusal of the appeal proposals, and it is difficult to discern any evidential basis for its assertions in this respect. As with the contention relating to future pressure on trees, we consider that this concern is ill-founded, and should not be accorded weight in the consideration of the appeal.

## 4. Conclusions

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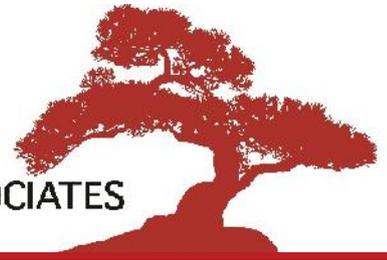
### 4.1 Summary

- 4.1.1 For the reasons presented and discussed, we consider that the LPA's reason for refusal no. 3 is inadequate and insufficiently justified. The proposals have been the subject of a comprehensive (and recently updated) tree survey and arboricultural impact assessment, and are accompanied by a clear tree protection plan and arboricultural method statement showing how trees identified for retention can be successfully protected during the construction process. The LPA has accepted these as being satisfactory and compliant with BS 5837: 2012. In net terms, no additional tree removals are required over those which have previously been approved under 20/02081/F.
- 4.1.2 The LPA's concerns as to future occupier pressure for unacceptable tree pruning or tree removal are not supported by analysis of the particular relationship between the retained trees and the appeal scheme, nor by consideration of the trees themselves, in terms of their species, ages or management history. The concerns expressed as to the alleged effects of the appeal scheme on the internal aesthetic or landscape character of the site are likewise unsupported by reference to any formal appraisal or analysis, and it is not clear how the LPA can support the contention that any such effects will be materially different to those of the scheme which it has previously approved.
- 4.1.3 For these reasons, we consider that the LPA's third reason for refusal of the application is not substantiated, and should not attract weight in the determination of this appeal.

### **Mark Mackworth-Praed | Senior Arboricultural Consultant**

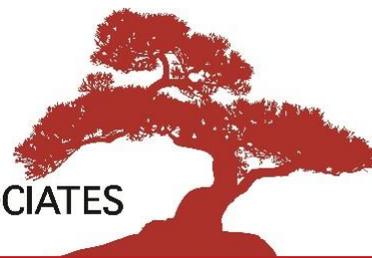
BA (Cantab), MSc, MEWI, MICFor, FArborA, RCArborA

January 2023



## APPENDIX A – DAA AIA + TPP Aug 2022 (incorporating TPP 04)

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# Arboricultural Implications Assessment And Method Statement

Proposed developments at  
Fonthill  
58 Reigate Road  
Reigate  
Surrey

Client: Beechcroft Developments Ltd

August 2022

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APPENDIX 1 – Tree Schedule

APPENDIX 2 – Tree Protection Plan

# **1. Introduction**

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## **1.1 Scope of report**

- 1.1.1 The purposes of this report are to assess the arboricultural implications of the proposed alterations to the existing house and construction of new residential dwellings in the northern half of the garden at Fonthill, 58 Reigate Road, Reigate; and to detail what actions need to be taken to prevent unacceptable damage occurring during the construction period to the retained trees.
- 1.1.2 This arboricultural impact assessment and method statement have been drawn up to comply with the planning policies of Reigate Borough Council which require that an Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are submitted as part of the planning application process to demonstrate how any potential damage to retained trees may be prevented or minimized.
- 1.1.3 This report also complies with the recommendations of British Standard BS 5837: 2012, 'Trees in relation to design, demolition and construction – Recommendations' (BS 5837).
- 1.1.4 The method statement is designed to reflect the principles of the tree protection required for the proposed development and should not be read as a definitive engineering or construction statement for this site. Matters relating to construction detail or engineering performance should be referred to an architect or to a qualified structural engineer for further information and specification.

## **1.2 Site description and proposals**

- 1.2.1 The site is a large detached residential property set within extensive grounds accessed from the northern side of Reigate Road, a main arterial route to Reigate town centre. The house is substantial detached property and surrounded by a well-established garden populated by mature trees and shrubs providing screening and seclusion from adjoining properties and roads.
- 1.2.2 The proposed development comprises the conversion of a former nursing home to 36 units all with associated car parking.

## **1.3 Tree survey**

- 1.3.1 The trees on the site were surveyed by Matt Rew on Thursday the 21<sup>st</sup> January 2015 and the trees checked by Greg Sweeny in December 2020. Their details are set out in the tree schedule at Appendix 1 to this report.
- 1.3.2 The garden contains a wide range of trees and shrubs, the majority of which form screening belts of dense planting around its southern and western boundaries.

1.3.3 The key arboricultural features of the site are the mature trees and woodland screen along the southern boundary and the linear group along the western boundary line. These trees are readily visible in the street scene and are in keeping with the character and appearance of the area, which is characterised by large properties with commensurate gardens populated by mature trees.

## **1.4 Statutory protection**

1.4.1 The site is in the Chart Lane Conservation Area.

1.4.2 Some of the individual trees within the site are subject to a Tree Preservation Order (TPO); Ref No TPO RE964 (2005)

## **2. Arboricultural Impact Assessment (AIA)**

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### **2.1 Tree Protection Plan**

2.1.1 The Tree Protection Plan shows the finalized proposals overlaid onto the tree locations and constraints plan, with tree protection measures shown. This can be found at Appendix 2. The implications assessment below is based on this drawing.

### **2.2 Tree removals**

2.2.1 The proposed development will result in the removal of a total of 10 no. individual trees. and 11no groups of trees. One of these is category 'U' which will require removal within ten years for arboricultural reasons, irrespective of the proposed development. Of the nine other individual trees, 8no are graded as category 'C' specimens of low quality and value.

2.2.2 One category 'B' tree (Scots Pine) is proposed to be removed, being situated within the footprints of the proposed new hard surface. Although this tree is of moderate quality, it is set back into the site, and consequently its removal will not make any significant impact in terms of the site's appearance and density of tree cover from external viewpoints.

2.2.3 Only nine of the 45 individual trees are directly required to be removed as a result of the proposed development footprint), being situated either within the footprints of the proposed new buildings and hard surfaces, or too close to them for their retention to be practicable. The majority are indicated for removal either for reasons of good arboricultural management, or because their locations and/or low quality suggest that they would more appropriately be replaced with new planting within the context of an overall landscape scheme for the new proposals.

2.2.4 The proposals also indicate the removal of eleven tree groups of Western Red Cedar, Holly, Laurel and Lawson Cypress (G2 – G11 & G13). These comprise mutually drawn-up specimens of poor quality, and in our view do not warrant the complexity and additional costs of protective measures to ensure their retention.

## **2.3 Pruning**

- 2.3.1 No facilitative pruning of any of the retained trees is identified as being required to enable the proposed development, or to provide adequate construction working room.

## **2.4 Incursions into Root Protection Areas (RPAs)**

- 2.4.1 The footprints of the proposed dwellings do not encroach into the root protection areas (RPAs) of any of the retained trees.
- 2.4.2 The new foul drain from the main building to the roadside runs along the existing access drive and will be excavated under arboricultural supervision.
- 2.4.3 There are also minor incursions from the proposed storm water and foul drain connections on the southwest side of the proposed units at the rear of the site; these incursions are on the outer edges of the RPAs of trees nos. 11 and 25. These drain runs will also be excavated under arboricultural supervision.

## **2.5 Future relationship of proposed dwellings to retained trees**

- 2.5.1 The larger retained trees are either located in the areas of the garden to the north and west of the proposed replacement dwelling, or at a considerable distance from it to the south-west and south-east, due to the generous size of the grounds. As such, it is not significantly overlain or intersected by the “shading arcs” of the retained trees, drawn in accordance with the recommendations of BS 5837: 2012, and consequently, its main elevations will enjoy satisfactory access to daylight and sunlight throughout the majority of the day.
- 2.5.2 Similarly, the relationship of the proposed garden to the retained trees allows for a satisfactory extent of unshaded garden space, for both the new dwelling and for the ancillary accommodation within the garage block. On this basis, we consider it very unlikely that the proposal will give rise to future irresistible occupier pressure for the removal of any of the retained trees.

# **3. Arboricultural Method Statement (AMS)**

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## **3.1 Liaison & communication**

- 3.1.1 The developer shall appoint an arboricultural consultant to ensure that the specified tree protection measures are carried out during the entire construction process. A copy of the letter of appointment shall be sent to the Local Planning Authority (LPA).
- 3.1.2 Before any works of any description take place on the site the developer shall convene a pre-start meeting. This should be attended by the developer’s contract manager, the site manager, the groundwork contractor, the arboricultural consultant and, if appropriate, the LPA tree officer. The meeting will be led by the arboricultural consultant who will ensure that contact numbers are exchanged and the methods of tree protection outlined in this

statement are fully discussed and explained. Any modifications to this statement arising from this meeting will be recorded and the revision circulated to all parties.

3.1.3 The developer shall inform the arboricultural consultant if at any time during the construction process, the site manager is replaced. In this instance the arboricultural consultant will, within 5 days, arrange a meeting with the new site manager to review all the remaining aspects of this method statement.

3.1.4 A copy of this method statement shall be given to all personnel who have control over works of any nature within the RPAs of the retained trees. The contractor will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

**3.2 Tree removals – note all trees below have been removed to implement consent ref. 20/02081F**

3.2.1 The trees listed at Table 1 below are to be felled as specified. All tree works will be carried out in accordance with British Standard BS 3998: 2010, Tree Work – Recommendations.

Tree nos.	Species	Category
4	Irish yew	C1
5	Leyland cypress	U
8	Scots pine	B1
9	Common holly	C1
10	Hazel	C1
12	Laurel	C1
13-15	Common yew	C2
44	Leyland cypress	C1
G2	Yew	C1
G3	Common holly & Laurel	C2
G4	Various	C1
G5	Various	C1
G6	Various	C1
G7	Norway maple & Lawson cypress	C2
G8	Leyland cypress, Silver birch & Willow	C2
G9	Various	C1
G10	Various	C2
G11	Leyland cypress	C2
G13	Beech & Western red cedar	C2
W1 (part)	Various	B2

**Table 1 – Tree removals.**

### **3.3 Protective fencing**

- 3.3.1 Following tree removal, no vehicles of any kind shall enter the site or any works commence until the root protection areas (RPAs) of the retained trees, as shown on the Tree Protection Plan (TPP) at Appendix 2 have been protected by the erection of protective fencing to the specification found in BS 5837, Section 6.2. The location of the fencing is denoted by the continuous, bold purple lines on the TPP.
- 3.3.2 The fencing shall be at least 2.1m in height and comprise of standard 'Heras' welded mesh fence panels mounted on a scaffolding framework. The panels shall be fixed to each other with at least two clamps and secured with anti-lift devices to concrete or rubber bases that are pinned to the ground to a depth of 450mm by short lengths of scaffolding tube.
- 3.3.3 Scaffold uprights shall be at 3.5m centres and supported on the side closest to the retained trees by struts braced to the ground at an angle of 45 degrees. The 'Heras' panels shall be secured to the two cross members between the uprights with heavy duty cable ties. Notices stating "Tree Protection Zone – Keep Out" will be attached with cable ties to every third panel.
- 3.3.4 No activity of any kind shall be undertaken behind this protective fencing; there shall be no storage of materials, no access for vehicles or personnel and no excavation or changes in soil level of any kind.
- 3.3.5 The contractor's site huts may, where appropriate, be incorporated into the protective fencing line. If this is to be the case, then their locations must be agreed in advance with the arboricultural consultant and a method statement supplied that details how the huts are to be placed and supported without compacting the soil within the RPA. Details of the proposed hut locations will be supplied to the LPA in advance of their positioning on site.
- 3.3.6 Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. None of these areas shall be within 10m of any retained tree. No fixtures of any nature shall be attached to the retained trees.
- 3.3.7 Where tall plant or equipment may be passing close to the canopies of the retained trees, timber uprights shall be erected and fastened to the protective fencing to prevent accidental damage to branches. Cross members between the uprights shall be marked clearly with reflective tape to ensure high visibility.
- 3.3.8 If the protective fencing is accidentally damaged or knocked over, the damaged sections shall be immediately marked with high visibility tape or mesh fencing. The damaged sections shall be replaced or repaired to the original specification within 48hrs. All events of this nature must be recorded and reported to the arboricultural consultant.
- 3.3.9 When the installation of the protective fencing is complete, the arboricultural consultant shall be informed so he may come and inspect it. If it complies with this statement he will record the fact and notify the client and LPA.

3.3.10 The protective fencing will not be moved, dismantled or relocated without the prior approval of the arboricultural consultant. When the construction period is complete, the fencing may then be removed, but only after first informing the arboricultural consultant of this intention.

### **3.4 Ground protection**

3.4.1 In order to protect the structure of the soil within the RPAs of the trees adjacent to areas of building construction (trees T6 & T7), temporary ground protection shall be put into place for the duration of the construction period, in the locations shown by pink hatching on the TPP. The ground protection should be capable of supporting any traffic, pedestrian or mechanical, entering or using the site without being distorted, or causing compaction of underlying soil.

3.4.2 The ground protection shall comprise one of the following:

- For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;
- For pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane;

### **3.5 Demolition**

3.5.1 Prior to the demolition of the existing buildings, a Demolition Method Statement shall be submitted to the arboricultural consultant to ensure that there is no conflict with this method statement.

3.5.2 Where possible, existing hard surfaces within the RPAs of retained trees should be left in situ during the demolition/construction period to provide continuing protection to underlying root systems and soil structure.

3.5.3 Where/If the existing hard surfacing is to be removed/re-surfaced within the RPAs of retained trees, it shall be undertaken as detailed below, under direct on-site arboricultural supervision.

3.5.4 The wearing course will be broken up using a hand held pneumatic breaker, hand tools and wheelbarrows to break up and remove it, leaving the sub-base beneath intact and undisturbed. Where it is necessary to remove the sub-base, this is to be undertaken using a fork to loosen the material, which will then be moved using shovels and wheel barrows.

3.5.5 In some situations and at the discretion of the arboricultural consultant it may be possible to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket.

If an excavator is to be used it must be situated outside the RPAs, either on top of the hard surfacing and working away from the RPAs, or from temporary ground boarding.

- 3.5.6 Any roots exposed by the removal of hard surfaces or foundations shall be immediately protected and kept damp by covering with wet hessian. A further covering layer of top-soil will be applied as soon as is practicably possible.
- 3.5.7 The arboricultural consultant will then decide what, if any, further protective measures are required to provide continuing protection of the soil within RPAs for the remainder of the development.

### **3.6 Construction of hard surfaces (no dig)**

- 3.6.1 Where denoted by red honeycomb hatch on the TPP, the proposed access paths within the RPAs of retained trees shall be constructed to the specifications detailed below, in accordance with the recommendations of Section 7.4 of BS 5837.
- 3.6.2 Where possible, this construction should be undertaken prior to the commencement of any other construction works (other than the erection of protective fencing and installation of ground protection). If this is not feasible, the relevant areas shall be protected from construction traffic, construction operations or soil compaction, either by being fenced off by protective fencing, or by suitable temporary ground protection, in accordance with the specifications earlier in this method statement, for the duration of the construction period up until the time when construction of the relevant areas is able to proceed.
- 3.6.3 The proposed access paths shall be clearly marked out before any associated work starts. Existing vegetation may be removed with hand tools or sprayed with an approved non-residual herbicide.
- 3.6.4 Cellular confinement system Any small hollows may be filled with clean sharp sand (not builders' sand) to a maximum depth of 100mm. A permeable geotextile membrane (such as 'Terram') shall be laid down prior to the installation of a cellular confinement system.
- 3.6.5 The ground shall be covered with a perforated cellular confinement system such as 'Geoweb' or 'Cellweb' with a minimum cell depth of 75mm for the access. The cellular confinement material shall be fixed in place over the required areas using steel pins at its edges, before being backfilled with clean, no-fines angular aggregate (20mm-40mm).
- 3.6.6 Vehicles or machinery used in the process of depositing or spreading the aggregate backfill shall not travel over, or work from, unprotected ground within the RPA of any retained trees. Subject to the depth of the cellular confinement system being adequate to support the loadings, vehicles (such as dumpers or power barrows) may travel over the completed areas of the cellular confinement material, provided that these are filled to their full depth.
- 3.6.7 Edge supports of appropriate size and strength should be set above ground level and should be secured either with steel pins driven into the ground, or with concrete haunching laid

on existing ground level on an impermeable polythene membrane. The outer edge of the supports may be banked up with clean topsoil.

- 3.6.8 A permeable geotextile membrane will then be laid on top of the cellular confinement system to prevent fines and other debris filling the air spaces in the aggregate. The wearing course or final surface shall be of a permeable and gas porous nature such as porous tarmac or concrete setts with sand jointing.

### **3.7 Supervised excavation**

- 3.7.1 None of the foundations for the proposed dwellings lie within the RPAs of retained trees. Accordingly, no special foundation construction measures are required to protect the retained trees.
- 3.7.2 Small sections of the proposed driveway widening are within the RPAs of trees T2 & T3. Accordingly, the first 750mm of the relevant sections of the kerb edges of the driveway formation, as denoted by orange cross-hatching on the TPP, shall be excavated by hand under direct arboricultural supervision.
- 3.7.3 Any roots found with a diameter of less than 25mm shall be cleanly severed by the arboricultural consultant. If any roots of 25mm diameter and above are found, they shall initially be covered and protected by damp hessian. The arboricultural consultant shall then decide if it is necessary to retain them. If not, then shall be cleanly severed. If removal of such roots is not possible or feasible then they shall be wrapped and encased in clean sharp sand with a minimum thickness of 50mm, covered in polythene and incorporated into the kerb structure. The wrapping shall take into account the potential for future growth and make provision for expansion of their diameter.
- 3.7.4 If excavations below 750mm depth are required within RPAs, this may be undertaken by machine, provided that this is carried out under direct on-site arboricultural supervision and the machinery is based either outside the RPAs of retained trees or on suitable ground protection, and there is adequate clearance from the crowns of retained trees.

### **3.8 Underground services**

- 3.8.1 Detailed drawings of proposed underground services have been produced and may be seen on the Tree Protection Plan in Appendix 2.
- 3.8.2 Within the RPAs of trees nos. 2, 3, 11, 25 & 43, the proposed drainage runs will be excavated under direct arboricultural supervision; if any roots are exposed, they will be treated as set out in para. 3.6 above.
- 3.8.3 In any event, the new installation will comply with the methods and guidelines detailed in the National Joint Utilities Group (NJUG), Volume 4, *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*, Issue 2, 2007.

### **3.9 Landscaping**

3.9.1 Following completion of construction work, but prior to the commencement of any landscaping works within the protected area behind the protective fencing, the developer shall arrange a pre-start meeting with the site manager, the arboricultural consultant and the landscape contractor. The details of this method statement shall be discussed in relation to the proposed landscape operations and a clear sequence of operations established.

3.9.2 Within the RPAs the following principles will be maintained:

- Existing ground levels shall not be substantially altered.
- No plant or vehicles shall enter the RPA.
- No fuels or chemicals shall be stored within any of these areas.
- Any excavation required for fence posts, log retaining walls or any other landscape structures shall be undertaken by hand under direct arboricultural supervision. If roots are encountered then the position of the excavation shall be moved to a new location. If this is not possible then any roots with a diameter less than 25mm may be cut cleanly by hand. Any exposed roots shall be re-covered within 24hrs of excavation.
- No structure shall be fastened in any way to the trunks of the retained trees.
- Any unwanted vegetation shall be removed by hand.

### **3.10 Supervision and monitoring**

3.10.1 At the start of the construction process the arboricultural consultant shall visit the site to inspect the tree protection measures (fencing and ground protection) as installed. If these measures comply with the specification detailed in this method statement a statement of compliance shall be sent to the contractor/developer and copied to the LPA.

3.10.2 The arboricultural consultant shall then visit the site on a regular basis, as agreed with the local planning authority at the pre-start meeting, or when specifically required as set out in Table 2 below, to ensure that tree protection measures are kept in place and functioning as designed. Regular contact will be maintained with the site manager to determine any forthcoming operations that may make an impact on these tree protection measures and if arboricultural supervision is required. A record of these monitoring visits will be kept, and copies sent to the developer and the LPA.

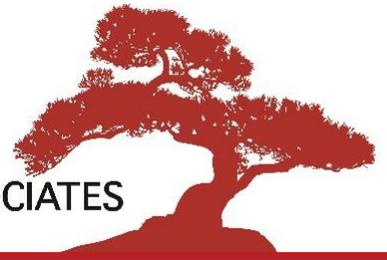
3.10.3 The site manager shall give at least 48 hours' notice to the arboricultural consultant of any operations, e.g. installation of underground services, construction of hard surfacing etc., which may make an impact on the RPAs of the retained trees.

- 3.10.4 Any alterations or variations in drawings for the site that are within, or adjacent to, the RPAs of the retained trees shall be referred in the first instance to the arboricultural consultant for his advice. If these changes make any kind of impact on the retained trees the arboricultural consultant shall suggest changes that will either avoid damage to the retained trees or offer solutions to mitigate the impact. Following this consultation, the arboricultural consultant shall issue revised Tree Protection Plans that reflect the changes.
- 3.10.5 Where any operations carried out by the developer deviate substantially from this method statement, a meeting will be convened between the developer, the arboricultural consultant and the site manager to determine the best method to mitigate any damage that may have occurred.

<b>Visit no.</b>	<b>Timing of visit</b>	<b>Function carried out</b>
1.	Prior to the start of any construction works.	Site pre-commencement meeting.
2.	Erection of Protective Fencing and installation of Ground Protection.	To check that the Protective Fencing and Ground Protection have been installed in the correct location and to the correct standard.
3.	During excavation of sections of driveway formation and excavation of drainage routes.	To ensure these operations are undertaken in accordance with specification given above.
4.	During the installation of the no-dig access paths.	To ensure the paths are installed to the correct specification.
5.	Every four weeks during construction phase.	To check the Protective Fencing & Ground Boarding are in place and that activities which would be harmful to trees are not being carried out.
6.	At any other time which is sensitive in arboricultural terms.	To ensure retained trees are protected from development activities.

**Table 2 - Timings of Supervision and Monitoring Visits.**

David Archer | Practice Principal  
M.Arbor.A.



## APPENDIX 1 – Tree Schedule

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## Notes for the Tree Schedule

This schedule is based on an inspection carried out by Michael Roberts on Wednesday the 11<sup>th</sup> January 2023, updating our survey originally undertaken in January 2016. Weather conditions at the time were overcast with light showers. Deciduous trees were not in leaf.

The information contained in this schedule reflects the condition of those specimens present at the time of inspection. Trees removed since the date of our earlier surveys have been omitted from the schedule. The trees were inspected from the ground only; they were not climbed and no internal investigations were undertaken, thus no guarantee may be given as to their structural integrity.

As trees are dynamic organisms and subject to continual change no dimensions expressed in this schedule may be relied upon for development purposes for more than 24 months from the date of survey. Estimated dimensions are marked 'est'.

1. **No:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **TPO no.:** Number assigned to tree within Tree Preservation Order RE 964. Where discrepancies exist between tree position within TPO and position within survey, explanatory notes are given in red text in 'Comments' column.
3. **Species:** The common name as given in "Collins Tree Guide", Johnson & More (2004).
4. **Height:** Estimated with the aid of a 'Disto' laser range finder and expressed in metres.
5. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually and a cumulative total calculated in accordance with BS5837 (2012).
6. **Radial Crown Spread:** Distance in metres from the centre of the trunk to each cardinal point of the compass and rounded up to the nearest half metre.
7. **Crown Clearance:** Mean height from adjacent ground level to the lowest point of the crown.
8. **Height to First Branch:** Height, in metres, of the first significant branch (100mm) or to crown break from ground level.
9. **Life Stage:** Young, Semi mature, Mature, Veteran/ Ancient.
10. **Physiology:** Health and condition of the tree in comparison to a typical specimen of species and age: Good, Average, Below Average, Poor, Dead.
11. **Structure:** The structural condition of the tree based on an assessment of any visible roots, trunk and crown, noting the presence of any defects or decay: Good, Average, Below average, Poor, Hazardous.
12. **Landscape Value:** Reflecting the importance of the tree in the local landscape. High, Moderate, Low, Nil.
13. **Estimated Years:** Estimate of remaining contribution expressed in years <10, 10-20, 20-40, 40+.
14. **Comments:** Notes relating to health and condition, structure and form, estimated life expectancy and importance within the local landscape.
15. **Category:** - A rating given to individual trees based on Table 1 in the British Standard, BS 5837 (2012) "*Trees in relation to design, demolition and construction - Recommendations*".

Category 'U' - Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboriculture management.

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (Normally a minimum of 40 years).

Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (Normally a minimum of 20 years).

Category 'C' - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (Normally a minimum of 10 years), or young trees with a stem diameter below 150mm.

Sub-categories (where appropriate); 1 – Mainly arboricultural qualities: 2 – Mainly landscape qualities: 3 – Mainly cultural values, including conservation.

No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
1		Norway Maple	12m	300mm	4m	W5.5m	5m	Semi-mature	Average	Average	Moderate	20-40	Slightly leaning trunk; minor deadwood in crown; no significant structural defects visible at time of survey.	B (2)
2	TPO T1	Western Red Cedar	18m	450mm est 675mm est	N2m E6m S8m W4.5m	1m	2m	Mature	Average	Average	High	40+	Twin stemmed from base; one-sided crown as suppressed by adjacent specimens; no significant structural defects visible at time of survey; good example of species.	B (12)
3	TPO T2	Horse Chestnut	20m	1140mm	N7.5m E8.5m S8m W8.5m	N2m E2m S2m W5.5m	2m E	Over-mature	Average	Below average	Moderate	10-20	Many surface roots, damaged on upper sides, by parking vehicles; fungal fruiting bodies on trunk; twin-stemmed from 2m; evidence of <i>Pseudomonas sp.</i> at 5m SW; evidence of <i>Pseudomonas sp.</i> on underside of branches; of limited potential due to size, location and species; should be monitored in late summer 2023.	C (12)
6	See comments	Yew	13m	740mm	N3m E7.5m S7m W4.5m	N4.5m E4.5m S4.5m SW6m W4.5m	4.5m	Semi-mature	Average	Average	Moderate	40+	Stems fused together to make a large single trunk diameter; crown touching adjacent building; good example of species; no significant structural defects visible at time of survey. <b>TPO Yew tree T4 is located on the TPO plan to north of (DAA) trees nos. 6 &amp; 7.</b>	B (12)
7	See comments	Yew	13.5m	580mm ivy	N8m E5m S2.5m W6.5m	W2m	4m NW	Semi-mature	Average	Average	Moderate	40+	Ivy-covered; asymmetrical crown as suppressed by adjacent specimens; no significant structural defects visible at time of survey. <b>TPO Yew tree T4 is located on the TPO plan to north of (DAA) trees nos. 6 &amp; 7.</b>	B (12)

No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
11	TPO T10	Deodar Cedar	17m	990mm	N9.5m E8m SE11m SW9.5m W8m	NE6m SE0m SW0m NW4m	2.5m SW	Mature	Average	Average	High	40+	SE basal scaffold branch has large failure on upper side of branch; cable brace from main trunk now useless and should be adjusted; historically damaged small root at base to W; storm damage in crown; previously lost its main apical leader; no significant structural defects visible at time of survey.	A (2)
17	See comments	Norway Maple	15m	400mm ivy 300mm ivy	N6m E7.5m S7m W4.5m	E2m	3m E	Semi-mature	Average	Poor	Moderate	10-20	Abutting wall next to footpath; hollowing trunk from base to 2m on southern side of dominant trunk; beginning to occlude; due to location; tree should be removed for sound arb management, but capable of retention until new planting established.  TPO Norway maple T13 is located on the TPO plan to south of (DAA) trees no. 17.	C (12)

No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
18-23	TPO G2 See Comments	Common Lime	13m	#T18 650mm est #T19 600mm est #T20 550mm est #T21 500mm est #T22 400mm est #T23 450mm est	N3m E7m S2m W7m	7m	4m	Semi-mature	Average	Below average	High	40+	Much basal and epicormic growth at bases and on trunks; historically pollarded at 8m, lapsed with regrown crowns recently topped at 12m; important boundary trees providing multiple levels of screening to and from the site. <b>TPO Yew tree within G1 is located on the TPO plan within the line of trees nos. 18-23.</b>	B (2)
24	TPO G3	Corsican Pine	18m	625mm	N3.5m E8m S3.5m W7.5m	E8m	7m	Mature	Good	Average	High	40+	Single vertical trunk; asymmetrical crown as suppressed by adjacent specimen; no significant structural defects visible at time of survey. <b>TPO G3 Sycamore (x1) Yew (x2) located within area of (DAA) trees nos. 24-32.</b> <b>TPO G4 Scots Pine (x1), Sycamore (x2), Corsican Pine (x4) and Yew (x1) located within area of (DAA) trees nos. 33-36.</b>	B (12)

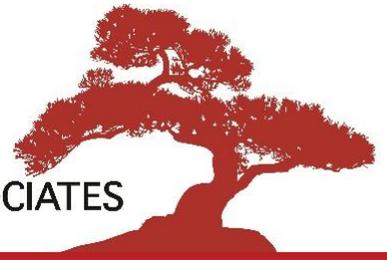
No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
25	TPO G3	Corsican Pine	25m	825mm	N4m E8.5m S5m W7m	8m	9m	Over-mature	Below average	Below average	High	10-20	Significant bark depression from base to crown break; slightly twists around circumference from east to south; of limited potential; recommend internal investigation.  TPO G3 Sycamore (x1) Yew (x2) located within area of (DAA) trees nos. 24-32.  TPO G4 Scots Pine (x1), Sycamore (x2), Corsican Pine (x4) and Yew (x1) located within area of (DAA) trees nos. 33-36.	C (12)
26-28	TPO G3	Common Lime	14m	#T26 455mm est #T27 300mm est #T28 400mm est	N3m E3m S3m W5m	4m	3m	Semi-mature	Below average	Average	Moderate	20-40	Much basal and epicormic growth on trunk; unable to assess bases; historically pollarded at 5m, lapsed; suppressed by adjacent pines.  TPO G3 Sycamore (x1) Yew (x2) located within area of (DAA) trees nos. 24-32.  TPO G4 Scots Pine (x1), Sycamore (x2), Corsican Pine (x4) and Yew (x1) located within area of (DAA) trees nos. 33-36.	C (1)
29	TPO G3 & G4	Corsican Pine	19m	740mm	N4m E4m S3.5m W7m	E12m W5m	8m W	Over-mature	Below average	Hazardous	High	10-20	Significant bark depression from base to crown break; twists round trunk from east to south; fungal fruiting body at 1m on E side of trunk; of limited potential; recommend internal investigation.  TPO G3 Sycamore (x1) Yew (x2) located within area of (DAA) trees nos. 24-32.  TPO G4 Scots Pine (x1), Sycamore (x2), Corsican Pine (x4) and Yew (x1) located within area of (DAA) trees nos. 33-36.	C (12)

No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
30-32	TPO G3 & G4	Corsican Pine	#T30 16m #T31 19m #T32 16m	#T30 560mm ivy #T31 650mm #T32 630mm	N4m E6.5m S3m W8m	E5m	7m E	Mature	Average	Average	High	40+	Single vertical trunks; ivy on trunks; asymmetrical crowns as suppressed by adjacent specimens. TPO G3 Sycamore (x1) Yew (x2) located within area of (DAA) trees nos. 24-32. TPO G4 Scots Pine (x1), Sycamore (x2), Corsican Pine (x4) and Yew (x1) located within area of (DAA) trees nos. 33-36.	A (2)
33-34	TPO G3 & G4	Corsican Pine	15m	#T33 515mm #T34 500mm est	N5m E0m S3m W3m	W7m	8m W	Semi-mature	Poor	Below average	High	10-20	Poor crown confirmation; significant storm damage in crown; sparsely foliated; of short term potential only. TPO G3 Sycamore (x1) Yew (x2) located within area of (DAA) trees nos. 24-32. TPO G4 Scots Pine (x1), Sycamore (x2), Corsican Pine (x4) and Yew (x1) located within area of (DAA) trees nos. 33-36.	C (12)
35-36	TPO G3 & G4	Corsican Pine	18m	#T35 660mm #T36 700mm	N4m E7.5m S5m W8m	E5m	6m	Mature	Average	Good	High	40+	Single vertical trunks; asymmetrical crowns as suppressed by adjacent specimens; no significant structural defects visible at time of survey; of particular visual importance. TPO G3 Sycamore (x1) Yew (x2) located within area of (DAA) trees nos. 24-32. TPO G4 Scots Pine (x1), Sycamore (x2), Corsican Pine (x4) and Yew (x1) located within area of (DAA) trees nos. 33-36.	A (2)
37	See comments	Corsican Pine	22m	835mm	N8m E9m S6.5m W7m	E7m	8m	Over-mature	Below average	Below average	High	20-40	Burrs on trunk at 2m E; bark depression with scarring; twin-stemmed from 5m; sparsely foliated. TPO Corsican pine T14 is located on the TPO plan to south of (DAA) tree no. 37.	B (2)

No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
38		Western Red Cedar	22m	915mm	N3m E6m S8m W5m	N2.5m E6m S2.5m W2.5m	3.5m W	Mature	Average	Average	High	20-40	Good example of species; of visual importance; no significant structural defects visible at time of survey.	B (12)
39		Western Red Cedar	25m	840mm	N5m E4m S4.5m W8m	N6m E6m S3m W6m	6m W	Mature	Average	Below average	High	20-40	Slightly leaning trunk; burrs around trunk at 4.5m; asymmetrical crown as suppressed by adjacent specimens; of visual importance.	B (2)
40		Yew	9m	230mm 2 stems @70mm 100mm	N4m E2m S3m W6.5m	S3m	4m	Semi-mature	Below average	Below average	Low	20-40	Multi-stemmed from base; suppressed crown as overtopped by adjacent specimens.	C (12)
41		Western Red Cedar	24m	820mm	N7.5m E4m S3m W7m	1.5m	2m S	Mature	Average	Average	High	40+	Slightly leaning trunk; asymmetrical crown as suppressed by adjacent specimens; good example of species.	B (12)
42		Western Red Cedar	15m	560mm 200mm 480mm	NE6m SE0m SW6m NW8m	NW0m	2m	Mature	Average	Below average	Moderate	20-40	Three stemmed from base; partially collapsed and running along ground before turning upright; typical of species.	B (12)
43		Beech	25m	1010mm	N10m E9.5m S10.5m W11m	6m	5.5m	Mature	Good	Good	High	40+	Outstanding tree.	A (12)
44		Lawson Cypress	16m	300mm 380mm	N2m E3m S4m W2m	3m	5.5m	Semi-mature	Average	Average	Moderate	20-40	Twin-stemmed from 1m; no significant structural defects visible at time of survey.	B (2)

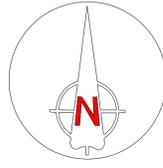
No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
45		Lawson Cypress	8m	200mm est	NE2m SE3m SW2m NW1m	2m	2m	Semi-mature	Average	Below average	Low	20-40	Suppressed specimen.	C (12)
46		Scots Pine	8m	350mm est	N2m E0m S3m W7.5m	4m	4m W	Semi-mature	Below average	Hazardous	Low	<10	Heavily suppressed tree; cracked at 8m; crown overhangs roadway; should be removed for sound arboricultural management reasons.	U
47		Holly	10m	250mm ivy est	1.5m	2m	2m	Semi-mature	Poor	Below average	Low	<10	Slightly leaning trunk; heavily ivy-covered; very sparsely foliated; of no potential.	U
48		Sycamore	7m	175mm est	2.5m	4m	4m	Semi-mature	Average	Below average	Low	20-40	Ivy on trunk; drawn-up and mutually suppressed; of limited potential due to proximity to boundary wall.	C (1)
49		Horse Chestnut	6m	200mm	N3m E3m S3m SW4m W3m	3m	2.5m	Semi-mature	Average	Average	Low	20-40	Of moderate quality, but currently of low value due to small size; ivy on trunk; bramble through crown; slightly leaning trunk.	C (12)
50		Sycamore	6.5m	205mm	4.5m	S3.5m	2m NW	Semi-mature	Average	Good	Low	20-40	Of good potential; no significant structural defects visible at time of survey.	B (1)
G4		Beech, Norway Maple (x2), Western Red Cedar, Wild Cherry, Yew and Laurel (x2)	Min 4m Max 10m	Min 100mm est Max 300mm est	4.5m	1m	1m	Semi-mature	Average	Average	Low	20-40	Abutting fence which divides site and residential footway; Beech of limited potential due to location; provides screening to property from neighbouring properties.	C (12)

No.	TPO.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
G12		Various	Min 4m Max 12m	Avg 250mm est	4.5m	1m	0.5m	Semi-mature	Average	Below average	Low	20-40	Mainly understory and over-dominated trees and shrubs. Some self-seeded young pines and holm oaks provide some height. Of lower level screening value compared to adjacent pines, require some management.	B (2)
G14		Laurel & Various	Min 4m Max 7.5m	Avg 90mm est	4.5m	1m	0.5m	Semi-mature	Average	Below average	Low	10-20	Eleagnus; Buddleia; Holly; Bramble; belt of shrubs along northern boundary.	C (12)
G15		Yew	Min 4m Max 6m	Min 150mm est Max 300mm est	N3m E6m S4m W2m	0m	1m	Semi-mature	Average	Below average	Low	40+	Five small suppressed trees; one sided crowns due to suppression from trees immediately to the west; of only low-level screening value.	C (12)
W1		Laurel, Yew, Cypress, Western Red Cedar, Beech, Silver Birch, Holm Oak and Sycamore	Avg. 12m	Min 150mm est Max 300mm est	4.5m	2m	1m	Mature	Average	Below average	Moderate	40+	Provides good screen and buffering along the southern boundary. <b>TPO Corsican pine &amp; holm oak trees T14 &amp; 15 are located on the TPO plan to the west but within (DAA) W1, also see DAA no. 37.</b>	B (2)



## APPENDIX 2 – Tree Protection Plan

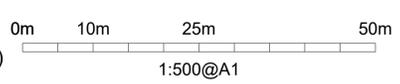
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**VIEWPORT 1**  
EXISTING SITE PLAN  
INDICATING PROPOSED  
TREE REMOVALS

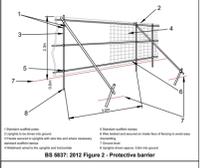


**VIEWPORT 2**  
APPROVED SITE PLAN  
INDICATING TREE  
REMOVALS (AS APPROVED)  
Ref: 20/02081/F



**VIEWPORT 3**  
PROPOSED PLANS REF.:  
RICHARD MORTON ARCHITECTS  
193-101 P2 & DRAINAGE  
10072/0200\_T3, INDICATING  
TREE PROTECTION MEASURES

**PROTECTIVE FENCING**  
To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site boarding, or a 2.3m high scaffolding framework comprising of vertical and horizontal framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be exposed from the ground by at least two scaffold clamps and to the scaffold framework with wire. Standard anti-climb mesh panels on rubber or concrete feet are not resistant to impact and should not be used. All weather notices should be erected at regular intervals on the mesh panels with words such as "Construction exclusion zone - Keep out".



**GROUND PROTECTION**  
To be installed prior to any demolition or construction works. For pedestrian-operated plant up to a gross weight of 2t, proprietary ribbed ground protection boards placed on the existing ground surface, or a 150mm depth of a compression-resistant layer (e.g. 150mm depth of bedding) laid onto a geotextile membrane. For wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. a proprietary system or precast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

**SUPERVISED EXCAVATION**  
Where indicated on the plan, excavations for service/drainage trenches or the formation edges of new areas of hard surfacing shall be undertaken under direct on-site arboricultural supervision. The first 750mm depth of the excavation (or the required depth if no less than 750mm) shall be excavated using hand tools only, assisted with an airblade (a compression-resisted compressed air lance), if so required by the Local Planning Authority and/or supervising arboriculturalist.  
For formation edges of new hard surfacing, any roots found with a diameter of less than 25mm shall be clearly severed by the supervising arboriculturalist. If any roots of 25mm diameter and above are found, they shall initially be covered and protected by damp hessian. The supervising arboriculturalist shall then decide if it is necessary to retain them, if not, then shall be clearly severed. If removal of such roots is not feasible, they shall be wrapped with a 50:50 mixture of topsoil and clean sharp sand with a minimum thickness of 50mm, encased in polythene and incorporated into the hard structure. The wrapping shall take into account the potential for future growth and make provision for expansion of the root diameter.  
For service or drainage trenches, any roots found with a diameter of less than 25mm shall be clearly severed by the supervising arboriculturalist. If any roots of 25mm diameter and above are found, they shall initially be covered and protected by damp hessian. The supervising arboriculturalist shall then decide if it is necessary to retain them, if not, they shall be clearly severed. If removal of such roots is not feasible, they shall be wrapped with a 50:50 mixture of topsoil and clean sharp sand with a minimum thickness of 50mm, encased in polythene and incorporated into the trench beneath the spanning rods. Backfilling of the trench shall be undertaken in 150mm layers, with clean topsoil only being used within the uppermost 400mm, each layer of backfill being compacted by foot pressure only. Excavated backfills or other mechanical plant will not be used to compact the backfill.  
Where excavation below 750mm depth is required, this may be undertaken by machine, provided that it is carried out under direct on-site arboricultural supervision and the machinery is isolated and operated either outside the RPAs of retained trees, or on existing hard surfacing, or on suitable ground protection, and there is adequate clearance from the crowns of retained trees.

**ABOVE SOIL SURFACING**  
Hard surfacing shall be constructed using an above soil surface design in accordance with guidance set out in Section 7 of BS 5837:2012. Trees in relation to design, demolition and construction - Recommendations.  
There shall be no lowering of existing soil levels or severance of any tree roots.

**DAVID ARCHER ASSOCIATES**

Project:  
Fonthill  
50 Reigate Road  
Reigate Surrey

Client:  
Beechcroft Developments Ltd

Drawing:  
TREE PROTECTION PLAN

Based on:  
Proposed Site Plan 193-101 P2 +  
T2 Drainage layout

Drawing No:	TPP 04	Rev:	----
Date:	Jan. 2023	Scale:	1:500 @ A1
Tree Pict:	● 1	Category of RPA:	Category 'A' RPA
Category 'A' RPA:	● 1	Category 'B' RPA:	● 2
Category 'B' RPA:	● 2	Category 'C' RPA:	● 3
Category 'C' RPA:	● 3	Category 'D' RPA:	● 4
Protective fencing:	—	Ground protection:	—
Above soil surfacing:	—	Supervised excavation:	—

Drawn: MR