



ARBORICULTURAL AND LANDSCAPE CONSULTATION

TO: MICHELLE FILEDER
FROM: PAUL S WATTS
SUBJECT: 17/0871 - PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD,
DEEPCUT, CAMBERLEY, GU16 6RN
DATE: 7 DECEMBER 2017

Michelle

Further to the current development application in relation to the above location, the following observations and comments are made in relation to Arboricultural and landscape matters:

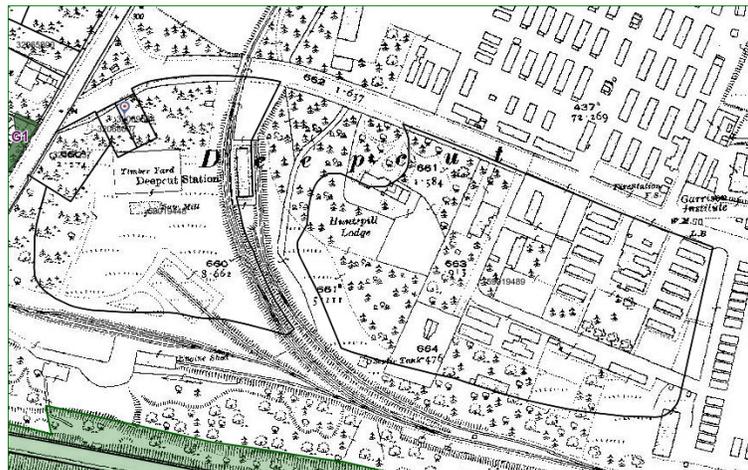
- An Arboricultural report and up to date tree survey has been prepared in this instance by Simon Jones Associates [Simon Jones] and dated June 2017. The previous Amenity Tree Care survey data was used as a base for the new survey but only the significant vegetation was included and the scrub and understorey excluded.

The report is BS5837:2012 compliant and includes an Impact Assessment and a Tree Protection Plan / Tree Constraints Plan and complies with the local validation requirements. A method statement has not been included at this stage and will need to be conditioned to be supplied and approved prior to the commencement of construction.

- There are currently no extant statutory controls in relation to the trees currently located on or immediately adjacent the property by way of TPO or Conservation Area.



- The proposals are for the approval of reserved matters (layout, scale, appearance and landscaping) pertaining to phase 2B for the erection of 215 dwellinghouses (of which 35% are to be affordable units) pursuant to permission reference 12/0546 (as amended) (hybrid permission for a major residential led development totalling 1,200 new dwellings) and consideration of details to comply with planning conditions 9 (affordable housing), 16 (ecological mitigation and management), 23 (vehicle parking and cycle access), 25 (vehicle parking and electrical charging points), 29 (trees), 35 (sustainable homes), 37 (refuse), and 57 (noise) in so far as they pertain to phase 2B.
- The area has in the past been used for railway sidings, a timber yard and also extensive barracks/billets. The redundancy of these areas has led to the emergence of a large quantity of pioneer tree species as secondary woodland over many years, primarily of scrub Oak, Sycamore, Birch etc.



- The supplied tree survey schedule advises 154 significant individual trees, 4 groups and 2 sections of woodland which is used to effectively identify areas of low quality scrub and understorey. There are no hedges present which exceed 20m in length and are greater than 30 years in age and the Hedgerow Regulations 1997 therefore do not apply.

A large proportion of the individual trees surveyed are of low quality, poor form and with very limited safe useful life expectancy. There is no evidence of any individual tree surgery remedial or management work or woodland management [thinning] for at least 20 years and the tree stock has declined progressively and continues to do so. The exception has been the tree removal works required to undertake the recent Japanese Knotweed mitigation project.

The Report advises 38 of the significant and dominant trees would be retained and the remainder removed and none of these trees are suitable for long term retention.

Additional tree management surgery works have been specified within the report and are acceptable. The two very large and significant Beech trees T950 and T951 have been surveyed and assessed in some detail and the desire of the Council that consideration be given to their retention has been made. The survey advises that whilst T950 tree has only moderate landscape value it has high cultural value and that its retention is merited and it is appropriately classed as a category A tree. Additionally, there is a proposal to perhaps retain several of the lesser unlisted minor trees as companions. Some management surgery works are required.

Regrettably, the extent of the major limb failure of T951 and the resultant structural compromise cannot be remedied means that this tree cannot be retained and will need to be removed and offset within the landscape planting scheme.

The report makes reference to and is supported by the Incidental Tree Retention Plan [SJAITR 17156-01 and dated June 2017] which advises and indicates “Areas where there is potential for incidental retention of existing trees or transplanting of young specimens...” Exploitation of these areas will allow for the retention and relocation of suitable young/early mature trees which have not been individually surveyed and assessed as significant. Clearly, any such trees would need to be assessed and marked prior to any tree works on site to ensure they are not removed as part of the clearance. Consultation with and the agreement of the Tree Officer should be part of this strategy and feature as part of the pre-commencement site meeting.

All tree works should be undertaken by a professionally qualified and appropriately insured specialist contractor in accordance with BS3998:2010 – Tree Works.

- The extent of vegetation removal and the extent of the proposed development will impact significantly on the landscape profile and character of the area. Whilst it must be remembered that these compartments of trees are primarily secondary woodland [not planted and maintained as such] with occasional significant landscape feature trees, it has become part of the broader landscape and the changes will be significant.

To offset the impact of tree removal, a comprehensive and sympathetic landscape planting plan must form part of the development. Tree species must reflect those growing locally and the use of high ornamentals avoided. The use of monocultures [rows of identical trees to the front of properties] must also be avoided. Fastigate cultivars would be appropriate for planting adjacent dwellings.

- Tree and ground protection measures have been detailed within the Report and are acceptable and must be a Condition of any consent granted.
- Local geology is reported as being:

Bedrock geology description: *Camberley Sand Formation - Sand. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by shallow seas.*

Setting: shallow seas. These rocks were formed in shallow seas with mainly siliciclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel.

Vegetation related clay shrinkage subsidence has not been reported as an issue within this general area in the past and it is unlikely therefore that subsoils would be prone to volumetric change in the presence of significant vegetation.

Tree roots grow in the direction of least resistance and where they have the best access to water, air and nutrients. Root growth can cause physical damage to structures by simply pushing the ground apart and should be a consideration with regards to foundation provision.

- There is reference within the Arboricultural Report to a pre commencement site meeting. This is an essential element of the project phasing and provides for confirmation of safe guarding of retained tree stocks. A pre-commencement meeting must be agreed a minimum of 7 working days in advance of the start of any works on site to allow the Arboricultural and/or Enforcement and Case officers to attend. Tree works, tree and ground protection, storage etc. will all need to be agreed at that stage together with agreement of details relating to the Incidental Tree Replacement Plan. Final details regarding site supervision visits and reporting must also be finalised and agreed – in writing.

In conclusion, subject to the above observations and Conditions, I would raise no tree or landscape related objections to the proposals at this stage.

I trust this information is of assistance to you.

Paul S Watts

Arboricultural Officer

Addendum – 10 January 2018

A further two extensive site visits have taken place in mid-December and early January with the retained Arboriculturists, Simon Jones Associates [Frank Spooner]. The latter meeting was in the company of representatives of Cala Homes and the contractors appointed to fence the site, provide tree and ground protection measures and also undertake tree works.

The visits confirmed further the following:

- The removal of trees and understorey will be significant. The majority of trees to be removed are of low to very low quality and scrub with much of the below canopy vegetation being pernicious such as Rhododendron, Holly, bramble etc. with also an extensive compartment of Bamboo. Significant trees to be retained have all been marked and cross referenced with the tree retention/removal plan.
- The site meetings provided a means of discussing the desirability to try and retain additional emergent young trees throughout the site in the same manner as the retention of suitable small trees adjacent the culturally important Beech T950. SJA have considered this as part of their stated *“Incidental Open Space with Potential for Tree Retention Plan”*.

Due to the generally poor quality of trees present throughout the site, it is not anticipated that these would be in great number but any located and agreed upon through the progression of removal works would be lifted [using a tree spade] with the intention of relocation within the development area and as part of the broader landscaping. This option would secure not only emergent self-set trees that are optimised for the area but will also transplant the soils and associated organisms to aid successful establishment. The utilisation of onsite resources in this manner should be encouraged.

- Whilst efforts have been made to secure as much boundary plant material as possible it must be accepted that a large proportion is not suitable or sustainable. SJA have acknowledged this at section 4.2.30 of their report and highlights that new tree planting would be needed to contribute to a “woodland character”. Utilisation of onsite candidates should also be considered to help to “gap up”.
- Beech T951 will need to be retained in situ for some time prior to eventual removal due to the need for appropriate bat surveys to be completed and any bat handling/relocation requirements. It is likely that this will not be removed until mid to late summer.
- Wellingtonia T801 is desirable for retention but only as part of a supportive group and this has been demonstrated in the report and plan. At the time of the January visit it was noted that the top had suffered further recent storm damage with a large secondary leader having been blown out in recent days. Additional tree management works will be needed to address this damage.

- Establishment of the site boundary and fencing will require the early removal of vegetation. Tree protection fencing and any ground protection will be erected on conclusion of vegetation clearance works. The need for appropriate and regular site inspection and supervision of all works associated with the development by the retained consultant is essential as is liaison with and reporting to the Council.

A suitable Condition should be imposed to include the following:

“A pre-commencement meeting of all parties must be agreed a minimum of 7 working days in advance of the start of any works on site to allow the Arboricultural and/or Enforcement and Case officers to attend. Tree works, tree and ground protection, storage etc. will all need to be agreed at that stage together with agreement of details relating to the Incidental Tree Replacement Plan. Final details regarding frequency of site supervision visits and reporting procedures, selection and marking of any suitable trees for relocation within the site or temporary storage must also be finalised and agreed – in writing.”

- Consideration will be needed for the possible re-emergence and treatment of Japanese Knotweed within the site.
- Due diligence will be required with regards to the approaching bird nesting season, the need for bat surveying and any other ecologically sensitive considerations.

Again in conclusion and subject to the above observations and Conditions, I would raise no tree or landscape related objections to the proposals at this stage.

I trust this information is of assistance to you.

Paul S Watts

Arboricultural Officer