

TREE COMMENTS: 24 Park Avenue

Application No: 21/0821

Date:30/04/21

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).

1. The current tree survey is out of date following previous comments regarding this application and removal of a sweet Chestnut. This needs to be updated. This tree was agreed to be removed and significant planting proposed within the landscaping scheme for its long-term replacement.
2. Development sites often have hoarded fencing to protect the site from vandalism including a large, hoarded gate way, if this is proposed it will need to be demonstrated on the TPP and the means of its installation, sleeved hand dug lined posts etc. by way of method statement.
3. The applicants have only provided a heads of terms method statement with no specific details. The driveway at the front is proposed in part to be a cellular confinement system (CCS), however it is shown as both standard driveway and CCS, the CCS will need to be above ground and so will cause a ramp or raised section of the driveway and will be incompatible with the rest of the driveway outside of RPA's no specific cross sectional diagrams have been provided to show how these raised CCS sections will tie into the remainder of the driveway or the highway outside of the property. These will need to be provided. No specific construction method statement for the driveway has been provided in support of the proposal, its expected as it will pass through the RPA of retained trees that this information is provided upfront.
4. Once this driveway is installed its likely that it will conflict with the proposed utilities coming into the site without the driveway replacement/removal and so the utilities will be implemented at the first phase of the development but details of the alignment of existing and proposed overhead and underground utility services including drainage and soakaways and their associated structures (e.g. manhole covers, meters, access points, vertical supports) have not been provided. I am therefore unable to assess the impact they would have upon on/off-site trees. There is no specific information in the method statement and no construction method statement is provided. The method statement does refer to utilities being used by the existing services into the site, the AMS will need to confirm that no upgrade to these is proposed.
5. Trees T3 & 4 are offsite trees, however the area that is proposed for CCS is soft ground, the stage where this will be upgraded will need to be agreed upfront and either instigated at the beginning of the development to protect the soft ground below or the tree protection fencing will need to protect the RPA, alternatively ground protection suitable to the required task will be needed during development this aspect will need to be clarified.
6. The removal of the hard standing at the outset of the development is contrary to the further statements within the AMS, it is also not clear that the proposed CCS is suitable for the expected loads and weights that will traverse across it during development, its likely that a standard CCS designed for everyday car use will be used, with the weight of delivery lorries and construction machinery it will be most likely inadequate to protect the soft ground

underneath. These points and the phases of installation/removal and construction will need to be detailed in the AMS.

7. The storage compound at the front of the property is inadequate for the likely size and extent of the materials and any parking within the property as specified in the method statement without there being pressure on the TPF, there will be pressure to move the fencing to allow storage and construction vehicles, it also doesn't go far enough to protect the soft ground and the RPA of T47 at the front of the property, this aspect will need to be amended and site storage suggested elsewhere.
8. A plan of the demolition phase of the construction for tree protection fencing has not been provided.
9. The method statement has not confirmed that the fencing will remain in situ during the entirety of the development.
10. The plans provided cannot be scaled against and so the exact position of the fencing if agreed would not be possible to work from.
11. At the moment there is a distinct lack of detail and a specific AMS for each phase of the development and aspects of it should be provided along with construction method statements.
12. Site monitoring needs to be specific to the site and auditable. Reference is drawn to section 6.1. 2 (h) and section 6.1.3 of BS5837:2012. - A schedule of specific site visits where specialist arboricultural input or supervision is required.

All of these points will need to be fully addressed in a later submission and so I would ask that you apply the following conditions:

Tree Protection and method statement – details to be submitted. T01

No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until an updated and detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
- c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order.
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the

provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details.

- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
- g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.

Site Storage – Details to be submitted (T02)

Prior to the commencement of development, demolition or site clearance, details of the areas to be used for on-site materials storage, construction workers parking, areas for ancillary temporary building(s) including any phasing of use, these areas shall be outside the canopy spread of any retained tree within the curtilage of the property. Shall be submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies – DM9

Tree Retention/Replacement - Details to be submitted (T03)

No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted, or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars and without the written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any pruning approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the size and species, and shall be planted at such time, as specified by the Local Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality. Relevant Policies –DM9

Arboricultural Monitoring - Details to be submitted (T04)

Prior to the installation of the new driveway 5 working days' notice shall be given to the Local Planning Authority Tree Officer to attend site supervision of the installation of the cellular confinement system as proposed in planning application 20.....

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality. Relevant Policies –DM9

Landscape (Soft and hard) - Details to be submitted (T05)

Condition: Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a) A scaled plan showing vegetation to be retained and trees and plants to be planted:

b) Proposed hard standing and boundary treatment:

c) a schedule detailing sizes and numbers of all proposed trees/plants

d) Sufficient specification to ensure successful establishment and survival of new planting.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance to ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies – Local Plan DM9.

Informative:

The following British Standards should be referred to:

- A. BS: 3882:2015 Specification for topsoil
- B. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- C. BS: 3998:2010 Tree work – Recommendations
- D. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- E. BS: 4043:1989 Recommendations for Transplanting root-balled trees
- F. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- G. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- H. BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations
- I. BS: 8601:2013 Specification for subsoil and requirements for use

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. Relevant Policies – DM9

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