

Arboricultural Statement and Tree Condition Survey
for the Proposed Dwelling
at
Land to the Rear of 152 High Street,
Old Woking,
Surrey, GU22 9JH

Prepared for Concept Developments



A trading name of R G Consultancy Ltd

Prepared by
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Our Ref 1123- 100980
November 2023

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1.0 Introduction

1.1 This Arboricultural Statement has been prepared by Ruskins Tree Consultancy, following instructions received from Concept Developments Limited to inform a Full Planning Application for the construction of a detached dwelling on land to the Rear of 152 High Street, Old Woking, Surrey, GU22 9JH

1.2 We visited the site in January 2023 to undertake a tree survey, having been previously involved with this site in 2014. See Appendix 1. We have been provided with a set of drawings showing the proposed works.

1.3 Statutory Protection

1.4 The site is located within the Old Woking Conservation Area. Within a Conservation Area all trees with a stem diameter of over 75mm at 1.5m above ground level are protected. For treeworks in Conservation Areas the Local Planning Authority must be given six weeks' notice (a section 211 Notification) of any proposed felling or pruning of trees (over 75mm diameter at 1.5m above ground level). The LPA have six weeks to consider the proposed works. They can allow these works either by confirming in writing that they do not object or by letting the six weeks elapse without making a Tree Preservation Order [TPO], serving a TPO is the only way the LPA can prevent treeworks which they do not want to allow.

1.5 Tree works which are necessary to directly implement a full planning consent are exempt from protection under the Conservation Area legislation.

1.6 The Conservation Area status does not preclude the presence of Tree Preservation Orders. If trees are protected by a TPO unless exempt it is necessary to make a formal application for consent to undertake the work. If an application for TPO consent for treeworks is refused it is possible to appeal.

1.7 If further advice is required on the Statutory Protection of trees at this site, please do not hesitate to contact my office.

1.8 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017.

2.0 Arboricultural Impact Assessment

- 2.1 The site is an area of open land located to the rear southern side of the High Street and to western side of the residential development known as The Cloisters. Beyond the western boundary is a residential development of two residential blocks known as 148 and 150 High Street.
- 2.2 There is a mature sycamore tree T1 which is growing within an area of open ground that is beyond the southern boundary of the site, there are two self-set semi-mature trees T2 and T3 close to and beyond the western boundary of the site. Beyond the eastern boundary within the rear garden of properties within The Cloisters are a self-set semi-mature ash, a cordyline and 2 ornamental conifers T5-T8.
- 2.3 Two separate a S211 Notifications have been submitted by others for the removal of the sycamore tree T1 and the ash T4 these have responded to by Woking Borough Council on with no objection to the works allowing for the removal of these trees. See Attached Tree Removals and Tree Protection Plan
- 2.4 The off-site trees are not considered to be a constraint to the proposed development and we have recommended measures to protect these trees within our attached Tree Protection Plan.
- 2.5 With the site the open ground around the off-site ash T2 will be fenced-off by a barrier along the western boundary of the site. This barrier and the site boundary fence will prevent any damage to the Root Protection Area of this tree during groundworks and construction.
- 2.6 The root protection area of the off-site, small semi-mature ash tree T5 extends into the site, this will be protected as a precautionary measure by use of suitable No-Dig temporary ground protection such as Tuff-track.
- 2.7 The remaining retained off-site vegetation will be protected by the existing boundary fence. This fence will be retained during construction works.

3.0 Conclusion

- 3.1 Following the Woking Borough Councils no objection response to the submission of the two separate S211 Notification the removal of the sycamore T1 and ash tree T4 is allowed.
- 3.2 The off-site retained vegetation will be protected by virtue of its age, size, off-site location and the tree protection measures as outlined on the attached tree protection plan.
- 3.3 The existing vegetation is poor-quality and the proposed development offers the opportunity to secure new planting that will improve the long-term amenity value of the tree resource within this site.

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Ruskins Tree Consultancy a trading name of R G Consultancy Limited
November 2022

Appendix 1

Tree Condition Survey

Tree Removals and Tree Protection Plan

Pre-Development Tree Condition Survey at Land to the Rear of 152 High Street, Old Woking, Surrey, GU22 9JH

Prepared for Concept Developments



A trading name of RG Consultancy Limited

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November 2023**

Pre-Development Tree Condition Survey at Land to the Rear of 152 High Street, Old Woking, Surrey, GU22 9JH

1.0 Introduction

Acting on instructions received from Concept Developments, the site was visited in January 2023 to undertake a Pre-Development Tree Condition Survey in relation to the proposed extension of the subject property. We have assessed the condition of trees located within and close to the boundary of the site. This survey is an update of an earlier tree survey that we undertook in 2012 to inform the planning application for the conversion of The White Hart Public House and approved residential development to the rear of the public house.

Following submission of the Tree Condition Survey we have been provided with a copy of the proposed layout, we have updated the Tree Survey to include the tree removals necessary to construct the proposed dwelling.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

Table 1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (m)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Vig.	Form	ER CY Age	Description	Recommendations	BS Cat
T1	Sycamore	15	700	1	6	6	5	5	M	A	A	40+	A mature tree growing within the open ground beyond the eastern boundary of the site. A section 211 Notice has been submitted by others to Woking Borough Council for the removal of this tree No objection was raised to the removal of this tree in an email response in June 2023.	Remove as per s211 Notification	B1
T2	Ash	14	300	1	3	3	3	3	SM	A	A	10-19	A semi-mature tree growing beyond the southern boundary of the site. Ash Dieback Disease and its proximity to the fence and adjacent block of apartments may compromise the remaining life-expectancy of this tree.	No works	C1
T3	Ash	13	280	1	4	3	3	4	SM	A	A	10-19	A semi-mature tree growing against the fence to the southern boundary of the site. Ash Dieback Disease and its proximity to the adjacent block of apartments may compromise the remaining life- expectancy of this tree.	No works	C1
T4	Ash	13	260, 250	2	6	5	5	6	SM	A	A	10-19	A semi-mature tree growing against the fence to the southern boundary of the site. A section 211 Notice has been submitted to Woking Borough Council for the removal of this tree No objection was raised to the removal of this tree in a letter dated 5 January 2023.	Remove as per s211 Notification	C1
T5	Ash	8	180	1	1.5	2	3	2	SM	A	A	10-19	A semi-mature tree growing beyond the northern boundary of the site. This tree has been topped and has a small canopy. Ash Dieback Disease may compromise the remaining life- expectancy of this tree.	No works	C1
T6	Lawson cypress	6	200	m/s	1.5	1.5	1.5	1.5	M	A	A	20-39	A mature ornamental conifer growing within a neighbouring rear garden beyond the northern boundary of the site.	No works	C1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (m)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Vig.	Form	ER CY Age	Description	Recommendations	BS Cat
T7	Cordyline	5	100	1	1.5	1.5	1.5	1.5	M	A	A	10-19	A palm conifer growing within a neighbouring rear garden beyond the northern boundary of the site.	No works	C1
T8	Juniperus	5.5	150	m/s	1	1	1	1	M	A	A	20-39	A mature ornamental conifer within a neighbouring rear garden beyond the northern boundary of the site.	No works	C1

Table 2 Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<p>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</p>	<ul style="list-style-type: none"> 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 <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			Red
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
<p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	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 See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	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	Blue
<p>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</p>	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	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

KEY

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (m)	No of stems	CS N (m)	CS S (m)	CS E (m)	CS W (m)	Age Class	Vig.	Form	ER YC	Description	Proposed Works	BS Cat
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Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Dia (m) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points

ERCY: Estimated Remaining Contribution in Years

Vigour

G	Good
A	Fair
L	Low
D	Dead

Form

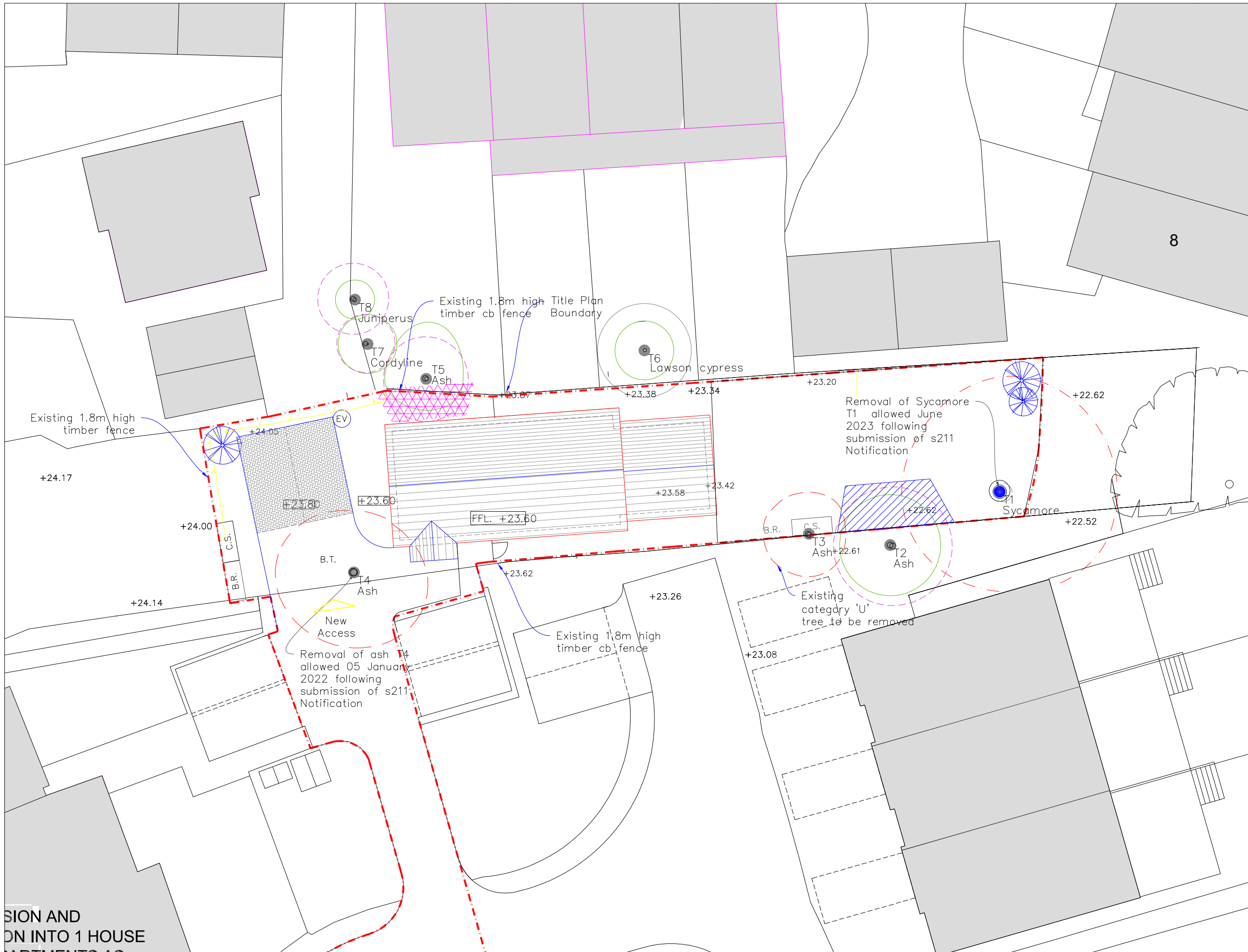
G	Good
A	Fair
P	Poor
D	Dead

Age Class


Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran


BS Category See Table 1 Cascade chart for tree quality assessment
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations


Tree Removals and Tree Protection Plan





Tree Protection and Tree Removals Plan Key

 Construction Exclusion Zone
 Fence-off area prior to enabling and groundworks commencing. Maintain fencing through the duration of the works until such time as the landscape works within the fenced-off area are to be undertaken. Landscape works to be undertaken by hand or with machinery located on the hardstanding. Once landscape works are complete, re-establish fencing until site works are complete.

 Temporary Ground Protection to be installed prior to enabling and groundworks commencing. Maintain in place through the duration of the works, if any level changes or excavation proposed works to be undertaken under supervision of the Arboricultural Clerk of Works.

 Tree to be retained

 Tree to be removed

 Removal of ash T4 and Sycamore T1 allowed by Woking Borough Council January 2022, June 2023 respectively following submission of s211 Notification

Land to the rear of 152 High Street Old Woking

Tree Removals and Tree Protection Plan for Concept Developments Limited

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Scale	1:200 @ A3	Drawn by	PW
Date	07/11/2023	Checked by	*
Project No.	0123-100807		
Dwg. No.	TRP-01 Rev 3		

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