

Planning application No.
TBC

Arboricultural Impact Assessment

Site

Land north of Birchwood Lane,
Chaldon, Caterham



Director and Principal Arboricultural Consultant

Ben Oates *TechArborA*

Report reference

TC-1010-AIA-250617

Date of report

17 June 2025



Photograph of H1 looking towards the site's southwestern corner

TRII Consultancy Ltd. (TRII is pronounced /tri/ "ee", as in "tree".)

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Arboricultural Impact Assessment

SITE	Land north of Birchwood Lane, Chaldon, Caterham
DOCUMENT REF	TC-1010-AIA-250617
PLANNING REF	TBC
CLIENT	 Sigma Strategic LOCATION + QUALITY + DESIGN
DATE OF TREE SURVEY	12 March 2025
TREE SURVEY ASSESSMENT SYSTEM	BS 5837:2012 <i>Trees in relation to design, demolition and construction - Recommendations</i>
DATE OF STATEMENT	17 June 2025
CONSTRAINTS	No TPO or conservation area, although there is an ancient woodland 15m buffer in the site's southwestern corner.
PROPOSAL	The erection of 30 dwellings and associated infrastructure
LOCAL AUTHORITY	 Tandridge District Council
AUTHOR	Ben Oates <i>TechArborA</i>  TE04127

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1. Summary

- 1.1. TRII Consultancy Ltd. was commissioned by Sigma Strategic Land to undertake a detailed tree survey and arboricultural impact assessment in line with BS 5837:2012 – the British Standard for trees in relation to design, demolition, and construction.
- 1.2. This assessment supports a design approach that retains the majority of existing trees, which will be protected throughout construction using secure tree protection fencing. This retention strategy ensures the site maintains a strong green character, with leafy views and a well-defined natural boundary that contributes positively to the surrounding landscape.
- 1.3. The supervising arboriculturist will conduct regular site inspections during construction to monitor the health of retained trees and ensure that protective measures remain effective.
- 1.4. In sensitive areas where footpaths or hard surfaces are proposed near tree roots, specialist 'no-dig' construction methods will prevent any impact on tree vitality.
- 1.5. New planting, including native trees and hedgerows, will complement the retained vegetation, reinforcing the site's green setting. This approach helps integrate the development within its landscape context, promotes biodiversity, and enhances the overall sense of place.
- 1.6. This Arboricultural Impact Assessment has been prepared to support a planning application for constructing thirty new dwellings on land north of Birchwood Lane, Chaldon, Caterham.
- 1.7. A total of 118 individual trees, 11 tree groups, and 3 hedgerows were surveyed as part of the assessment.
- 1.8. 113 trees are proposed to be retained.
- 1.9. Five trees will be removed due to their limited arboricultural value or poor condition. These include:
 - Oak (T69) – Category C
 - Sycamore (T115) – Category C

- Hawthorn (T116), Ash (T117), and Sycamore (T118) – all Category U

1.10. Partial removal is also proposed for:

- Two Category U groups: Brambles (G5) and Blackthorn (G10)
- One Category U hedgerow: Brambles (H2)

1.11. No tree pruning is required as part of the proposed works.

1.12. The development includes a comprehensive landscape scheme featuring new tree and hedgerow planting along the site boundaries and internal access routes. This will help soften the built form and ensure the new dwellings are well integrated within the leafy landscape.

1.13. While there are minor incursions into the root protection areas (RPAs) of retained trees—associated with footpaths, woodland walks, and vehicle turning areas—these impacts will be mitigated through the use of 'no-dig' construction methods, such as cellular confinement systems, following BS 5837:2012 and guidance from the Arboricultural Association. As a result, no unacceptable harm to trees is anticipated.

1.14. All retained trees will be protected during construction by a 1.8-metre-high weld mesh panel fence, secured on rubber or concrete blocks with diagonal bracing on the tree side. Fence panels will be joined with double clamps, including anti-tamper fixings, for added security.

1.15. To maintain awareness on-site, weatherproof signage will be affixed to every fourth panel of fencing, clearly stating:

"KEEP OUT! DO NOT REMOVE THIS TREE PROTECTION FENCE" or similar wording.

2. Instructions

- 2.1. I, Ben Oates, have been allocated this project as the lead arboricultural expert. With over twenty-five years of experience and knowledge of arboriculture in the planning sector, I will liaise with our client and their appointed consultants on all tree-related planning matters.
- 2.2. Sigma Strategic Land has appointed TRII Consultancy LTD to conduct a survey following British Standards Institute BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. To categorise the trees according to their size, age, physiological and structural condition, overall arboricultural quality, landscape value, and future potential following the cascade chart for tree quality assessment (Table 1) of BS 5837. To plot the trees on a scaled plan, showing their trunk location, crown size, root protection area and shadow patterns. To identify tree constraints and opportunities within the site in the context of development.
- 2.3. To provide arboricultural consultancy advice and guidance to the architect and other consultants concerning surveyed trees and the proposed development.
- 2.4. To produce a report and plan identifying the arboricultural implications of the proposed development, showing trees to be removed and pruned, temporary tree protection measures and special construction solutions to minimise tree impacts.

3. The proposal

- 3.1. The proposal includes erecting thirty dwellings with gardens, garages, associated roads, parking bays and pathways.

4. Report scope

- 4.1. The purpose of my report is to provide the local planning authority with the arboricultural information necessary to approve the planning application to which this report and appendices relate.
- 4.2. The Ministry of Housing, Communities & Local Government National Planning Policy Framework (NPPF), December 2024 guidance for local authorities when determining planning applications states in section 4 Decision Making, paragraph 45: *"Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question."*
- 4.3. The comprehensive information in this report is sufficient for the local planning authority to determine the application, and thus, this report complies with paragraph 45 of the NPPF.
- 4.4. My report comprehensively summarises the data I gathered during my tree survey. It thoroughly discusses the proposal's arboricultural implications, constraints, and opportunities, as well as its implementation methods, tree protection measures, mitigation, monitoring, and supervision. This report will demonstrate that I have fully considered all the arboricultural matters concerning the planning application.
- 4.5. My report sets out the functional specifications of the tree protection measures to provide sufficient detail to demonstrate the scheme's feasibility in arboricultural terms.
- 4.6. As an arboriculturist, I am not qualified in structural engineering; consequently, I cannot specify the construction, methodology or materials required to erect structures or hard surfacing within the RPA of trees to be retained. I can only advise on the principles necessary to minimise harm to trees by proposed demolition and construction operations.
- 4.7. Planning conditions requiring the submission of construction method statements and technical engineering drawings by experts qualified in those fields can address the exact building methodology.
- 4.8. Adhering to my arboricultural recommendations in this report is crucial. It will ensure a smoother passage through the planning process and the successful implementation of the proposed development.

- 4.9. My statements in this report do not consider the effects of climate extremes, vandalism or accidents, whether physical, chemical or fire. TRII CONSULTANCY cannot, therefore, accept any liability in connection with these factors, nor where prescribed work is not carried out correctly and professionally following current good practice. The authority of my report ceases after twelve months from the survey date or when any site conditions change, or pruning or other works are carried out to, or affecting, the subject trees, whichever is the sooner.

5. Supplied plans

- InCo Surveys – Topographical Survey, dated February 2024.
- ECE Architecture – Illustrative Site Plan, dated 17 June 2025.

6. Statutory controls

- 6.1. On 17 June 2025, I checked the Tandridge District Council online map ([My Address map](#)). A tree preservation order does not protect any trees within or immediately adjacent to Land north of Birchwood Lane, Chaldon, Caterham, and the property is not within a conservation area.

7. Other arboricultural constraints

- 7.1. **Ancient woodland:** According to the Multi-Agency Geographical Information for the Countryside (MAGIC) online map (DEFRA, 2025), an ancient semi-natural woodland is just over eight metres from the site's southwestern corner.
- 7.2. Ancient woodland in England is defined as an area that has been wooded continuously since at least 1600 AD. It is divided into ancient semi-natural woodland and plantations on ancient woodland sites. Both types of stands are classed as ancient woods.

- 7.3. In paragraph 193 of the Ministry of Housing, Communities & Local Government, National Planning Policy Framework, December 2024, it states that *"When determining planning applications, local planning authorities should apply to the following principles:*
- 7.4. *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.*
- 7.5. *development on land with or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.*
- 7.6. *The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;*
- 7.7. *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons¹ and a suitable compensation strategy exists; and*
- 7.8. *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."*
- 7.9. The 'standing advice' for ancient woodland from Natural England and the Forestry Commission, published in 2022, states that it is a material planning consideration for local planning authorities and should be considered when making decisions that could affect it.
- 7.10. The advice for protecting ancient woodland on or near a proposed development site is to use buffer zones of at least 15 metres (m) or a buffer of fifteen times the trunk diameter for ancient and veteran trees.

¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

- 7.11. I have drawn the ancient woodland on the Tree Protection Plan in Khaki green and added a 15-metre wide buffer.
- 7.12. The buffer oversails the site's boundary by nearly 7 metres. However, the nearest proposed structure within the site is 6.5 metres from the buffer, so the proposal complies with the current standing advice.

8. Survey method

- 8.1. I conducted my tree survey following BS 5837. The details of the trees are in Appendix A.
- 8.2. I inspected the trees based on the visual tree assessment method expounded by Mattheck and Breloer (*The body language of trees, DoE booklet Research for Amenity Trees No. 4, 1994*).
- 8.3. I measured the stem diameters of trees in millimetres at 1.5 metres above ground level with a rounded-down diameter tape or estimated where access was restricted or otherwise following Annex C of BS 5837.
- 8.4. I estimated the height of each tree with a laser hypsometer where line of sight was attainable or estimated where observation was restricted and rounded up to the nearest metre.
- 8.5. I measured four crown spread radii in the direction of the cardinal compass points, either with a laser rangefinder or estimated by pacing or visually where access was restricted and rounded up to the nearest half metre.
- 8.6. I categorised the trees following the cascade chart for tree quality assessment (Table 1) of BS 5837.
- 8.7. The appendices to my report set out the trees' root protection areas (RPA), described by their RPA radius derived from section 4.6 of BS 5837.
- 8.8. I conducted my tree survey from the ground using a monocular.
- 8.9. I did not take any soil or tissue samples or conduct an internal investigation of the subject trees.

- 8.10. I am not a topographical surveyor, and I do not have the equipment to plot trees with a high degree of accuracy. The positions of the subject trees are shown in Appendices B and C. The locations were derived from the supplied plans and, when possible, the measurements I took during my survey. Where trees have not been topographically surveyed with a Total Station or similar device, I used mobile phone GPS, which is only accurate as the reception, which can vary on location. Please note that the tree locations are for indicative purposes only.

9. The site

- 9.1. The application site comprises a broadly rectangular parcel of land immediately south of Mount Avenue and north of Birchwood Lane within the suburban-rural fringe of Chaldon, Caterham, in the district of Tandridge, Surrey. The site currently functions as a horse paddock and is characterised by rough grassland and occasional areas of trampled ground and grazing activity. It is mainly open in nature, gently sloping in parts, and enclosed by a combination of post-and-rail fencing and hedgerows.
- 9.2. Vegetation within the site is generally limited, with the primary arboricultural interest confined to the site boundaries and the northwestern corner. There is a mixture of native hedgerows interspersed with mature trees, most notably oak (*Quercus robur*), sycamore (*Acer pseudoplatanus*), and ash (*Fraxinus excelsior*), forming a partial screen between the site and adjacent residential properties.
- 9.3. The trees contribute to the site's character and local amenity, particularly along the western edge, forming a green backdrop to the neighbouring properties. Several of these trees are of moderate age and condition.
- 9.4. Access to the site is gained via a gated entrance off Birchwood Lane.
- 9.5. Concerning the British Geological Survey Geology of Britain viewer, the indicated soil parent material is Lewes Nodular Chalk, comprising clay-with-flints formation - clay, silt, sand and gravel.
- 9.6. The presence of clay means that the soil may be susceptible to volumetric seasonal changes, so foundation depths of buildings should be designed accordingly to avoid the potential for tree-related building subsidence.

- 9.7. Generally, this soil type is a suitable medium for tree root growth, and one would expect a normal root distribution where not impeded by the soil characteristics and underground obstructions.

10. The trees

- 10.1. I surveyed 118 individual trees, 11 groups, and three hedgerows growing within or immediately adjacent to the site. The details of the trees are listed in the tree survey schedule in Appendix A.
- 10.2. I have summarised the BS 5837² categories of the individual subject trees in Table 1 below.
- 10.3. Table 1 Tree species and categories.

Tree species and categories	A	B	C	U	Total
Alder			7	3	10
Ash		1	3	24	28
Beech			1		1
European larch				1	1
Goat willow			1	3	4
Hawthorn			5	1	6
Hazel			1		1
Holly				2	2
Horse chestnut			1		1
Lawson cypress			2		2
Lime			2		2
Norway spruce			9	4	13
Oak	2	2	3		7
Silver birch		4	1	3	8
Sycamore			5	23	28
Wild cherry			3	1	4
Total	2	7	44	65	118

² BS 5837:2012 tree categories

A – High quality and value (at least 40 years life expectancy).

1) Mainly arboricultural values 2) Mainly landscape values 3) Mainly cultural values including conservation.

B – Of moderate quality and value (at least 20 years life expectancy).

1) Mainly arboricultural values 2) Mainly landscape values 3) Mainly cultural values including conservation.

C – Those of low quality and value (at least 10 years life expectancy).

Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm could be considered for relocation.

U – Existing conditions are such that any existing value would be lost within 10 years and should, therefore, be removed for sound arboricultural management reasons.

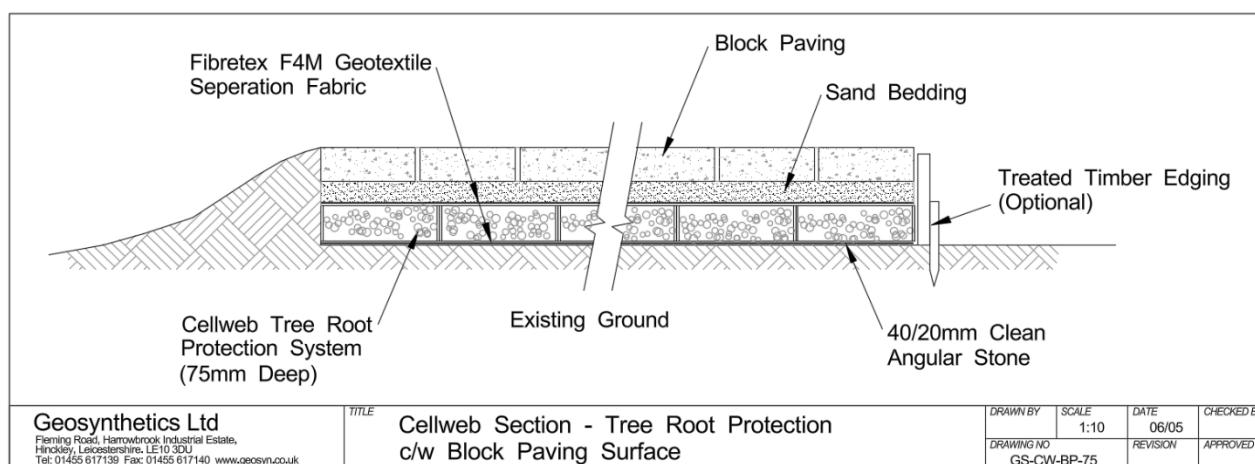
- 10.4. The groups comprise six category 'C' and five category 'U'.
- 10.5. The three hedgerows comprise one category 'C' and two 'U'.
- 10.6. I place trees that make only a limited short-term contribution to their landscape setting in the lower 'C' category and those with significant health and condition problems in the lowest 'U' category.
- 10.7. I assign trees that make a modest contribution to their environment to category 'B' if they have only minor deficiencies in health and condition.
- 10.8. I place those significantly contributing to their landscape setting, usually due to their significant size, good health and prominence, and befitting surroundings, in category 'A'.

11. Root protection areas (RPA)

- 11.1. The British Standard BS 5837 outlines how to calculate a root protection area (RPA) for each tree to be retained, as detailed in section 4.6. The RPA represents the minimum area required to support a tree's long-term health, assuming all roots beyond this boundary are severed.
- 11.2. It's important to understand that the RPA does not encompass the entire root system. When trees have grown without underground obstructions, the RPA often accounts for only about half of the radial root spread.
- 11.3. According to BS 5837, a tree is expected to remain viable even if up to 50% of its radial root system is lost in a 360° radius. However, as Appendix C illustrates, the proposed works do not involve extensive root removal. In fact, the larger root systems outside the RPA will remain undisturbed, resulting in significantly less impact than the standard allows.
- 11.4. Although the proposal involves minor, localised disturbance within the RPA, it is substantially less severe than removing half the tree's root system around its whole circumference. The retained trees are, therefore, expected to tolerate these limited disturbances, especially as their wider, continuous root systems will remain intact.
- 11.5. The RPA plays a key role in protecting trees from cumulative damage following disruptions to their rooting environment. However, when minor intrusions into the RPA do not materially affect the tree's overall root function, they are unlikely to cause serious harm.

- 11.6. While the RPA is typically illustrated as a circular area based on a standard radius, an arboriculturist may adjust its shape and positioning to reflect actual root distribution and site-specific conditions.
- 11.7. Paragraph 76 of The Arboricultural Association Guidance Note 12, THE USE OF CELLULAR CONFINEMENT SYSTEMS NEAR TREES: A GUIDE TO GOOD PRACTICE, September 2020, states: *"BS5837:2012 recommends that new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the root protection area of a tree (BSI 2012). This is a cautious recommendation, and it should not necessarily be considered an absolute limit because, in some circumstances, covering a higher proportion of the root zone with a permeable surface may be acceptable, provided that it has been sufficiently justified."*
- 11.8. Where minor encroachments into the RPA are necessary for the pathways and roads, they will be constructed using a no-dig specification cellular confinement system, as illustrated in Figure 1 below.

Figure 1 – No-dig hard surfacing construction.



12. Post-development pressure

- 12.1. The concept of post-development pressure is not that routine maintenance work to maintain clearances and the proportionality of trees is unacceptable. The term should more accurately be one of irresistible post-development pressure where the spatial or physical relationship of a retained tree to a structure or feature demands inappropriate pruning or removal that may be harmful to the character and appearance of the area or, in the case of

protected trees, to which the local planning authority could not reasonably refuse consent.

- 12.2. Whilst the southwest-facing windows of the front of Plots 12 and 13 are within the shadow pattern of a category 'B' silver birch T33, the rear garden and main habitable room windows will receive ample sunlight and daylight. Therefore, I do not consider the arrangement of those units to be unreasonable, unusable, or likely to lead to reasonably foreseeable post-development pressure.

13. Sequence of operations

- Pre-commencement site meeting.
- Tree removal.
- Installation of tree protection fence.
- Construction monitoring.
- Removal of tree protection measures.

14. Pre-commencement meeting

- 14.1. Before any site clearance, including tree work, demolition equipment, materials or any construction-related activity, a pre-commencement meeting will be held and attended by the supervising arboriculturist, the site manager, and, when relevant, the tree work contractor, the demolition contractor, and the tree protection fencing contractor.
- 14.2. The location of tree protection fencing, the demolition method, construction and site set-up arrangements, and underground service runs will be confirmed at the pre-commencement meeting.
- 14.3. Any modifications necessary to the circulated method statements from the meeting will be circulated to all parties.

14.4. The site manager will be responsible for all arboricultural matters on-site and must:

- Be present on-site for most of the time.
- Be aware of the arboricultural responsibilities.
- Have the authority to stop any work that is causing or has the potential to cause harm to any tree.
- Ensure that all site operatives know their responsibilities toward trees on site and the consequences of failing to observe those responsibilities.
- Immediately contact the local authority and the project arboriculturist if you encounter any tree-related problems, whether actual or potential.

15. Trees to be retained and removed

15.1. The proposal has been carefully designed to retain and protect the highest-quality trees, contributing significantly to the site's existing character and landscape value. These trees will form a lasting green framework that enhances the development's appearance and long-term sustainability.

15.2. Tree retention has been prioritised throughout the design process. Most of the trees on-site will be retained, providing a strong sense of continuity in the landscape and ensuring that views from the public highway remain verdantly treelined. This approach reflects a strong commitment to environmental stewardship and sustainable placemaking.

15.3. The retained trees will be safeguarded by robust protection measures during construction, following best practice guidance set out in BS 5837:2012. This ensures that the health and structure of these trees are preserved throughout the build, without compromising the site's economic viability or development potential.

15.4. The landscape strategy complements this approach by introducing new trees and hedgerows along key boundaries and internal roads. These elements will help integrate the development seamlessly into its leafy surroundings and create new and improved habitats for local wildlife. Over time, the planting will strengthen the site's green infrastructure, enhancing biodiversity and reinforcing its distinctive sense of place.

- 15.5. To facilitate the development, the removal of five trees is proposed: two category 'C' trees (oak T69 and sycamore T115) and three category 'U' trees (hawthorn T116, ash T117, and sycamore T118). These are young or poor-quality specimens, and following BS 5837, such trees *"need not necessarily be a significant constraint on the site's potential."*
- 15.6. In addition, limited clearance of two small category 'U' groups—brambles (G5 and H2) and blackthorn (G10)—will be required. However, a large proportion of these areas will be retained and enhanced to support ecological connectivity and wildlife value.
- 15.7. Overall, the scheme strikes a balance between development needs and environmental responsibility, ensuring that the site remains green, biodiverse, and visually attractive for years.

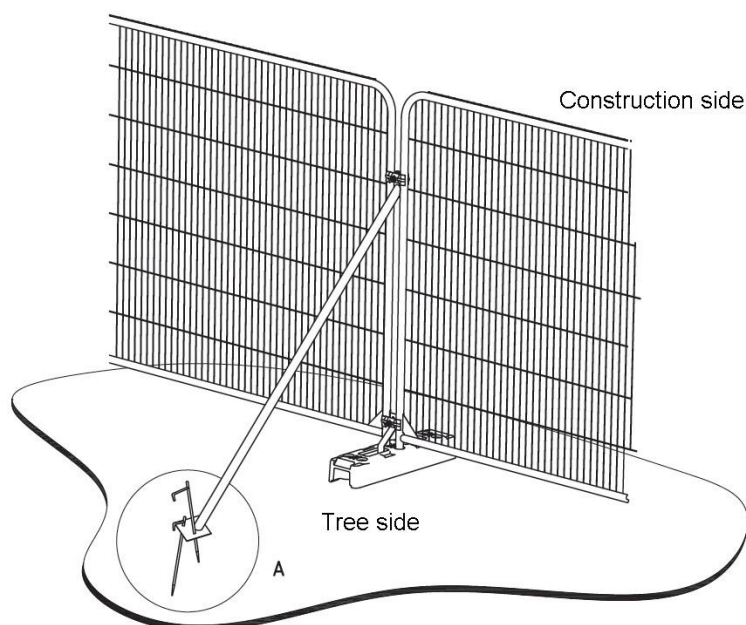
16. Trees to be pruned

- 16.1. No trees are to be pruned to facilitate the proposal.

17. Tree protection measures

- 17.1. Immediately following the approved tree removals and before the commencement of any construction activities or material storage for the access road, the supervising arboriculturist (subject to client instruction) will attend the site to mark out the alignment of the tree protection fencing.
- 17.2. The appointed fencing contractor will supply and install the required tree protection fencing. This will consist of either:
- A scaffold framework with securely fixed steel mesh panels, or
 - Freestanding 1.8-metre-high weld mesh 'Heras' panels, mounted on rubber or concrete blocks and braced with diagonal struts on the tree side.
- 17.3. The fencing will be installed following the alignment shown on the bold blue line in Appendix C.

- 17.4. The fencing will remain in place for the entire duration of construction and will be among the last items removed from the site following completion of all work—excluding soft landscaping.
- 17.5. As illustrated in Appendix D, weatherproof warning notices stating "Keep Out – Tree Protection Area" (or similar) will be attached at appropriate intervals along the fence, typically on every fourth panel.
- 17.6. The fencing must remain intact and undisturbed throughout all phases of the development. Any accidental damage must be repaired immediately. The fence may only be removed:
- With the written approval of TRII Consultancy Ltd. and
 - once all construction work is complete, except for final soft landscaping operations.
- 17.7. Should excavations be required within root protection areas (RPAs) during soft landscaping, these must be preceded by a site-specific arboricultural assessment. Additional protection measures will be implemented accordingly.
- 17.8. Figure 1. Example of tree protection fencing (see below)



- 17.9. Tree protection also includes the prevention of indirect damage, such as from:
- Material storage, particularly substances hazardous or toxic to plants
 - The parking of vehicles or plant
 - Site cabins, welfare facilities, or similar site infrastructure
- 17.10. Careful logistical planning is required to prevent conflicts between construction operations and retained trees. Special attention must be paid to the operational arcs of machinery used for excavation and lifting and the handling of significant components such as steel beams and roof trusses, which may cause incidental damage if not properly managed.

18. Site monitoring and tree protection implementation

- 18.1. Subject to client instruction, TRII Consultancy Ltd. will be formally appointed under contract to oversee the monitoring and implementation of tree protection measures throughout the development.
- 18.2. An initial site induction will be conducted by the project arboriculturist with the nominated site manager, who will assume responsibility for all arboricultural matters on-site. This individual must:
- Be present on-site for the majority of the time;
 - Be fully aware of the arboricultural responsibilities;
 - Have the authority to stop any works that may cause harm to retained trees;
 - Ensure that all site operatives are informed of their obligations toward tree protection and the consequences of non-compliance;
 - Immediately contact the supervising arboriculturist in case of any actual or potential tree-related issues.

- 18.3. These responsibilities and procedures will be agreed upon in consultation with, and subject to approval by, the local planning authority via its appointed arboricultural officer.
- 18.4. Monitoring may be done remotely via Microsoft Teams, Zoom, Skype, or other video calling platforms like FaceTime.
- 18.5. Three scheduled video conferences will be held between the supervising arboriculturist and the site manager at key stages of the construction process.
- 18.6. During each video call, the supervising arboriculturist will direct the site manager to walk the site and photograph all installed tree protection measures using a mobile phone or similar device.
- 18.7. These photographs will be submitted to the supervising arboriculturist, who—subject to instruction—will compile them into a PDF gallery as evidence of contemporaneous monitoring. This document may be forwarded to the local authority as required.

19. Tree protection and construction logistics

- 19.1. Underground service routes will connect to existing Mount Avenue and Birchwood Lane runs. By routing these through the new access points, incursions into retained trees' root protection areas (RPAs) will be avoided. If avoidance is not feasible, a bespoke working method will be devised following BS 5837:2012 and NJUG Volume 4, and further arboricultural input will be sought as necessary.
- 19.2. Where existing or proposed drains run through or near a tree's rooting area—not just its RPA—technical advice must be obtained to assess the root-tightness of pipe joints. Modern compression joints may not reliably exclude root ingress, so upgrading to more suitable alternatives may be required.
- 19.3. All hard landscaping will be carried out during the main construction phase and must be planned with tree protection in mind.
- 19.4. Tree protection also includes preventing indirect damage from activities such as storing materials, fuels, or other substances potentially toxic to plants and the placement and movement of site infrastructure and construction machinery.

- 19.5. Logistical planning is critical to prevent accidental damage from the operational arcs of excavation or lifting machinery and the movement of significant building components, such as beams or roof trusses. These operations pose a risk to above-ground and below-ground parts of trees and must be carefully managed to avoid conflict.

20. Pre-commencement conditions and procedural requirements

- 20.1. Pre-commencement conditions cannot be imposed on planning permission without first notifying the applicant and allowing a minimum of ten working days to respond.
- 20.2. Following the Town and Country Planning (Pre-commencement Conditions) Regulations 2018—which apply to planning permissions granted on or after 1 October 2018—the local planning authority (or the Secretary of State, where applicable) must give prior written notice of any intention to impose such conditions if permission is granted.
- 20.3. This notification allows the applicant to provide a written and substantive response before the notice period expires.
- 20.4. Where pre-commencement conditions are proposed, planning permission cannot be granted until the notice period has elapsed unless the applicant has provided a written agreement in advance.
- 20.5. Under Section 100ZA of the Town and Country Planning Act 1990 (as inserted by the Neighbourhood Planning Act 2017), planning permission may not be granted subject to a pre-commencement condition without the applicant's written agreement unless an exclusion applies as prescribed by the Secretary of State.
- 20.6. However, Regulation 2 permits the imposition of a pre-commencement condition without written agreement if the applicant was notified and failed to respond within the specified time frame.
- 20.7. These regulations were introduced to reduce delays between granting planning permission and the start of development. They aim to ensure that pre-commencement conditions are used only when necessary, are proportionate, and meet the policy tests set out in the National Planning Policy Framework (NPPF).

21. Conclusion

- 21.1. The proposal involves removing only five trees, two bramble patches and a small group of blackthorns, all of which are of low arboricultural quality and limited landscape value.
- 21.2. Most trees will be retained and appropriately protected, meaning the site's green character will remain largely intact.
- 21.3. A comprehensive landscape scheme is proposed to enhance the site's overall leafiness and help integrate the new dwellings into their verdant surroundings.
- 21.4. The retained trees are not expected to cause unreasonable shading to the proposed dwellings, their primary living spaces, or gardens. As such, future pressure to remove or heavily prune trees due to light loss or dominance is considered unlikely.
- 21.5. Proposed incursions into root protection areas (RPAs) for hard surfacing are minor and fully compliant with the recommendations of BS 5837:2012.
- 21.6. The trees along the site's frontage are to be retained, maintaining the site's leafy appearance as experienced from the public realm.
- 21.7. The retained trees do not present significant constraints to construction. Their protection will be ensured through adherence to current best practices and logistical planning in line with arboricultural guidance.
- 21.8. Based on the site inspection and the information available, I am satisfied that the proposed development is arboriculturally sound and that retained trees' long-term health and stability can be sustainably safeguarded.

22. Bibliography

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- 22.3. BRITISH STANDARDS INSTITUTION. BS 8545:2014, Trees: from nursery to independence in the landscape – Recommendations.
- 22.4. BRITISH STANDARDS INSTITUTION. BS 1722-2020, Fences – Specification for free-standing temporary steel mesh perimeter fencing.
- 22.5. BRITISH STANDARDS INSTITUTION. PAS 100:2018, Specification for composted materials.
- 22.6. GREAT BRITAIN. The Town and Country Planning Act 1990.
- 22.7. GREAT BRITAIN. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- 22.8. GREAT BRITAIN. Wildlife and Countryside Act 1981 (as amended) - The Countryside Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017 (as amended).
- 22.9. BUILDING RESEARCH ESTABLISHMENT. Availability of sunshine. CP75/75. Watford: Building Research Establishment, 1975.
- 22.10. NATIONAL HOUSE-BUILDING COUNCIL. Building near trees. NHBC Standards Chapter 4.2. Milton Keynes: NHBC, 2025.

Land north of Birchwood Lane, Caterham, CR3 5BB

Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
G1	Ash Holly	17.0	220	N:4.5 E:2 S:2 W:3	4.0	3	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Area: 29 sq m.	Self-seeded cluster of trees.
G2	Hawthorn Ash	13.0	170,180, 160,150, 140,130	N:5.5 E:3 S:3 W:4	1.0	2(N)	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Area: 48 sq m.	Cluster of self-seeded trees.
G3	Ash Hawthorn Holly	9.0	150,150, 90,140, 100	N:3 E:3 S:2 W:3	3.0	0	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Area: 24 sq m.	Cluster of self-seeded trees.
G4	Ash	15.0	250	N:3 E:3 S:3 W:3	6.0	4	Young	Below average	Irremediable	Low	Moderate	Less than 10 years	U	N/A	Early ash dieback disease.
G5	Brambles	2.0	0	0	0.0	0	Young	Normal	Irremediable	Low	Low	Less than 10 years	U	N/A	brambles.
G6	Sycamore	15.0	170	N:3 E:3 S:3 W:3	2.5	2.5	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Group of saplings with significant horse damaged stems.
G7	Alder Sycamore Holly Ash	18.0	400	N:5 E:5 S:5 W:5	0.0	0	Young	Low	Irremediable	Low	Moderate	Less than 10 years	U	N/A	Area of unmanaged trees.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
G8	Holly	6.5	140	N:2 E:2 S:2 W:2	0.0	0	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Area: 79 sq m.	Understorey. Could be reverted back to a hedge.
G9	Ash Silver birch Sycamore	14.0	280	N:4 E:4 S:4 W:4	2.0	2	Young	Below average	Irremediable	Low	Moderate	At least 10 years	C	Area: 190 sq m.	Small group of mutually suppressed trees.
G10	Blackthorn	4.0	80	N:1 E:1 S:1 W:1	0.0	0	Young	Normal	Irremediable	Low	Low	Less than 10 years	U	N/A	Brambles and scrub.
G11	Ash	15.0	300	N:4 E:4 S:4 W:4	5.0	4	Young	Low	Irremediable	Low	Moderate	At least 10 years	C	Area: 171 sq m.	Ash dieback disease.
H1	Ivy Blackthorn Holly Oak Hawthorn Ash	5.0	100	N:2 E:2 S:2 W:2	0.0	0	Young	Normal	Irremediable	Low	Moderate	At least 10 years	C	Area: 324 sq m.	Dilapidated hedgerow beginning to colonise the paddock.
H2	Brambles	2.0	N/A	N:2 E:2 S:2 W:2	0.0	0	Young	Normal	Irremediable	Low	Low	Less than 10 years	U	N/A	Area of brambles.
H3	Holly, Privet and Brambles	2.0	N/A	N:2 E:2 S:2 W:2	0.0	0	Young	Normal	Irremediable	Low	Low	Less than 10 years	U	N/A	Dilapidated hedgerow.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T1	Holly	10.0	250,250	N:4.5 E:4.5 S:4.5 W:4.5	1.5	2(NW)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Horse damage to the trunk. Sparsely foliated.
T2	Sycamore	13.0	550	N:4.5 E:4.5 S:4.5 W:4.5	4.0	1(N)	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 6.6m. Area: 137 sq m.	Former hedgerow tree, previously topped at 1m. Twin stemmed from 1m with a tight compression fork with included bark.
T3	Ash	13.0	170	N:2 E:2 S:2 W:2	5.0	5	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.
T4	Ash	13.0	240	N:2 E:2 S:2 W:2	5.0	5	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.
T5	Ash	13.0	100,130, 110	N:2 E:2 S:2 W:2	5.0	5	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.
T6	Ash	13.0	180,100	N:2 E:2 S:2 W:2	5.0	5	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.
T7	Ash	14.0	160,120, 190	N:3 E:3 S:3 W:3	5.0	5	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T8	Hazel	7.0	80,80,80, 80,80,80, 80	N:4 E:4 S:4 W:4	3.0	0	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 2.5m. Area: 20 sq m.	Horse damage to the stems.
T9	Ash	12.0	210	N:4 E:4 S:4 W:4	2.5	2	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Early ash dieback disease.
T10	Ash	12.0	200	N:5 E:3 S:2 W:3.5	4.0	3(N)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Early ash dieback disease.
T11	Hawthorn	6.0	100,150, 120, 90	N:5 E:3 S:1 W:3	1.0	0(N)	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 2.8m. Area: 25 sq m.	Multi-stemmed. Asymmetric crown.
T12	Hawthorn	6.0	100,130, 120,90, 100	N:3 E:3 S:1 W:3	1.0	0(N)	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 2.9m. Area: 26 sq m.	Multi-stemmed. Asymmetric crown.
T13	Ash	15.0	250,250, 260	N:6 E:5 S:5 W:6	2.5	0.5(N)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Early ash dieback disease.
T14	Hawthorn	6.0	260,150	N:3.5 E:3 S:2 W:3	2.5	2.5	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 3.6m. Area: 41 sq m.	Heavily ivy covered.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T15	Goat willow	13.0	460	N:6.5 E:7 S:4.5 W:6.5	3.0	1	Mature	Normal	Irremediable	Low	Moderate	At least 10 years	C	Radius: 5.5m. Area: 95 sq m.	Off-site. Tight compression fork with included bark.
T16	Hawthorn	5.0	80,80,80, 80,80,80	N:1.5 E:1.5 S:1.5 W:1.5	2.0	1	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 2.4m. Area: 18 sq m.	Hedgerow remnant.
T17	Ash	12.0	230	N:1 E:5.5 S:1 W:0	4.0	3(E)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily swept stem to the east. Early ash dieback disease.
T18	Sycamore	9.0	210	N:1 E:3 S:1 W:3	5.0	1(E)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Suppressed. Significant squirrel damage.
T19	Sycamore	10.0	150	N:1 E:3 S:3 W:1	2.0	2(E)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Suppressed. Significant squirrel damage.
T20	Sycamore	8.0	100,90	N:0 E:1 S:1 W:2	2.0	2(E)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Suppressed. Significant squirrel damage.
T21	Ash	15.0	260,340	N:4 E:7 S:5 W:5	3.0	1(E)	Young	Below average	Irremediable	Low	Moderate	Less than 10 years	U	N/A	Twin stemmed from 1m with a tight compression fork with included bark. Early ash dieback disease.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T22	Sycamore	3.5	90,90,90	N:1 E:0 S:1 W:4	1.0	2	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily suppressed. Previously topped at 0.4m. Significant squirrel damage.
T23	Sycamore	11.0	220,200, 150	N:3 E:3 S:2 W:4	2.0	2	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Previously topped at 1m. Significant squirrel damage.
T24	Wild cherry	18.0	360	N:3 E:8 S:3 W:2	2.0	2(E)	Young	Below average	Irremediable	Low	Moderate	At least 10 years	C	Radius: 4.3m. Area: 58 sq m.	Hoof damage to surface buttress roots.
T25	Norway spruce	11.0	260	N:1.5 E:0.5 S:2 W:3	4.0	3(W)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily suppressed.
T26	Silver birch	18.0	350	N:5 E:5 S:4 W:5	3.0	2.5(E)	Young	Normal	Remediable	Moderate	Moderate	At least 20 years	B	Radius: 4.2m. Area: 55 sq m.	Overcrowded.
T27	Norway spruce	9.0	180	N:1.5 E:1 S:1.5 W:2.5	1.0	2.5(W)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily suppressed.
T28	Norway spruce	18.0	330	N:2 E:1.5 S:1.5 W:2.5	2.5	2.5	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 4.0m. Area: 50 sq m.	Chicken wire fence occluded into the trunk. Suppressed.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T29	Silver birch	0.0	200	N:0 E:0 S:0 W:0	0.0	0	Young	Dead	Irremediable	Low	Low	Dead	U	N/A	Lying on the ground.
T30	Norway spruce	16.0	250	N:2 E:2 S:2 W:2	2.0	2	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 3.0m. Area: 28 sq m.	Sparsely foliated and suppressed.
T31	Norway spruce	8.0	370	N:0 E:0 S:2 W:3.5	0.5	2	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	The main stem has snapped out at 6m.
T32	Wild cherry	7.0	230	N:0 E:0 S:0 W:0	7.0	7	Young	Dead	Irremediable	Low	Low	Less than 10 years	U	N/A	Standing dead. At imminent risk of collapse on to neighbouring property.
T33	Silver birch	18.0	420	N:4 E:7 S:6 W:4	3.0	2.5(E)	Early mature	Normal	Remediable	Moderate	Moderate	At least 20 years	B	Radius: 5.0m. Area: 79 sq m.	Overcrowded.
T34	Wild cherry	17.0	250	N:4 E:0 S:2 W:4	10.0	10	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 3.0m. Area: 28 sq m.	Overcrowded.
T35	Sycamore	11.0	330	N:4.5 E:4.5 S:4.5 W:4	2.5	2.5(N)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily topped and mutilated by squirrels.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T36	Norway spruce	18.0	280	N:2 E:2 S:2 W:2	8.0	8	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 3.4m. Area: 36 sq m.	Etiolated with sparse foliage.
T37	Norway spruce	18.0	280	N:2 E:2 S:2 W:2	8.0	8	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 3.4m. Area: 36 sq m.	Etiolated with sparse foliage.
T38	Sycamore	8.0	130	N:3 E:1.5 S:1 W:0.5	2.0	2	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily suppressed and topped by squirrels.
T39	Sycamore	9.0	190	N:4 E:5 S:2 W:0	2.0	3(E)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Sucker from the base of a previously failed tree. Decay cavity at the base.
T40	Sycamore	8.0	130	N:2 E:2 S:1 W:1	2.0	2	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily suppressed.
T41	Ash	12.0	150	N:1 E:1 S:1 W:1	8.0	8	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.
T42	Norway spruce	16.0	390	N:2 E:2 S:2 W:2	8.0	8	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 4.7m. Area: 69 sq m.	Overcrowded.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T43	Ash	17.0	280	N:2 E:2 S:3 W:4	3.0	3(W)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Early ash dieback disease.
T44	Norway spruce	14.0	390	N:2 E:2 S:2 W:2	8.0	8	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 4.7m. Area: 69 sq m.	Overcrowded.
T45	Norway spruce	13.0	190	N:1 E:2 S:1 W:1	4.0	4(E)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant bark wound with cubical brown rot.
T46	Ash	18.0	150,90, 120,80,90	N:3 E:3 S:3 W:3	4.0	4	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 2.9m. Area: 26 sq m.	Suckers from the stump of a previously felled tree. Horse damaged stems.
T47	Sycamore	8.0	130,90, 100,120, 80	N:3 E:4 S:1 W:0	2.0	1.5(E)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Suckers from the stump of a previously felled tree. Significant squirrel damage.
T48	Sycamore	10.0	130,90, 100,140	N:1 E:0 S:2 W:2	3.0	0.5(W)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Suckers from the stump of a previously felled tree. Significant squirrel damage.
T50	Norway spruce	9.0	250	N:1.5 E:1 S:1.5 W:2	1.0	2(W)	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 3.0m. Area: 28 sq m.	Heavily suppressed.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T51	Norway spruce	13.0	340	N:2 E:2 S:2 W:2	4.0	4	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 4.1m. Area: 53 sq m.	Overcrowded
T52	Sycamore	5.0	90,80,80,80	N:1.5 E:5 S:2 W:3	2.0	1(E)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Suckers from the stump of a previously felled tree. Significant squirrel damage. Heavily suppressed.
T53	Ash	17.0	150,150,160,90	N:2 E:3 S:2 W:3	2.0	4(W)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Suckers from the stump of a previously felled tree. Early ash dieback disease.
T54	Ash	17.0	120,150,160	N:2 E:5 S:3 W:2	2.0	2(E)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Suckers from the stump of a previously felled tree. Early ash dieback disease.
T55	Sycamore	9.0	120,90,100	N:1 E:1.5 S:1.5 W:2	3.0	3	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 2.2m. Area: 15 sq m.	Barbed wire occluded into the trunk.
T56	Norway spruce	17.0	190	N:2 E:2 S:2 W:2	4.0	4	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 2.3m. Area: 17 sq m.	Trunk wound. Internal decay. Barbed wire occluded into the trunk.
T57	Sycamore	6.0	180	N:1 E:0 S:0 W:2	4.0	3	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Sucker from the stump of a previously failed tree. Decay cavity at the base.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T58	Sycamore	8.0	100	N:1 E:1 S:1 W:2	2.0	2	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Sucker from the stump of a previously failed tree. Decay cavity at the base.
T59	Horse chestnut	13.0	430,410	N:2.5 E:8 S:5 W:5	2.0	2(E)	Young	Low	Irremediable	Low	Moderate	At least 10 years	C	Radius: 7.1m. Area: 158 sq m.	Significantly reduced shoot extension growth.
T60	Silver birch	9.0	150	N:0 E:0 S:0 W:2	8.0	5(W)	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Barbed wire occluded into the trunk. Heavily suppressed.
T61	Sycamore	9.0	170	N:1 E:3 S:2 W:3	2.0	2	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Severely mutilated by squirrels.
T62	Sycamore	9.0	130	N:1 E:5 S:0 W:1	3.0	2.5	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Severely mutilated by squirrels.
T63	Lime	13.0	250	N:0 E:1 S:4 W:1	8.0	8	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 3.0m. Area: 28 sq m.	Overcrowded.
T64	Lime	15.0	240	N:0 E:1 S:3 W:1	8.0	8	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 2.9m. Area: 26 sq m.	Overcrowded. Heavily ivy covered.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T65	Alder	15.0	300	N:2 E:3 S:3 W:0	4.0	4(E)	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 3.6m. Area: 41 sq m.	Overcrowded.
T66	Wild cherry	10.0	220	N:2 E:4 S:1.5 W:0	4.0	4(E)	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 2.6m. Area: 21 sq m.	Suppressed.
T67	Alder	7.0	150	N:1 E:1 S:1 W:1	3.0	3	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Heartwood decay. Heavily suppressed.
T68	Silver birch	16.0	310	N:5.5 E:4.5 S:2 W:2.5	2.0	2.5(N)	Early mature	Below average	Irremediable	Low	Moderate	Less than 10 years	U	N/A	Heartwood decay in the trunk. Resin bleeding from the trunk. Asymmetric crown as suppressed by adjacent trees.
T69	Oak	10.0	200	N:3.5 E:3.5 S:3.5 W:3.5	2.5	1(S)	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 2.4m. Area: 18 sq m.	Horse damage to the low branches.
T70	Sycamore	10.0	230	N:2 E:4 S:4 W:1.5	1.5	3	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Significantly topped and mutilated by squirrels.
T71	Alder	12.0	230	N:1 E:3 S:4 W:0.5	2.0	3	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 2.8m. Area: 25 sq m.	Heavily suppressed.

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Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T72	Ash	22.0	690	N:7.5 E:7.5 S:9.5 W:7.5	12.0	6(NE)	Early mature	Below average	Irremediable	Low	High	Less than 10 years	U	N/A	Decay in the trunk. Previously topped. Decay in the branches.
T73	Alder	19.0	390,300	N:6.5 E:6 S:6 W:0	3.0	4.5(S)	Young	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 5.9m. Area: 109 sq m.	Asymmetric crown as suppressed by adjacent trees.
T74	Alder	12.0	240	N:3 E:3.5 S:1 W:1	2.0	1.5(E)	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Internal decay. Dead top.
T75	Goat willow	10.0	270,200	N:2.5 E:6.5 S:6 W:3	2.0	2(E)	Young	Normal	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant horse and squirrel damage to the trunk and branches.
T76	Goat willow	4.5	130,100, 90	N:2.5 E:5.5 S:0 W:0	1.5	1.5(E)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily suppressed and leaning to the east. Significant horse and squirrel damage to the trunk and branches.
T77	Goat willow	4.5	200,150	N:0 E:4 S:1	1.5	1.5(E)	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Heavily suppressed and leaning to the east. Significant horse and squirrel damage to the trunk and branches.
T81	Sycamore	18.0	260	N:2 E:2 S:2 W:2	10.0	10	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant fire damage to the trunk. Crown die back.

Land north of Birchwood Lane, Caterham, CR3 5BB

Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T85	Lawson cypress	11.0	210	N:1 E:1 S:1 W:1	1.5	2	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 2.5m. Area: 20 sq m.	Twin stemmed from 10m with a tight compression fork with included bark.
T88	Lawson cypress	12.0	270	N:2 E:2 S:2 W:2	1.5	2	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 3.2m. Area: 32 sq m.	Three stemmed from 2.5m with tight compression forks with included bark.
T89	Holly	10.0	260	N:0.5 E:0 S:1 W:2	0.0	0	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Dying from significant fire damage.
T90	Alder	16.0	200	N:1.5 E:1.5 S:1.5 W:1.5	9.0	9	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 2.4m. Area: 18 sq m.	Distal die back.
T91	Ash	19.0	420	N:5 E:6 S:6 W:6.5	10.0	10	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant fire damage to the trunk. Significant ash dieback disease.
T92	Sycamore	10.0	190,100	N:3 E:3 S:3 W:3	0.0	0	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Twin stemmed from the base. Significant squirrel damage to the trunk and branches.
T93	Oak	18.0	430	N:1 E:3 S:6 W:6	10.0	8	Young	Normal	Irremediable	Moderate	Moderate	At least 20 years	B	Radius: 5.2m. Area: 85 sq m.	Asymmetric crown as suppressed by adjacent tree.

Land north of Birchwood Lane, Caterham, CR3 5BB

Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T94	Oak	25.0	630	N:4.5 E:9 S:8 W:5	4.0	4	Early mature	Normal	Good	High	High	At least 40 years	A	Radius: 7.6m. Area: 181 sq m.	Potential weak fork where trunk bifurcates.
T95	Alder	16.0	270,260	N:2 E:2 S:2 W:2	2.0	2	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 4.5m. Area: 64 sq m.	Horse damaged buttress roots.
T96	Oak	23.0	690	N:8 E:5 S:9.5 W:9	4.0	6	Early mature	Below average	Irremediable	Low	High	At least 10 years	C	Radius: 8.3m. Area: 216 sq m.	Ash dieback disease.
T97	European larch	25.0	490	N:2.5 E:4 S:3 W:2	12.0	12	Mature	Below average	Irremediable	Low	Moderate	Less than 10 years	U	N/A	Significant woodpecker sap feeding peck marks with resin bleeding up the trunk.
T98 (Eco T2)	Sycamore	18.0	680	N:2 E:2 S:2 W:2	0.0	0	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant decay throughout the trunk. Significant crown die back.
T99 (Eco T1)	Ash	15.0	720	N:2 E:2 S:2 W:2	6.0	6	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant fire damage to the trunk. Significant decay throughout the trunk. Previously lost both of its tops.
T101	Ash	15.0	720	N:4 E:4 S:4 W:4	0.0	0	Early mature	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant fire damage to the trunk and branches. Significant crown die back.

Land north of Birchwood Lane, Caterham, CR3 5BB

Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T102	Sycamore	10.0	190	N:3 E:3 S:3 W:3	0.0	0	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Significantly mutilated by squirrels.
T104	Alder	12.0	220	N:1 E:1 S:1 W:1	5.0	4	Young	Below average	Irremediable	Low	Low	Less than 10 years	U	N/A	Previously lost its top.
T105	Oak	13.0	380	N:4 E:4 S:3 W:3	2.0	3	Young	Normal	Good	Moderate	Low	At least 20 years	B	Radius: 4.6m. Area: 66 sq m.	Overcrowded.
T106	Alder	14.0	260	N:2 E:2 S:2 W:2	5.0	6	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 3.1m. Area: 30 sq m.	Suppressed.
T107	Sycamore	11.0	180	N:2 E:2 S:2 W:2	6.0	4	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant squirrel ring barking.
T108 (Eco T3)	Oak	25.0	810	N:9.5 E:14 S:4 W:3.5	2.0	3(E)	Mature	Normal	Good	High	High	At least 40 years	A	Radius: 9.7m. Area: 296 sq m.	Asymmetric crown as suppressed by adjacent trees.
T109	Ash	23.0	220,210	N:2.5 E:5 S:2 W:3	2.0	3	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Ash dieback disease. Suppressed.

Land north of Birchwood Lane, Caterham, CR3 5BB

Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T110	Ash	23.0	220,210, 160,170	N:3 E:3 S:3 W:3	2.0	3	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Ash dieback disease. Suppressed. Suckers from the stump of a previously felled tree.
T111	Ash	25.0	660	N:10 E:9 S:8 W:8.5	1.5	2(E)	Early mature	Below average	Irremediable	Moderate	High	At least 20 years	B	Radius: 7.9m. Area: 196 sq m.	Early ash dieback disease.
T112	Sycamore	16.0	800	N:5 E:5 S:5 W:5	3.0	1	Young	Normal	Irremediable	Low	Moderate	At least 10 years	C	Radius: 9.6m. Area: 290 sq m.	Suckers from the stump of a previously felled tree. Multiple tight compression forks with included bark. Growing too close to the neighbouring house resulting in damp and increased weathering of the house wall.
T113	Ash	16.0	260,250	N:2 E:2 S:2 W:2	4.0	3	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 4.3m. Area: 58 sq m.	Twin stemmed from the base. Ash dieback disease.
T114	Silver birch	15.0	270	N:2 E:2 S:2 W:2	6.0	6	Young	Low	Irremediable	Low	Low	At least 10 years	C	Radius: 3.2m. Area: 32 sq m.	Heavily ivy covered and suppressed.
T115	Sycamore	15.0	260,250, 270,260, 230	N:5 E:5 S:5 W:5	2.0	0	Young	Normal	Irremediable	Low	Moderate	At least 10 years	C	Radius: 6.8m. Area: 145 sq m.	Suckers from the stump of a previously felled tree.

Land north of Birchwood Lane, Caterham, CR3 5BB

Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T116	Hawthorn	5.0	180,160	N:1 E:1 S:1 W:1	0.0	0	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Uprooted and resting on adjacent tree.
T117	Ash	14.0	200	N:3 E:3 S:3 W:3	2.0	3	Young	Low	Irremediable	Low	Low	Less than 10 years	U	N/A	Ash dieback disease.
T118	Sycamore	11.0	300	N:3 E:2 S:5 W:5	2.0	2	Young	Low	Irremediable	Low	Moderate	Less than 10 years	U	N/A	Significant decay cavity at the base. Asymmetric crown as suppressed by adjacent tree.
T119	Alder	12.0	270	N:2.5 E:3.5 S:4 W:1	2.0	0.5	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 3.2m. Area: 32 sq m.	Horse damage to the trunk and branches.
T120	Oak	11.0	200	N:3 E:3 S:3 W:3	3.0	2	Young	Normal	Irremediable	Moderate	Low	At least 10 years	C	Radius: 2.4m. Area: 18 sq m.	Growing in amongst bramble and blackthorn scrub.
T121	Silver birch	15.0	460	N:5 E:5 S:5 W:5	2.0	3	Early mature	Normal	Good	Moderate	High	At least 20 years	B	Radius: 5.5m. Area: 95 sq m.	Off-site. Previously lost its top.
T122	Silver birch	15.0	420	N:5 E:5 S:5 W:5	2.0	3	Early mature	Normal	Good	Moderate	High	At least 20 years	B	Radius: 5.0m. Area: 79 sq m.	Off-site. Many witches brooms in the crown.

Land north of Birchwood Lane, Caterham, CR3 5BB

Tree No.	Species	Height (m)	Stem diameter (mm)	Radial crown spread (m)	Crown clearance (m)	Lowest branch (m)	Age class	Physio-logical condition	Structural condition	Arb. Quality	Land-scape value	Potential	Cate gory	RPA	Observations
T123	Ash	17.0	350	N:4 E:4 S:5 W:5	2.0	3(W)	Young	Below average	Irremediable	Low	Moderate	At least 10 years	C	Radius: 4.2m. Area: 55 sq m.	Early ash dieback disease.
T124	Sycamore	9.0	280	N:1 E:2.5 S:3 W:3	2.0	2	Young	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 3.4m. Area: 36 sq m.	Off-site.
T125	Ash	13.0	200,180	N:4 E:3 S:2 W:2	2.0	2	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.
T126	Hawthorn	11.0	300	N:3 E:3 S:3 W:3	2.0	1	Mature	Normal	Irremediable	Low	Low	At least 10 years	C	Radius: 3.6m. Area: 41 sq m.	Understorey hedgerow.
T127	Beech	13.0	600	N:4 E:5 S:2.5 W:3	5.0	4	Early mature	Below average	Irremediable	Low	Low	At least 10 years	C	Radius: 7.2m. Area: 163 sq m.	Off-site. Significant squirrel damaged branches.
T128	Ash	7.0	200	N:2 E:2 S:2 W:2	3.0	2	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.
T129	Ash	7.0	200	N:2 E:2 S:2 W:2	3.0	2	Young	Dying	Irremediable	Low	Low	Less than 10 years	U	N/A	Significant ash dieback disease.



Appendix B

KEY

- Tree trunks and crowns
- Root protection area (RPA)
- Ancient woodland buffer
- North is up the page
- BS 5837 category colours

 - A - highly desirable for retention
 - B - desirable for retention
 - C - of no merit, could be retained
 - U - unviable beyond 10 years

DRAWING MUST BE VIEWED AND PRINTED IN COLOUR



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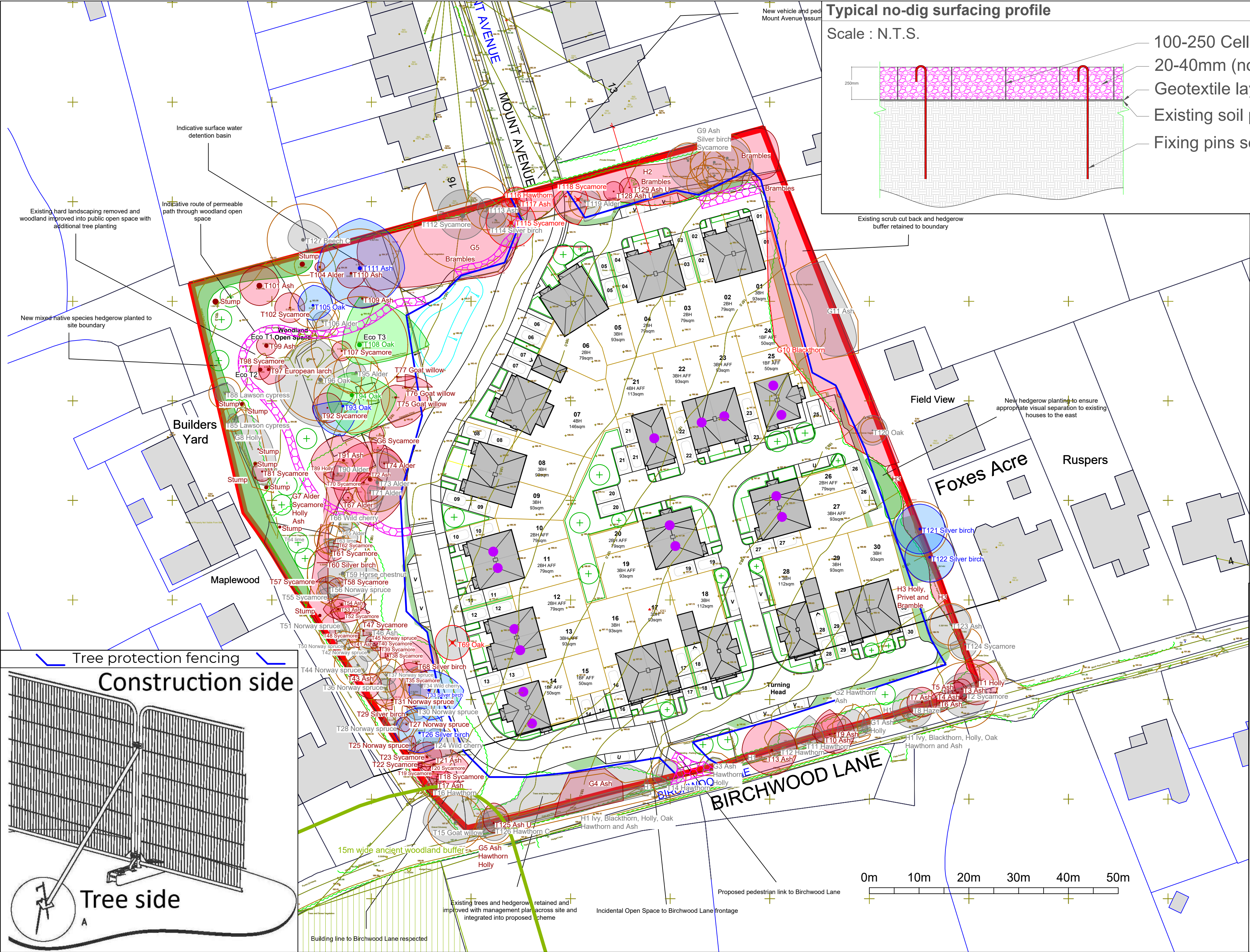
TRI Consultancy Ltd. Reg No. 16390887
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Tel: 07930196648
Web: www.triiconsultancy.co.uk

TITLE: Tree Survey Plan
BS 5837:2012 compliant
For details refer to the AIA

SITE: Land north of Birchwood Lane,
Chaldon, Caterham

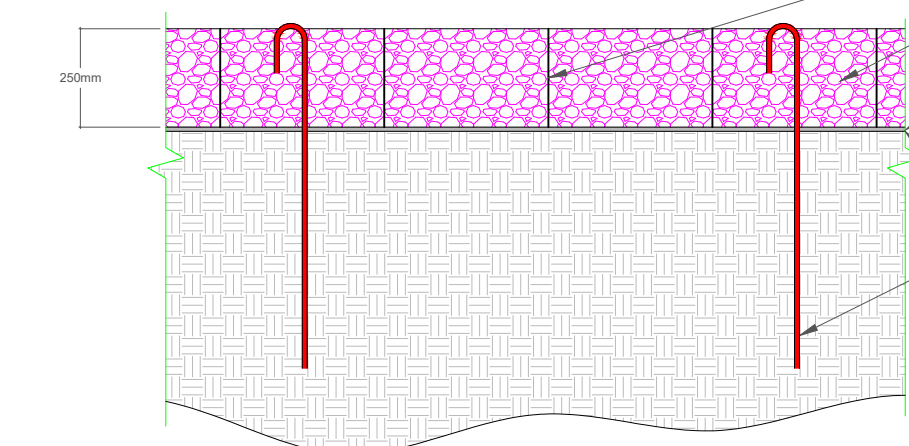
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SCALE: 1:500
DATE: 17/06/2025
REV: PAPER: A2
DRAWN: BO





Typical no-dig surfacing profile

Scale : N.T.S.



- 100-250 Cellular confinement system
- 20-40mm (no fines) aggregate fill
- Geotextile layer
- Existing soil profile
- Fixing pins secured over cellular wall

Appendix C

KEY

- Tree trunks and crowns
- Root protection area (RPA)
- No dig surfacing
- Ancient woodland buffer
- Tree protection fencing
- North is up the page
- BS 5837 category colours
 - A - highly desirable for retention
 - B - desirable for retention
 - C - of no merit, could be retained
 - U - unviable beyond 10 years

DRAWING MUST BE VIEWED AND PRINTED IN COLOUR



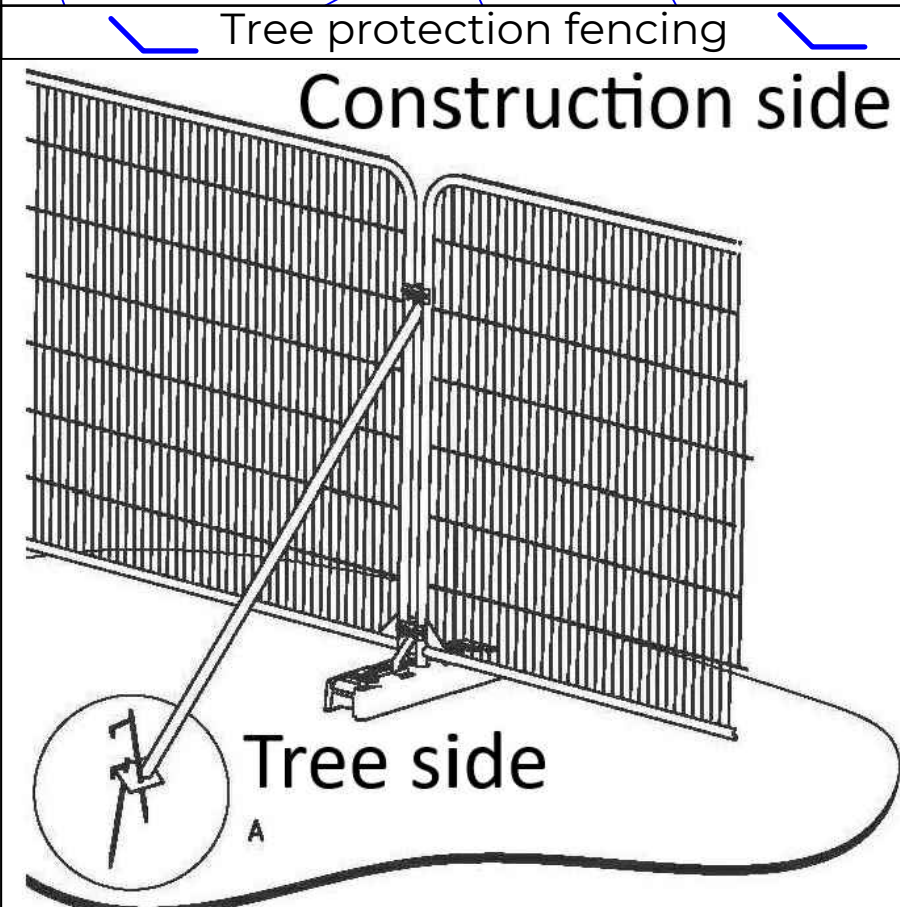
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 Web: www.triiconsultancy.co.uk

TITLE: Tree Protection Plan
 BS 5837:2012 compliant
 For details refer to the AIA

SITE: Land north of Birchwood Lane,
 Chaldon, Caterham

DWG NO: TC-1010-TPP-250617
 SCALE: 1:500
 DATE: 17/06/2025

REV: PAPER: A2
 DRAWN: BO





**Tree
protection
zone**



**Do not
remove this
fencing**

DO NOT REMOVE OR REPOSITION THIS FENCE WITHOUT WRITTEN AUTHORISATION OF TRII CONSULTANCY LIMITED.

UNAUTHORISED ENTRY TO THE FENCED OFF AREA COULD RESULT IN PLANNING ENFORCEMENT ACTION BY THE LOCAL AUTHORITY. IF UNAUTHORISED ACTIVITY OCCURS THAT HAS THE POTENTIAL TO HARM TREES.



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Please reproduce this sign in a weatherproof form and fix it to the tree protection fence every fourth panels.