Arboricultural Method Statement, Impact Assessment and Tree Protection Plan in Accordance with BS 5837:2012

9 PORT WAY, BISLEY, WOKING, GU24 9AJ

REVISION 2

SouthOaks Arboricultural Consultancy

Tel 07460 879833

www.surreytreeconsultant.co.uk
elliott@surreytreeconsultant.co.uk

Contents

1. Executive Summary

1.1

The proposal is for a side and rear extension at 9 Port Way, Bisley, Woking, GU24 9AJ.

Arboricultural Survey

1.2

The site was inspected by Elliott Foulkes (Dip Arb L4 ABC, TechArborA) on Monday 7th March 2022. Two mature Oak tree reside to the rear and front of the property. There are no Tree Preservation Orders and the property is not within a Conservation Area according to Surrey Heath Borough Council online records. The street scene is residential in nature and is characterised by semi-detached dwellings.

1.3

2 individual trees were classified within the ‘B’ category due to their combination of conservational, amenity value and maturity.

Tree Protection Plan

1.4

The RPA of the trees will require protection in order to mitigate from compaction and to avoid potential root damage. To guard the trees protection fencing must be installed around the perimeter of the RPA’s as indicated in the Tree Protection Plan.

2. Introduction

2.1 Instruction

2.1.1

SouthOaks are instructed to visit and survey the trees in accordance with BS5837:2012. This includes trees that are within influencing distance of the tree Root Protection Area (RPA), and trees to be retained that may be affected by potential loss or damage within influencing distance of 9 Port Way, Bisley, Woking, GU24 9AJ.

2.2 Background Information

2.2.1

We have been provided with a block plan for this site without precise tree locations.

2.2.2

The principle reason for this investigation is to provide professional arboricultural advice to assist in tree retention with nearby construction works. This report includes a Tree Protection Plan in accordance with BS5837:2012.

2.2.3

Care has been taken to obtain all information from reliable sources, and all data has been verified where possible. However no guarantee can be given of the accuracy of information provided by others.

2.3 Plans and documents

2.3.1

A survey and map included in this report will include all tree numbers, specifically where it has not been possible to tag trees due to access. This document will notify of any additional trees not included in the topographical survey.

2.3.2

We have no connections with any of the parties involved in this site that could influence the opinions expressed in this report.

2.3.3

Planning permission overrides a Tree Preservation Order and Conservation Area.

3. The Site

3.1. Site Visit

3.1.1

The site was inspected by Elliott Foulkes (Dip Arb L4 ABC, TechArborA) on Monday 7th March 2022, weather conditions provided good visibility of the trees. Access was not granted for neighbouring properties.

3.1.2

The information contained in this report covers the trees inspected and reflects the tree condition and site conditions at the time of inspection. Measurements were taken using a diameter tape, digital laser measure and digital clinometer.

3.1.3

The trees were inspected from ground level only, no climbing inspections were undertaken.

3.2. Site Description
3.2.1

Two mature Oak tree reside to the rear and front of the property. There are no Tree Preservation Orders and the property is not within a Conservation Area according to Surrey Heath Borough Council online records. The street scene is residential in nature and is characterised by semi-detached dwellings.

3.3. The soil
3.3.1

A soil report from a consulting engineer has been completed and will be adhered to, report reference 22/12463/KJC.

4. Tree Survey Parameters
4.1 Parameters
4.1.1

Trees growing as groups have been identified and assessed as such where we have determined it appropriate.

4.1.2

Trees have been categorized using the criteria shown in table 1 in accordance with BS5837:2012. This is used to identify the quality and value of the existing tree stock allowing informed decisions to be made concerning which trees should be removed or retained in the event of development. BS5837 requires retention of better quality trees where possible (category A and B).

4.1.3

Trees that require immediate attention, either due to serious hazard to life or property, or trees affected by pests or pathogens that may cause widespread or serious damage unless controlled or eradicated should be brought to the attention of the relevant person or organisation (including statutory authorities where applicable).

5. Tree Survey and analysis

5.1 Species

Common name	Scientific name
Oak	*Quercus.* Sp.

5.2 Distribution of categories

BS5837 Category	Number of trees	Percent of trees
B1	2	100%
Total	**2**	**100%**

5.3 Key to survey

5.3.1

Ref – Reference number allocated to the tree or group of trees:
T = Single tree
G= Group of trees

DBH – Diameter at Breast Height. The tree diameter measured at 1.5 meters above the ground. Where the level of the ground is uneven measurements are taken above the upper side of the slope.

RPA – Root Protection Area. RPA's for single stem trees should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem one of two calculations are formulated in accordance with BS5837:2012.

Branch spread – The longest branches measured to the North, East, South and West

Height of first branch – First significant branch from ground level measured from the main stem

Height of canopy - First significant branch from ground level measured from the branch tip

ERC – Estimated Remaining Contribution.
0-10 = Unsuitable for retaining
20+ = Short term retention potential
30+ = Mid to long term retention potential
40+ = Long term retention potential

Age – Categorised into the following:
Y = Young
SM = Semi-mature
EM = Early-mature
M = Mature
OM = Over-mature

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012]* ***4.5.7****.*			
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

				Branch Spread (metres)										
Ref	**Height (metres)**	**Common name**	**Stem Diameter (mm)**	North	East	South	West	**Height of first branch (metres)**	**Height of canopy (metres)**	**Age**	**Remaining life span**	**General observations**	**Category**	**RPA (metres)**
T1	16	Oak	810	7	6	4	7	4	6	M	30+	Large diameter pruning cuts, dead wood, epicormic growth	B1	9.7
T2	14	Oak	700	4	5	2	5	4	5	M	30+	Previously reduced, dead wood	B1	8.4

Above ground constraints

6.1.1

Delivery of building materials should be off-loaded on existing hard standing and away from the Root Protection Area (RPA) of the trees. Any movement of materials within the RPA are to be transported by foot on existing hard standing areas or where sufficient ground protection has been installed. Equipment using hydraulic arms need to stay out of striking distance of trees and their branches.

Root Protection Area (RPA)

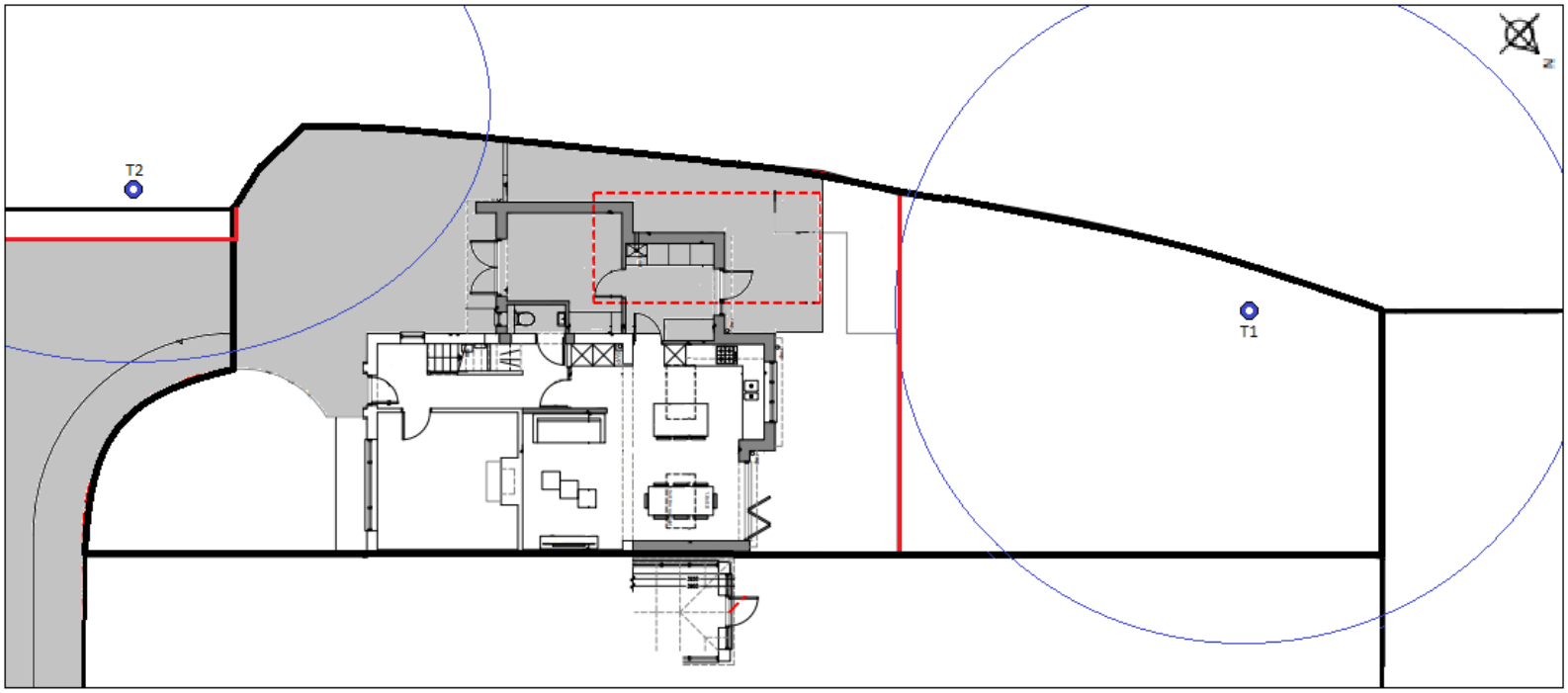
6.1.2

Access within the root protection area must be confined to existing hard standing. It is not permitted to dig within the RPA's unless it is outlined in this report and supervised by a competent arboricultural consultant. If digging is required within the RPA it must be completed by use of hand tools and gentle soil displacement methods (e.g. air spade) that avoid potential damage to tree roots, a professional arboriculturist must be present to supervise this type of work. If it is visualised that underground utility services are to be installed within any RPA an additional method statement must be requested from us.

Issues to be addressed by an arboricultural method statement

6.1.3

Method
Tree protection fencing



0 1 2 3 4 5 6 7 8 9 m

Tree Protection - key

- RPA (Category A)
- RPA (Category B)
- RPA (Category C)
- RPA (Category U)
- Tree protection fence

Project:	9 Port Way, Bisley, GU24 9AJ
Title:	Tree Protection Plan
Revision:	2
Date:	07/11/23
Drg No:	SO-22/1130

7. Tree Protection Plan

7.1 Introduction

Circulation

7.1.1

It is vital that all parties involved in the planning of the development are privy to the information of this report. Copies of the report should be circulated to all individuals as soon as it is made available.

Accountabilities

7.1.2

Tree protection measures should be implemented for the short and long term in co-ordination with the client and all personnel involved in the development

7.1.3

It is the responsibility of the client and agent to hand a copy of this report to the site manager and to ensure that the compliance of the tree protection scheme is followed. The client and agent must make sure the site manager is updated on any authorised changes to this document. They must also ensure all planning conditions in relation to trees, underground works, services and landscaping have been approved before work begins.

7.1.4

It is the responsibility of the client and site manager to make available this report to personnel prior to and during site construction. Personnel must be briefed on the tree protection plan and arboricultural method statement and its importance. The client and site manager must make sure that personnel are updated on any authorised changes to this document.

7.1.5

Compliance of this document and any variations of this document is compulsory.

Schedule of works

7.1.6

Arboricultural work and tree protection installation should be carried out in the following order. Any deviation from this order should be approved by the Local Planning Authority:

1. Tree protection fencing to be installed by a competent contractor and supervised by a competent arboricultural consultant.
2. Tree protection fencing to be dismantled post construction after approval of a competent arboricultural consultant.
3. Construction and arboricultural site monitoring by a competent arboricultural consultant at agreed intervals.

7.1.7

Site prohibitions

1. Contractor's car parking on site is confined to existing hard standing or outside of any RPA.
2. Root Protection Areas are no-dig zones unless supervised by a competent arboricultural consultant.
3. Fires are prohibited on site.
4. Storing of materials, spoil, fuel and mixing of cement and concrete must be confined to hard standing in a zone outside of the Root Protection Areas. The slope of the ground must be taken into account to avoid harmful liquid spills to protected areas.
5. Felling, cutting, or damaging any retained trees is not allowed. This includes attaching signs or using trees as structural support
6. Equipment using hydraulic arms stay out of striking distance of trees and their branches

Compliance

7.1.8

Non-compliance of the tree protection plan means work must be halted immediately and instantly reported to the site manager. This will then need to be reported to the Local Planning Authority tree officer and SouthOaks.

7.2 Arboricultural Method Statement

Ground protection

7.2.1

Where construction working has been allowed within the RPA existing hard surfacing should be retained to act as temporary ground protection. If no hard surfacing is present at the time of construction new temporary ground protection that is capable of supporting any traffic entering the site should be installed prior to the work starting.

The primary method of protecting the ground when erecting scaffolding within RPA's is by installing geotextile fabric and side butting scaffolding boards on a compressible layer such as bark chippings on a geotextile membrane.

7.2.2

Ground protection might comprise of the following:

- Pedestrian movements only – A suspended walkway consisting of single thickness scaffold boards on top of either a driven scaffold frame, or on top of a compression resistant layer (e.g. woodchip).
- Plant up to a weight of 2 ton – Inter-linked ground protection boards placed on top of a compression resistant layer (e.g. woodchip), laid onto a geotextile membrane.
- Construction traffic exceeding 2 ton – Proprietary systems or pre-cast reinforced concrete slabs or other engineering specification in conjunction with arboricultural advice

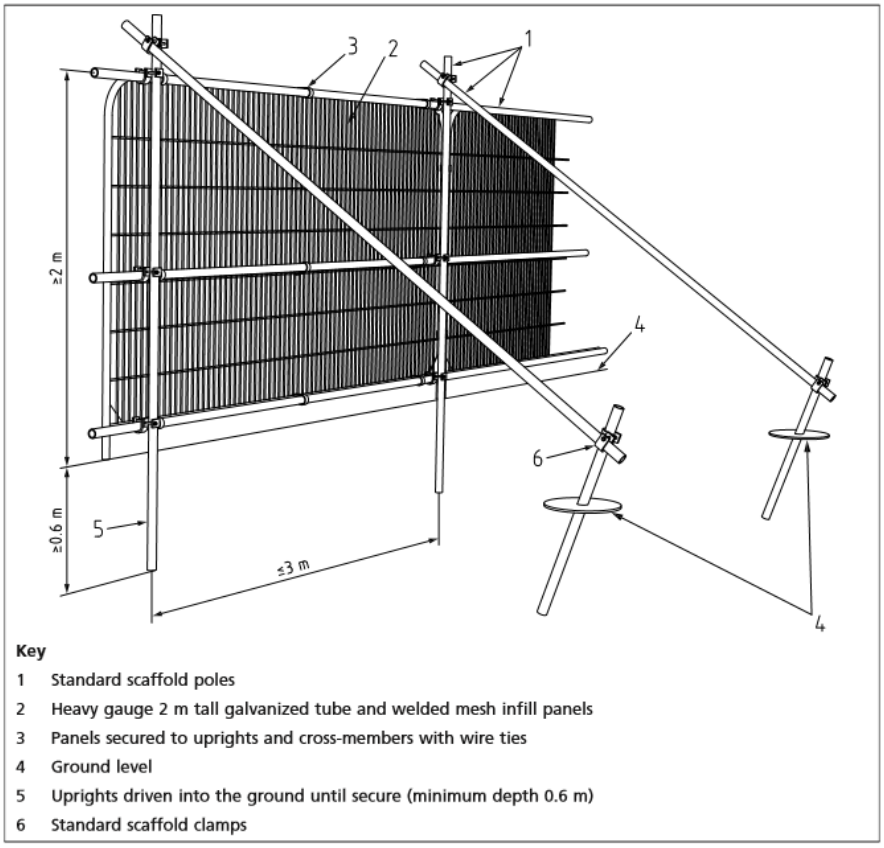
7.2.3

Tree protection fencing is to be installed according to the schedule of works before any materials or machinery are brought onto the site. It should be confirmed by a competent arboricultural consultant that the fencing has been correctly set out on site prior to the commencement of any other operations. Fencing should be fit for purpose of excluding construction activity around trees, they should be maintained to remain structurally sound.

7.2.4

The default barrier specification should consist of vertical and horizontal scaffold framework, the verticals should be spaced at a maximum of 3 meters apart (see figure 1) with mesh panels welded onto the framework. The uprights driven into the ground should not make contact with structural roots or underground services.

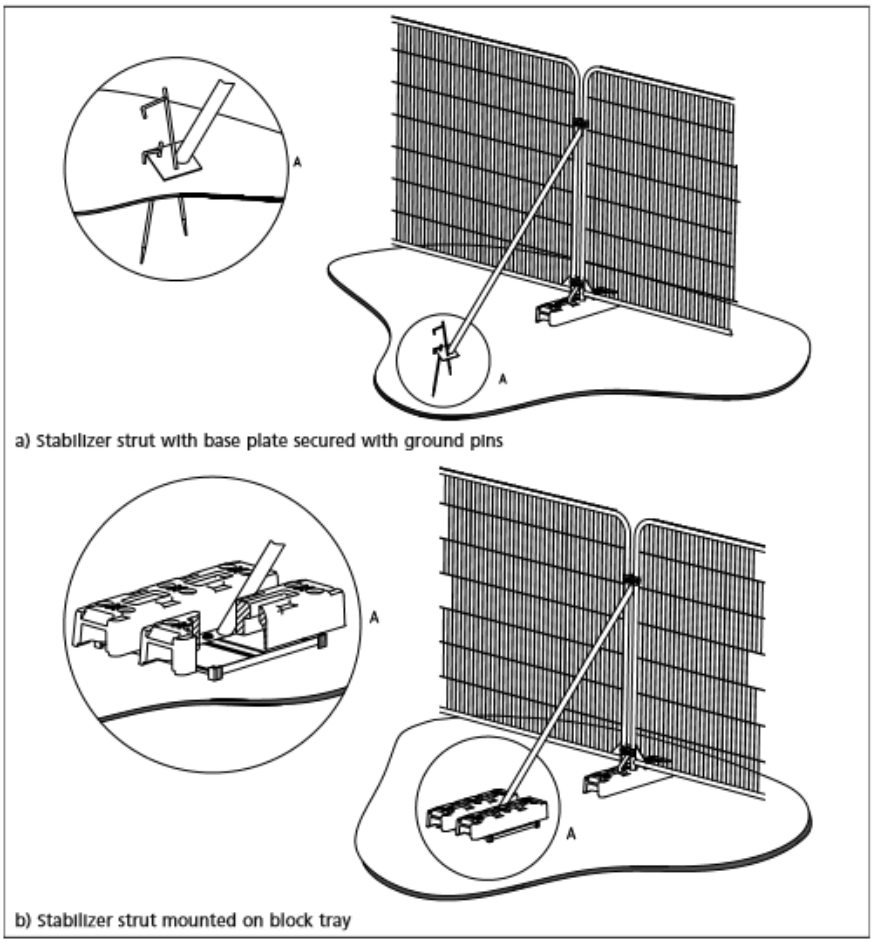
Figure 1 – Default specification for protective barrier



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 2


A
A
a) Stabilizer strut with base plate secured with ground pins
A
A
b) Stabilizer strut mounted on block tray

7.2.5

Scaffolding within Root Protection Areas

Scaffolding poles are not permitted to be driven in to Root Protection Areas unless a soil displacement method is incorporated with supervision of a competent arboricultural consultant at the time of erection.

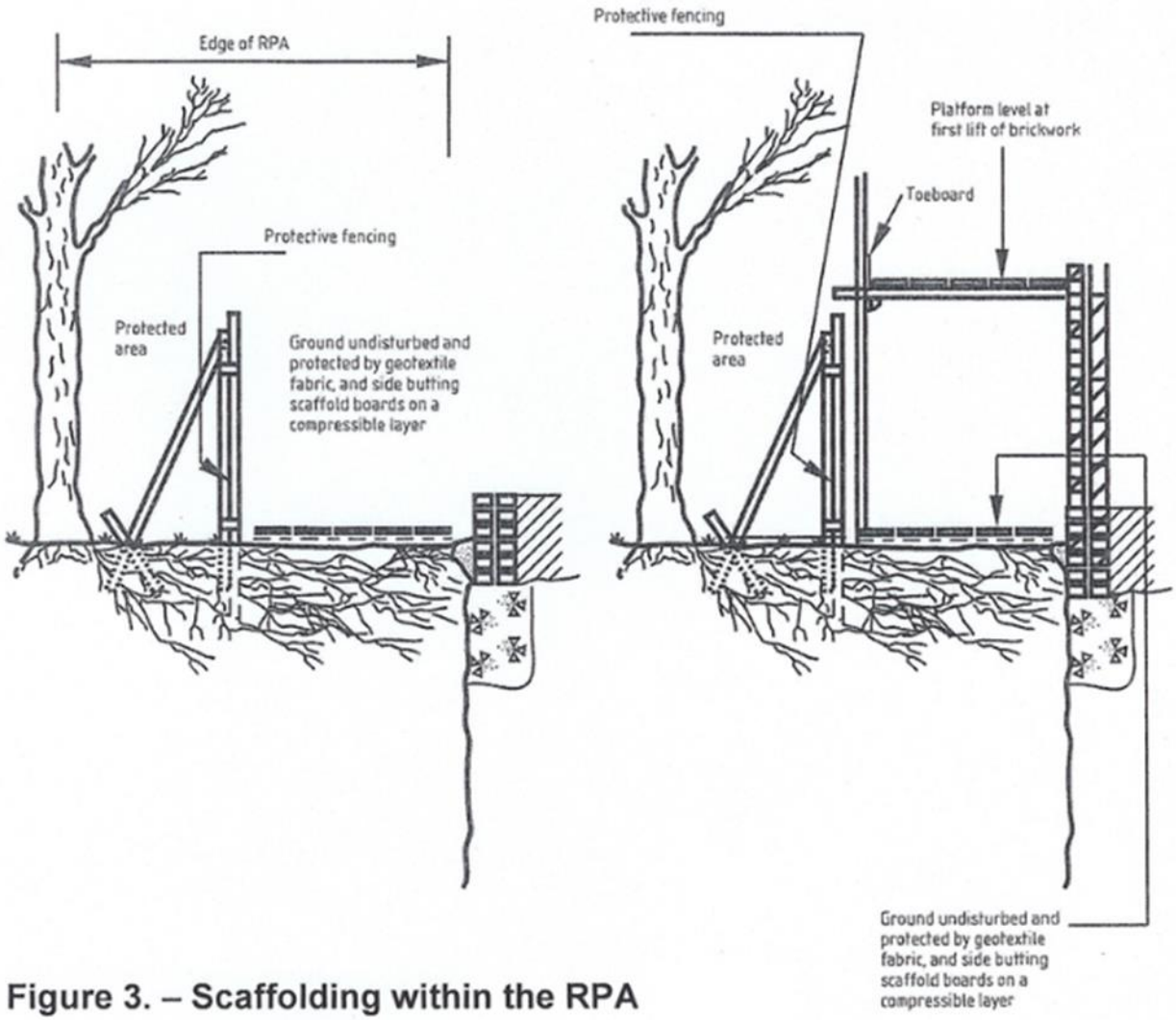


Figure 3. – Scaffolding within the RPA

Site monitoring and pre-commencement meeting

7.2.6

An auditable system of arboricultural site monitoring is in place according to the schedule of works. A competent arboricultural consultant should monitor site activity at intervals throughout the project and should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to an RPA.

The final details of supervision and the frequency of inspection visits will be agreed at the pre-commencement meeting. The supervision arrangement will be sufficiently flexible to allow the supervision of all sensitive works as they occur.

A pre-commencement site meeting involving the land owner, representative of the Client, arboricultural consultant, contractors and engineers (as appropriate), and relevant LPA officers will be held to ensure that all aspects of the tree protection processes are understood and agreed. The meeting is where the details of the program of tree protection will be agreed and finalised, which will then form the basis of any supervision arrangements between the arboricultural consultant and the developer.