



Arboricultural Impact Assessment

for planning purposes

Garrick Cottage
Church Street
Hampton
TW12 2EG

November 2023

230976-PD-11

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1 EXECUTIVE SUMMARY

- 1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *The Homeowner of Garrick Cottage* ('the Client').
- 1.2 The proposed development at *Garrick Cottage* ('the Site') is to provide a new vehicular access onto *Johnson's Drive* with hardstanding to the front, and a single storey garden outbuilding on the north west side of the dwelling ('the Proposed Development'), within the area administrated by the *London Borough of Richmond upon Thames* ('the LPA').
- 1.3 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 25th of October 2023.
- 1.4 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Hampton Village* CA, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.
- 1.5 The Proposed Development specifies the removal of 2no. trees and 1no. shrub, which comprise *Category C* and *Category U* specimens only.
- 1.6 The Proposed Development is considered to relate acceptably to the retained trees.
- 1.7 The Proposed Development is considered to carry a low impact to the retained trees, subject to adherence to the details of this Report.

2 INTRODUCTION

Instruction

- 2.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *The Homeowner of Garrick Cottage* ('the Client').

Author

- 2.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate (LANTRA)*, and has received a *BSc (Hons) Conservation and Environment (2:1)* from *Writtle University College*.

Proposed development

- 2.3 The proposed development at *Garrick Cottage* ('the Site' - see *Figure 1* below) is to provide a new vehicular access onto *Johnson's Drive* with hardstanding to the front, and a single storey garden outbuilding on the north west side of the dwelling ('the Proposed Development'), within the area administrated by the *London Borough of Richmond upon Thames* ('the LPA').

Scope

- 2.4 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

- 2.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 25th of October 2023 by Kimberley Howard (a colleague of the Author). The details of this survey are found within the Report appendices.

Health and safety

- 2.6 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees.



Figure 1: Showing the area discussed in this Report within the indicative line and sourced from Google Earth (note: this is not the red line plan of the Proposed Development).

Report preparation

External documents

2.7 This Report has been prepared, with reference to the following supplied documents and information:

- *Proposed Workshop Plan & Elevations (245-PL02)*;
- *Proposed Site & Roof Plan (245-PL03)*;
- *Vehicle Access Plan as Proposed (245-PL05)*; and
- *Proposed Elevation of New Gate (245-PL07)*.

Appendices

2.8 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

Tree works

- 2.9 For any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

- 2.10 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:
- **Arboricultural Method Statement ('AMS')** - *"methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained"*.
 - **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
 - **Root Protection Area ('RPA')** - *"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority"*.
 - **Service(s)** - *"any above- or below-ground structure or apparatus required for utility provision"* that may for example include *"drainage, gas supplies, ground source heat pumps, CCTV and satellite communications"*.
 - **Tree Protection Plan ('TPP')** - *"scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures"*.

Arboricultural impact definitions

- 2.11 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply unless it is otherwise stated:
- **Low impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.

- **Moderate impact** - The form and/or condition of the affected tree (or tree group, etc.) may be affected to such a degree that its visual qualities and life expectancy could be undermined and its BS5837 categorisation consequently may be subject to change.
- **High impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is consequently likely to change.

3 SITE INFORMATION

Current Site use

- 3.1 The Site currently comprises a semi-detached dwellinghouse that is located at the north-eastern side of the junction between *Church Street* and *Johnson's Drive*.
- 3.2 There is an existing pedestrian access from the footpath along *Church Street*, which provides access to the dwellinghouse via the private front/side garden area (see *Figure 2* & *Figure 3* below); there are some light structures within this garden area, in addition to some trees and shrubs (as discussed from paragraph 4.1).



Figure 2: Looking north-east towards the Site from the western side of the junction of Church Street and Johnson's Drive, showing T3 (right) and T7 (left) as points of reference.



Figure 3: Looking east along the southern boundary of the Site towards the front of the dwellinghouse, showing S1-T2 (far right) and T4 (front left) as points of reference.

Geotechnical information

British Geological Survey

- 3.3 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clays, sands, and silts), over which the recorded superficial deposits are *Kempton Park Gravel Member* (comprised of gravels and sands).
- 3.4 There is a publicly available borehole log taken from slightly further up *Church Street* (specifically *TQ16NW27/A-C*) that confirms the presence of clays, gravels, and sands from a shallow depth.

Root morphology

- 3.5 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil¹. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

- 4.1 The surveyed trees and shrubs are, with the exception of 2no. trees (i.e., T9 & T10 - both are off-Site to the north), located within the private garden area within the Site. These trees are distributed relatively evenly throughout the garden area, though the majority are located to the west of the existing dwellinghouse within a partially hard-landscaped area (see *Figure 4 & Figure 5* below).
- 4.2 For clarity, T4 is located within the existing footpath element that connects the pedestrian access gate to the dwellinghouse, and T3 and T7 are located within close proximity to perimeter brick wall elements.



Figure 4: Looking south-east into the garden area to the west of the dwellinghouse, showing T3 (far right) and T5-T6 (front left & right respectively - T4 is located in-between these trees).



Figure 5: Looking west along the southern boundary of the Site, showing T3 (front left), T4 (front centre-right), and T7 (far right - behind T5 & T6) as points of reference.

Visibility

- 4.3 The most prominent trees within the Site are the mature Norway maple (i.e., T7) and tree of Heaven (i.e., T7), which are the largest specimens and are clearly visible from the surrounding public realm (see *Figure 2* above & *Figure 6* below).
- 4.4 The other trees and shrubs within the Site are also visible from the public realm (see *Figure 6* below), though generally to a lesser degree owing to their smaller statures; they do however positively contribute to the verdant character of the area (though have lower amenity value by comparison).



Figure 6: Looking north towards the Site from the eastern pedestrian footpath along Church Street, showing S1 & T2 (front right), T3 (front centre), and T7 (far centre-left) as points of reference.

BS5837 details

Survey criteria

- 4.5 The surveyed trees have been generally categorised, in terms of the arboricultural criterion as defined in BS5837, focussing on the individual merits of each tree primarily. In the context of this survey, it is not considered that the trees have sufficient landscape value to broaden their categorisation to include this criterion.

BS5837 categorisation

- 4.6 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:
- *Category B* (i.e., moderate-quality): 3no. trees;
 - *Category C* (i.e., low-quality): 5no. trees & 2no. shrubs; and
 - *Category U* (i.e., poor-quality): 1no tree.

Root Protection Areas

- 4.7 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the standardised circular RPAs have not been amended.

Statutory protections

Conservation Areas

- 4.8 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Hampton Village CA*, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.
- 4.9 For clarity, the *Hampton Village CA* has been appraised by the LPA; details relevant to trees in the context of the Proposed Development are discussed from paragraph 5.8.

Tree Preservation Orders

- 4.10 The LPA does not publish details of its *Tree Preservation Orders* ('TPOs') online. It is not therefore known, from this information, whether TPOs apply to any of the surveyed trees. No direct communications have been undertaken with the LPA, to obtain information relating to any TPOs.
- 4.11 However, based on a search of the LPA's planning register, there is a history of tree works at the Site being managed under CA statutory protocols (including for pruning to T3 & T7 - specifically, under planning references *13/T0179/TCA* & *22/T0546/TCA*). This suggests that there are likely not to be any TPOs that affect trees at the Site.

5 PLANNING POLICY AND GUIDANCE

National

Background information

- 5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')², published in September 2023.
- 5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2023

- 5.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 131** - "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*"
 - **Paragraph 174** - "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland*".

Greater London

Background information

- 5.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

5.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy G7 Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".*

Local

Background information

5.6 Planning policy at the local level is currently set out in the LPA's *Local Plan* ('the LDP'), published in 2018.

Local Plan 2018

5.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy LP16: Trees, Woodlands and Landscape** - *"B. To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will: ... 1. resist the loss of trees, including aged or veteran trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value; or felling is for reasons of good arboricultural practice; ... 2. resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value; the Council will require that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees ... 5. require that trees are adequately protected throughout the course of development, in accordance with British Standard 5837".*

Hampton Village Study 1991

- 5.8 The *Hampton Village* CA within which the Site is located was appraised in a short-form document by the LPA in 1991 - specifically, within the *Hampton Village Study* document ('the HVS'). The HVS does not make any particular reference to the value of existing trees, though it does make reference to the value in planting new trees for particular properties within the CA (for clarity not including the Site).

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Numerical data

- 6.1 The Proposed Development specifies the removal of 2no. trees (i.e., T2 & T11) and 1no. (i.e., S1). shrub, which in BS5837 terms comprises:
- *Category C* (i.e., low-quality): 1no. tree (T2) & 1no. shrub (S1); and
 - *Category U* (i.e., poor-quality): 1no. tree (T11).

Reasons for removals

- 6.2 The removal of these 2no. trees and 1no. shrub is to directly facilitate the construction of the proposed driveway element connecting to *Johnson's Drive*; it is not considered to be feasible for these to be retained, in the context of the Proposed Development.

Impacts of removals

- 6.3 The loss of these trees and shrubs is considered not to be of any particular significance, owing to the fact that these are small low- and poor-quality specimens that are only partially visible from the public realm (see *Figure 6* above & *Figure 7* below). For clarity, their loss is considered not to detract from the general verdant character of the area, owing in particular to the fact that the largest trees within the Site (i.e., T3 & T7) are to be retained.

Mitigation greening

- 6.4 At the time of this Report being prepared, the Proposed Development has not provided details regarding the planting of new trees and other forms of vegetation (e.g., shrubs). However, as the Proposed Development is considered to carry no particular visual impact arising from the specified removal of S1, T2, and T11, it is not considered a strict requirement for new trees to be planted.
- 6.5 Nonetheless, it is considered that there is sufficient capacity for new planting located within the Site, should the LPA determine this to be appropriate. Details relating to the provision of a planting specification can be provided, in response to a suitable planning condition, in such an eventuality.



Figure 7: Looking north-west towards the Site from the southern pedestrian footpath along Johnson's Drive, showing S1 & T2 (front right) and T3 (far left) as points of reference.

Pruning

- 6.6 The Proposed Development does not specify the pruning of any of the retained trees and shrubs.

Retained tree juxtapositions

- 6.7 In relation to the retained trees and shrubs (including those outside of the Site - i.e., T9 & T10), the Proposed Development does not place any increased pressure upon these items that may result in inappropriate management (e.g., major branch removal or heavy pruning) that deviates significantly from the manner in which they are currently managed. The Proposed Development is therefore considered to be acceptable, regarding its juxtaposition to the retained trees and shrubs.

Arboricultural oversight during works

- 6.8 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, to provide arboricultural advice to the design team and

to ensure that the principles of protection as are outlined in this Report are adhered to (that are discussed from the following sub-section within this Report).

6.9 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer (noting that a finalised list can be provided as part of a detailed AMS prepared in response to a planning condition as per the recommendations of *Table B.1* of BS5837):

- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works;
- to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
- to oversee the setting-out process for the screw piles for the proposed garden outbuilding; and
- upon the completion of works to implement the Proposed Development.

Development-related works

General protection details

6.10 The TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of the Proposed Development, based on the details that are currently available. This TPP includes an outline AMS (i.e., indicative of the basic principles of works - a specific AMS can if determined appropriate by the LPA be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures.

Access and logistics

6.11 The means of access into and through the Site during works to implement the Proposed Development are not currently understood, at the time of this Report being prepared. However, the TPP does provide some specifications for where access is and is not permitted, which includes the retention of existing hard surfaces during construction-related works as analogues to ground protection within RPAs.

- 6.12 Preferably, it ought to be the case that the proposed driveway element is constructed first; this area can then be used as a 'base' to store materials associated with the construction of the proposed garden outbuilding, with movement then being limited to pedestrian access through the Site into the position of the proposed outbuilding.
- 6.13 For posterity, it will need to be the case that the logistical approach to implementing the Proposed Development is agreed in advance with the arboriculturist, once a contractor is appointed to undertake the works. This will ensure that the retained trees are subject only to a low impact, given that clarifications and alterations to the TPP can occur based on additional information that is not available at the time of this Report being prepared.

Construction of the proposed front driveway element

- 6.14 The proposed front driveway element encroaches into the nominal RPA of T3 to an extent that affects approximately 10% of its RPA; and at its closest distance it is approximately 3m away from its stem (i.e., an approximately 48% radial encroachment).
- 6.15 For clarity, this proposed driveway element is located east of the existing dwarf wall that is to be retained (see *Figure 8* below); there is a slight level difference wherein the tree-side of this dwarf wall is higher than the proposed driveway-side of it, in addition to the foundation element of this dwarf wall acting as a root deflector (i.e., directing root growth down and underneath it). Consequently, there is considered to be a shallow region of soil where roots are likely not present (of approximately 250-300mm), though it is likely that roots are present within this affected portion of the RPA.
- 6.16 However, owing to the minor extent of encroachment into the RPA of T3, in addition to works only affecting one aspect of its RPA, it is considered acceptable for works to construct the proposed driveway element to not adopt any particular precautionary design specifications - specifically, it is not considered necessary for the driveway element to be constructed in a no-dig manner. Whilst there may be some root damage arising from excavations, any such root damage is considered to carry only a low impact, and the fact that the driveway is proposed to be finished with gravel means that air and water can still pass through into the soil beneath.
- 6.17 In turn (and again for clarity), it is considered acceptable for the driveway to be set into the ground wherein the sub-base element involves the excavation of a shallow depth of soil; the sole prerequisite is that the dwarf wall is retained and no disturbance occurs tree-side of it.

- 6.18 Moreover, with regard to the proposed in-fill of the southern boundary brick wall adjacent to this proposed driveway element, no particular methods of design and work are considered to be required, in the context of protecting T3. Whilst works do occur within its RPA, for the reasons as outlined above any impact to this tree in the context of constructing this in-fill wall element is likely to be low.



Figure 8: Looking south-west towards the dwarf wall within the garden area adjacent to T3 (centre), showing also the area of the southern brick boundary wall to be in-filled.

Construction of the proposed outbuilding - preparatory works

- 6.19 In order to enable the proposed garden outbuilding to be constructed, an existing brick wall within the garden area of the Site is first to be demolished - this brick wall is highlighted on the TPP (and is also shown in *Figure 9* below). For clarity, some portions of it are to be demolished only down to the lower-most brick layer and then capped with a soldier course, though only in areas where the brick wall is located beyond the footprint of the proposed garden outbuilding.
- 6.20 In order to ensure that this demolition work is undertaken in a manner that carries a low impact to the adjacent trees (i.e., T5-T7), works will need to be undertaken in adherence to the following performance principles:

- all works will be undertaken manually using hand-held tools from the surrounding hard surfaces;
- removed bricks will be stored on the existing adjacent hard surfaces and then manually removed from the Site (or stored in the proposed driveway extension area if this has already been constructed);
- the foundation element of the brick wall will in all feasible instances be retained (and buried), though where it does need to be demolished this will be completed in a manner that ensures that the adjacent soil is not damaged/disturbed to any extent; and
- where required, topsoil will be manually added to fill in ground to align with adjacent ground levels.



Figure 9: Looking north-west towards the existing brick wall within the area where the proposed garden outbuilding is located, showing T6 (front right) and T7 (far right) as points of reference.

Construction of the proposed outbuilding - foundation works

6.21 The proposed garden outbuilding has been designed in principle so that its foundation element will comprise a cast concrete ground slab affixed to screw piles; this ensures that any impact to the adjacent trees (notably T7) are as low as possible. For clarity, the proposed garden outbuilding affects a total of approximately 13% of the RPA of T7 and at its closest is approximately 1m from its stem (i.e., approximately an 85% radial encroachment).

6.22 In order to ensure that this element of construction work is undertaken in a manner that carries a low impact to the adjacent trees (i.e., T5-T7 - most notably T7), works will need to be undertaken in adherence to the following performance principles:

- all works will be undertaken manually using hand-held tools from the surrounding hard surfaces;
- existing hard surfaces within the footprint of the proposed garden building will be manually removed down to the soil layer (and no deeper - i.e., the soil will remain undisturbed);
- screw piles will be set out and subsequently installed at the locations specified by the project engineer under the oversight of the arboriculturist - where there is capacity for piles to be off-set to accommodate for the presence of tree roots in excess of 25mm diameter then this will be undertaken (noting that prior trial holes will be manually dug to search for roots);
- the pile caps of all screw piles will be set above the existing soil level, so that there is at least a 50mm void between the soil and the cast concrete slab to be affixed to these pile caps;
- the ground beams will then be connected to the piles caps and onto this the concrete slab will be cast using formers; and
- the formers will then be removed from underneath the cast slab to enable the 50mm void (or greater) to function as ventilation space for the underlying soil.

Construction of the proposed outbuilding - superstructural works

6.23 Once the foundation element of the proposed garden outbuilding has been installed, the superstructural element will be constructed. In general terms, this element of its construction is considered to carry a much lower risk of harm to adjacent trees, owing to the fact that this element of work carries no excavation requirement. Nonetheless, in order to ensure that this element of construction work is undertaken in a manner that carries a low impact to the adjacent trees (i.e., T5-T7 - most notably T7), works will need to be undertaken in adherence to the following performance principles:

- all works will be undertaken manually using hand-held tools from the surrounding hard surfaces; and
- only upon the full completion of superstructural works will the barrier protection within the adjacent area (i.e., the area protecting T7) be removed - after this point the associated landscaping works will be able to commence.

Construction of the proposed outbuilding - underground utilities

- 6.24 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established, in relation to how they may need to connect to the proposed garden outbuilding. In this context, it is not possible to determine the level of impact of this element of the designs to the retained trees.
- 6.25 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the retained trees, any impact to affected trees can be managed by following the recommendations of BS5837 (i.e., by working in accordance with an AMS and through the use of appropriate methods of work - a specific AMS can be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837), which includes as a normative reference the *National Joint Utilities Guidance*³.

Other hard and soft landscaping matters

- 6.26 The Proposed Development does also include some alterations to the garden area within the RPAs of T3 and T7, which includes the re-surfacing in some areas with new hard surfaces, in addition to the demolition of some existing hard surfaces that are being changed to soft landscaping (i.e., lawn). Generally, this type of work is considered to carry a low impact to trees, owing to the localised nature of works that occurs at the end of the development process.
- 6.27 However, in order to ensure that this element of work is undertaken in a manner that carries a low impact to the adjacent trees, works will need to be undertaken in adherence to the following performance principles:
- landscaping works will only commence once the proposed driveway element and garden outbuilding have been fully implemented;
 - all works will be undertaken manually using hand-held tools;
 - the specified barrier protection will be removed to facilitate access into areas that were previously specified as exclusion zones (as per the details of the TPP);
 - works to replace hard surfaces will ensure that any sub-base element is set no deeper than any existing sub-base element - where appropriate, sub-base

elements will be re-used, and where tree roots in excess of 25mm diameter are found to be present within sub-base elements then these roots will be retained; and

- works to remove existing hard surfaces that are to be changed to soft surfaces (i.e., lawn) will ensure that there is no disturbance to the soil beneath the existing sub-base elements - where tree roots in excess of 25mm diameter are found to be present within sub-base elements then these roots will be retained and covered with topsoil so that they are fully buried.

Planning policy considerations

National policies

6.28 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.1), the Proposed Development is considered to respond to these policies in the following manners:

- **Paragraph 131** - The Proposed Development retains trees in all instances where it is appropriate to do so and ensures that these trees can be suitably protected from development impacts.
- **Paragraph 174** - The Proposed Development retains the trees within the Site that contribute most to the character of the local area.

Regional policies

6.29 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.4), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy G7** - The Proposed Development retains all trees within the Site that are considered to be of value (i.e., *Category B* trees are all retained) and ensures their suitable protection during the implementation of works.

Local policies

6.30 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.6), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy LP16** - The Proposed Development only specifies the removal of 2no. trees (and 1no. shrub) that have low amenity values; the prevailing visual character of the Site as is provided by trees is therefore maintained. The Proposed Development is considered to carry a low impact to the retained trees, based on the architectural specifications and the details of this Report (including

performance principles that facilitate the protection of these retained trees); these retained trees are considered to relate acceptably to the Site in its proposed form and no inappropriate pruning works are considered to be necessary in the future to manage their juxtaposition.

7 CONCLUSIONS

- 7.1 The Proposed Development specifies the removal of 2no. trees and 1no. shrub, which comprise *Category C* and *Category U* specimens only. All *Category B* trees are specified for retention.
- 7.2 The Proposed Development is considered to relate acceptably to the retained trees; there is not considered to be any foreseeable probability of trees needing to be heavily pruned (or removed) in the future to manage their juxtaposition.
- 7.3 The Proposed Development is considered to carry a low impact to the retained trees, based on the architectural principles that have been prepared and the details of this Report in the context of tree protection (including the details of the TPP at Appendix A).
- 7.4 The Proposed Development is considered to appropriately respond to the relevant tree-related planning policies, at all applicable spatial scales.

8 APPENDICES CONTENTS

APPENDIX A - Plans

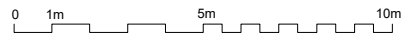
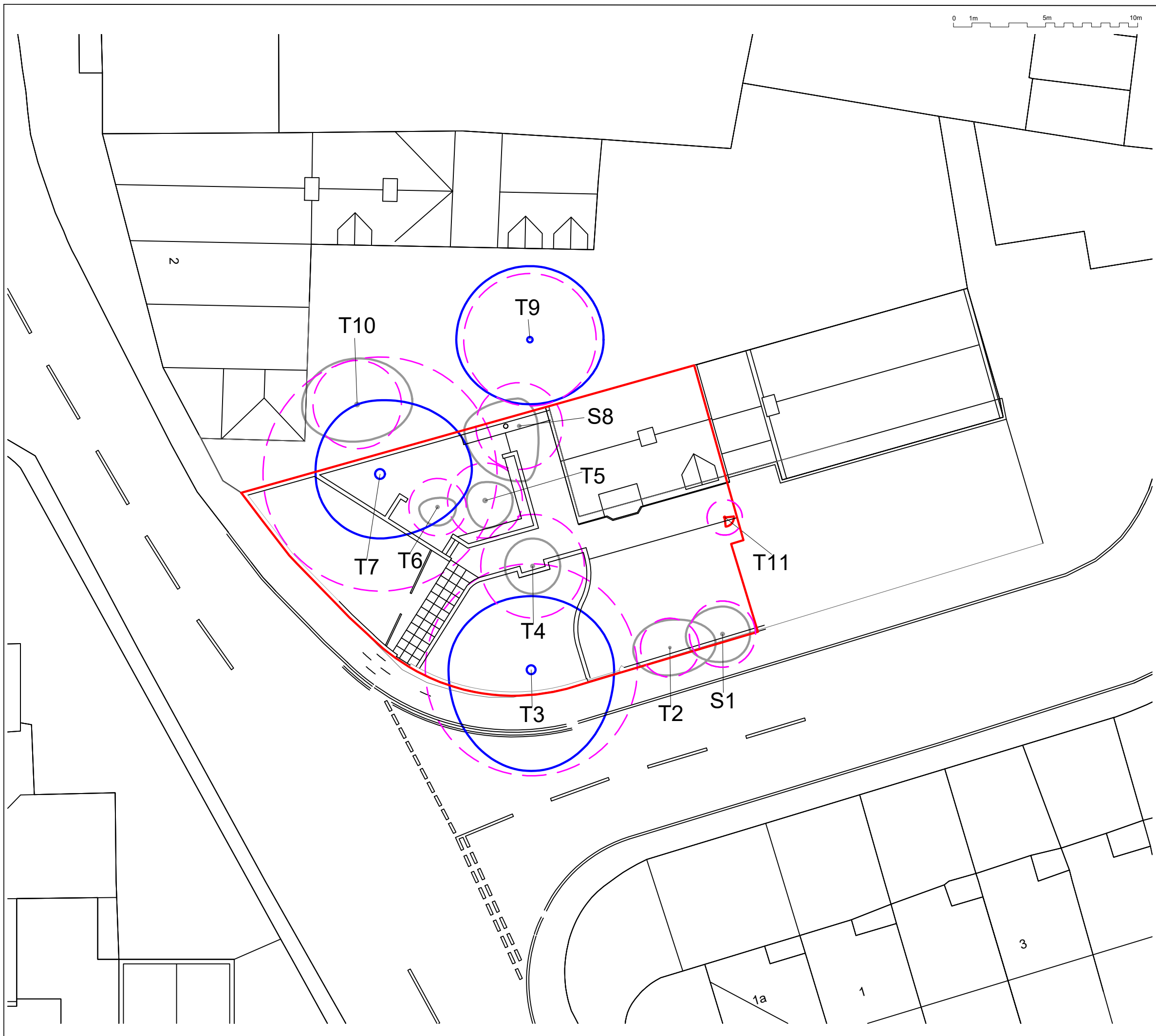
- 230976-P-10 Tree Survey
- 230976-P-11 Existing Layout and Tree Works Plan
- 230976-P-12 Proposed Layout and Tree Works Plan
- 230976-P-13 Tree Protection Plan

APPENDIX B - Schedules

- 230976-PD-10 Tree Schedule














APPENDIX A - Plans

- 230976-P-10 Tree Survey
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- 230976-P-12 Proposed Layout and Tree Works Plan
- 230976-P-13 Tree Protection Plan



BS 5837:2012 TREE RETENTION CATEGORIES



-  Canopy spread (m)
-  Tree Stem
-  Unique tree identification number
-  Root Protection Area (RPA)
-  Group canopy extents shown in their retrospective retention category.
-  Unique group identification number
-  Root Protection Area (RPA)
-  **Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
-  **Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  **Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
-  **Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  **BS5837 Root Protection Areas**
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
-  Application Site Boundary.

rev	date	description	drawn by
-	-	-	-

Base Drawing: Hampton New Driveway Entrance 2004 version

Title
BS 5837 Tree Survey Plan

Client
Homeowner of Garrick Cottage

Project
Garrick Cottage, Church Street, Hampton, London, TW12 2EG

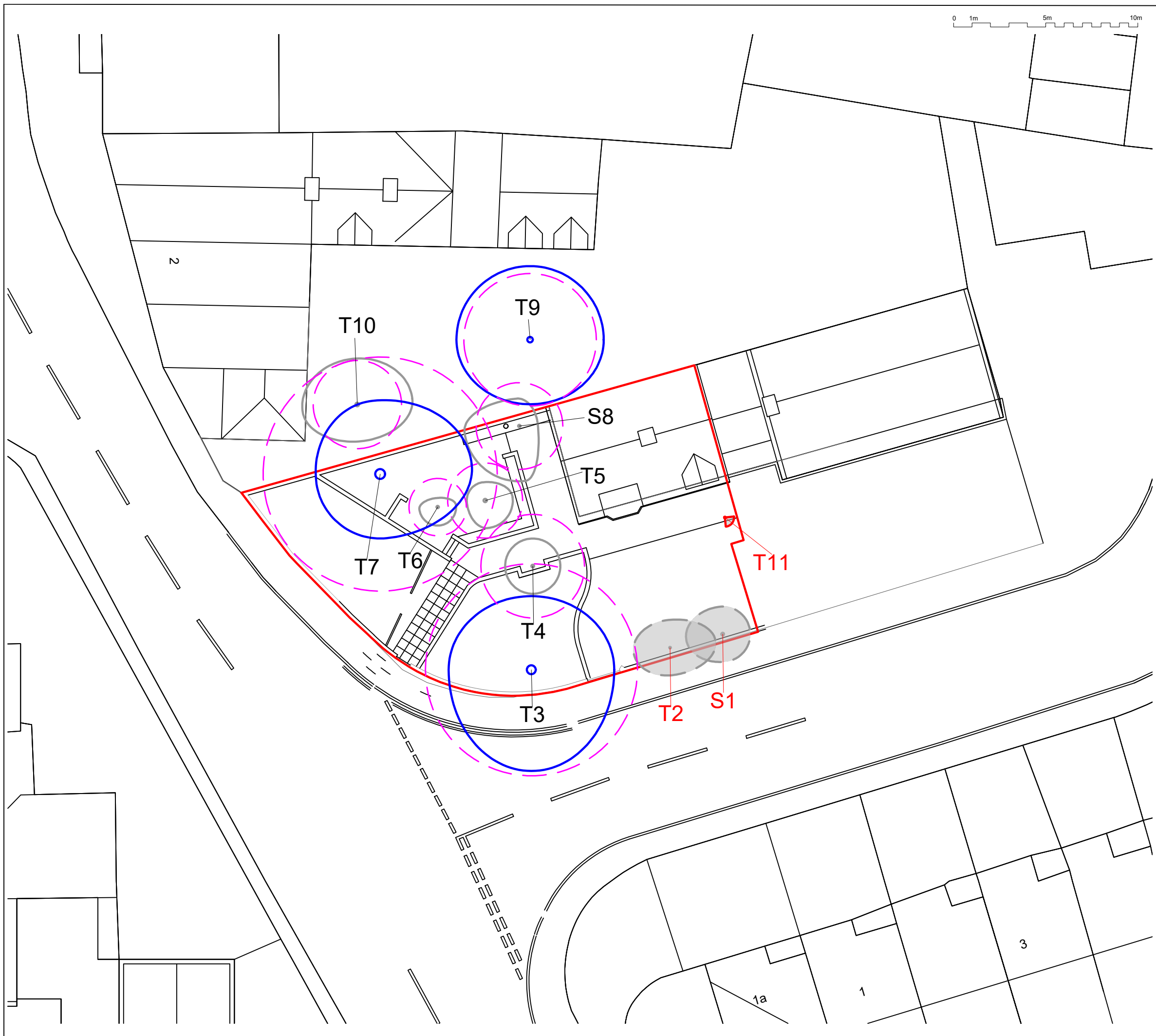
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26/10/2023	HR	KAH	1:200@A3

Drawing No	Rev
230976-P-10	-



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BS 5837:2012 TREE RETENTION CATEGORIES

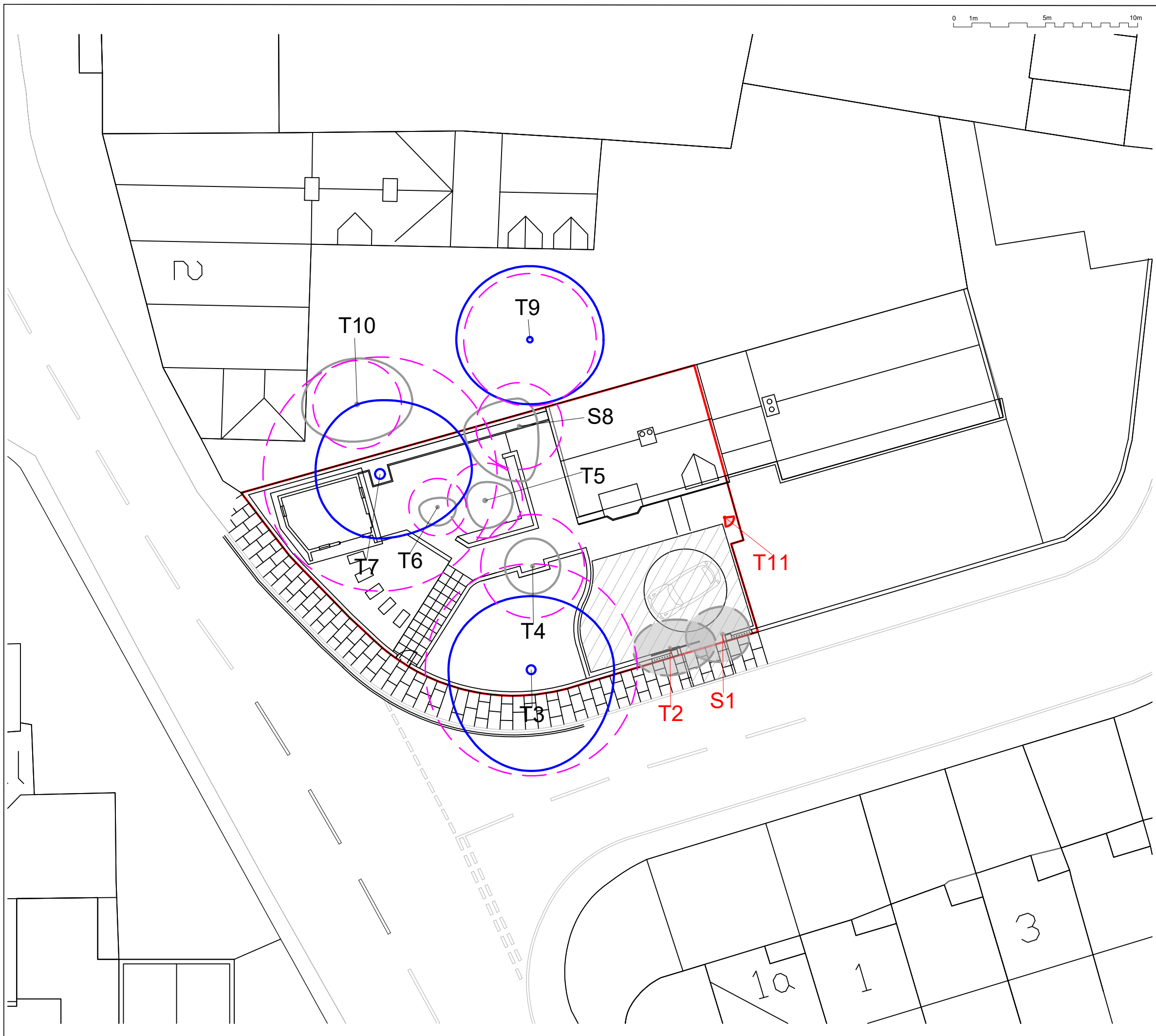
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- BS5837 Root Protection Areas**
 - Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Application Site Boundary.**
- Trees and groups to be removed shown shaded grey and dashed. Tree tags are shown red.

rev	date	description	drawn by
Base Drawing: Hampton New Driveway Entrance 2004 version			
Title			
Existing Layout and Tree Works			
Client			
Homeowner of Garrick Cottage			
Project			
Garrick Cottage, Church Street, Hampton, London, TW12 2EG			
Date	Drawn by	Authorised	Scale
31/10/2023	HR	KAH	1:200@A3
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














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BS 5837:2012 TREE RETENTION CATEGORIES

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Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
-  Application Site Boundary.
-  Trees and groups to be removed shown shaded grey and dashed. Tree tags are shown red.



rev	date	description	drawn by
Base Drawing: Hampton Access and Driveway PL03			
Title			
Proposed Layout and Tree Works			
Client			
Homeowner of Garrick Cottage			
Project			
Garrick Cottage, Church Street, Hampton, London, TW12 2EG			
Date	Drawn by	Authorised	Scale
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General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

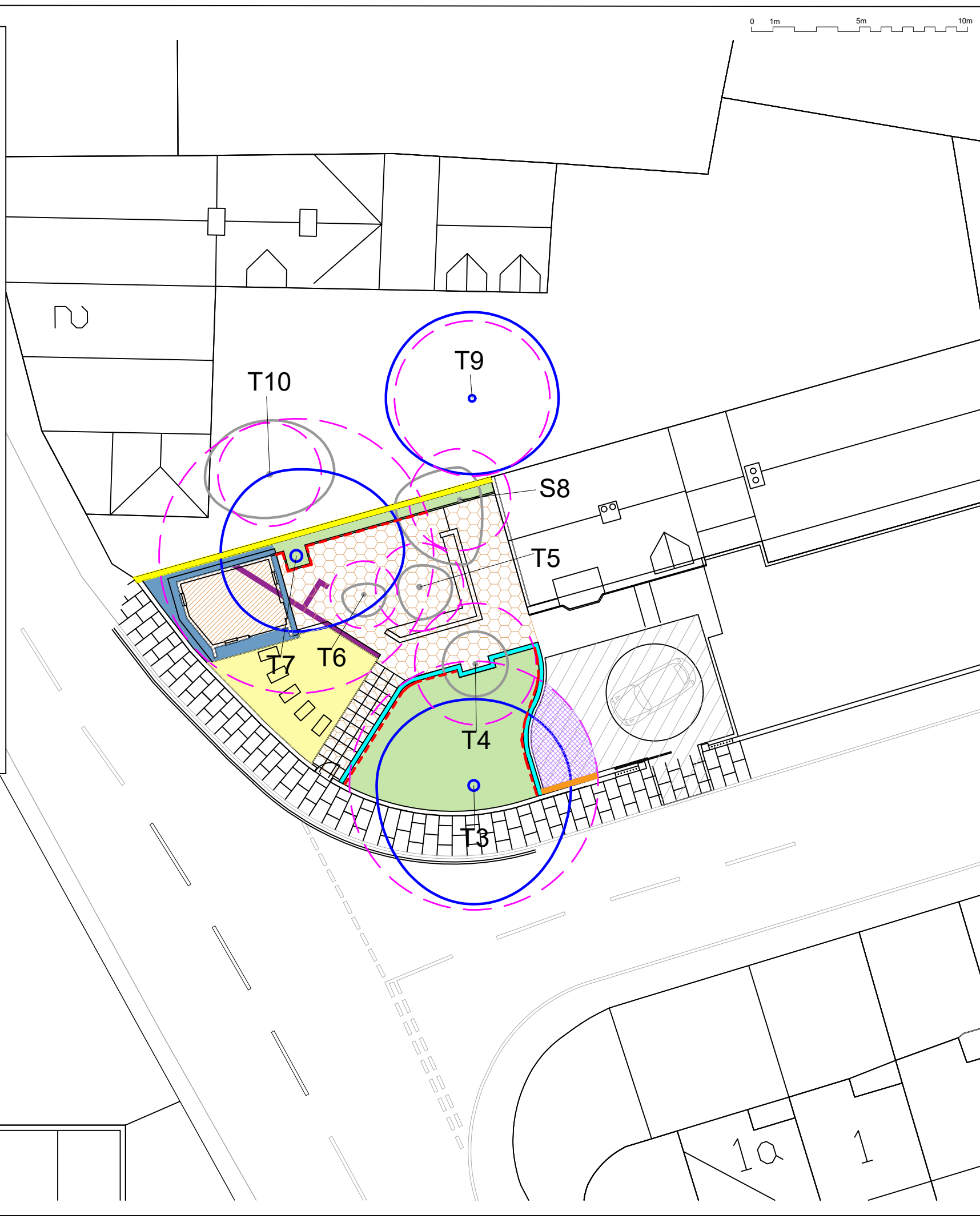
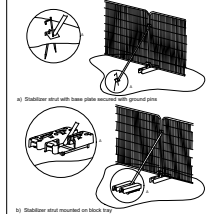
No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.

Figure 3 - Examples of above-ground stabilisation systems



BS 5837:2012 TREE RETENTION CATEGORIES

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Trees in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Prescriptive areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Existing boundary treatment to serve as a suitable analogue to barrier protection during construction works.
- Position of barrier protection. Barriers to be installed, prior to the commencement of any works associated with constructing the proposed driveway element and garden outbuilding, to the positions and specification as shown on this plan. Barriers to only be removed, once construction works are fully completed, in order to undertake hard and soft landscaping works within the rear garden areas.
- Exclusion zone during construction works - no access permitted (including no material storage).
- Existing hard surfaces to be retained and to serve as a suitable analogue to ground protection during construction works.
- Existing dwarf wall element to be retained.
- Portion of the proposed driveway element that encroaches into the RPA of T3. Works to be undertaken in accordance with the details of the report to which this plan is appended.
- Proposed brick wall element to in-fill the existing timber fence element that encroaches into the RPA of T3. Works to be undertaken in accordance with the details of the report to which this plan is appended.
- Existing brick wall to be demolished. Works to be undertaken in accordance with the details of the report to which this plan is appended.
- Existing hard surfaces to be retained and to serve as a suitable analogue to ground protection during construction works. Works to alter the finished surface (i.e., to change it to gravel) to be undertaken in accordance with the details of the report to which this plan is appended.
- Existing hard surfaces to be retained and to serve as a suitable analogue to ground protection during construction works. Works to alter the finished surface (i.e., to change it to lawn) to be undertaken in accordance with the details of the report to which this plan is appended.
- Position of the proposed garden outbuilding. Works to be undertaken in accordance with the details of the report to which this plan is appended.

rev	date	description	drawn by
Base Drawing: Hampton Access and Driveway PL03			
Title			
Tree Protection Plan			
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APPENDIX B - Schedules

- 230976-PD-10 Tree Schedule

230976-PD-10-Tree Schedule (BS5837)

230976 - Garrick Cottage

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Shrub S1	1 Pyracantha coccinea (Pyracantha)	5.5	15	1	1.5	1.5	1.5	1.5	2.0	2.0	-	Early Mature	Structural condition Fair. Physiological condition Good. Position estimated. Dimensions indicative.	25/10/2023	10.2	1.8	10-20	C1			
Tree T2	1 Ficus sp. (Fig sp.)	4.0	13 COM	3	1.5	2.5	1.5	2.0	0.0	-	Early Mature	Structural condition Good. Physiological condition Good. Position estimated. Dimensions indicative.	25/10/2023	8.0	1.6	10-20	C1				
Tree T3	1 Acer platanoides 'Crimson King' (Red Norway Maple)	12.0	48	1	4.0	4.5	5.5	4.5	4.0	2.5 S	Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Crown conflict - Structure / boundary / wire / tree. Crown reduction - Historic. Deadwood - Minor. Epicormic growth - Crown. Fork - Suspected structurally sound. Foreign object - Ingrown metal. Pruning wounds - Decayed. Pruning wounds - Historic.	25/10/2023	104.2	5.8	20-40	B1/B2				
Tree T4	1 Taxus baccata (Yew)	3.0	23 COM	3	1.5	1.5	1.5	1.5	0.0	-	Semi Mature	Structural condition Good. Physiological condition Good. Root environment - Compacted. Maintained as a topiary feature.	25/10/2023	24.9	2.8	20-40	C1				
Tree T5	1 Cordyline australis (Missing Species)	5.0	17	1	1.0	1.5	1.5	1.0	3.0	-	Early Mature	Structural condition Good. Physiological condition Good. Root environment - Compacted.	25/10/2023	13.1	2.0	10-20	C1				
Tree T6	1 Cordyline australis (Missing Species)	5.0	13	1	0.5	1.0	1.0	1.0	3.0	-	Early Mature	Structural condition Good. Physiological condition Good. Root environment - Compacted.	25/10/2023	7.6	1.6	10-20	C1				
Tree T7	1 Ailanthus altissima (Tree Of Heaven)	15.0	53	1	4.0	5.0	3.5	3.5	6.0	4 E	Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Crown reduction - Historic. Fork - Suspected structurally sound. Root environment - Compacted. Structural impact - Potential. Stems - Co-dominant.	25/10/2023	127.1	6.4	20-40	B1/B2				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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230976 - Garrick Cottage

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Shrub S8	1 Laurocerasus officinalis (Cherry Laurel)	6.5	19 COM	3	1.5		1.0		3.0		3.0		2.5	-	Early Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Root environment - Compacted. Unbalanced crown - Minor. Position estimated. Dimensions indicative.	25/10/2023	17.5	2.4	10-20	C1
Tree T9	1 Prunus sp. (Cherry sp.)	7.0	30	1	4.0		4.0		3.5		4.0		2.5	-	Mature	Structural condition Fair. Physiological condition Fair. Off-Site. Access not available to inspect. Position estimated - no topographical survey information. Dimensions indicative.	25/10/2023	40.7	3.6	20-40	B1
Tree T10	1 Prunus insititia (Damson/Bullace)	5.0	20	1	2.5		3.0		2.0		3.0		2.5	-	Early Mature	Structural condition Fair. Physiological condition Fair. Off-Site. Access not available to inspect. Position estimated - no topographical survey information. Dimensions indicative.	25/10/2023	18.1	2.4	10-20	C1
Tree T11	1 Acer japonicum (Full moon Maple)	2.0	8	1	0.0		0.5		0.5		0.0		1.0	-	Early Mature	Structural condition Poor. Physiological condition Poor. Decline - Evident / observed. Poor past pruning. Position estimated. Dimensions indicative.	25/10/2023	2.9	1.0	0-10	U

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> * Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p style="text-align: center;">NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY



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