

ARBORICULTURAL REPORT TO
ACCOMPANY PLANNING APPLICATION AT

166-168 Leatherhead Road
Chessington
Surrey
KT9 2HU

PRESENTED TO:

Royal Borough of Kingston upon Thames



March 2024

Report For

JDT Developments Ltd

Arboricultural Report To
Accompany Planning
Application At:

Main Contributors

David Partridge
Lizzie Bonito

166-168 Leatherhead Road
Chessington
Surrey
KT9 2HU

Approved By

March 2024

.....
David Partridge



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

Tel: +44 (0) 1784 250238
E-mail: mail@dpa-uk.com

Copyright & Non-Disclosure

Permission is granted to the Local Planning Authority to copy and/or reproduce this report and all associated drawings. The contents and layout of this report are subject to copyright owned by dpa arboricultural consultants (© david partridge associates limited 2024). We own the copyright in this report and it may therefore not be copied or utilised without our prior written agreement for any purpose other than indicated within this report.

The methodology within this report has been provided to you in confidence and must not be disclosed or copied to any third parties without the prior written agreement of dpa. Disclosure of information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests.

Third Party Disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. This report was prepared for the client named in this report and it does not in any way constitute advice to any third party. dpa excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from this report.

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 compliancy with UK law.

IMPORTANT NOTE FOR ALL SITE CONTRACTORS

PLEASE NOTE THERE ARE SPECIFIC REQUIREMENTS AT THIS SITE FOR THE SUPERVISION OF WORKS BY A SUITABLY QUALIFIED ARBORICULTURAL CONSULTANT AND INSTALLATION OF TREE PROTECTION MEASURES. 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

Contents

- 1.0 The Site
- 2.0 Development Proposals
- 3.0 Policy Context, Planning History and Current Stage in the Design Process
- 4.0 Tree Preservation Orders / Conservation Areas
- 5.0 Arboricultural Supervision and Site Inspections
- 6.0 Tree Constraints - Overview
- 7.0 Tree Constraints - Site Access & Demolition
- 8.0 Tree Constraints - Proposed Hard Surfaces
- 9.0 Tree Constraints - Construction
- 10.0 Juxtaposition of the Proposed Buildings to Trees & Light & Shade Issues
- 11.0 Proposed Tree Planting
- 12.0 Underground Services
- 13.0 Scope of Brief
- 14.0 Terms of Reference
- 15.0 Conclusions
- 16.0 Recommendations

Appendices

- Appendix 1 - Tree Data Tables
- Appendix 2 - Drawing Number DPA-8334-01
- Appendix 3 - Drawing Number DPA-8334-02
- Appendix 4 - Drawing Number DPA-8334-03

1.0 The Site

- 1.1 The application site is comprised of the properties known as 166 & 168 Leatherhead Road, Chessington, Surrey
- 1.2 There are a number of trees of varying species, size, age and visual significance both on and adjacent to the site. All trees were surveyed from ground level in accordance with the requirements of BS 5837:2012 by suitably qualified and experienced personnel in March 2024.

2.0 Development Proposals

- 2.1 The drawings to be submitted to the Local Planning Authority show the proposal as:
 - Erection of 7 dwellings with associated site access and soft and hard landscaping, following demolition of the existing dwellings at the site
- 2.2 The trees that are to be retained, both at and adjacent to the site, are to be protected in accordance with BS5837:2012 (Trees in relation to design, demolition and construction–Recommendations).

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

- 3.1 This report seeks to cover the requirements of the Royal Borough of Kingston upon Thames policies and planning guidance and accompanies the application for development of the site.
- 3.2 We can confirm that this application for development, after consultation with a qualified Arboriculturalist, has been specifically altered and/or designed in order to ensure that significant trees adjacent to the site can be retained and protected both during and post development of the site in accordance with the relevant British Standard (BS 5837:2012) and accepted best practice.

4.0 Tree Preservation Orders/Conservation Areas

- 4.1 We understand that the site is not situated within a Conservation Area and that none of trees situated at the site are subject to a Tree Preservation Order. The off-site trees situated adjacent to the west site boundary are subject to RBK Tree Preservation Order No. 3 1998 (woodland designation).

5.0 Arboricultural Supervision and Site Inspections

- 5.1 The applicant / site owner have 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.
- 5.2 The Project Arboricultural Consultant will also inspect the whole site on a regular basis 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.

5.3 The timetable for the above site supervision and site inspections is included below (site visits will vary in accordance with the level and type of activity at the site):

Proposed schedule / timetable of site supervision

Arboricultural Consultant to brief client and/or site manager and/or contractors of the specific requirements of this report (and tree protection measures). Site meeting with Tree Officer to inspect amended tree protection measures (if required)

(1st & 2nd Site Visits by Arboricultural Consultant)



Arboricultural Consultant advised of start date for on-site works including;

- Removal of existing garden structures adjacent RPAs
- Commencement of demolition works
- Commencement of construction works (including any ground works in connection with the proposed permeable hard surfaces)
- Completion of all major works & meeting to seek approval to remove tree protection measures to allow for completion of soft and hard landscape works (including permeable hard surfaces)

Site visits to inspect site with client/site manager and supervise works as necessary

(3rd, 4th, 5th & 6th Visits by Project Arboricultural Consultant)



Allowance for possible further site visits to ensure compliance with BS 5837:2012 and updates to Local Planning Authority (Tree Officer)

(Additional Site Visits by Project Arboricultural Consultant)

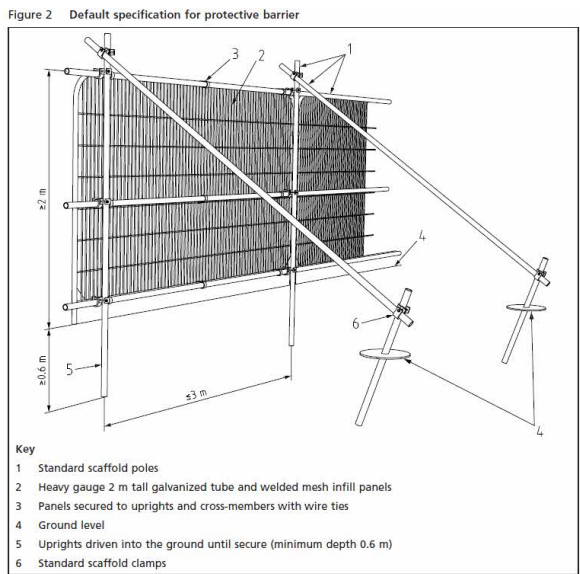


All major site works completed - Arboricultural Consultant visits site to assess all works and undertake a final BS 5837 assessment and update Local Planning Authority (Tree Officer)

(Final Site Visit by Project Arboricultural Consultant)

6.0 Tree Constraints – Overview

- 6.1 Data on all trees at and adjacent to the site has been collected and is detailed on Drawing Number DPA-8334-01 and within the Tree Data Table within the appendices of this report.
- 6.2 All trees shown as retained within the tree tables and/or drawings that accompany this report, will be protected in accordance with British Standard BS 5837:2012 prior to the commencement of any development activity at the site. The type and proposed location of the tree protective measures are shown on Drawing Number DPA-8334-02 (for site preparation & demolition) and Drawing Number DPA-8334-03 (for construction) within the appendices of this report.
- 6.3 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 Figure 2 of BS 5837:2012 (with additional scaffold fixings) or similar to be agreed with the Local Planning Authority (Tree Officer). All temporary protective surfaces are to be in accordance with 6.2.3 of BS 5837:2012. Additional signage will be attached to identify the tree protective fencing and clearly warn that it should not be moved

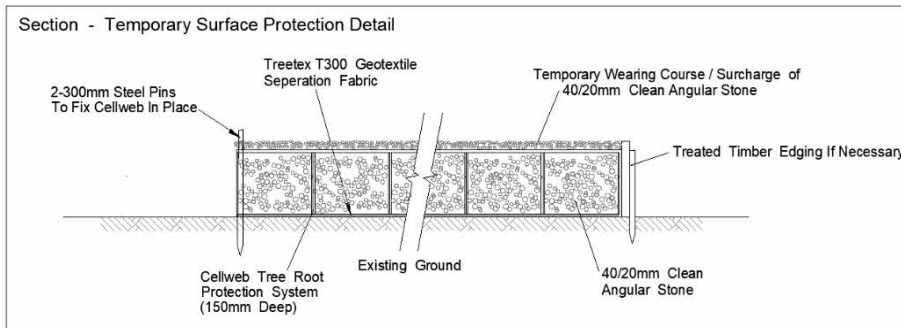


- 6.4 The Root Protection Areas detailed within this report will be considered as sacrosanct during the development of the site. The storing or preparation of any building materials and/or any changes in existing soil levels will be forbidden without prior consultation with the Project Arboricultural Consultant. Any changes to the agreed tree protective measures at the site will require the prior written permission of the Local Planning Authority (Tree Officer).

7.0 Tree Constraints – Site Access & Demolition

- 7.1 Access to the site for site preparation, demolition and construction is to be routed via the existing site entrances which are shown on the Architects drawings submitted to support the application and on Drawing Number DPA-8334-01 at Appendix 2 of this report.
- 7.2 Temporary ground protection should be installed within the Root Protection Areas for the trees to be retained to facilitate site preparation, demolition and construction activity. The use of this temporary protective surface will allow access at the site whilst avoiding the compaction and/or degradation of the existing soil structure within the Root Protection Areas.
- 7.3 The location of the temporary protective surfaces are shown are shown on Drawing Number DPA-8334-02 (for site preparation & demolition) and Drawing Number DPA-8334-03 (for construction) within the appendices of this report.
- 7.4 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 follows:

Permeable nonwoven polypropylene geotextile membrane (Fibretex F4M or Tree Tex T300 or similar) laid by hand, overlapping dry joints by 300mm. 100mm 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).



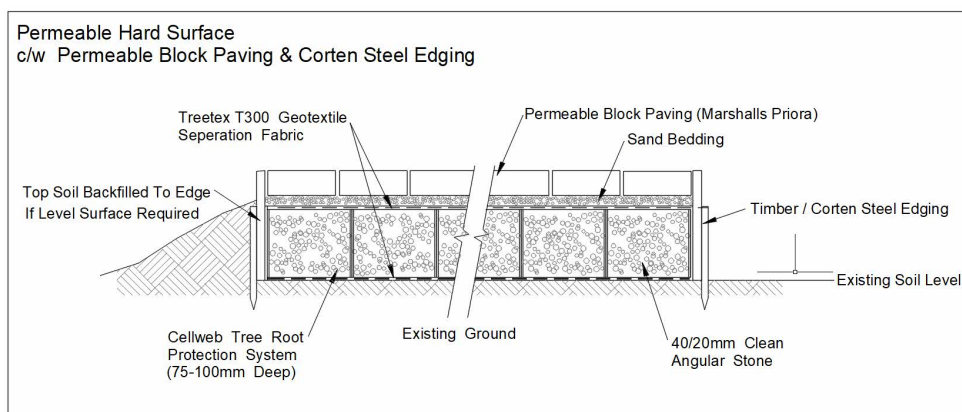
Or

Interlocking ground guard panels (able to withstand a vehicle weight of 50t) placed over a geotextile membrane (Fibretex F4M or Tree Tex T300 or similar). Composted woodchip / bark used to level any voids during installation.



8.0 Tree Constraints – Proposed Hard Surfaces

- 8.1 The proposed new and replacement hard surfaces at the site have been reviewed by a qualified and experienced Arboriculturalist and amended to limit the potential for any damage to the trees which are to be retained both at and adjacent to the site.
- 8.2 Once all site preparation works (and construction activity to be detailed within the Construction Programme) has been completed using the existing driveway and temporary ground protection, the replacement and/or new permeable hard surfaces are to be installed (within any Root Protection Areas) as detailed below. We consider the loss of any assimilative function with regard to the retained trees due to these proposed works will be minimal and the proposals will therefore not cause any short, medium or long-term damage to trees.
- 8.3 Any areas of the new and/or replacement hard surfaces (and any footpaths or other hard surfaces such as patios) which are situated within any of the Root Protection Areas for the retained trees must 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 follows:
- Existing hard surfaces, associated made ground and/or 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. 75-150mm 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 - permeable small brick paving, resin bound gravel (or equivalent alternative permeable product) laid on the recommended granular material on a second layer of geotextile separation fabric laid over the cellular confinement system sections.
 - Edge Treatment – Corten Steel Edging 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 will be allowed to come into contact with the surrounding soil within any of the Root Protection Areas).



9.0 Tree Constraints -Construction

- 9.1 The footprints of the proposed replacement dwellings have been specifically designed to be situated outside of the Root Protection Areas for the trees which are to be retained both at and adjacent to the site.
- 9.2 As previously noted, tree protective fencing in accordance with Figure 2 of BS 5837:2012 (or similar) and temporary ground protection will be installed to safeguard the trees to be retained. The location and type of the proposed tree protective measures are shown on Drawing Number DPA-8334-02 (for site preparation & demolition) and Drawing Number DPA-8334-03 (for construction) within the appendices of this report.
- 9.3 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 and is located in the positions detailed on the drawings that accompany this report, prior to the commencement of any development activity.
- 9.4 Any site preparation works to facilitate the installation of the tree protective measures (including the removal of existing hard surfaces and any tree works detailed on the drawings that that accompany this report) will be carried out by hand and be supervised by the Project Arboricultural Consultant.
- 9.5 The Local Planning Authority (Tree Officer) will be advised when the protective measures have been installed (and/or amended) to allow for inspection prior to the commencement of development works at the site.

10.0 Juxtaposition of the Proposed Buildings to Trees & Light & Shade Issues

10.1 Trees will not require any initial or detrimental on-going management due to their proximity to the proposed replacement dwellings. The retained trees will not dominate the proposed private amenity spaces and should not significantly obstruct sunlight to any of the proposed habitable rooms within the dwellings.

11.0 Proposed Tree Planting

11.1 The applicant has confirmed that in order to ensure continued tree cover and enhancement of the landscape, new trees, shrubs and/or hedges are to be planted, with an appropriate aftercare contract to ensure successful establishment. Further details can be provided, if necessary, during the discharge of planning conditions.

12.0 Underground Services

12.1 The placement and implementation of services has been considered to ensure that none of the trees identified for retention and protection will be detrimentally affected by the construction of service trenches.

12.2 It is proposed to install services and drainage in accordance with BS 5837:2012 and the NJUG 4 guidelines i.e. wherever possible utilise existing services or 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.

13.0 Scope of Brief

13.1 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.

13.2 Prepare a report, with associated tabulated data and site plans, in order to facilitate consideration of the tree issues by the Local Planning Authority.

13.3 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 problems may occur and where special measures or method statements may be required during the implementation of the proposed development.

14.0 Terms of Reference

14.1 Topographical site survey and architects drawings submitted to accompany the application.

15.0 Conclusions

15.1 *It is concluded that:*

- Trees should not present a planning constraint to the development of this site.
- It is considered possible to retain and protect trees identified as being in good condition both at and adjacent to the site, providing the recommendations and methods noted within this report are adhered to.

16.0 Recommendations

16.1 *It is recommended that:*

- The recommendations for tree protection and arboricultural supervision of works within root protection areas are adhered to.
- That the Local Planning Authority (Tree Officer) should consider approval of the application.

APPENDIX 1

Tree Data Tables



ID	Tree Type	DBH (cm)	Height (m)	Spreads (m)	Canopy Area (m²)	Leaf Area (m²)	Volume (m³)	Condition	Notes	Age Class	Health	Value	Notes	Notes	Notes	Notes	Notes	
1	Plum	5.0	-	-	145	9.51	1.74	-	-	3.0	1.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Not significant within local or wider landscape	10+	C1	-
2	Cypress	14.0	-	-	405	74.20	4.86	-	-	3.0	1.5	MA-M	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site	10+	C1	-
3	Tree of Heaven	18.0	-	-	855	330.71	10.26	50	65	7.0	4.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. Previously & regularly crown lifted over site. Ivy on main stem & within lower crown	20+	B1	TPO
4	Ash	12.0	-	-	460	95.73	5.52	-	-	4.0	3.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. Previously & regularly crown lifted, One-sided crown / leaning to west	20+	C1	TPO
5	Silver Birch	10.0	-	-	360	58.63	4.32	-	-	3.0	3.5	MA-M	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown reduced & crown lifted	20+	C1	-

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)

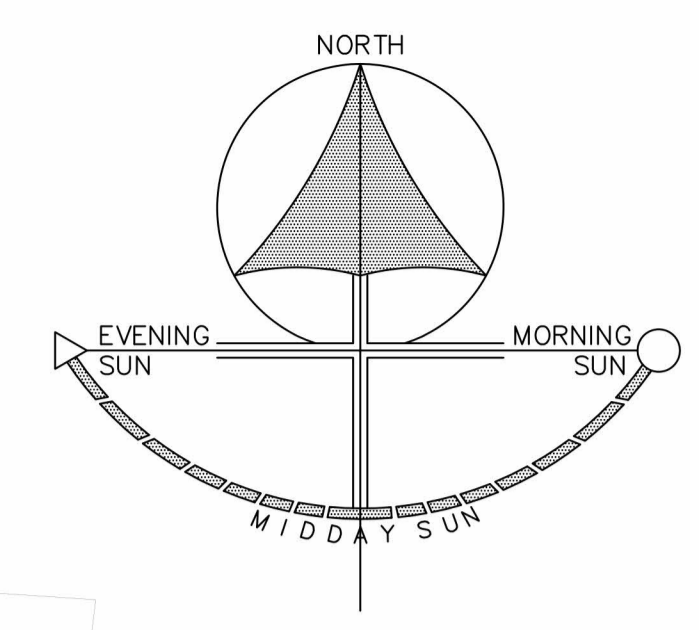
- Estimated remaining contribution to the local and/or wider landscape in years

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-8334-01



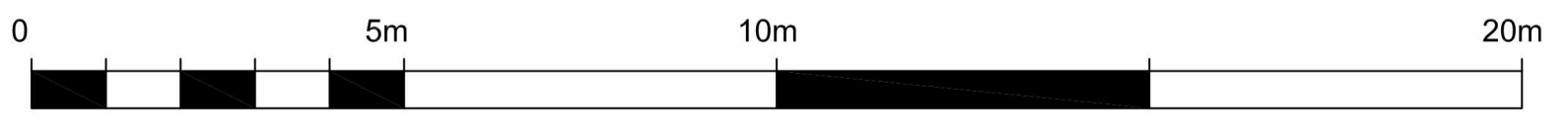
- DRAWING KEY**
- BS CATEGORY A - TREES OF HIGH QUALITY
 - BS CATEGORY B - TREES OF MODERATE QUALITY
 - BS CATEGORY C - TREES OF LOW QUALITY
 - BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
 - TREES TO BE REMOVED TO FACILITATE THE PROPOSALS
 - BS 5837:2012 ROOT PROTECTION AREAS (RPA)

THE SITE
 The site has relatively flat topography.
 There are a number of trees, hedges and shrubs situated at the site, all of which are not significant within the context of the wider landscape.
 The trees situated at this site are not subject to a Tree Preservation Order.
 The off-site trees situated adjacent to the west site boundary are subject to RBK Tree Preservation Order No. 3 1998 (woodland designation).
 The site is not situated within a Conservation Area and therefore trees are not subject to this statutory control.
 Note existing buildings, retaining walls, hard surfaces and 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.

THIS DRAWING
 Permission is granted to the Local Planning Authority to copy and reproduce this drawing. This drawing is the copyright of DPA Arboricultural Consultants 2024 ©
 This drawing should be reproduced in colour only.

SURVEY ABBREVIATIONS (where applicable)

AV	Air Valve	MH	Manhole Cover
BK	Brick	MK	Marker
BL	Ballard	MS	Milestone
BS	Bus Stop	MT	Meter
BT	British Telecom	MY	Mercury
CB	Control Box	OH	Overhead
C/B	Close Boarded	PAV	Paving
CL	Cover Level	PB	Post Box
CLK	Chainlink	PE	Pipe
CU	Column	PM	Parking Meter
Conc	Concrete	P/R	Post and Rail
CP	Catch Pit	PT	Post
CPS	Concrete Paving Slabs	P/W	Post and Wire
CATV	Cable Television	RE	Road Sign
DC	Drainage Channel	RET	Retaining
DP	Drain Pipe	RS	Road Sign
EC	Electricity Cover	RSJ	Rollled Steel Joist
ER	Earthing Rod	SC	Stop Cock
FB	Flower Bed	SK	Sosway
FE	Fence	SP	Signpost
FH	Fire Hydrant	ST	Site Trap
FL	Floor Level	SV	Stop Valve
FP	Flag Pole	SVC	Security Video Camera
GP	Gate Post	T/CB	Telephone Call Box
GV	Gas Valve	TK	Tank
G/G	Gully	TL	Traffic Light
HT	Height	TP	Telegraph Pole
IC	Inspection Cover	UG	Underground
IL	Invert Level	UT	Unable To Trace Further
IN	Interceptor	UTL	Unable To Lift
I/R	Iron Railings	VP	Vent Pipe
KD	Kerb Outlet	WL	Water Level
LB	Litter Bin	WM	Water Meter
LP	Lamp Post	WD	Wash Out



Scale 1: 100 @ A1 - All Levels Are Existing

ISSUED FOR: **PLANNING**

SITE ADDRESS: **166-168 LEATHERHEAD RD
 CHESSINGTON
 SURREY
 KT9 2HU**

CLIENT: **JDT PROPERTY LTD**

SCALE: 1/100 | SHEET SIZE: A1 | DRAWN: DP | DATE: MAR 2024

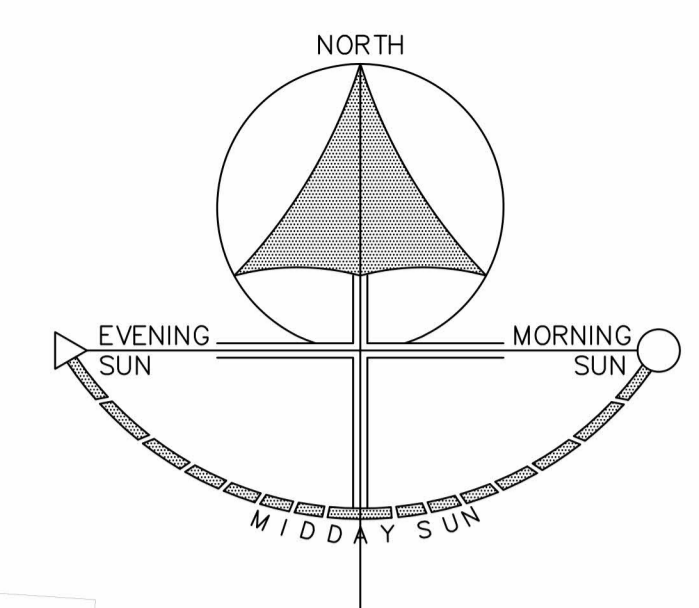
DRAWING TITLE: **EXISTING SITE LAYOUT
 (TREE SURVEY PLAN)**

DRAWING NUMBER: **DPA-8334-01** | REVISION: A

www.dpa-uk.com
 mail@dpa-uk.com

APPENDIX 3

Drawing Number DPA-8334-02



- DRAWING KEY**
- BS CATEGORY A - TREES OF HIGH QUALITY
 - BS CATEGORY B - TREES OF MODERATE QUALITY
 - BS CATEGORY C - TREES OF LOW QUALITY
 - BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
 - BS 5837:2012 ROOT PROTECTION AREAS (RPA)
 - TREE PROTECTIVE FENCING: 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

THE SITE
 The site has relatively flat topography. There are a number of trees, hedges and shrubs situated at the site, all of which are not significant within the context of the wider landscape. The trees situated at this site are not subject to a Tree Preservation Order.

The off-site trees situated adjacent to the west site boundary are subject to RBK Tree Preservation Order No. 3 1998 (woodland designation). The site is not situated within a Conservation Area and therefore trees are not subject to this statutory control.

Note existing buildings, retaining walls, hard surfaces and 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.

THIS DRAWING
 Permission is granted to the Local Planning Authority to copy and reproduce this drawing. This drawing is the copyright of DPA Arboricultural Consultants 2024 ©

This drawing should be reproduced in colour only.

SURVEY ABBREVIATIONS (where applicable)

AV	Air Valve	MI	Manhole Cover
BK	Brick	MK	Marker
BL	Bollard	MS	Milestone
BS	Bus Stop	MT	Meter
BT	British Telecom	MY	Mercury
CB	Control Box	DH	Overhead
C/B	Close Boarded	FMV	Fencing
CL	Cover Level	PB	Post Box
CLK	Chainlink	PE	Pipe
CD	Column	PK	Parking Meter
CC	Concrete	P/R	Post and Rail
CP	Catch Pit	PT	Post
CPS	Concrete Paving Slabs	P/W	Post and Wire
CATV	Cable Television	RE	Roading Eye
DC	Drainage Channel	RET	Retaining
DP	Drain Pipe	RS	Road Sign
EC	Electricity Cover	RSJ	Rollled Steel Joist
ER	Earthing Rod	SC	Stop Cock
FB	Flower Bed	SK	Sokosway
FE	Fence	SP	Signpost
FH	Fire Hydrant	ST	Silt Trap
FL	Floor Level	SV	Stop Valve
FP	Flag Pole	SVC	Security Video Camera
GP	Gate Post	TCB	Telephone Call Box
GV	Gas Valve	TK	Tank
GY,G	Gully	TL	Traffic Light
HT	Height	TP	Telegraph Pole
IC	Inspection Cover	UG	Underground
IL	Invert Level	UTF	Unable To Trace Further
IN	Interceptor	UTL	Unable To Lift
I/R	Iron Railings	VP	Vent Pipe
KD	Kerb Ductlet	WL	Water Level
LB	Litter Bin	WM	Water Meter
LP	Lamp Post	WD	Wash Duct



Scale 1: 100 @ A1 - All Levels Are Existing

PLANNING

SITE ADDRESS:
 166-168 LEATHERHEAD RD
 CHESSINGTON
 SURREY
 KT9 2HU

CLIENT:
 JDT PROPERTY LTD

SCALE SHEET SIZE DRAWN DATE
 1/100 A1 DP MAR 2024

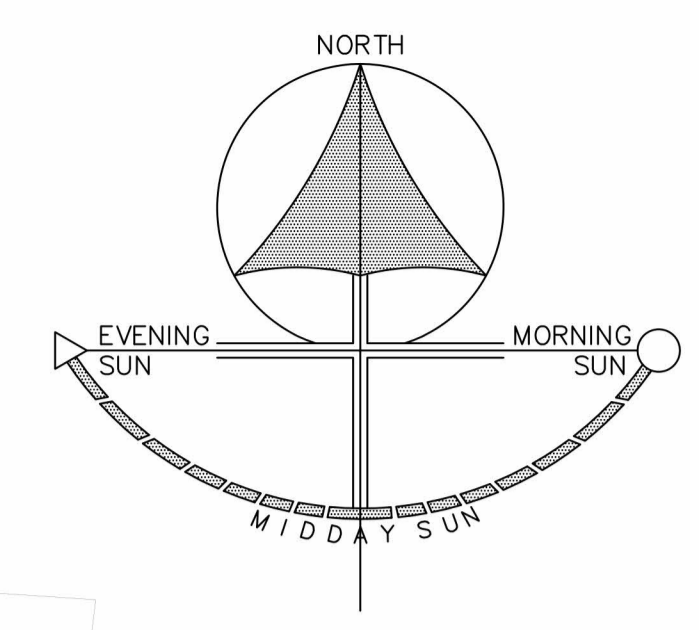
DRAWING TITLE:
 EXISTING SITE LAYOUT
 (TREE PROTECTION PLAN)

DRAWING NUMBER: DPA-8334-02 REVISION: A

www.dpa-uk.com
 mail@dpa-uk.com

APPENDIX 4

Drawing Number DPA-8334-03



- DRAWING KEY**
- BS CATEGORY A - TREES OF HIGH QUALITY
 - BS CATEGORY B - TREES OF MODERATE QUALITY
 - BS CATEGORY C - TREES OF LOW QUALITY
 - BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
 - BS 5837:2012 ROOT PROTECTION AREAS (RPA)
 - TREE PROTECTIVE FENCING: 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

THE SITE
 The site has relatively flat topography. There are a number of trees, hedges and shrubs situated at the site, all of which are not significant within the context of the wider landscape. The trees situated at this site are not subject to a Tree Preservation Order.

The off-site trees situated adjacent to the west site boundary are subject to RBK Tree Preservation Order No. 3 1998 (woodland designation).

The site is not situated within a Conservation Area and therefore trees are not subject to this statutory control.

Note existing buildings, retaining walls, hard surfaces and 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.

THIS DRAWING
 Permission is granted to the Local Planning Authority to copy and reproduce this drawing. This drawing is the copyright of DPA Arboricultural Consultants 2024 ©

This drawing should be reproduced in colour only.

SURVEY ABBREVIATIONS (where applicable)

AV	Air Valve	MI	Manhole Cover
BK	Brick	MK	Marker
BL	Ballard	MS	Milestone
BS	Bus Stop	MT	Meter
BT	British Telecom	MY	Mercury
CB	Control Box	DH	Overhead
C/B	Close Boarded	FMV	Fencing
CL	Cover Level	PB	Post Box
CLK	Chainlink	PE	Pipe
CD	Column	PK	Parking Meter
Conc	Concrete	P/R	Post and Rail
CP	Catch Pit	PT	Post
CPS	Concrete Paving Slabs	P/W	Post and Wire
CATV	Cable Television	RE	Roading Eye
DC	Drainage Channel	RET	Retaining
DP	Drain Pipe	RS	Road Sign
EC	Electricity Cover	RSJ	Roller Steel Joist
ER	Earthing Rod	SC	Stop Cock
FB	Flower Bed	SK	Sookoway
FE	Fence	SP	Signpost
FH	Fire Hydrant	ST	Silt Trap
FL	Floor Level	SV	Stop Valve
FP	Flag Pole	SVC	Security Video Camera
GP	Gate Post	TCB	Telephone Call Box
GV	Gas Valve	TK	Tank
GV, G	Gully	TL	Traffic Light
HT	Height	TP	Telegraph Pole
IC	Inspection Cover	UG	Underground
IL	Invert Level	UTL	Unable To Lift
IN	Interceptor	UP	Verti Pipe
I/R	Iron Railings	WL	Water Level
KD	Kerb Ductlet	WM	Water Meter
LB	Litter Bin	WD	Wash Duct
LP	Lamp Post		



Scale 1: 100 @ A1 - All Levels Are Existing

LEATHERHEAD ROAD

PLANNING

SITE ADDRESS
 166-168 LEATHERHEAD RD
 CHESSINGTON
 SURREY
 KT9 2HU

CLIENT
 JDT PROPERTY LTD

SCALE	SHEET SIZE	DRAWN	DATE
1/100	A1	DP	MAR 2024

DRAWING TITLE
**PROPOSED SITE LAYOUT
 (TREE PROTECTION PLAN)**

DRAWING NUMBER	REVISION
DPA-8334-03	A

arboricultural consultants

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

www.dpa-uk.com
 mail@dpa-uk.com