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## ARBORICULTURAL AND LANDSCAPE CONSULTATION

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**TO:** PATRICIA TERCEIRO  
**FROM:** PAUL S WATTS  
**SUBJECT:** 20/0752 - LAND BETWEEN LARCHWOOD GLADE AND DEVONSHIRE DRIVE CAMBERLEY GU15 3UW  
**DATE:** 20 OCTOBER 2020

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Patricia

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:

- The proposals are for the erection of 3no two storey detached dwellings (1x 3bed and 2x4bed) with private amenity area, parking and access.
- An Arboricultural report has been prepared in this instance by SMW Tree Consultancy [Steve Wood] and dated 23 June 2020. The report is BS5837:2012 compliant and includes an Impact Assessment, Method Statement and a Tree Protection Plan / Tree Constraints Plan and complies with the local validation requirements.
- There are extant statutory controls in relation to the trees currently located on or immediately adjacent the property by way of TPO 07/71 and which is currently an Area Order.



- The Arboricultural Report advises many trees [201] within a clearly defined and localised compartment that has attained over many years, a wooded characteristic. There are significant individual trees and understorey in relation to the property which falls towards a railway cutting to the south. The site has had little in the way of any appropriate management for a considerable period other than some minor health and safety works approximately 2 years ago. The failure to maintain this area has resulted in a slow but progressive decline in the “woodland” structure and appearance.

The report advises that 46 trees would be removed to facilitate the proposals or require facilitation pruning works. Additional tree management surgery works have been specified and are acceptable. All tree works should be undertaken by a professionally qualified and appropriately insured specialist contractor in accordance with BS3998:2010 – Tree Works.

- Tree and ground protection measures have been detailed within the report and plan which are appropriate for the location and acceptable and must be a Condition of any consent granted.

Special attention and emphasis have been placed on the provision of access and associated wearing surfaces to ensure a minimal intrusion and potential impact on the retained trees.

- The report advises minor intrusions within the RPA of retained trees in relation to Plot 1 only which amounts to 3.5% and significantly below the British Standard threshold. The current British Standard states that '***The default position should be that structures are located outside the RPA's of trees to be retained***' and '***However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to trees.***' This would typically involve the use of above ground pile and beam footings or hand excavated localised concrete support pads etc. The project arboriculturist has adequately:

- a) demonstrated that the tree(s) can remain viable***
- b) proposed a series of mitigation measures to maintain or improve the soil environment that is used by the tree for growth.***

N.B. The 2012 revision of the BS5837 removed the up to 20% offsetting of root protection areas in a simplistic and arbitrary manner. The only opportunity under the current standard to adjust an RPA is through informed evidential interpretation and justification. The consultant has correctly and appropriately chosen not to offset RPA's due to the wooded nature of the location.

- 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.

- Landscape planting / Replacement planting is most definitely a requirement in this instance. Due consideration will need to be given to appropriate species selection. As part of a woodland management plan, a proportion of the pernicious and undesirable understorey will need to be removed [Holly, Rhododendron and Laurel] as part of good practice. This will add to planting opportunities and the introduction of differing age classifications with various sized replacement/restocking vegetation. The long-term aim should be the phased removal of the dominant Scots Pines which are approaching end of life viability and to replace these with broadleaf deciduous trees to reflect the local and wider landscape profile of the area.
- The current BS5837:2012 requires there to be an auditable system of Arboricultural site monitoring with direct on-site supervision of activities close to or within any RPA of retained trees. The frequency of site visits is to be agreed in writing in advance of the commencement of development.
- There is reference within the Arboricultural Report to a pre commencement site meeting. This will be an essential element of any consent should members choose to approve the scheme.

*The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by SMW Tree Consultancy [Steve Wood] and dated 23 June 2020. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.*

**Reason:** *To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.*

### **Conclusion.**

The proposal to build within this area has been looked at on a number of occasions in recent years and a good deal of effort has been made by many parties to discuss and identify a minimal scheme that would fit within the northern sector of the site and retain the southern half as a compact woodland compartment.

The woodland has suffered from a lack of past management and failure to start to offset and minimise the progressive deterioration will result in its terminal decline. The development of the northern section would provide an opportunity to retain the woodland in a managed state albeit in a reduced form.

To that end, should approval be considered for these proposals, a comprehensive woodland management plan of 15-20 years should be submitted and agreed in advance of any commencement of works. This should include details on planting as well as regular management to trees and the containment of pernicious species. The funding for such a plan would need to be detailed and submitted.

Details will also be required for replacement/landscape planting proposals within the development. Species selection should complement the local landscape but may include cultivated varieties such as those with fastigiate forms that will not spread and outgrow the location. The use of high ornamental species should not be approved. Landscape planting within the development area should comprise semi mature stock.

Lastly, the woodland is currently subject to an Area TPO. Should approval be granted for the current proposals, a new Woodland Order should be made to add additional protection to the southern sector as this would protect not only the retained trees but also any new planting and self-set seedlings and saplings. The northern sector should then have a new tree specific Order put in place to cover existing retained trees and new

landscape planting trees. The current tree plan would provide the basis for a new tree specific Order.

Subject to the above observations, recommendations and proposed 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**