Anyards Road, Cobham

Arboricultural Impact Assessment and Method Statement

Revision A

A Report for Shanly Homes

October 2023

Greenspace Ecological Solutions

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Anyards Road, Cobham

Arboricultural Impact Assessment and Method Statement

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Client:	Shanly Homes	
Project Ref:	Anyards Road, Cobham	
Report Ref:	J21275_Arb_A	
Author:	**Technical Review:**	**Approved:**
Neil Taylor ND Arb M.Arbor.A, Arboricultural Consultant	Charlotte Bell BSc (Hons) MCIEEM, Principal Ecologist	Charlotte Bell BSc (Hons) MCIEEM, Principal Ecologist
Revision Ref:	**Status/ Comment:**	**Date of Issue:**
Revision A	Issued to Client	11/10/2023

Disclosure:

It should be noted that whilst every effort has been made to meet the client's requirements, no site survey can ensure complete assessment or prediction of the changeable onsite environment. Furthermore, should more than 12 months elapse between the date of this survey and any subsequent development, it may be necessary to consider the need for an update survey to be undertaken.

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1 PROJECT OVERVIEW

Client:	Shanley Homes
Site Address:	Land off Anyards Road, Cobham
Attending Surveyors:	Neil Taylor
Survey Dates:	30th March 2023
Site Proposals:	The demolition of the existing buildings and erection of 26 residential dwellings, with layout, scale, access and appearance for consideration.
Associated Planning Reference Number:	Not yet submitted.

Source of Relevant Documents:

Document:	**Source:**
Site Plans:	Shanly Homes

2 INTRODUCTION

2.1 Context

2.1.1 To inform a planning application, Greenspace Ecological Solutions (GES) has been commissioned by Shanly Homes to undertake a tree survey of land off Anyards Road, Cobham (hereafter referred to as "the Site"). The survey was conducted in accordance with British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

2.1.2 The aim of this report is to present the results of the survey, including a Tree Survey Schedule (TSS), an Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS). A Tree Protection Plan (TPP) has also been produced and accompanies this report.

2.1.3 The proposal involves the demolition of the existing buildings and erection of 26 residential dwellings, with layout, scale, access and appearance for consideration.

2.1.4 This report in no way constitutes a health and safety survey report. Where concerns for tree health and safety exist, the necessary and appropriate tree inspections should be carried out.

2.2 Site Location

2.2.1 The Site is located approximately half a kilometre north of the centre of Cobham. It is bound to the north, east, south and west by residential dwellings.

2.3 Site Description

2.3.1 The Site is approximately 0.46ha and currently comprises residential dwellings, garages, hard standing and grassland.

2.3.2 The Site is predominately flat across its entirety.

3 SURVEY METHODOLOGY

3.1.1 The trees within the Site were inspected from ground-level by principal consultant arboriculturist Neil Taylor on 30th March 2023.

3.1.2 Measurements were taken in accordance with the recommendations set out in the BS 5837:2012. Canopy spreads were measured and plotted to the four compass points. Where direct access was not possible, measurements have been estimated. The surveyed trees are colour-coded on the accompanying tree survey drawing according to their relevant BS category.

3.1.3 The trees were categorised in accordance with the following criteria:

Trees for removal

U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. (Identified by red colouration on the TCP.)

3.1.4 These trees should not be a consideration in the planning process.

Trees to be considered for retention

A Those of high quality and value: in such a condition as to be able to make a significant contribution (a minimum of 40 years is suggested). (Identified by green colouration on the TCP.)

B Those of moderate quality and value: those in such a condition as to make a substantial contribution (a minimum of 20 years is suggested). (Identified by blue colouration on the TCP.)

C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. (Identified by grey colouration on the TCP.)

3.1.5 Category C trees will usually not be retained where they would impose a significant constraint on development. Category A and B trees will normally be retained.

3.1.6 The following subcategories are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.

1: Mainly arboricultural values

A1 Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).

C1 Trees not qualifying in higher categories.

2: Mainly landscape values

A2 Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the Site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups).

B2 Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the Site, therefore individually having little visual impact on the wider locality.

C2 Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.

3: Mainly cultural values, including conservation.

A3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

B3 Trees with clearly identifiable conservation or other cultural benefits.

C3 Trees with very limited conservation or other cultural benefits.

3.1.7 The tree data collected is used to enable the current canopy spread of the surveyed trees and the Root Protection Area (RPA) to be plotted on the accompanying TPP. The RPA is defined by the formula in paragraph 4.6 of the BS 5837:2012 and may be refined by taking into account

current on-Site constraints to root activity such as buildings, earthworks and hard paving. This forms part of the design process for the proposed development.

3.1.8 The design process should consider the below and above-ground constraints posed by the better-quality trees on, and adjacent to, the Site.

4 ASSESSMENT

4.1 Tree Character Groups

4.1.1 The detailed results of the tree survey are provided in the TSS, in Appendix A.

4.1.2 In summary, the trees on, and adjacent to, the Site vary considerably in terms of condition and the amenity value that they provide to the wider landscape.

4.1.3 The trees can be divided into two distinct character groups as follows:

1. The first character group includes the medium-sized, young trees found growing adjacent to the Site boundary. In the main, the trees are in a reasonable condition and provide a screen to the Site.
2. The second character group includes the smaller, young trees found growing across the Site. Included in this character group are trees that have been historically felled but regrowth is present on the stumps. In the main, the trees in this character group are in a good condition but due to their size are of limited amenity value in the context of the local area.

5 ARBORICULTURAL IMPACT ASSESSMENT (AIA)

5.1 Methodology

5.1.1 The AIA uses the information obtained in the tree survey to identify areas where the proposed renovations may be at odds with accepted standards, in terms of a tree's requirements for space in which to maintain existing roots and shoots, and space for future growth.

5.1.2 The quality and relative importance of each tree is illustrated as a coloured polygon. The colour used relates to the BS categories as follows: A - green, B - blue, C - grey and U - red (see accompanying drawing reference J21275_Arb_TPP_A). In general the design process will try to retain A and B category trees. Proposed construction will therefore normally be excluded from the RPA of A and B category trees. Red trees are discounted as they are recommended for removal.

5.1.3 The juxtaposition of the proposed development in relation to existing tree locations is shown on the accompanying TPP, reference J21275_Arb_TPP_A).

5.1.4 The AIA considers existing Site conditions and the effect that they may have on the development of the surveyed trees' root systems. Hard structures such as building and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

5.2 Assessment

5.2.1 Refer to the accompanying TPP reference J21275_Arb_TPP_A, for the relationship between the proposed development and the trees on and adjacent to the Site.

5.2.2 The following trees, groups of trees and hedges will be removed to enable the proposed development:

- T5 – to allow space for a garden
- T7 – to enable the construction of a turning head
- H1 – to enable the widening of the site access
- G3 – to enable the construction of a car parking space

5.2.3 The following tree will be affected by the demolition of a garage from within the RPA:

- T9 - The garage will be demolished in accordance with the methodology outlined in Section 6.2 below.

5.2.4 The following tree will be affected by the construction of a turning head within the RPA:

- T9 - The concrete slab foundation of the garage will be broken up and utilised as the sub base for the new hard surface, in accordance with the methodology set out in Section 6.3 below.

6 ARBORICULTURAL METHOD STATEMENT (AMS)

6.1 Methodology

6.1.1 The AMS provides the means by which retained trees and hedges can be protected throughout the development.

6.1.2 The movement of demolition and construction machinery in close proximity to trees may cause compaction of the soil which affects the tree's ability to absorb moisture and nutrients.

6.1.3 The RPAs of retained trees will be protected by a tree protection barrier as described in paragraph 6.5 below.

6.2 Demolition within the RPA of Retained Trees

6.2.1 The garage to be demolished from within the RPA of T9 will be broken up using a top down, pull back method with the machine remaining outside of the RPA at all times. The concrete slab foundation will be broken up and left *in situ* to be used as a sub base for the new hard surface.

6.3 Construction within the RPA of Retained Trees

6.3.1 Construction of New Hard Surface: The concrete slab foundation of the demolished garage will form the sub base of the turning head that is within the RPA of T9.

6.3.2 No materials or spoil is to be stored within the RPA of a retained tree unless on an existing hard surface.

6.3.3 In order to avoid damage to the retained trees, the tree surgery and felling work identified in the accompanying tree survey schedule will be carried out prior to the occupation of the Site by the building contractor. The work will be carried out in accordance with BS 3998:2010.

6.4 Services

6.4.1 There will be no new underground services within the RPA of a retained tree.

6.4.2 The proposed underground attenuation tank and associated drainage runs are outside of the RPA of retained trees.

6.5 Tree Protection

6.5.1 All trees that are to be retained on the Site will be protected by the use of a tree protection barrier erected in the location shown on the accompanying TPP, drawing number: J21275_Arb_TPP_A. The barrier will be constructed in accordance with BS 5837:2012 and will consist of "Heras" type panels or similar on a vertical and horizontal scaffold framework,

braced at a maximum interval of every three metres by vertical tubes driven securely into the ground. The tree protection barrier will be erected prior to the occupation of the Site by the demolition contractor and will only be removed once the construction phase is complete.

6.6 Site Monitoring and Supervision

6.6.1 The process of reporting to the client and LPA Tree Officer will be by emailing the checklist form in Appendix B. The detailed schedule of works is yet to be produced. As such, a draft monitoring schedule has been produced at this stage to demonstrate how the project will be supervised throughout its lifespan. Once the schedule of works has been produced, the draft monitoring schedule can be finalised with more detail and timings. It can then be submitted as a condition of planning approval.

7 CONCLUSIONS

7.1.1 Greenspace Ecological Solutions was commissioned by Shanly Homes to carry out a tree survey of the Site.

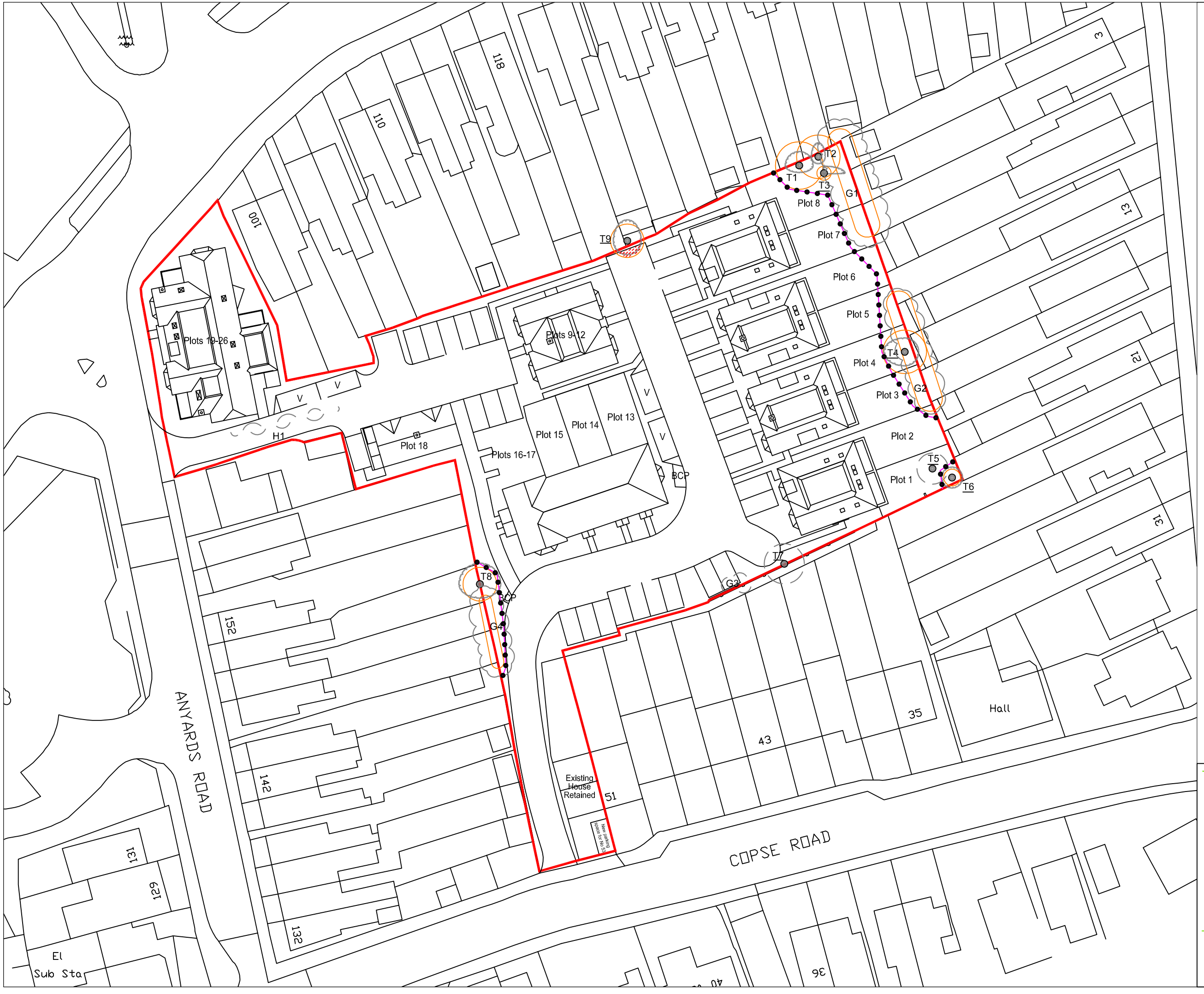
7.1.2 The results of the survey indicate that the trees within the survey area vary considerably in terms of quality and contribution to the amenity value within the local area.

7.1.3 A total of two trees, one hedge and one group of trees will be removed to enable the proposed development. The trees to be removed are in the C category as they have a limited life expectancy or low amenity value.

7.1.4 Through the specified tree protection measures and construction methodologies, it will be possible to minimise the impact of the proposed development on the retained trees.

7.1.5 Overall, there are no known overriding arboricultural constraints which would prevent the proposed development from going ahead, subject to the protection measures and construction methodologies specified within this report being correctly implemented.

DRAWINGS



Tree Categories

Root protection area (RPA)

99 — Tree number as recorded on Survey Schedule

Tree canopy

Coloured symbol indicating BS category as shown below

- Category A tree — BS5837 2012
- Category B tree — BS5837 2012
- Category C tree — BS5837 2012
- Category U tree — BS5837 2012

Arboricultural Strategy

- Tree to be retained — Colour reference in accordance with the categories defined by BS:5837
- Tree to be removed — Colour reference in accordance with the categories defined by BS:5837
- G1/H1 — Tree group/hedge to be retained — Colour reference in accordance with the categories defined above
- G1/H1 — Tree group/hedge or part of tree group/hedge to be removed — Colour reference in accordance with the categories defined above
- Area of existing hard surface to remain in situ and used as a sub base for the proposed re-surfacing
- Line along which Tree Protection Barrier should be installed. Refer to accompanying report for specification

Drawing Reference : J21275_Arb_TPP_A

Project Title
Anyards Road, Cobham

Drawing Title
Tree Protection Plan

Date : 11-10-23 Checked : GN

Drawn : NT Approved : N/A

Status : Final Scale : 1:500@A3

GES Greenspace Ecological Solutions

APPENDICES

APPENDIX A – TREE SURVEY SCHEDULE

Project:	Anyards Road, Cobham	BS 5837 2012 Trees in relation to design, demolition and construction- recommendations	Surveyed by	NT	Greenspace Ecological Solutions
Ref:	J21275_Arb		Weather	Clear	
Date:	30.03.23		Tagged	No	
Client:	Shanly Homes				

				Canopy Spread											
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category
T1	Laurus nobilis (Bay)	8	284	2	2	1	2	3	1.5	Y	Good	Fair - Multiple stems at ground level.	None	20-40	C1
T2	Chamaecyparis lawsoniana (Lawson Cypress)	7	260	2	1	1	1	2	2	Y	Good	Fair - Stem divides at ground level.	None	20-40	C1
T3	Quercus robur (Common Oak)	7	85	1	3	0	0	1	5	Y	Good	Fair - Poor shape & form.	None	20-40	C1
T4	Laurus nobilis (Bay)	6	260	2	2	2	3	1	1	MA	Good	Good	None	20-40	C1
T5	Salix caprea (Goat Willow)	3	400	2	2	2	2	1	0	M	Good	Fair - Coppice.	None	20-40	C1
T6	Laurus nobilis (Bay)	4	100	1.5	2	2	2	1	1	Y	Good	Good	None	40+	C1
T7	Salix caprea (Goat Willow)	4	450	2.5	3	3	3	1	0	M	Good	Fair - Coppice.	None	20-40	C1
T8	Tilia X europaea (Common Lime)	8	202	3	3	2	3	4	2	MA	Good	Fair - crown up from stump	None	20-40	C1
T9	Prunus cerasifera (Cherry Plum)	7	200	3	2	2	2	1	2	MA	Good - Off site.	Good	None	20-40	C1

Project:	Anyards Road, Cobham	BS 5837 2012 Trees in relation to design, demolition and construction- recommendations	Surveyed by	NT	Greenspace Ecological Solutions
Ref:	J21275_Arb		Weather	Clear	
Date:	30.03.23		Tagged	No	
Client:	Shanly Homes				

				Canopy Spread											
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category
G1	Prunus laurocerasus (Cherry Laurel),Ligustrum ovalifolium (Privet),Chamaecyparis lawsoniana (Lawson Cypress)	6	Varied							Y	Good - boundary group.	Good	None	40+	C1
G2	Chamaecyparis lawsoniana (Lawson Cypress),Taxus baccata (Yew),Ligustrum ovalifolium (Privet),Fraxinus excelsior (Ash)	10	Varied							Y	Good - boundary group.	Good	None	40+	C1
G3	Ilex aquifolium (Holly),Quercus robur (Common Oak),Crataegus monogyna (Hawthorn)	5	Varied							Y	Fair - Low vitality.	Good	None	20-40	C1
G4	Rhus typhina (Stags Horn Sumach)	4	Varied							Y	Good - boundary group of root suckers	Good	None	20-40	C1

Project:	Anyards Road, Cobham							**BS 5837 2012 Trees in relation to design, demolition and construction- recommendations**			**Surveyed by**	NT	Greenspace Ecological Solutions		
Ref:	J21275_Arb										**Weather**	Clear			
Date:	30.03.23										**Tagged**	No			
Client:	Shanly Homes														
				Canopy Spread											
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category
H1	Laurus nobilis (Bay),Ilex aquifolium (Holly),Ligustrum ovalifolium (Privet),Prunus laurocerasus (Cherry Laurel),Malus (Apple)	5	Varied							Y	Good - boundary hedge.	Good	None	40+	C1

APPENDIX B – PROGRAMME OF SITE MONITORING

Anyards Road, Cobham

Site Monitoring Form

To be completed by the named arboriculturist and emailed to the client and tree officer at the completion of each operation.

Arboriculturist……

Client……

Project Manager…….

Tree Officer…….

(The above to be filled in with names and contact numbers)

OPERATION	TIMING	DATE	COMMENTS
Pre-commencement meeting or contact with project/Site manager.	Before any works or pre-works on Site		
Spot check of tree protection measures	Before demolition works begins		
Completion of development	Once all construction activity has been completed		