

ARBORICULTURAL IMPACT ASSESSMENT TO
ACCOMPANY PLANNING APPLICATION AT

Parker Collins House
Portsmouth Road
Ripley
Surrey
GU23 6JA

SUBMITTED TO:

Guildford Borough Council



November 2023

Report For



**Arboricultural Impact Assessment
To Accompany Planning
Application At:**

Parker Collins House
Portsmouth Road
Ripley
Surrey
GU23 6JA

Main Contributors

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November 2023

Approved By



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David Partridge

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Tree Condition

All trees can change condition rapidly and therefore we recommend that a detailed assessment of tree condition is undertaken by a suitably qualified person on at least a bi-annual basis.

Ecology

Ecological factors not present at the time of our or any third party ecological inspections, but found prior to and/ or during works can necessitate changes in the project methods, proposed works schedules, timescales and budgets in, order to ensure compliance with UK law.

IMPORTANT NOTE FOR SITE CONTRACTORS

PLEASE NOTE THERE ARE SPECIFIC REQUIREMENTS AT THIS SITE FOR THE SUPERVISION OF WORKS BY A SUITABLY QUALIFIED ARBORICULTURAL CONSULTANT, INSTALLATION OF TREE PROTECTION MEASURES & REPLACEMENT TREE PLANTING. THIS SHOULD BE INCLUDED WITHIN ANY PROJECT COSTS AND MUST BE ADHERED TO IN ORDER TO ENSURE COMPLIANCE WITH THE TOWN & COUNTRY PLANNING ACT 1990

TREES AT & ADJACENT TO THIS SITE ARE SUBJECT TO A TREE PRESERVATION ORDER (TPO) & ARE LEGALLY PROTECTED (BOTH ABOVE & BELOW GROUND). THE REQUIRED ROOT PROTECTION AREAS FOR THESE TREES ARE SHOWN ON THE DRAWINGS WITHIN THE APPENDICES OF THIS REPORT

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1.0 Executive Summary

- 1.1. The site is comprised of existing dwelling known as Parker Collins House (formerly known as Bentinck House) and associated gardens, which is situated adjacent to the Portsmouth Road in Ripley, Surrey. There are a number of trees and hedges of varying landscape importance and condition situated both at and adjacent to the site, along with existing site access points onto the public highway with associated hard surfaces. The site is bordered by a stream to the north-west and by the public highway to the north and east.
- 1.2. This report has assessed the impact of the proposals for development on trees. In order to facilitate the development of this site it is proposed to remove a number of individual trees from within the site. The trees that are to be removed are not prominent within the context of the wider landscape, as views from the public realm are restricted by other adjacent trees, buildings and landscape features which are to be retained.
- 1.3. Existing trees of merit have been retained wherever possible with particular attention given to the retention of the trees and hedges adjacent to site boundaries and trees which are subject to a Tree Preservation Order.
- 1.4. The trees detailed within this report as Oak T7, Oak T10 and Oak T12 are subject to Tree Preservation Order (TPO No. 15 of 2011).
- 1.5. The Project Arboricultural Consultant has liaised with the Design Team and amendments have been made to ensure the proposals at this site comply with the requirements of British Standard BS 5837:2012 (Trees in relation to design, demolition and construction) and accepted best practice.
- 1.6. This report sets out a series of recommendations prior to and during works at the site that will ensure that any impacts on the trees which are to be retained are minimised and negligible. These recommendations are detailed at Section 7.0 of this report.
- 1.7. In conclusion, by following the recommendations within this report, a harmonious relationship between trees, dwellings and people can be achieved and sustained in the long term at this site.

2.0 Introduction

- 2.1. This Arboricultural Impact Assessment report has been prepared by DPA Arboricultural Consultants on behalf of Rushmon Homes Limited to accompany a planning application to Waverley Borough Council for development at this site.
- 2.2. The proposal seeks planning permission for demolition of the existing buildings at the site and the erection of 9 residential houses with associated highway access improvements and hard and soft landscaping works. This report assesses the impact of these proposals for development on the trees identified within our survey of the site.

- 2.3. The purpose of this report is to provide guidance on how trees and other vegetation can be integrated into the proposed development. This will allow the Council and any other key stakeholders to consider all arboricultural matters pertaining to the planning application.

3.0 The Site

- 3.1. The application site is comprised of land adjacent to the Portsmouth Road in Ripley, Surrey. All trees at and directly adjacent to the site were surveyed from ground level in accordance with the requirements of BS 5837:2012 by suitably qualified and experienced personnel in November 2023.
- 3.2. The site is comprised of an existing dwelling with associated gardens and hard surfaces with a number of trees and hedges of varying landscape importance and condition situated both at and adjacent to the site.
- 3.3. The details of all trees situated both at and adjacent to the site are contained within the Tree Data Tables and on the DPA Drawings within the appendices of this report.

4.0 Tree Preservation Orders / Conservation Areas / Other Statutory Designations

- 4.1. The trees detailed within this report as Oak T7, Oak T10 and Oak T12 are subject to Tree Preservation Order (TPO No. 15 of 2011).
- 4.2. Whether or not a site is situated within a Conservation Area can be pertinent with regard to a council tree officer's assessment of the contribution that trees make to the overall character of the local area. Trees within a Conservation Area are also afforded legal protection under the Town & Country Planning Act 1990. This site is not situated within a Conservation Area.
- 4.3. There are no other statutory (or non-statutory) designations at this site.

5.0 Policy Context, Planning History and Current Stage in the Design Process

- 5.1. This report seeks to cover the requirements of the Guildford Borough Council policies such as the Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD) and accompanies the application for development of the site.
- 5.2. The information provided is fully compliant with the relevant British Standard (BS 5837:2012) advice relating to the planning application stage of the development process and meets national standard planning application validation requirements.

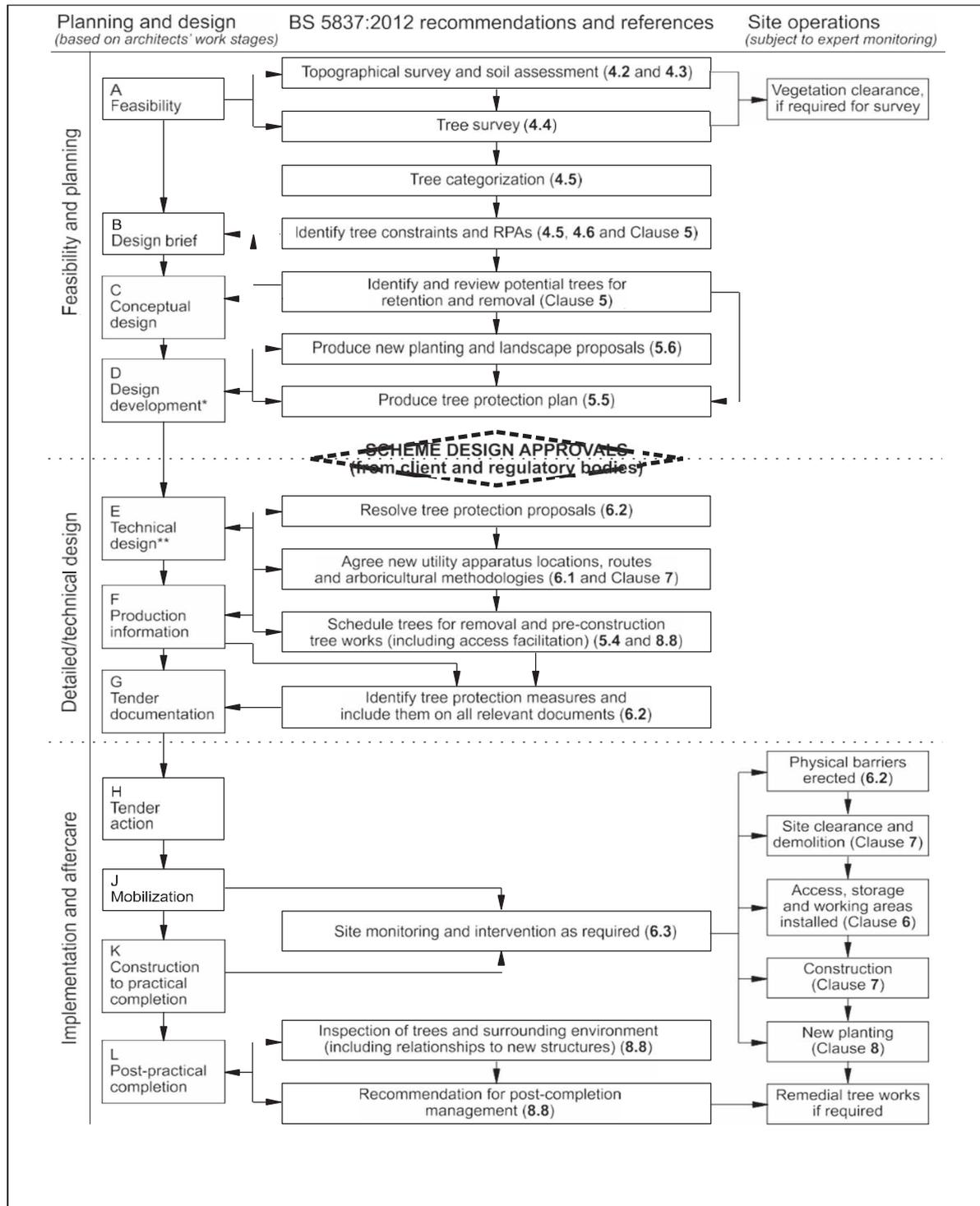
6.0 The Development Proposals

- 6.1. The documents and drawings submitted to accompany this planning application confirm the proposed development as:

The erection of 9 residential dwellings with associated highways access improvements and hard and soft landscaping works, following the demolition of the existing buildings at the site.

- 6.2. In order to facilitate the proposals for development it will be necessary to remove a number of individual trees from within the site. The trees that are to be removed are not prominent within the context of the wider landscape. Any amenity lost as a result of the proposed tree removals can and will be offset by the proposed new and/or replacement tree and hedge planting.
- 6.3. All trees which are to be retained and removed are detailed within the Tree Data Tables at Appendix 1 and on Drawing DPA-7106-01 at Appendix 2 of this report.
- 6.4. Existing trees of merit have been retained wherever possible within the proposed site layout and particular attention has been given to the retention of trees and hedges adjacent to the site boundaries and trees which are subject to the Tree Preservation Order.
- 6.5. All trees shown as retained within the Tree Data Tables and on the drawings within the appendices of this report can and are to be retained and protected in accordance with the requirements of BS 5837:2012; both to screen elements of the proposed development and to maintain the character and setting of the wider landscape.
- 6.6. The Project Arboricultural Consultant has worked with the Design Team and amendments have been made to ensure the proposals for development at this site comply with the requirements of BS 5837:2012 and accepted best practice.
- 6.7. Trees are a material consideration for a Local Planning Authority when determining planning applications, whether or not they are afforded the statutory protection of a Tree Preservation Order or a Conservation Area. The principles and procedures set out within the British Standard BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) have been applied to this development with the aim of achieving a sustainable relationship between trees and development. This report has been produced in accordance with BS 5837:2012 to support the Design Team to the 'Scheme Design Approvals' stage shown within the process chart at Figure 1 below. The Implementation and Aftercare processes within the chart, including all required tree protection measures and any further technical specifications to ensure the protection of retained trees, will be guided by Arboricultural Method Statements and professional guidance where appropriate, following the granting of planning permission.

Figure 1 – The Design and Construction Process and Tree Care

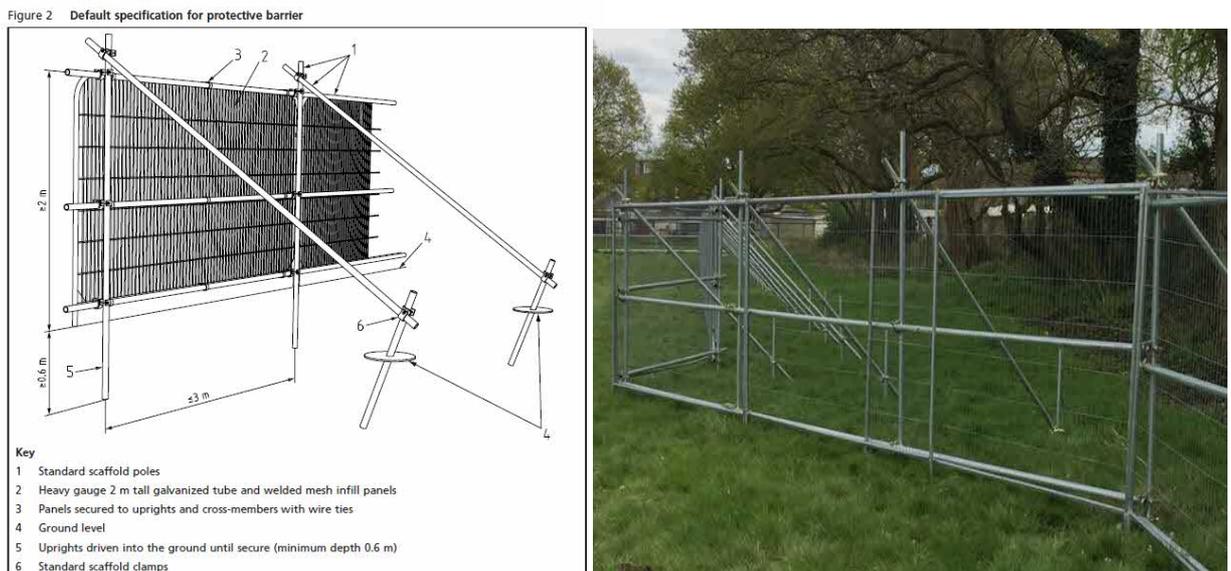


7.0 Arboricultural Impact Assessment

7.1. Tree Constraints – Overview

- 7.1.1. Data on all significant trees at and adjacent to the site has been collected and is detailed within the Tree Data Tables at Appendix 1 and on Drawing Number DPA-7106-01 (Tree Survey) at Appendix 2. The tree protection measures are detailed on Drawing Numbers DPA-7106-02 (Tree Protection Plan - Site Setup & Demolition) at Appendix 3 and DPA-7106-03 (Tree Protection Plan - Construction) at Appendix 4 of this report.
- 7.1.2. All trees shown as retained within the tree tables and/or drawings that accompany this report, will be protected in accordance with the requirements of BS 5837:2012 prior to the commencement and for the duration of any development activity at the site.
- 7.1.3. The root protection areas detailed within this report will be considered as sacrosanct during the development of the site. Any changes in existing soil levels will be forbidden within any root protection areas without prior consultation with the retained Arboricultural Consultant and the Local Planning Authority (Tree Officer). Any entry into the root protection areas and/or changes to the agreed tree protective measures at the site during development will require an impact assessment and/or the prior permission of the Project Arboricultural Consultant.
- 7.1.4. The tree protective fencing that will be utilised to exclude any construction activity within the root protection areas at the site will be in accordance with 6.2.2 of BS 5837:2012 or similar to be agreed with the Local Planning Authority (Tree Officer) as shown below:

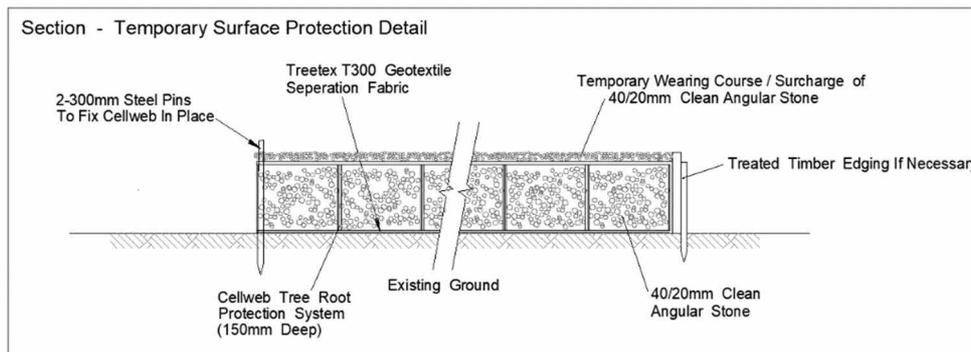
Figure 2 – Tree Protective Fencing Detail



7.1.5. The temporary ground protection to facilitate access within any Root Protection Areas will be in accordance with 6.2.3 of BS 5837:2012 and comprise and be constructed under the supervision of the Project Arboriculturalist as shown below:

Permeable nonwoven polypropylene geotextile membrane (Fibretex F4M or Tree Tex T300 or similar) laid by hand, overlapping dry joints by 300mm. 150mm depth CellWeb or NeoWeb (or similar cellular confinement system) expanded over the areas and held in place by 300mm steel pins. 20-40mm (Type 3 - no fines) washed angular stone (Series 1100 Clause 1105 BS4987) used to infill the cellular confinement system (with overfill of 50-75mm to facilitate access during site works).

Figure 3 – Temporary Surface Protection Detail



7.1.6. The proposed development has been specifically altered and/or designed in order to ensure that the significant trees adjacent to the site can be suitably protected. The footprint of the proposed residential buildings at this site (as indicated on drawing DPA-7106-03 at Appendix 3) are all situated outside of the required root protection areas for the trees which are to be retained.

7.2. Tree Constraints – Site Access & Site Preparation

7.2.1. This application includes proposals for improvements to the existing means of access from the adjacent public highway into the site. The means of access from the public highway has been designed in liaison with the Project Arboricultural Consultant to ensure the trees that are to be retained can and will be protected in accordance with the requirements of BS 5837:2012. The proposed new site entrance is shown on the drawing DPA-7106-04 at Appendix 5 of this report.

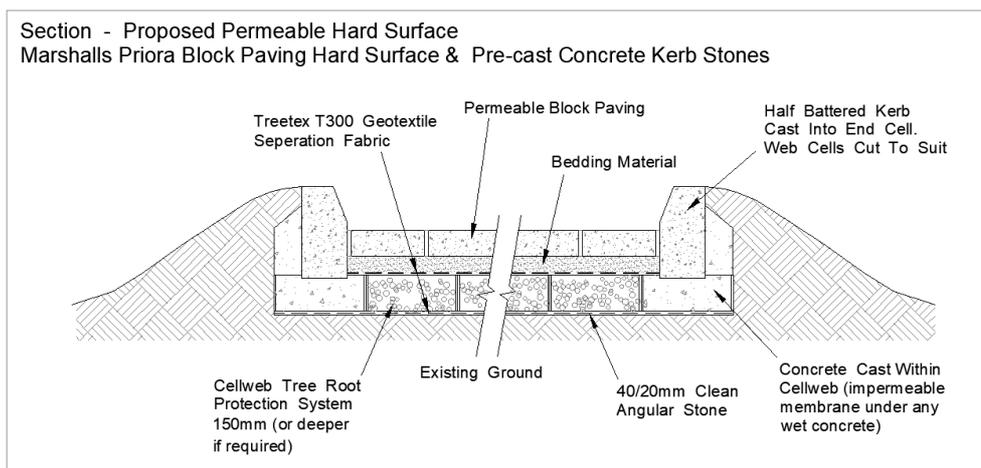
7.2.2. General access for site preparation, demolition and construction works can be routed via the existing site access point(s) and associated tarmac road and/or hard surfaces.

7.3. Tree Constraints – Proposed Hard Surfaces

7.3.1. All areas of new and/or replacement hard surfaces which are situated within any of the Root Protection Areas for the retained trees can and will be constructed by hand under the supervision of the Project Arboriculturalist in accordance with Section 7.4 (& 8.6) of BS 5837:2012 as detailed below:

- Existing turf layer removed by hand within Root Protection Areas (back to the existing soil level below - but no further).
- Permeable nonwoven polypropylene geotextile membrane (Fibretext F4M or Tree Tex T300 or similar) laid by hand, overlapping dry joints by 300mm. 150mm depth CellWeb or NeoWeb (or similar cellular confinement system) expanded over the areas and held in place by 300mm steel pins.
- Base Course - 20-40mm (Type 3 - no fines) washed angular stone (Series 1100 Clause 1105 BS4987) used to infill the cellular confinement system.
- Wearing Course – Marshalls 'Priora' Permeable Block Paving; to be laid on the recommended granular material on a second layer of geotextile separation fabric laid over the cellular confinement system sections.
- Edge Treatment - Pre-cast concrete kerb stones (e.g. pre-treated railway sleepers) with graduated topsoil (BS 3882) with turf and/or composted bark mulch to be used to infill from existing ground/lawn level to the top edge of the edge treatment (N.B. no wet cement to come into contact with the surrounding soil).

Figure 4 – Access Road Permeable Hard Surface Detail



7.3.2. Providing the recommended methods and materials are utilised we consider the loss of any assimilative function with regard to the retained trees due hard surfaces at this site will be minimal. The proposed hard surfaces at this site will therefore not cause any short, medium or long-term damage to the trees to be retained both at and/or adjacent to the site.

7.4. Tree Constraints – Construction

7.4.1. The footprints of the proposed new residential buildings at the site are all situated outside of the Root Protection Areas (RPAs) for the trees which are to be retained adjacent to the site.

7.4.2. As previously noted, tree protective fencing in accordance with BS 5837:2012 (or similar) and temporary ground protection (where necessary) will be installed to safeguard the trees to be retained. The tree protection measures are detailed on Drawing Numbers DPA-7106-02 (Tree Protection Plan – Site Setup & Demolition) at Appendix 3 and DPA-7106-03 (Tree Protection Plan - Construction) at Appendix 4 of this report.

- 7.4.3. The Project Arboricultural Consultant will, as previously noted, supervise the initial installation of all the tree protection measures (and any subsequent amendments) to ensure the tree protection at the site is to the required standards prior to the commencement of any development activity. Any site preparation works to facilitate the installation of the tree protective measures (such as tree works) will be carried out by hand, by suitably qualified personnel, under the supervision of the Project Arboricultural Consultant. The Local Planning Authority (Tree Officer) will be advised when the protective measures have been installed to allow for inspection prior to the commencement of development works at the site.
- 7.4.4. If any fence posts are required within any root protection areas for the retained trees, trial pits will be dug by hand to ascertain whether there are any roots in excess of 2.5cm diameter in the location of the proposed fence post. All works within the root protection areas for the retained trees must and will be undertaken by hand (using hand tools only) under the close supervision of the Project Arboricultural Consultant. No roots in excess of 2.5cm diameter will be cut or damaged in any way and if minor root pruning is necessary no works will be undertaken without further consultation with the Local Planning Authority (Tree Officer) and following written permission. All fence post holes within any root protection areas will be lined with an impermeable membrane to ensure no wet concrete comes into contact with the surrounding soil.

7.5. Arboricultural Site Supervision

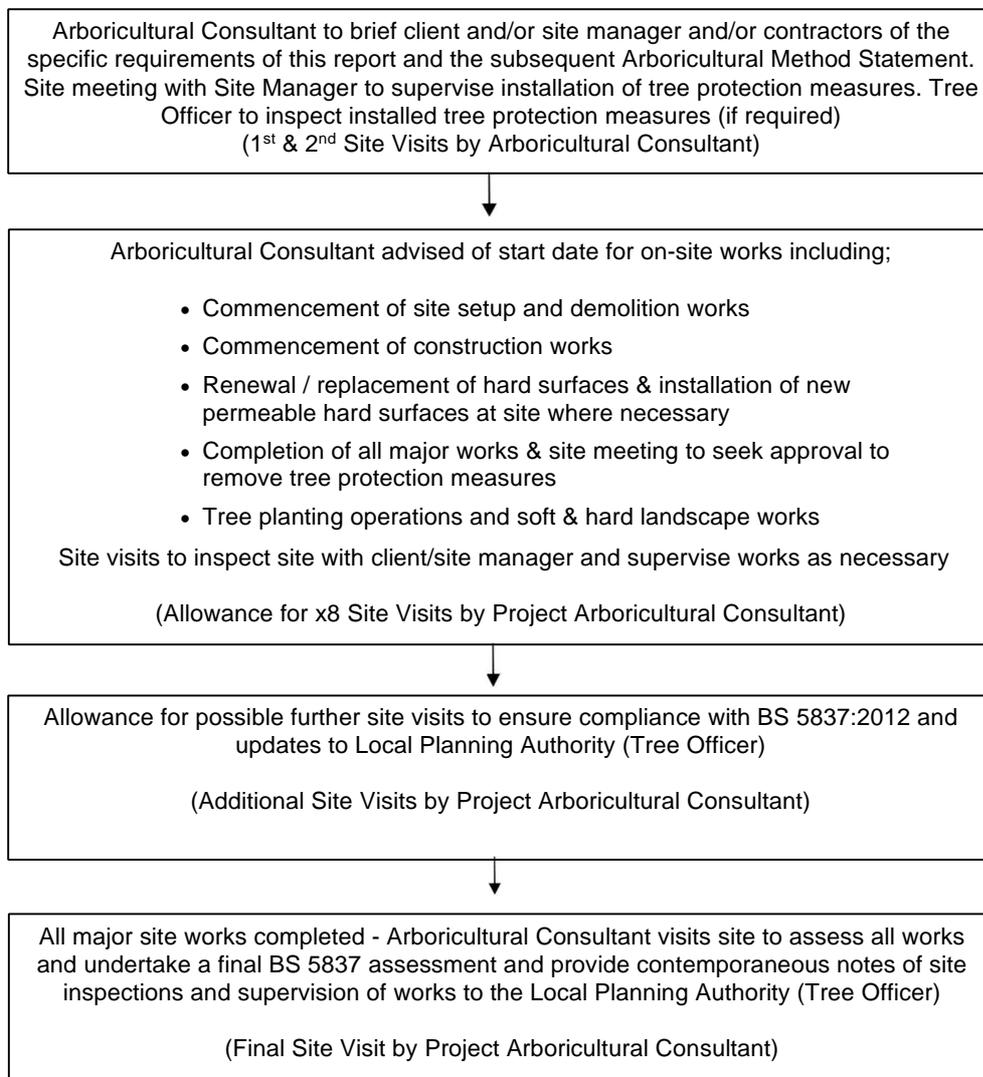
- 7.5.1. The applicant has confirmed that they will be appointing a suitably qualified and experienced Project Arboricultural Consultant to supervise and document the installation of all the tree protective measures and special precautions (BS 5837:2012) noted within this report.
- 7.5.2. A further arboricultural implications assessment will be carried out and an Arboricultural Method Statement (AMS) prepared and submitted to the Local Planning Authority during the discharge of planning conditions. The AMS will include where necessary and possible (heads of terms summary):

1. Preparation of a written site management protocol for dealing with tree matters, incorporated into formal site management procedures and documents, and to specifically include induction training for all operatives related to the protection of trees.
2. The order of work on site, including the installation of protective measures, the removal of any existing hard surfaces and the installation of new structures/surfaces/landscaping.
3. Erection and maintenance of tree protection measures.
4. How and when any temporary protective surfaces will be laid and removed.
5. Who will be responsible for protecting the trees on site.
6. Detailed proposals for inspecting and supervising the tree protection.
7. How any incidents involving trees will be managed.
8. Details of any facilitation pruning and access into site.
9. The parking arrangements for workers and visitors.
10. A schedule of urgent contact numbers relating to trees.
11. Areas for loading and unloading of materials and storage of materials and plant equipment.
12. Where site facilities will be located and when will they be installed.
13. How vehicles, machinery and equipment will enter, move on, work on, and leave the site.
14. Pollution control to specifically consider chemical storage and any wheel washing facilities in relation to trees.
15. Recycling and storage of waste in relation to trees.
16. Details of earthworks, including any planned lowering or raising of any ground levels near trees.
17. Precise services locations, including the methods of excavation when near trees.
18. Crane locations and zones of movement where and if necessary.
19. Details of upgrading/removing/replacing existing surfacing, including detailed permeable hard surface cross-sections.
20. How any construction impacts through compaction to soil near trees will be avoided and if necessary mitigated.

7.5.3. The Project Arboricultural Consultant will also inspect the whole site on a regular basis during site preparation, demolition and construction works and issue a status report (including photographic records) to the site manager, the client, the Local Planning Authority (Tree Officer) to ensure the site is in compliance with BS 5837:2012 and the specific requirements of any conditions (Tree Protection) attached to any planning permission for the proposed development.

7.5.4. The provisional timetable for the required site supervision and site inspections is shown below. Site visits will vary in accordance with the level and type of activity at the site and will be further detailed within the AMS document prepared and submitted during the discharge of planning conditions.

Proposed schedule / timetable of arboricultural site supervision



7.6. Juxtaposition of the Proposed Buildings to Trees & Light & Shade Issues

7.6.1. The proposed development has been carefully designed in order to ensure that the retained trees are situated an appropriate distance away from the proposed residential buildings and to ensure there will be acceptable levels of daylight and sunlight within all habitable rooms. The retained trees should therefore not dominate any private amenity areas, should not significantly obstruct sunlight and will not require any initial or detrimental ongoing management due to their proximity to the proposed residential buildings.

7.7. Proposed Tree & Landscape Planting

7.7.1. The applicant has confirmed that new trees, shrubs and/or hedges will be planted, with an appropriate aftercare contract to ensure successful establishment. All new trees will be specified and planted in accordance with the recommendations in BS 8545 (2014) *Trees: from nursery to independence in the landscape –Recommendations*.

7.7.2. The indicative tree and hedge planting proposals are shown on drawing DPA-7106-04 at Appendix 5 of this report.

7.8. Underground Services

7.8.1. The placement and implementation of services and all associated site infrastructure has been considered to ensure that none of the trees identified for retention and protection will be detrimentally affected. It is proposed to utilise existing services and drainage at the site wherever possible.

7.8.2. If it is proposed to install any services within any of the Root Protection Areas for the retained trees they will be installed in accordance with BS 5837:2012 and the NJUG Volume 4 guidelines i.e. wherever possible route any new services outside of Root Protection Areas and/or hand dig service trenches, under the supervision of a qualified Arboriculturalist within any Root Protection Areas

7.9. Scope of Brief

7.9.1. Carry out a survey of the trees within and adjacent to the site in accordance with BS 5837:2012 and collect data in order to advise the development team of the key issues relating to trees, with options and risk strategies. Prepare a report, with associated tabulated data and site plans, in order to facilitate consideration of the tree issues by the Local Planning Authority and any other key stakeholders.

7.9.2. Provide advice as to whether tree issues are likely to be a significant consideration in obtaining a planning permission, identify key areas of the proposed development where amendments may be required and/or special measures or method statements may be required during the implementation of the proposed development.

7.10. Terms of Reference

7.10.1. Topographical site surveys and the Architects drawings submitted under separate cover to accompany the planning application.

8.0 Conclusions

8.1. It is concluded that:

- The development of this site will only require the removal of a small number of insignificant trees and the loss of these trees will not affect the visual character of the area. The trees to be removed are not prominent within the context of the wider landscape, as views of them from the public realm are restricted by other adjacent trees and landscape features, which are to be retained. Any amenity lost as a result of the proposed tree removals can and will be offset by the proposed new and/or replacement tree and hedge planting.
- Existing trees of merit have been retained wherever possible, with particular attention given to the retention of TPO'd trees and trees and hedges adjacent the site boundaries, to provide screening and/or soften views of the proposed development from within the public realm.
- This application for development, after consultation with a qualified Arboricultural Consultant, has been specifically altered and/or designed in order to ensure that the trees that are to be retained can be protected both during and post development of the site in accordance with the relevant British Standard (BS 5837:2012) and accepted best practice.
- For these reasons, the proposed development will not cause an unacceptable or adverse impact on the health or condition of the trees adjacent to the site which are to be retained.

9.0 Recommendations

9.1. It is recommended that:

- The recommendations for tree planting, tree retention, tree protection and the use of specific methods and materials detailed within this report at Section 7.0 and on drawings DPA-7106-02 at Appendix 3 and DPA-7106-03 at Appendix 4 are adhered to.
- That the Local Planning Authority (Tree Officer) should consider approval of the application, subject to appropriate planning conditions.

APPENDIX 1

Tree Data Tables



ID	Species	DBH	Height	Spread	Area	Volume	Value	Condition	Notes	Age	Category	Remarks	Health	Notes	Age	Category	Remarks	
1	Oak	22.0	-	-	744	250.41	8.93	-	-	AS	3.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Previously crown lifted over driveway	40+	B1	-
T	Cypress	18.0	-	-	460	95.73	5.52	-	-	AS	3.5	MA-M	Fair	Retain & protect in accordance with BS 5837:2012	Previously crown lifted over driveway	20+	C1	-
3	Oak	21.0	-	-	810	296.81	9.72	-	-	AS	4.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. No access to main stem to verify dimensions or condition	40+	B1	-
4	Ash (x4)	-	14.0	16.0	485	106.41	5.82	140	485	AS	3.0	Y-MA	Poor	Retain & protect in accordance with BS 5837:2012. Remove deadwood & crown reduce (by 35 % or 3-4m) to res-shape crowns. Monitor condition regularly in the future	Ash Dieback evident within upper crowns. Major deadwood. Borderline Cat. U trees	10+	C2	-
5	Goat Willow	5.5	-	-	125	7.07	1.50	90	125	AS	0.0	Y	Fair	Remove & replace to facilitate development / landscape proposals	Suppressed form. Large multi-stemmed shrub	10+	C1	-
6	Portuguese Laurel	6.0	-	-	230	23.93	2.76	150	175	AS	2.0	MA	Poor	Remove & replace to facilitate development / landscape proposals	Comprised of x2 main stems. 55% of crown is dead. Poor form & condition. Large shrub	20+	C1	-
7	Oak	17.0	-	-	845	323.02	10.14	-	-	AS	4.5	M	Fair	Retain & protect in accordance with BS 5837:2012	Previously crown lifted over garden. One-sided crown / asymmetric crown	40+	B1	TPO
8	Ash	15.0	-	-	240	26.06	2.88	-	-	AS	3.0	MA	Poor	Retain & protect in accordance with BS 5837:2012	Suppressed form / excurrent crown (no major lateral branches)	10+	C2	-
9	Ash	10.0	-	-	230	23.93	2.76	-	-	AS	2.5	MA	Poor	Retain & protect in accordance with BS 5837:2012	Failed / lost main leader at 8m. Decay evident at point of failure	10+	C2	-
10	Oak	16.5	-	-	565	144.41	6.78	-	-	AS	4.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Suppressed form / excurrent crown (no major lateral branches)	20+	C1	TPO
11	Yew	6.0	-	-	195	17.20	2.34	-	-	AS	1.0	Y-MA	Poor	Retain & protect in accordance with BS 5837:2012	Poor form / being suppressed by T10	10+	C1	-
12	Oak	18.0	-	-	910	374.62	10.92	-	-	AS	3.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Forms part of adjacent woodland / significant local landscape feature hence Cat. A2. Minor deadwood within crown	40+	A2	TPO
13	Ash	16.0	-	-	470	99.93	5.64	-	-	AS	4.0	M	Poor	Retain & protect in accordance with BS 5837:2012. Monitor condition regularly in the future (significant lean over highway)	Significant lean to East over highway. Downgraded from Cat. B due to form. Previously & regularly crown lifted over highway	20+	C1	-
14	Cypress Hedge	-	4.0	6.0	100	4.52	1.20	80	100	AS	0.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Regularly trimmed / topped Cypress hedge. Forms evergreen screen to site boundary	10+	C2	-
15	Cypress Hedge	-	8.0	12.0	155	10.87	1.86	95	155	AS	0.0	Y-MA	Fair	Retain & protect in accordance with BS 5837:2012	Regularly trimmed / topped Cypress hedge. Forms evergreen screen to site boundary	10+	C2	-
16	Japanese Maple	3.0	-	-	105	4.99	1.26	-	-	AS	0.5	Y	Fair	Retain & protect in accordance with BS 5837:2012	Small ornamental tree	10+	C1	-
17	Pagoda Tree	4.0	-	-	85	3.27	1.02	-	-	AS	0.5	Y	Fair	Retain & protect in accordance with BS 5837:2012	Small ornamental tree	10+	C1	-
18	Cypress Hedge	-	10.0	12.0	150	10.18	1.80	90	150	AS	0.0	Y-MA	Fair	Retain & protect in accordance with BS 5837:2012. Remove / trim back small section of hedge adjacent existing site access (as shown on drawing DPA-7106-01)	Regularly trimmed / topped Cypress hedge. Forms evergreen screen to site boundary	10+	C2	-



ID	Category	Species	DBH	Height	Spread	Area	Volume	Condition	Notes	Significance	Value	Code	Notes						
19	T	Cypress	6.0	-	-	180	14.66	2.16	-	-	AS	0.5	Y-MA	Fair	Remove & replace to facilitate development	Not significant within local or wider landscape	10+	C1	-
20	T	Cypress	7.0	-	-	165	12.32	1.98	-	-	AS	0.5	MA	Fair	Remove & replace to facilitate development	Not significant within local or wider landscape	10+	C1	-
21	T	Cypress	8.0	-	-	195	17.20	2.34	-	-	AS	0.5	MA	Fair	Remove & replace to facilitate development	Not significant within local or wider landscape	10+	C1	-
22	H	Cypress Hedge	-	9.0	12.0	190	16.33	2.28	110	190	AS	0.0	MA	Fair	Remove & replace to facilitate development	Regularly trimmed / topped Cypress hedge. Forms evergreen screen to site boundary. Not significant within local or wider landscape	10+	C2	-
23	H	Cypress Hedge	-	5.0	6.0	125	7.07	1.50	80	125	AS	0.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Regularly trimmed / topped Cypress hedge. Forms evergreen screen to site boundary	10+	C2	-

Key to Tree Data

1.1 Tree Number (T No.)

- T = Individual tree detailed on the drawings which accompany the tree report
- G = Group of trees detailed on the drawings which accompany the tree report
- W = Woodland areas detailed on the drawings which accompany the tree report
- S = Individual shrub detailed on the drawings which accompany the tree report

2.1 Species

- Tree or vegetation detailed within the tree data table using common name (UK)

3.1 Tree Height (Ht)

- Tree or other vegetation height measured from ground level and detailed within the data table in metres

4.1 Crown Spread (Cs)

- Tree crown spread radius from the main stem, either detailed within the tree data tables or on the drawings in metres. Where tree crown spreads are not shown to scale on the drawings which accompany the tree report, measurements will be recorded and detailed within the tree data tables for North, East, South and West directions

5.1 Crown Clearance (Cc)

- Clearance from existing ground level to first significant lowest branch and/or average for canopy in metres. If applicable and/or if access is required directly under tree canopies additional notes and observations may also be recorded within the tree data table

6.1 Stem Diameter (Stem DBH)

- Stem diameter measured at 1.5m above ground level for single stemmed trees (and average diameter utilised for multi-stemmed trees) and other vegetation and detailed within the tree data table in millimetres. All measurements taken in accordance with Annex C of BS5837:2012

7.1 Root Protection Area (RPA)

- The root protection areas are calculated in accordance with the equations contained within BS5837:2012
- The highest/top figure within the tree data table represents the overall recommended root protection area in metres squared
- The second highest/middle figure within the tree data table represents the radius of a nominal circle centred on the main stem of the tree in question in linear metres (which contains the required root protection area in metres squared and is shown on the drawings which accompany the tree report). Specific and/or amended root protection areas may be shown for trees that are not open grown

Key to Tree Data

8.1 Physiological Condition (Condition)

- G = Good, F = Fair, P = Poor, D = Dead

(Note: if applicable observations are also recorded within the tree data table)

9.1 Age Class

- Y = Young
- MA = Middle Aged
- M = Mature
- OM = Over Mature
- V = Veteran

10.1 Structural Condition & Comments

- Notes regarding structural condition (e.g. physical defects) and, if applicable, overall condition

11.1 Preliminary Management Recommendations

- Preliminary management recommendations including tree works, tree protection requirements, obvious ecological factors, further investigations of suspected defects etc.

12.1 Estimated Years (Est. Years)

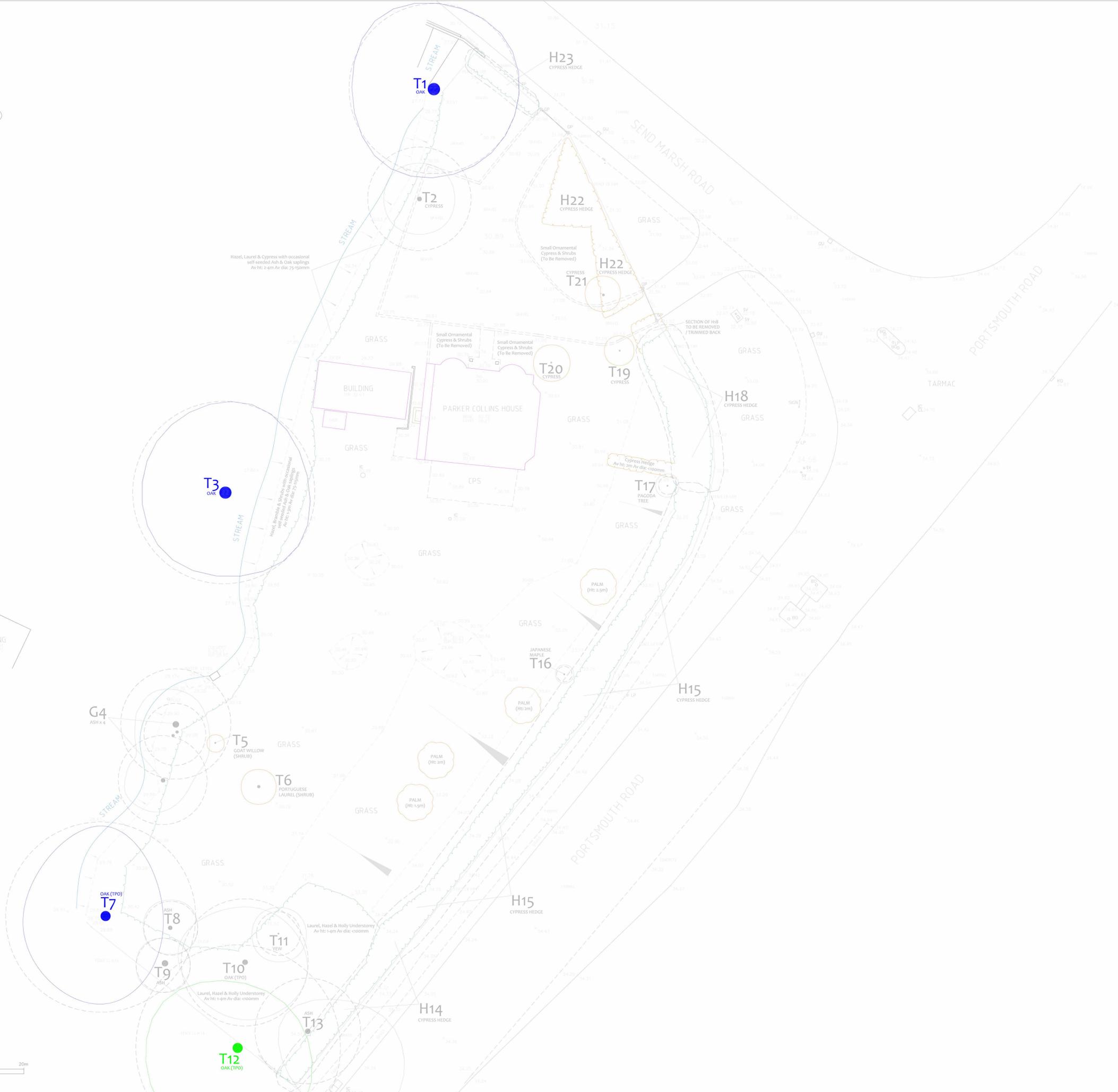
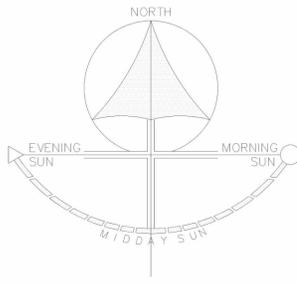
- Estimated remaining contribution to the local and/or wider landscape in years

13.1 BS5837:2012 Tree Quality Assessment (Cat Grade)

- **Category A** = trees of high quality and/or high landscape value in such a condition as to be able to make a substantial contribution to the local and/or wider landscape for the next 40 years or more
- **Category B** = trees of moderate quality and/or moderate landscape value in such a condition as to be able to make a significant contribution to the local and/or wider landscape for the next 20 years or more
- **Category C** = trees of relatively low quality and/or low landscape value in such a condition as to be able to provide an adequate contribution to the local and/or wider landscape for the next 10 years or more (or young and/or self-seeded trees with a stem diameter below 150mm)
- **Category U** = trees in such a poor condition that any existing landscape value would be lost within 10 years and/or trees that need to be removed for reasons of sound arboricultural management and/or health & safety

APPENDIX 2

Drawing Number DPA-7106-01



- DRAWING KEY**
- BS CATEGORY A - TREES OF HIGH QUALITY
 - BS CATEGORY B - TREES OF MODERATE QUALITY
 - BS CATEGORY C - TREES OF LOW QUALITY
 - BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
 - TREES TO BE REMOVED TO FACILITATE THE PROPOSALS
 - BS S837:2012 ROOT PROTECTION AREAS (RPA)

THE SITE
 There is a Tree Preservation Order (TPO) Ref: TPO No. 15 of 2011 at this site. The trees subject to this TPO are detailed as Oaks T7, T10 & T12.
 N.B. TREES AT THIS SITE ARE SUBJECT TO STATUTORY CONTROLS AND IT IS THEREFORE AN OFFENCE TO UNDERTAKE ANY TREE WORKS WITHOUT PRIOR CONSENT FROM THE LOCAL PLANNING AUTHORITY AND/OR CAUSE ANY DAMAGE TO TREES (BOTH ABOVE OR BELOW GROUND).

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. The Project Arboricultural Consultant must be consulted prior to any works being undertaken within or directly adjacent any of the Root Protection Areas shown on this drawing.

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ISSUED FOR
PLANNING
 SITE ADDRESS
**PARKER COLLINS HOUSE
 PORTSMOUTH ROAD
 RIPLEY
 SURREY
 GU23 6JA**



CLIENT
RUSHMON HOMES
 Park House
 73 Park Road
 Staines Upon
 Thames
 Surrey
 TW19 7NT

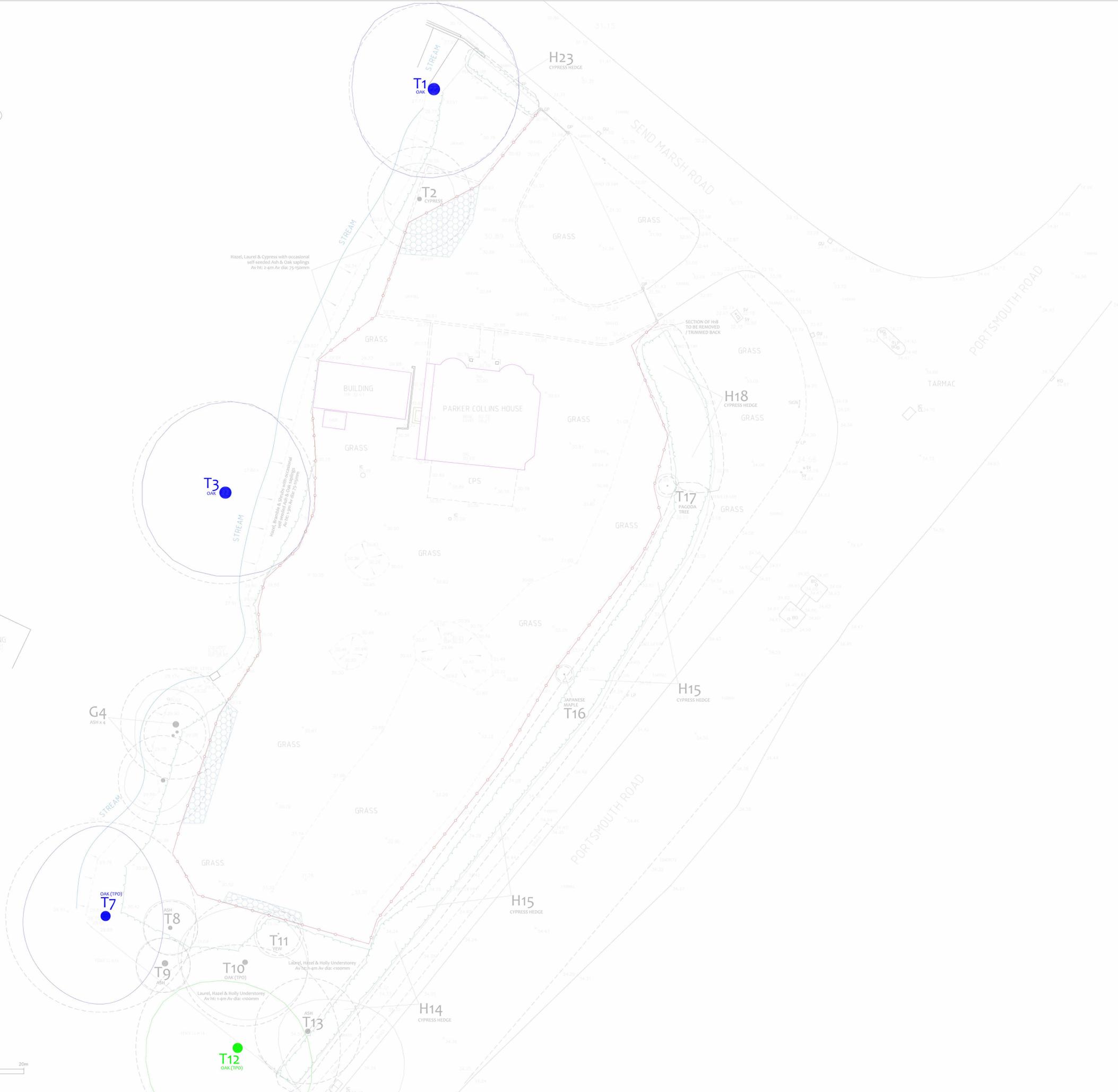
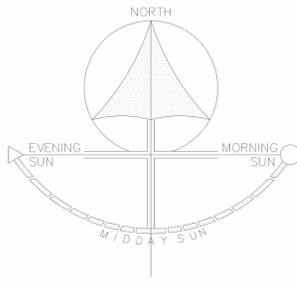
SCALE	SHEET SIZE	DRAWN	DATE
1/200	A1	DP	NOV 2023

DRAWING TITLE
**EXISTING SITE LAYOUT
 (TREE SURVEY PLAN)**

DRAWING NUMBER
DPA-7106-01
 REVISION
A
 www.dpa-uk.com
 mail@dpa-uk.com

APPENDIX 3

Drawing Number DPA-7106-02



- DRAWING KEY**
-  BS CATEGORY A - TREES OF HIGH QUALITY
 -  BS CATEGORY B - TREES OF MODERATE QUALITY
 -  BS CATEGORY C - TREES OF LOW QUALITY
 -  BS 5837:2012 ROOT PROTECTION AREAS (RPA)
 -  TREE PROTECTIVE FENCING (BS 5837:2012) HERAS FENCING PANELS, SUPPORTED BY BLOCK FEET & SECURED IN POSITION WITH SCAFFOLD POLES & SCAFFOLD FIXINGS
 -  TREE PROTECTIVE SURFACE (BS 5837:2012) INTERLOCKING GROUND GUARD PANELS OR SIMILAR PRODUCT PLACED ON A GEOTEXTILE MEMBRANE
 -  EXISTING BUILDINGS TO BE DEMOLISHED

THE SITE
 There is a Tree Preservation Order (TPO) Ref: TPO No. 15 of 2011 at this site. The trees subject to this TPO are detailed as Oaks T7, T10 & T12.
 N.B. TREES AT THIS SITE ARE SUBJECT TO STATUTORY CONTROLS AND IT IS THEREFORE AN OFFENCE TO UNDERTAKE ANY TREE WORKS WITHOUT PRIOR CONSENT FROM THE LOCAL PLANNING AUTHORITY AND/OR CAUSE ANY DAMAGE TO TREES (BOTH ABOVE OR BELOW GROUND).
 Note changes in site levels, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. The Project Arboricultural Consultant must be consulted prior to any works being undertaken within or directly adjacent any of the Root Protection Areas shown on this drawing.

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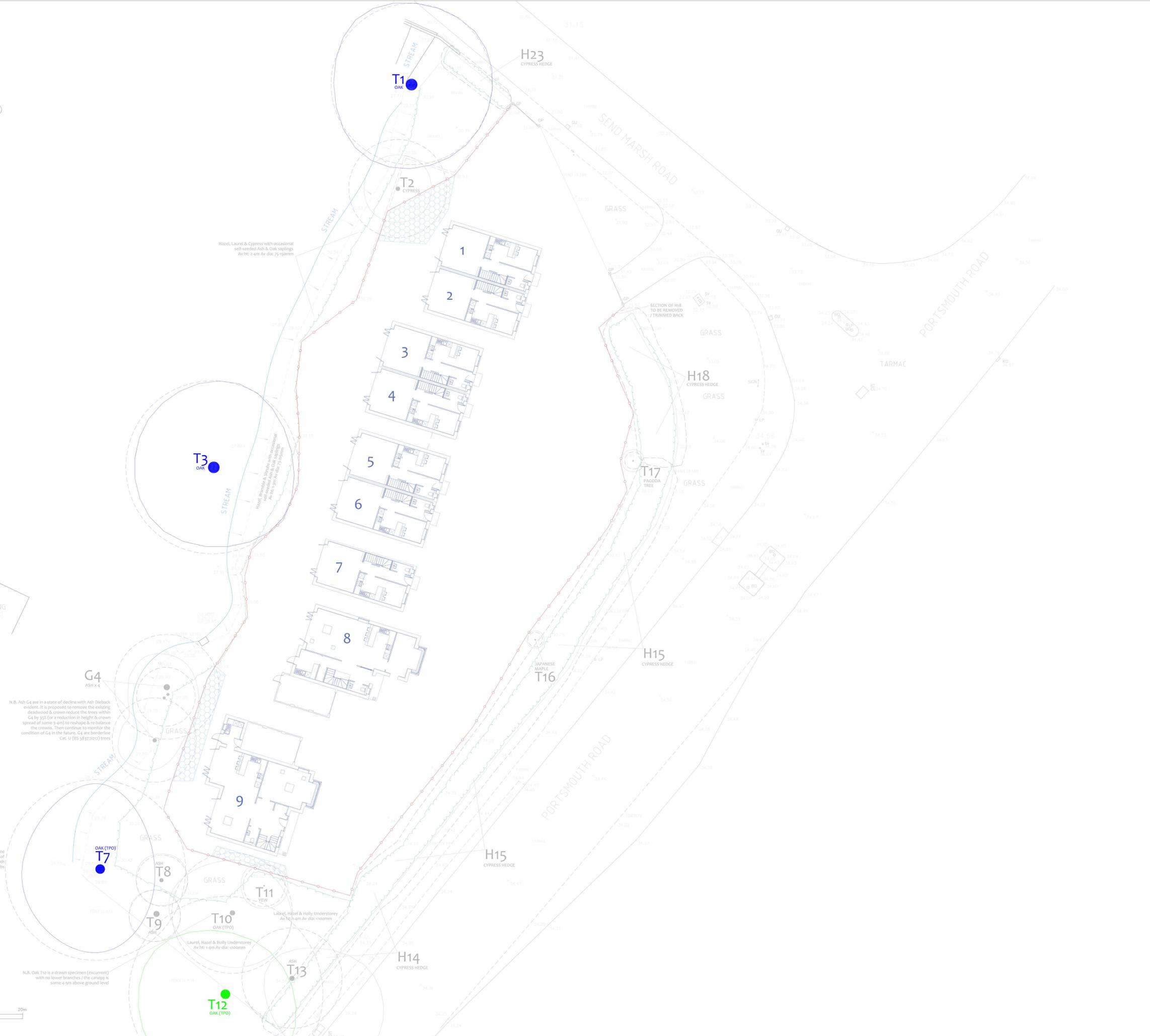
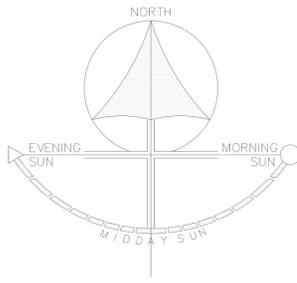
ISSUED FOR PLANNING			
SITE ADDRESS PARKER COLLINS HOUSE PORTSMOUTH ROAD RIPLEY SURREY GU23 6JA			
CLIENT RUSHMON HOMES			
SCALE 1/200	SHEET SIZE A1	DRAWN DP	DATE NOV 2023
DRAWING TITLE EXISTING SITE LAYOUT (TREE PROTECTION PLAN)			
DRAWING NUMBER DPA-7106-02			REVISION A
www.dpa-uk.com mail@dpa-uk.com			



Park House
 73 Park Road
 Staines Upon
 Thames
 Surrey
 TW19 7NT

APPENDIX 4

Drawing Number DPA-7106-03



- DRAWING KEY**
- BS CATEGORY A - TREES OF HIGH QUALITY
 - BS CATEGORY B - TREES OF MODERATE QUALITY
 - BS CATEGORY C - TREES OF LOW QUALITY
 - BS 5837:2012 ROOT PROTECTION AREAS (RPA)
 - TREE PROTECTIVE FENCING (BS 5837:2012) HERAS FENCING PANELS SUPPORTED BY BLOCK FEET & SECURED IN POSITION WITH SCAFFOLD POLES & SCAFFOLD FIXINGS
 - TREE PROTECTIVE SURFACE (BS 5837:2012) INTERLOCKING GROUND GUARD PANELS OR SIMILAR PRODUCT PLACED ON A GEOTEXTILE MEMBRANE
 - PROPOSED DWELLINGS

THE SITE
There is a Tree Preservation Order (TPO) Ref: TPO No. 15 of 2011 at this site. The trees subject to this TPO are detailed as Oaks T7, T10 & T12.

N.B. TREES AT THIS SITE ARE SUBJECT TO STATUTORY CONTROLS AND IT IS THEREFORE AN OFFENCE TO UNDERTAKE ANY TREE WORKS WITHOUT PRIOR CONSENT FROM THE LOCAL PLANNING AUTHORITY AND/OR CAUSE ANY DAMAGE TO TREES (BOTH ABOVE OR BELOW GROUND).

Note changes in site levels, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. The Project Arboricultural Consultant must be consulted prior to any works being undertaken within or directly adjacent any of the Root Protection Areas shown on this drawing.

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ISSUED FOR PLANNING			
SITE ADDRESS PARKER COLLINS HOUSE PORTSMOUTH ROAD RIPLEY SURREY GU23 6JA			
CLIENT RUSHMON HOMES			
SCALE	SHEET SIZE	DRAWN	DATE
1/200	A1	DP	NOV 2023
DRAWING TITLE PROPOSED SITE LAYOUT (TREE PROTECTION PLAN)			
DRAWING NUMBER DPA-7106-03	REVISION A	www.dpa-uk.com mail@dpa-uk.com	



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APPENDIX 5

Drawing Number DPA-7106-04

