

**Application Number & Location: 23-0326 141 Park Road**

**Proposal: Consultation application from Surrey County Council for the outline application for the erection of part 1, 2, 3 and 4 storey building for extra care accommodation comprising self-contained apartments, staff and communal facilities and associated parking (landscaping and appearance reserved)**

**Date: 04/05/2023**

**Terminology:**

Tree preservation order (TPO), root protection radius (RPR), root protection area (RPA), tree protection fencing (TPF), ground protection (GP), construction exclusion zone (CEZ), arboricultural impact assessment (AIA), tree constraints plan (TCP), arboricultural method statement (AMS), tree protection plan (TPP). National Joint Utilities Group (NJUG). British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837:2012). Cellular Confinement System (CCS).

The proposal is for a care home with basement.

The site benefits from a significant number of mature and prominent trees, these are considered a constraint to the development.

- The tree survey has not fully considered all the offsite trees, trees within Number 87 have not been included, they might not be a constraint but this needs to be shown.
- The substation in the top right corner needs to be relocated, the installation of this will lead to the loss of the trees within the corner.
- T19 is an average Oak but will be a significant constraint to the proposal, however, the local authority would not be against the loss of this tree subject to replanting.
- The development sits too close to T22, once the space provided for foundations are considered, the current layout is likely to lead to the loss of this tree, the current TPF is not enough to secure its long term viability.
- The extent of incursion into the RPA of T21 is unacceptable and will not conform to best practice and likely lead to its decline.
- The ground protection around T21 is not accurately reflective of the actual layout required once footings are fully considered, the foundation will sit at least .5m – 1m outside of the building line and for working space.
- The path around the site does not appear to be proposed as a geocell footway, which might limit the harm to these trees, although current ground levels will be an issue for such a proposal as there is a steep incline along this bank. No further details have been provided, the path is only acceptable through the RPA of trees as a geocellular proposal above existing levels.
- The proposed car parking on the northern boundary will not be able to implement without significant level changes leading to the loss of trees on site and potentially offsite. 1 – 5 will require a retaining wall and level changes to construct. The spaces 16 – 20 again will require level changes and cannot guarantee the long term viability of these trees, they are a principle feature of the site. It is suggested to move these spaces to the southern boundary, where T16 etc is currently, the loss of these early trees and the 2 x limes on this boundary is acceptable but only for the change in parking arrangements. Suitable planting elsewhere to be provided.

- The likely impacts on the proposed footway and entrance road on T37 and to a lesser extent T38 have not been fully identified.
- The RPA of T41 is not accurately recorded on the layout, Park street and the outside footway will be a significant constraint to root development and the RPA needs to be amended accordingly. This will be the same for all trees along the western boundary.
- No indicative utilities have been shown on the proposed layout and I am not able to fully consider this aspect.

There are a number of significant trees on site which benefit the wider landscape and the proposal risks the long term viability of these trees, I would suggest that alternations of the scheme to provide a more sustainable relationship between the built form and the retained trees is considered, the current proposal does not go far enough to protect the trees on and offsite.

Alastair Barnes  
Arboricultural Officer  
Alastair.Barnes@Surreyheath.gov.uk