

Andrew Colebrook

Arboricultural Consultancy

Arboricultural Implications Assessment

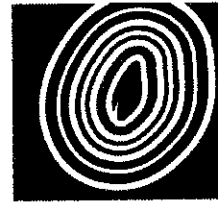
Land adjacent to Moor Lane,
Woking, Surrey

ACAC/AIA/418/09

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Site Location: Land adjacent to Moor Lane, Woking	Ref: ACAC/AIA/418/09
Client: Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL	Report date: 20 th May 2009
Site visit carried out by: Andrew Colebrook Dip. Arb (RFS) Tech Cert (Arbor. A) M. Arbor. A	Date of site visit: March 2008
Report prepared by: Andrew Colebrook Dip. Arb. (RFS) Tech Cert (Arbor. A) M. Arbor. A	Page No: 3 of 16

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1.0 INTRODUCTION

- 1.1 The site of Oaklands Nursey has been reserved for housing development for a number of years and the site boundary was adopted within the 1993 Local Plan. A highway access is proposed from Westfield Way which will have an impact upon trees to the south.
- 1.2 This AIA is a statement of the likely affects that the proposed highway construction to facilitate ingress and egress to/from the site will have upon the trees and the trees will have upon the proposal. The AIA represents Stage 3 of the arboricultural input into the planning process.
- 1.3 This AIA should be read in conjunction with the Arboricultural Implications Drawing ACAC/AIA/418/09/01 contained within Appendix 1. This drawing shows the proposed scheme in relation to the trees. Further to this, it shows the trees identified for removal.
- 1.4 We have based our observations, measurements, calculations and conclusions upon our assessment of the site layout provided to us by BBF-Fielding Ltd. within their drawing number (08704/sk010 Rev.A), using the data collected during our baseline survey.

2.0 SCOPE OF THE AIA

- 2.1 The AIA will consider such issues as the design layout in relation to the tree constraints and the requirements of the proposal in terms of tree removal; tree pruning; the proximity of the trees to the highway; the *means of mitigating RPA incursions*; and design issues regarding the provision of utilities.

2.2 Where the site layout and design has already taken place the AIA will consider the arboricultural implications to inform the planning process. Where other issues are yet to be decided the AIA will help to inform the design.

3.0 GENERAL SITE DESCRIPTION

3.1 The site consists of two treed areas to the north (ca. 0.6ha), and south (ca. 1.2ha), of Westfield Way. Both areas are very similar in terms of the species range present, the age class and overall condition both of the individual trees and each area as a whole.

3.2 The site is more or less flat. The soil is a loam (by tactile test). The National Soil Resources Institute 'Soilscapes' map displays the area as a loamy soil with naturally high groundwater.

3.3 The high groundwater is easily observed within the wooded areas which are classified as being Wet Woodland (Westfield Common SNCI). The two areas of woodland are not listed within the Ancient Woodland Inventory (NDAD 2009).

4.0 THE PROPOSED DEVELOPMENT

4.1 The proposal is to construct a highway access from Westfield Way south, adjacent to the existing dwellings before this turns to the east and enters the horse paddocks (Oaklands Nursery site).

4.2 The highway will be constructed to traditional specification requiring excavations within the footprint of the route for consolidation and construction of a sub-base. The highway will be 5.5 metres wide.

4.3 A pavement is to be provided to both sides of the access; these will be 2 metres wide.

4.4 Services will be constructed through the highway.

5.0 DESIGNATIONS RELATING TO TREES

5.1 The trees are not covered by statutory protection measures and the site is not within a conservation area.

6.0 TREE REMOVALS

6.1 Tree removals can be split into two distinct groups. Firstly there are those trees that by virtue of their poor physiological and structural condition and also their short life expectancy should not be retained within new development. These trees are graded R within the tree survey schedule. These trees are not necessarily recommended for removal within the 'Preliminary management recommendations' column of the tree survey schedule contained within our tree survey report unless they constitute a hazard to persons or property. These trees within the planning context will be referred to as to be removed for reasons of sound arboricultural management. It should be noted that the

British Standard 5837:2005 'Trees in relation to construction', from which we take our guidance, states in section 4.3.4 that these trees "*should not be a consideration in the planning process*". One tree has been identified for removal for reasons of sound arboricultural management, this is the goat willow T28.

6.2 Secondly there are those trees which will be removed to directly facilitate the proposed development. In this instance six of these are category C trees. In accordance with Table 1 of the British Standard 5837:2005 'Trees in relation to construction' removal of those trees identified as being of a low priority for retention (i.e. C category trees), may be justified where their retention imposes a significant constraint to the design proposal, as such these low quality trees should not be considered a constraint.

6.3 The following tree removals are required to facilitate the development.

Table 1 - Schedule of tree removals

Tree No.	Species	BS Cat.	Reason for removal
28	Goat willow	R	General arboricultural management
31	Pedunculate oak	C	To facilitate construction of highway access
32	Pedunculate oak	C	
33	Pedunculate oak	C	
34	Pedunculate oak	C	
35	Hawthorn	C	
48	Pedunculate oak	C	
29	Pedunculate oak	B	
36	Pedunculate oak	B	

6.4 Two moderate quality trees have been identified for removal to facilitate the proposed access. These are B category trees T29 and T36; these two trees cannot be retained within the position of the access due to the incursion upon their root protection areas. Both specimens are quite unremarkable.

6.5 The impact of the removals upon the wooded area will be negligible due to the depth and density of the trees, no change will be visible when viewed from the west. The only change to the existing views will be from the north, when viewed directly from the beginning of the new access.

6.6 I consider that the loss of the trees listed for removal could easily be mitigated more than adequately by replanting with extra-heavy standard trees as a part of the landscaping of the wider scheme that will mitigate the loss of the individual trees listed in the schedule of tree removals above.

6.7 Due to the density of the wooded area, replacement planting is likely to be of greater benefit in planting locations that will either provide for a treed environment within the layout of the site as a whole or around the perimeter of the site to add robustness to the screening. One suitable location is to the south of the pedunculate oak T30 where the screening could be added to the proposed area of common land replacement to offset that utilised for the access.

6.8 Planting of high quality trees will increase the age range of the trees on the site and contribute to the sustainability of the tree stock and also the amenity of the wider environment.

6.9 The position of new planting must be considered so as to avoid any foreseeable future conflicts such as obstruction and shading. Species should be chosen with care, forethought should be given to future

growth rates and mature size, and nuisances such as dropping of fruit and berries.

7.0 TREE PRUNING

Table 2 - Schedule of tree pruning

Tree No.	Species	BS Cat.	Pruning specification
24	Pedunculate oak	B	Remove dead wood >25mm diameter and prune canopy to provide a 2.5 to 3 metre offset from building.
25	Pedunculate oak	B	Remove dead wood >25mm diameter
30	Pedunculate oak	C	Remove dead wood >25mm diameter
37	Pedunculate oak	C	Remove dead wood >25mm diameter

7.1 Some minor pruning of some of the retained trees is recommended to provide improved space around the existing dwelling to the north of T30 and also to remove dead wood from the trees closest to the new pavement and highway and its foreseeable increase in both use and occupancy level.

7.2 The required pruning is relatively minor and requires only minimal works that can be achieved within the constraints of sound arboricultural practice.

8.0 CHANGES IN GROUND LEVEL

8.1 In order to avoid tree damage the levels within the RPAs of all retained trees whether on site or off site, will need to be maintained. All site infrastructure will need to be designed to adhere to this requirement. No strip excavations associated with drainage and services will be acceptable within the RPAs of retained trees.

9.0 CHANGES OF GROUND SURFACE WITHIN ROOT PROTECTION AREAS

9.1 There is no foreseeable reason to change the surface, which is currently unmade ground beyond the footprint of the highway and pavement. It may be that the unmade ground immediately adjacent to the access will be tidied up in terms of soft landscaping however this will be subject to standard precautions where this occurs within the RPAs of retained trees.

10.0 STRUCTURES WITHIN RPAS

10.1 No further structures are proposed within the RPAs of retained trees associated with the construction of the access point.

10.2 Any ancillary features must not be placed within the RPAs of retained trees.

11.0 PROVISION OF UTILITIES

11.1 At the time of writing this report a detailed plan of utilities is not available. It is foreseeable however that the services would be routed in through the proposed access, certainly the lack of RPAs in the position of the access lends itself to provision of services with both easy installation (lack of RPA incursions allows traditional strip excavations), and future maintenance. It will not be acceptable to route services through RPAs of retained trees.

12.0 CHANGE IN SITE USAGE AND IMPLICATIONS FOR TREE MANAGEMENT

12.1 The proposed development will obviously bring about a requirement for an increased level of management and maintenance of the trees in proximity to the highway. The foreseeable level of management required to maintain an acceptable relationship between the trees and the new access is acceptable and achievable within the constraints of sound arboricultural management.

12.2 The principal implications for management of the retained trees brought about by the proposal will be the periodic pruning to maintain separation and attend to health and safety issues such as the removal of dead wood. We do not consider this will have any negative effects upon the retained trees, assuming all work is carried out in accordance with BS3998:1989.

13.0 CONSTRUCTION EXCLUSION ZONE

- 13.1 Prior to any construction works taking place (other than necessary tree works), the RPA's must be protected by appropriate barriers and ground protection in accordance with BS5837:2005.
- 13.2 Certain activities must not occur within or close to RPAs of retained trees e.g. mixing of materials injurious to trees such as concrete, diesel refuelling, emptying of site toilets or burning of any material or waste.
- 13.3 There is a considerable amount of space inside the site for storage of materials etc. It should not be difficult to protect the retained trees by the use of a combination of barriers ground protection thus providing space for working.

14.0 TREE WORKS

- 14.1 Tree works should be carried out in such a manner as to avoid any damage to trees that are to be retained.
- 14.2 No retained trees should be used as anchors for winching operations.
- 14.3 Dismantling trees is preferable to felling where damage to retained trees is possible.
- 14.4 Stump removal within or close to the RPA's of retained trees is to be carried out by stump grinding and not removal by mechanical excavator.

14.5 No burning of debris shall occur within or close to the canopies of trees to be retained.

15.0 STORAGE OF MATERIALS AND SITE FACILITIES

15.1 The storage of materials must be kept out of the RPA of retained trees. Consideration should be given to the timing of the arrival of materials to minimise the space required on site for storage.

15.2 Careful positioning of site huts and welfare facilities must be observed. Encroachment into RPA's must be avoided. Site huts may be used as a component of the barriers where space is at a premium.

15.3 Contractor parking is a necessary consideration; parking takes up a lot of room and greatly increases the risk of damage to trees.

15.4 Mixing of materials potentially hazardous to trees must not occur within or close to RPA's e.g. diesel fuelling, cement mixing etc. The effects of any ground slope in the event of spillage of materials must be considered.

16.0 CONCLUSIONS

16.1 With consideration of the juxtaposition between the design layout and retained trees we find that overall the scheme for the provision of the access is deliverable.

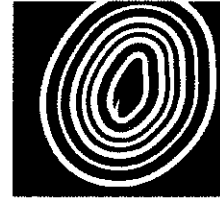
16.2 The trees identified for removal are of relatively low quality and value, the impact of this upon the site is minor and easily mitigated by replanting of which there will be an abundance of opportunities within the wider development proposal across the Oaklands Nursery site.

16.3 The retained trees can be adequately protected throughout the construction phases. I have undertaken the mapping of the root protection areas (RPAs) as a part of my initial baseline tree survey report. BS5837 makes recommendations for the protection of retained trees. I have prepared a detailed arboricultural method statement complete with tree protection plan (please see ACAC/AMS/419/09).

16.4 The scheme is unlikely to result in post development pressure following the change of usage of the area. Typically resentment may be felt towards trees where conflicts arise in a residential context. Given the nature of the proposal this is unlikely.

16.5 With consideration of the above we can find no reason why tree issues alone should be a reason for refusal of consent.

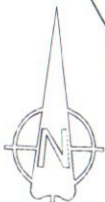
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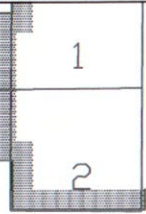
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Appendix 1

Arboricultural implications drawing



INDICATIVE



ARBORICULTURAL IMPLICATIONS DRAWING

Site: Moor Lane, Woking, Surrey

Date: 18th May 2009

Client: Woking Borough Council


Ref: ACAC/AIA/418/09/01


Surveyed by: Andrew Colebrook
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Drawn by: Andrew Colebrook


Key:

 Tree canopies of trees to be retained

 Tree canopies of trees to be removed (RPAs shown dashed also)

 Indicative root protection area (RPA) of Category A & B trees and C category tree located off site

 Indicative root protection area (RPA) of Category C trees on site

 Indicative planting positions

 Category R tree

 Category A tree

 Category B tree

 Category C tree

Scale 1:250 @ A3

Drawing based upon a site layout by BBF Fielding

