Planning and Community Services
Westport House, Worgret Road, Wareham, BH20 4PP
01929 556561
planningteame@dorsetcouncil.gov.uk
www.dorsetcouncil.gov.uk/planning

Mr Steve Cox
Treecall Consulting Ltd
22 Lacey Crescent
Poole
BH15 3NZ

Date: 07 October 2020
Ref: TPO/2020/112
Support Officer: Jenny Key
01929 557344
treeteame@dorsetcouncil.gov.uk

Dear Mr Cox,

Location: Cliff Cottage, Shore Road, Swanage, BH19 1LD

Description: Works identified in TP 42020 SC Report:
(T2) Turkey oak - Prune crown to ensure a 2m separation between building (including new studio to be built) & branches, minor root pruning during installation of the foundations & drainage works;
(T4) Horse chestnut - Fell to ground level;
(T8) Holm oak - Fell to ground level;
(T11) Holm oak - Remove two branches obstructing use of footpath, one of diameter ~250mm and the other ~100mm, minor root pruning to facilitate drainage works;
(T18) Holm oak (on adjacent electricity sub-station land) - Prune overhanging branches back to boundary, minor root pruning to facilitate driveway installation;
(T19) Holm oak (on adjacent electricity sub-station land) - Prune overhanging branches back to boundary
Two rowans to be planted at property

Tree Preservation Order: County of Dorset (De Moulham Road, Swanage) TPO 1974 (Ref. TPO 107)

Thank you for your application received on 2 October 2020 advising us that you wish to carry out tree works. Your application will be publically available to view on the Council's website.

We are presently going through an unprecedented situation, which has meant that we have been advised to work from home wherever possible.

Due to the nature of your application, a site visit would normally be carried out by the Tree Officer in order to determine the proposal appropriately, which we will endeavour to do if necessary. We are looking at new ways of working and may be able to assess your application using photographs if they provide sufficiently clear information on the trees.

If possible, please can you provide photographs of the trees in your application? If it is not possible to determine your application using photographs alone, we will contact you to arrange a site visit.

We will consult with the town council and consider any comments received when making a decision. A decision should be made within 8 weeks. You must not start any work before you have received a response.

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You will have a right to appeal to the Planning Inspectorate if the Council does not issue a decision within the 8 weeks. Please contact me if you would like to discuss the appeal procedure.

Yours sincerely,

Miss J Key
Tree Assistant

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Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Trees Location

Number	
Suffix	
Property name	Cliff Cottage
Address line 1	Shore Road
Address line 2	
Address line 3	
Town/city	Swanage
Postcode	BH19 1LD

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Easting (x)	403061
Northing (y)	79458

Description

2. Applicant Details

Title	
First name	Robin
Surname	Sutcliffe
Company name	
Address line 1	Cliff Cottage, Shore Road
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Swanage
Country	
Postcode	BH19 1LD

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Steve
Surname	Cox
Company name	Treecall Consulting Ltd
Address line 1	22 Lacey Crescent
Address line 2	
Address line 3	
Town/city	Poole
Country	UK
Postcode	BH15 3NZ
Primary number	
Secondary number	
Fax number	
Email	

4. What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order? (•) Yes ( ) No

Do you know the Tree Preservation Order reference number(s) ( ) Yes (•) No

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application MUST be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall (•) Yes ( ) No

If Yes, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

4. What Are You Applying For?

2. Alleged damage to property - e.g. subsidence or damage to drains or drives. ○ Yes ◉ No

Are you wishing to carry out works to tree(s) in a conservation area? ○ Yes ◉ No

Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')? ○ Yes ◉ No

5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:
- Tree species
- The number used on the sketch plan); and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:
- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

See TP/42929/SC

6. Tree Ownership

Is the applicant the owner of the tree(s)? ◉ Yes ○ No

7. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

8. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application) 02/10/2020

Title:	Date:
Arboricultural Impact Assessment & Method Statement	2 October 2020

Proposal:	Ref:
Construct an arts studio in the garden	TP/42020/SC

Address:
Cliff Cottage Swanage BH19 1LD

Client:
Robin Sutcliffe

22 Lacey Crescent
Poole, BH15 3NZ
T: 01202 462602
E: info@treecall.co.uk
W: www.treecall.co.uk

Company Number: 6582263 VAT Registration Number: 854530524

Contents

Appendices

1.0 Terms of Reference

1.1 Treecall Consulting is instructed by Mr Sutcliffe to survey the trees at Cliff Cottage and produce an arboricultural impact assessment and method statement for proposed permitted development. This report is for the sole use of the client and was produced in line with the above terms of reference. It should not be used for any other purposes or by any other parties.

2.0 Report Limitations

2.1 The guidance in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' has been used to appraise the likely impacts of the proposed development on the existing trees and determine appropriate tree protection measures.

2.2 Details of my qualifications and experience in arboriculture are included in Appendix A.

2.3 The information in this report covers only the trees referred to in Appendix D and is an assessment of their condition on the date of inspection. All observations were from ground level and no samples of trees or soil were taken. No internal investigations of the trees were carried out and no decay diagnostic devices were used.

2.4 This report is for the sole use of the client and was produced in line with the above terms of reference. It should not be used for any other purposes or by any other parties.

3.0 Introduction

3.1 Information Provided

3.1.1 Morgan Carey Architects have provided the following statement to explain the current proposal and the need for a tree work application.

The proposed studio is a building incidental to the enjoyment of Cliff Cottage, comprising an art studio and archive store. The location, form and scale was submitted to Dorset Council on 20th September 2019 as a CLOPUD[1] application by Chapman Lily Planning Ltd. The attached drawings include a supporting statement, block/site plan, cross section and illustrative internal layout.

(The drawings referred to are 19117-07B, 19117-15A, 19117-16A, 19117-17P1, 19117-05A, 19117-06A, CLOPUD application and decision notice. Only the CLOPUD documents are included in this report, in Appendix E.)

[1] Certificate of lawfulness of proposed use or development.

3.1.2 *This was approved by Dorset Council (6/2019/0520) on 20th January 2020 and a copy of the decision notice is attached. It was advised that a separate Tree Works Application may be required. The building and external works will also require Building Control approval.*

3.1.3 The following information was provided by Morgan Carey Architects to aid in preparing this report and is assumed to be accurate:

- Topographical Survey, ref. DTS090114-2QS, dated January 2014.
- Site Layout, ref. 19117.60, dated Sept 2020.

3.2 Site Inspection

3.2.1 I visited the site on 19 April 2019. Weather conditions were clear, dry and calm. Visibility was reasonable.

3.3 Brief Site Description

3.3.1 The site is near Swanage beach, between Shore Road and De Moulham Road. The cottage is on land raised above shore road, and retained by a tall wall. Within the site, the ground slopes gently up towards the south from the cottage in the northeast corner. There is a steep slope to the west of the cottage, leading to more level land just below De Moulham Road.

3.4 The Proposals

3.4.1 The layout shows an arts studio built in the garden.

3.5 Statutory Tree Protection

3.5.1 The trees on the site are shown to be protected by area tree preservation order (TPO) No.107, County of Dorset (De Moulham Road Swanage) TPO 1974, issued by the local planning authority (LPA) in 1974. This means that any tree that was present on site in 1974 is protected, but trees that are younger than 46 years' old are not protected. The site is not within the nearby conservation area.

3.5.2 The following trees are ones that it is reasonable to suppose were present on the site in 1974;

T2. Turkey oak
T4. Horse chestnut
T8. Holm oak
T11. Holm oak
T18. Holm oak
T19. Holm oak

3.5.3 Proposed work to any tree which is protected by a TPO must be submitted as an application to the LPA. The application process takes up to eight weeks

and the LPA then issue a decision granting or refusing consent as they consider appropriate.

4.0 Tree Survey Findings

4.1 Nineteen individual trees and one tree group on and adjacent to the site were inspected from ground level and these are plotted on plan TC1, Appendix B. No samples of trees or soil were taken, and no internal investigations of the trees were carried out. All trees were categorised according to the system set out in British Standard 5837:2012. Ten trees are in the 'B' category while the rest of the trees are all in the 'C' category. Details of all these trees are included in Appendix D.

5.0 Arboricultural Impact Assessment

5.1 The proposed changes raise the following arboricultural issues that have been addressed in the development and design of the proposed scheme;

- Location of the art studio close to and within the root protection area of trees T2 and T11.
- Drainage from the art studio to the main house.
- Installation of a new drive from De Moulham Road and footpath.

5.2 Art studio footprint

5.2.1 The location of the art studio is partly within the root protection area of two oak trees, T2 and T11. However, it is the roots of T2 that are more likely to be affected by the proposal. Here, impacts on tree roots will be minimised by lifting the beam and block floor level above the existing ground level and using piles, for the main part of the footprint, and a cantilever system at the eastern end of the building over the existing slope. The existing garage has a concrete base, of approximate depth 150mm, with expected hardcore beneath it of a similar thickness, that will be removed as part of the proposed changes.

5.2.2 The pile size and depth are yet to be confirmed by the contractor but are expected to be around 150mm and 4-5m deep. Onto the piles a steel beam will be fixed which will provide the setting for the edges of the suspended beam and block floor.

5.2.3 The finished floor levels (ffl) of the studio are 15.85, along the north-south orientation with the section towards the east being at 15.55. The depth of the floor slab is 500mm, which includes the depth of the floor (350mm) and a 150mm ventilation void.

5.2.4 The ground beneath the studio that is within the root protection area of T2 will receive water via the rainwater runoff that will be fed into coiled 60mm

diameter perforated pipes laid in gravel on the existing ground beneath the floor. Where the building footprint is not within the root protection area no irrigation pipes are proposed. This avoids more excavation where the ground level rises, towards De Moulham Road. However, the whole of the runoff from the roof is intended to be redirected into the pipes beneath the building.

5.2.5 Levels information show that the site slopes gently upwards from the Turkey oak, T2, towards De Moulham Road. The proposed finished floor levels will require excavation over a limited part of the building footprint of up to approximately 60mm in the northern part and 80mm in the eastern part of the building. Most of the footprint will not require any excavation to accommodate the floor with this depth of construction profile. Only a part of the building footprint (approximately 60% of it) is within the root protection area of T2 (excluding the cantilevered section over the slope).

5.2.6 Attenuation tanks (size 4x1.5x0.4m) are proposed to be installed beneath the studio floor. These will be located in the southwest corner of the building, outside the root protection area of T2. Excavation to install these will, however, be carried out carefully to minimise damage to tree roots.

5.2.7 The cantilever at the top of the slope will be founded on two pads that will be excavated carefully. The size of excavation for the pile caps is approximately 0.8m x 0.5m x 0.5m and the specific location can be adjusted to avoid any significant tree roots that may be encountered during excavation.

5.2.8 To facilitate the new art studio the small ashes, T5 & T6, a group of very small fruit trees, T3 & T20g, and one poor-quality horse chestnut, T4, will be removed. The removal of the chestnut, T4, and holm oak, T8, has not been objected to in the past. They are very close to the proposed corner of the studio and it is reasonable to remove these trees that are not in good condition.

5.2.9 The Council view, set out in the Planning Officer's report for application 6/2017/0240 was as follows;

The Tree Officer is satisfied that the submitted Arboricultural Impact Assessment and Method Statement demonstrates that the development can be undertaken without adversely affecting important trees. To ensure that no damage occurs to trees, particularly damage to sensitive root areas, details of the Method Statement must be carried out as specified. This requires all excavations within tree root protection areas to be undertaken by hand and be appropriately supervised. The implementation of the Method Statement is secured by planning condition. The proposed development will result in the removal of seven trees, none of which are in good condition or particularly important to retain. The only tree whose loss is likely to be noticed is a horse chestnut, but this diseased and not worthy of constraining the development of the site. Replacement tree planting should be carried out throughout the site to provide future tree cover and add to the amenity to the area. This is required as part of the landscaping condition.

5.2.10 Although this application was refused at appeal it shows that there has been no objection in the past to the loss of trees T3, T4, T5, T6, T8, & T9.

5.3 Drainage Run

5.3.1 A new drain run from the studio to the main cottage is proposed to be installed. This run includes seven inspection chambers (2 outside tree root protection areas) and, within root protection areas, extends for a horizontal distance of 22m and over a change of level of 8m.

T5 is a small ash that needs to be removed as it is within the footprint of the studio.

T6 is a small ash that is close to the studio footprint and is on the line of the drain and will need to be removed.

T7 is a semi-mature ash, to be retained, that has one inspection chamber and a horizontal distance of 4m over the slope for the drainage run.

T8 is a holm oak that is of poor form that is proposed to be removed because it has a wide, low crown and is not a good quality tree to be nurtured close to the south side of the studio.

T10 is a semi-mature ash, to be retained, that has an inspection chamber within its root protection area.

T11 is a large holm oak, to be retained, that has a root protection area that includes five inspection chambers and approximately 15m of the drainage route.

5.3.2 The large holm oak, T11, is the main constraint when considering this work. Due to the steep slope there are five inspection chambers proposed between the top of the slope and Cliff Cottage. These will require excavation to approximately 1.2-1.5m and be of approximate width 1.2m. The drain run will be installed at approximately 1m depth. The trench opening is intended to be around 300mm wide. This excavation can be controlled by following the NJUG Volume 4 guidelines. If this is followed the impact on trees T7, T10 and T11 is likely to be minor.

5.3.3 At present, it is proposed that the drainage excavation will be used as a route for all necessary new underground services, which will be installed at the

same time as the drain. If this changes, it will be because the preferred source of the services has changed to De Moulham Road. If this change occurs it will not require excavation within any tree root protection areas.

5.4 New Driveway and Footpath

5.4.1 The proposed new driveway will be located on the area of the existing compacted gravel drive. It is partly within the root protection area of one holm oak, T18, and the proposed scheme includes a new path and steps leading down from it that will require the loss of a semi-mature elm, T9.

5.4.2 By carefully installing the driveway using a cellular confinement system near to T18, the impact of the driveway on this tree can be kept to an acceptable level.

5.4.3 The footpath is shown to extend from the rear of the driveway, between trees T7, T10 and T11 to meet the existing path that passes close to the base of trees T10 and T11. The path can be installed using upright posts and attaching flights of steps to them and using gravel or stone on the un-stepped sections with a geotextile beneath.

5.4.4 Where the new driveway is outside the root protection area of T18 no cellular confinement is proposed. There is a check dam shown across the driveway at the edge of the cellular confinement system.

5.5 Arboricultural Method Statement

5.5.1 The arboricultural method statement included on plans TC1 and TC2, Appendix B sets out all the tree protection measures and working methodology for the site.

6.0 Conclusion

6.1 The proposed development has been granted consent via a CLOPUD by Dorset Council. The main issue to be demonstrated is that the trees to be retained are appropriately protected and treated during construction. The arboricultural method statement included on plans TC1 & TC2, Appendix B, shows how the impacts on the retained trees will be controlled to achieve a harmonious relationship between the new building and the vegetation on the site.

6.2 The proposal will result in the removal of the following small, or poor quality trees;

T3. Plum. Small, poor quality tree very close to the studio footprint.

T4. Horse chestnut. Early-mature tree that will be too close to the studio, will be affected by the new driveway and is in indifferent health.

T5. Ash. Small tree within the footprint of the studio.

T6. Ash. Small tree on drainage route.

T8. Holm oak. Poor quality tree with wide crown to the south of the studio.

T9. Elm. Semi-mature tree in the way of proposed steps.

T20g. Fruit trees. Group of small, poor quality trees close to the studio footprint.

6.3 The loss of these trees will not have a significant detrimental impact on public amenity. Replacement tree planting can be carried out throughout the site to provide future tree cover and amenity to the area. Two trees are proposed to be planted and shown on plan TC1, Appendix B.

6.4 Construction of the proposed development could affect tree health if not carried out carefully. Providing the arboricultural method statement is followed throughout construction, damage to retained trees can be reduced to acceptable levels. The proposed scheme is unlikely to have a significant detrimental impact on amenity.

Steve Cox
MSc (Oxon), BSc (Hons) For, Dip Arb (RFS), MICFor, RCArborA, MArborA

Arboricultural Consultant

Appendix A: Qualifications and Experience

Steve Cox MSc (Oxon), BSc (Hons) For, Dip Arb (RFS), MICFor, RCArborA, MArborA is the principal consultant with Treecall Consulting and has over 40 years' experience of dealing with trees.

He has worked as an arboricultural officer for the Borough of Poole, in Dorset, where he was leader of its arboricultural team for five years. Prior to this he worked as a forest manager in Africa and the Pacific. He has successfully completed the LANTRA professional tree inspection certificate.

Steve is a professional member of the Institute for Chartered Foresters and the Arboricultural Association and is a registered consultant with both organisations. He has an honours degree in forestry from Aberdeen University and a master's degree in forestry and land-use from Oxford University. He also holds the Professional Diploma in Arboriculture, from the Royal Forestry Society.

The information presented in this report is based on the information provided and site observations. Conclusions and recommendations are the result of experience within the arboricultural industry.

Appendix B: Plan TC1

Title: **Plans TC1 and TC2, Tree Protection Plan and Arboricultural Method Statement**

Date: **30 September 2020**

Scale: **1:200 @ A2**

Appendix C: Contact Information and Supervision

C1 Contact information (complete as required):

Role	Company / Organisation	Name	Phone Number
Contractor			
Architect	Morgan Carey Architects		
Arboricultural Consultant	Treecall Consulting Ltd	Steve Cox	01202 462602
Arboricultural Officer	Dorset Council		01929 557344
Cellular Confinement System Supplier	Wrekin Products Ltd	-	01543 440440
	Geosynthetics	-	01455 617139
Stone Supplier	Swanworth Quarries	-	01929 439444
	DAY Group Ltd	-	0845 065 4655

C2 Supervision & Arboricultural Support

C2.1 The project arboriculturist must supervise or be involved during the following points in the construction process;

Operation	TC Ref	Date Issued
Pre-commencement site meeting.		
Installation of cellular confinement system.		
Installation of foundations and irrigation pipes.		
Installation of underground services within the site.		
Installation of footpath.		
As any other arboricultural issues arise.		

C2.2 Following each site visit a site note must be issued to the client and the local planning authority.

Appendix D: Tree Schedule & Key

Key:

Tree No.	Number assigned to tree from survey. Refer to plan for tree location.	
Species	Tree species, identified as clearly as possible according to common or botanical name.	
Stem diameters	Stem diameter measured in millimetres, to the nearest 10mm, and number of stems, taken at 1.5m above ground level, unless indicated otherwise within 'Note'.	
Canopy spread	Extent of crown spread in the four cardinal directions.	Measurements are estimated to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
C Ht	Canopy height above ground level.	
Ht	Height.	
Life Stage	Estimated age of the tree. Chosen from the following categories;	
	Young: Tree only recently planted or established.	
	Semi Mature: Established tree, still young and in the first third of its safe useful life.	
	Early Mature: Tree in the middle third of its safe useful life, still with significant capacity for future growth.	
	Mature: Tree in the last third of its safe useful life and with no significant capacity for future growth.	
	Over Mature: Tree nearing the end of its safe useful life expectancy.	
Observations	Tree issues and general comments along with any appropriate management requirements.	
BS Cat.	Relates to Table 1 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'	
	A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.	
	B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	
	C: Trees of low quality with an estimated remaining life expectancy of at least 10 years.	
	U: Trees that have an expected safe useful life of less than 10 years regardless of any development proposals.	
	1, 2, 3: Sub-categories relating to tree, landscape or cultural values.	
RPA	Minimum root protection area expressed as a radius in metres.	
Site Visit	29 April 2019	
Weather	Clear, dry and calm. Visibility reasonable.	

Tree Schedule

Tree No.	Species	Stem diameters (mm)			Life stage	Condition		Observations	Recommended Works	BS Cat	RPA (m)
		(mm)	No of Stems	Note		Phys.	Struct.				
1	Ash	170	1	@ 1.5m	Semi mature	Fair	Poor	Stem disfigured by handrail. One-sided crown beneath T2.	Fell to ground level due to it being in an awkward location to allow to grow into a large tree..	C1	2.0
2	Turkey oak	820	1	@ 1.5m	Early mature	Fair	Fair	Dominant tree. In reasonable health but leaves not fully out. Crown overhangs garage and a couple of low branches are close to wall of adjacent house.	Prune low branches, prune crown to ensure a 2m separation between building and branches.	B1	9.8
3	Plum	200	1	Estimate	Early mature	Poor	Poor	One small tree with brown rot decay.	Fell to ground level. Too close to studio footprint.	U	-
4	Horse chestnut	530	1	Over ivy @ 0.5m	Early mature	Fair	Poor	Bifurcates at 1.5m. Compression fork. Minor included bark. Split beneath bark on south side below fork.	Fell to ground level as it will become too large for the space and the defect near the fork is likely to deteriorate. Too close to the proposed studio.	C1	6.4
5	Ash	170	1	@ 1.5m	Semi mature	Fair	Fair	No major problems.	Fell to ground level. This tree will be within the proposed building footprint.	C1	2.0
6	Ash	100	1	@ 1.5m	Semi mature	Fair	Fair	Small tree ivy in crown.	Fell to ground level. This tree will be too close to the proposed building and is on the drainage run.	C1	1.2
7	Ash	230	1	Over ivy @ 1.5m	Semi mature	Fair	Fair	Bifurcates at 4m. Tensile fork. Ivy on trunk.	Retain. Remove ivy. Will require some root pruning during drain installation.	B1	2.8
8	Holm oak	420	1	@ 1m	Early mature	Fair	Poor	Bifurcates at 1.2m. Tensile fork. Some bark disruption above fork and greater disruption below, on west side. Very one-sided crown. Trunk leans to north.	Fell to ground level to improve access for light and air around the middle of the site and to remove a tree with a defect that is likely to deteriorate.	C1	5.0
9	Elm	140	1	@ 1.5m	Semi mature	Fair	Fair	Straight stem. Crown affected by T8.	Fell to ground level. It is obstructing the proposed footpath and likely to get Dutch Elm Disease in the near future.	C1	1.7

Tree No.	Species	Stem diameters (mm)			Life stage	Condition		Observations	Recommended Works	BS Cat	RPA (m)
		(mm)	No of Stems	Note		Phys.	Struct.				
10	Ash	180	1	@ 1.5m	Semi mature	Fair	Fair	Close to T11	Retain. Will require some root pruning during drain installation.	B1	2.2
11	Holm oak	700	1	Estimate	Mature	Fair	Poor	Trunk lies along slope from base to tip of crown at ~ 8m along trunk. Young, vertical stems at 2m and 4m along trunk. Tension fork. Main branches extend near to ground level across the slope.	Remove two branches obstructing use of footpath, one of diameter ~250mm and the other ~100mm. Will require some root pruning during drain installation.	B2	8.4
11a	Holm oak	200	1	Estimate	Semi mature	Fair	Fair	Vertical stem arising from collapsed main trunk.	No work needed at present	B2	2.4
11b	Holm oak	200	1	Estimate	Semi mature	Fair	Fair	Vertical stem arising from collapsed main trunk.	No work needed at present	B2	2.4
12	Ash	290	1	@ 1.5m	Semi mature	Fair	Fair	Bifurcates at 2.5m. 3 main stems from fork.	Retain. No work needed at present.	B1	3.5
13	Sycamore	280	1	@ 1.5m	Semi mature	Fair	Poor	Trunk leans to north. Bifurcates at 1.8m. 3 main stems arising. Two of these are truncated at 2.5m leaving one stem growing low over lawn.	Allow pruned vertical branches to regrow for a couple of years, then consider removing third branch with low crown.	C1	3.4
14	Sycamore	-	-	-	-	-	-	Stump only.	-	-	0.0
15	Sycamore	370	1	@ 1.5m	Early mature	Fair	Fair	Bifurcates at 1.3m. Tensile fork. Compact and robust tree.	Prune height back to approximately 7m.	B1	4.4
16	Tamarix	240	2	@ 0.5m	Mature	Fair	Poor	Crown very one sided towards road. On steep slope.	Prune back pendulous branches to improve clearance over footpath. This operation is likely to be needed every 3-5 years, depending on rate of regrowth.	C1	2.9
17	Tamarix	520	1	@ base	Mature	Fair	Poor	On steep slope. Bifurcates at 0.5m. Pendulous crown.		C1	6.2
18	Holm oak	600	1	Estimate	Early mature	Fair	Poor	On adjacent land. No access to base. Topped in past. Ivy throughout crown.	Prune overhanging branches back to boundary.	B2	7.2
19	Holm oak	600	1	Estimate	Early mature	Fair	Poor	On adjacent land. No access to base. Topped in past. Ivy throughout crown.	Prune overhanging branches back to boundary.	B2	7.2
20	Fruit trees	150	6	Maximum	Semi mature	Fair	Fair	Small trees with no public amenity value.	Retain for the present. Remove if they get in the way of the studio construction	C1	1.8

Appendix E: Site section, typical ground beam details & detail of upper driveway

These documents are attached as separate appendices.

The site section shows a side-view of the proposed building in relation to the site.

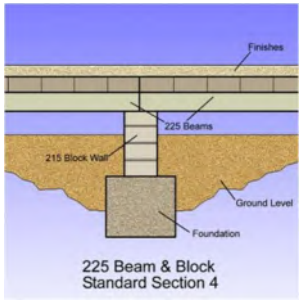
The typical ground beam details show how the block and beam floor will be constructed. Below is a typical cross section of a block and beam construction, but this shows a pad, or strip foundation. For this project screw piles will be used.

The detail of the upper driveway shows the construction profile from the check dam to De Moulham Road. A cellular confinement system will be used for the lower driveway, closer to the holm oak, T18.

The drainage detail shows a cross section of the inspection chambers and associated pipes.

The drainage detail shows the construction detail of the drainage pipes and inspection chambers.

The CLOPUD application and decision notice are also included.



Illustrative cross section of a beam and block floor.

V1. 30.9.al
V2. 2.10.sc
V3.

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Arboricultural Method Statement (part 1 of 2)

This report is a working document to aid in finalising an effective specification for tree-sensitive operations. It must be retained on site and be available to the site manager/foreman as a reference during construction.

The details in this method statement may include work to protected trees, consent for which is deemed to be granted if it is approved as part of a planning decision.

Failure to comply with the details in this arboricultural method statement could result in enforcement action being taken by the local planning authority.

Tree Surgery

T2. Turkey oak. Prune lower branches to ensure a 2m clearance above proposed art studio. Remove all deadwood of diameter greater than 50mm and length longer than 1m.

T3, T4, T5, T6, T8, T9, T20g. Various species. Fell to ground level.

The legal Duty of Care requires that all works specified in this report should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All work must be carried out to arboricultural industry best practice and in accordance with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. This legislation makes it a criminal offence to disturb the nests and to injure or kill nesting birds or bats.

Tree Protection Fencing

Tree protection fencing, complying with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', must be erected in the positions shown on the plan prior to the commencement of any work on site. Fencing must remain in position until the end of the construction phase or the project arboriculturist, or local planning authority, provides written authority for its removal.

See illustration below for specification of the fencing to be erected on the site.

Temporary Ground Protection

Prior to the commencement of any work on the site temporary ground protection must be laid in the area shown on the plan, opposite. Here, ground protection must be provided by laying a geotextile mat onto the existing ground level and adding compressible materials, such as bark mulch or sharp sand to form a safe, level surface. Onto this surface scaffold boards must be laid to become the working surface for the duration of the construction phase. This protection must remain in position until the end of the construction phase or until the project arboriculturist, or local planning authority provides written authority for its removal.

If scaffolding is proposed above the area requiring ground protection the footway can be suspended above ground level using the upright scaffold poles onto which horizontal supports can be attached and then boards used to form the footway surface. A geotextile mat must be laid on the ground beneath to prevent contamination from materials dropped through the footway.

See illustration below for specification of the ground protection to be installed on the site.

General Arboricultural Issues

There must be no changes in soil levels within any tree root protection areas.

Storage areas for materials, site office and worker facilities must be located outside of tree root protection areas.

Fires must not be set anywhere within the site.

Where practicable, cement mixing must not be carried out within 10m of trees to be retained. If cement mixing is unavoidable within 10m of any retained tree it must be contained in a bunded area.

Cranes must be only used where there is no possibility of them damaging overhanging branches.

New underground services including surface water drains and soakaways must be located outside all tree root protection areas.

Excavations for Specialist Foundations and Floors

Special consideration and care is needed when installing the mini piles, pile caps, for the cantilever section of the studio, and the suspended internal floor. Also, excavation for the attenuation tanks, though outside the root protection area of T2, must be carried out in a way that minimises root damage and follow the guidelines below.

The specific details of these operations must be discussed at the pre-commencement site meeting and the arboricultural method statement updated before any work takes place.

The final foundation and internal floor specification must be provided by a qualified structural engineer and therefore is beyond the remit of this report.

Before any excavations the surrounding open ground must be covered with temporary ground protection to minimise soil compaction and damage to tree roots. Gaps in the ground protection should be left where excavation is expected.

Prior to the installation of any pile foundations within any tree root protection area an exploratory hole to a depth of 400mm must be hand dug to establish the presence of roots. The exploratory hole must be repositioned, or the project arboriculturalist consulted if significant roots (diameter >25mm) are encountered. The underside of the supporting beams for the internal floor must be suspended above existing ground levels within root protection areas, and across the piles to avoid damage to tree roots.

Roots of diameter greater than 25mm must be retained wherever possible. The project arboriculturist must be consulted to advise on the appropriateness of root pruning before any root severance is carried out. Any root severance that is necessary as part of this operation must be carried out in accordance with BS 3998:2010 'Tree work - Recommendations'. Roots must be cut cleanly, to minimise the exposed root surface, and covered with a minimum of 50mm of soil and heavy-duty polythene sheeting prior to backfilling to avoid any direct contact with building materials that could affect tree health.

Footpath Installation

The footpath from the rear of the driveway, down the slope, must be installed without damaging significant tree roots.

This can be achieved by excavating small pits for upright posts onto which wooden boards can be attached. For steep sections the boards can support the treads to form steps. On the gentler sections the boards can contain gravel that is separated from the soil beneath by a geotextile membrane.

See illustrations below.

Irrigation Pipes beneath New Structures

A 60mm diameter perforated pipe must be used within the root protection area of T2, into which rainwater can be directed so that it can percolate into the ground beneath. This pipe can be coiled beneath the floor and bedded into gravel to help preserve underlying roots.

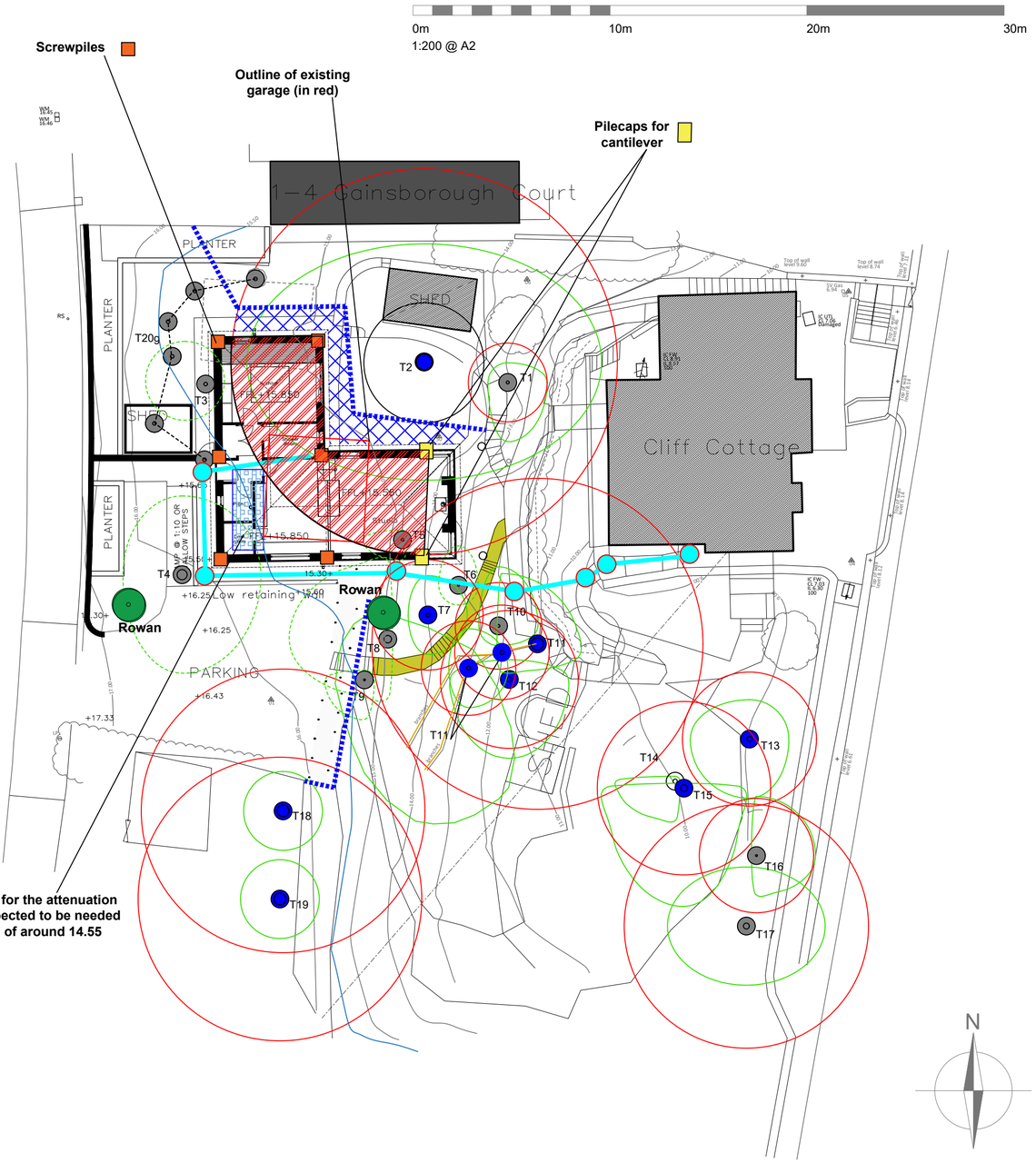
New Tree Planting

At the end of construction, the species below must be planted in the locations shown on the plan. The trees must be of the following specification.

2x Mountain ash (*Sorbus aucuparia* 'Sheerwater Seedling')
Girth 10-12cm, Height 3.0-3.5m, Container grown.

Trees must be of good quality, complying with the National Plant Specification and be provided and planted by a specialist contractor. All work must conform to BS 8545:2014 *Trees: from nursery to independence in the landscape - Recommendations* and BS 4428:1989 *Code of practice for general landscape operations (excluding hard surfaces)*.

For the first 2-3 years, new trees must be watered at the beginning of the growing season (April/May) and regularly throughout the summer. If the ground is very dry, water very slowly to stop it running off before it soaks into the soil. Once the soil is damp, the water will penetrate better. Mulch helps conserve water close to the tree. Watering early or late in the day reduces water lost by evaporation.



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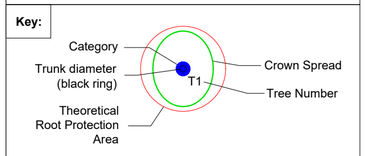
Title:	**Tree Protection Plan & Arboricultural Method Statement**
Site:	Cliff Cottage, Swanage
TC Ref:	TP/42020/SC
Date:	30 September 2020
Scale:	1:200 @ A2

Plan TC1

Trees to be removed
(shown with dashed crown spreads and root protection areas):
T3, T4, T5, T6, T8, T9, T20g

Key:



British Standard 5837:2012 Categories

	'A' category trees are those of high quality.
	'B' category trees are those of moderate quality.
	'C' category trees are those of low quality or young trees with a stem diameter below 150mm.
	'U' category trees are those that are unsuitable for retention.

Tree protection fencing to be erected prior to the commencement of any works on the site.	
Temporary ground protection to be installed prior to the commencement of any works on the site.	
New footpath requiring careful installation without damaging tree roots.	
Attenuation tanks.	
Irrigation pipes beneath the building footprint for surface water runoff.	

Phasing of Operations that may affect Trees

Steps	Operation
1	Carry out tree work.
2	Install tree protection fencing & temporary ground protection in the positions shown on the plan.
3	Hold pre-commencement site meeting.
4	Install cellular confinement system in the position shown on the plan.
5	Install site cabins and work welfare facilities.
6	Install foundations, attenuation tanks and irrigation pipes.
7	Install underground services.
8	Construct studio.
9	Remove site cabins and materials from site.
10	Install final wearing course on top of cellular confinement system.
11	Remove tree protection measures.
12	Construct footpath.
13	Plant new trees.

Stages requiring supervision by the project arboriculturist are hightlighted in yellow.

Limitations of Use

This plan is based on the topographical and site layout plans provided. All measurements must be checked with these plans and appropriate documents.

This plan has been prepared in colour. If printed in black and white some details may be obscured.

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Illustration of footpath and steps installation

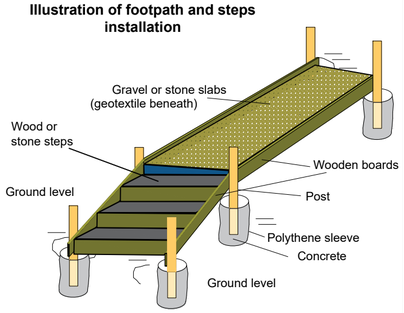
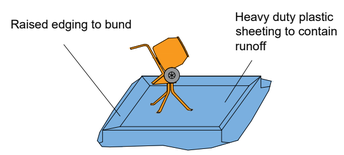
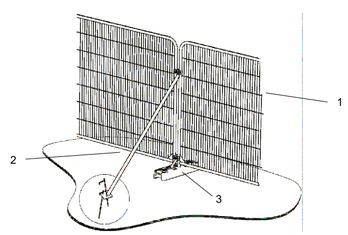


Illustration of bunded cement mixing area



Cement, builder's sand and other chemicals used in cement mixing must all be stored on non-permeable surfaces to ensure soil beneath is not contaminated.

Tree Protection Fencing Specification



Key:
1. Heavy gauge 2m tall galvanized tube and welded mesh panels.
2. Panels braced with diagonal struts, secured in place with road pins or similar.
3. Rubber boots secured in place with road pins or similar.

Arboricultural Method Statement (part 2 of 2)

Installation of a Cellular Confinement System

The proposed driveway, car parking, bin store area, footpath within the root protection areas of retained trees must be installed using a cellular confinement system. The minimum area subject to this treatment is shown hatched in grey on the plan opposite.

Excavations for connecting the cellular confinement system to the back of the footway must be carried out carefully by hand using hand tools only.

The cellular confinement system specification below is a general one and a qualified structural engineer or system supplier must provide definitive details about the appropriate specification. This depends on the soil characteristics and expected loads and so is beyond the remit of this report.

There is a variety of cellular confinement products available, but only those constructed of high density polyethylene (HDPE) with a rigid and robust construction should be used. It is important to only use products which have been independently tested and been found to preserve the bulk density of underlying soils.

Any existing hard surfacing must be removed carefully, without disturbing the lower, sub-base if this is to be used to form the base for the new wearing surface. Surface vegetation must be removed either by carefully scraping, or by using a herbicide suitable for the specific vegetation and that is not harmful to the tree root system. All herbicides must be used in accordance with current regulations and to best industry practice.

Where tree roots are suspected to be growing within the profile of the proposed driveway they must be exposed using hand tools only, and retained undamaged for inspection by the project arboriculturist. If roots are to be retained, sharp sand or grit must be backfilled around them before any further surfacing work is carried out.

Any roots of diameter greater than 25mm that are not to be retained must be pruned under the supervision of the project arboriculturist using sharp tools and in accordance with BS 3998:2010 'Tree work - Recommendations'. (Roots of smaller diameter must also be removed carefully but this does not specifically require the presence of the project arboriculturist.)

Hollows must be filled using sharp sand to provide a level surface onto which the geotextile can be laid.

The prepared ground must be covered using a non-woven geotextile fabric, overlapping all dry joints by 300mm.

The cellular confinement panels must be expanded to their full length and pinned with staking pins to keep the cells open. Adjacent panels must be stapled together to create a continuous mattress. Each open cell must be filled with a no fines fill of crushed stone (**granite, flint or basalt**). Where panels of 200mm depth are used, a stone of 20-40mm diameter must be used and where panels of 100mm depth are used 4-20mm diameter stone must be used. (Panels of 150mm may use either size of stone.) Cells must be overcharged by approximately 50mm to protect the top edges of the panel from wear. A whacker plate must not be used to compact the stone.

Kerb edges can be concreted in place on top of the cellular panels to avoid disturbance of the adjacent ground. However, if concrete haunching is necessary it must be installed without damage to existing roots and, maintaining a minimum separation of 50mm between cement materials and roots. Timber edging, where appropriate, can be installed using treated timber boards held in place by wooden pegs. Soil should be placed against the timber edge and battered to provide a slope between the final surface and the existing soil level. Where there is an existing edge that can be used this will avoid or minimise excavations and tree root damage.

During the construction phase the cellular confinement system must be finished with ground mats. At the end of construction, the ground mats can be removed and replaced with the block paving or a porous resin bound surface.

Surfacing Options

Block Paving:

Lay a second layer of geotextile fabric over the infilled cellular confinement panels. Lay a sharp sand bedding layer compacted with a vibro compaction plate to the depth recommended by the paving product supplier. Place block paviors as per manufacturer's instructions.

Porous Asphalt:

Place a 50mm surcharge of the granular material above the cellular confinement panels and lay the bitumen base and wearing courses onto this rough surface to the required depth.

Loose Gravel:

Place a second layer of geotextile fabric over the infilled cellular confinement panels. Place decorative aggregate to the required depth. NOTE: A treated timber edge must be provided to restrict gravel movement.

Resin Bound Gravel:

Place a 50mm surcharge of the granular material above the cellular confinement system and lay a binder course of porous asphalt onto this rough surface before adding the final resin bound wearing course to the required depth.

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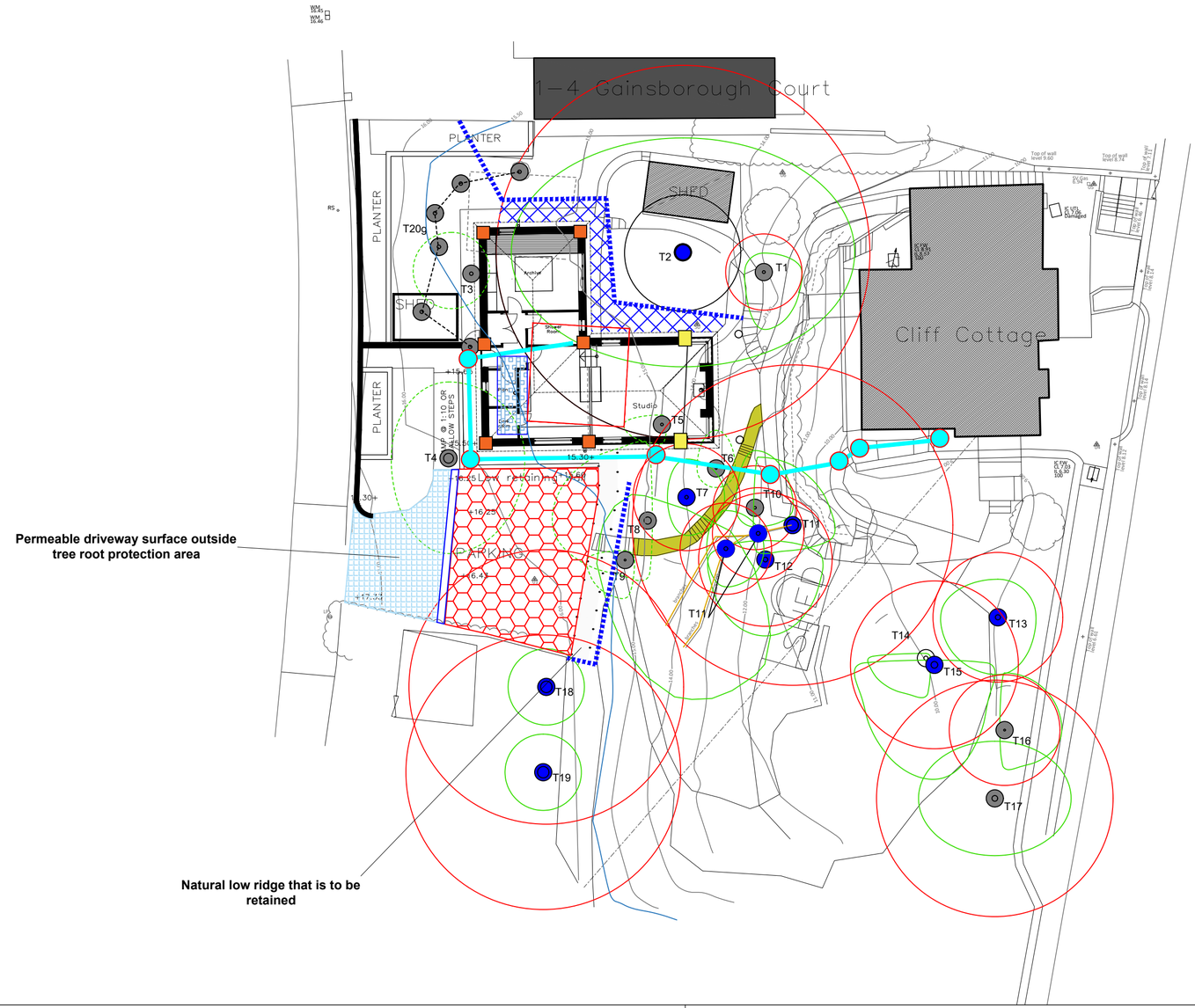
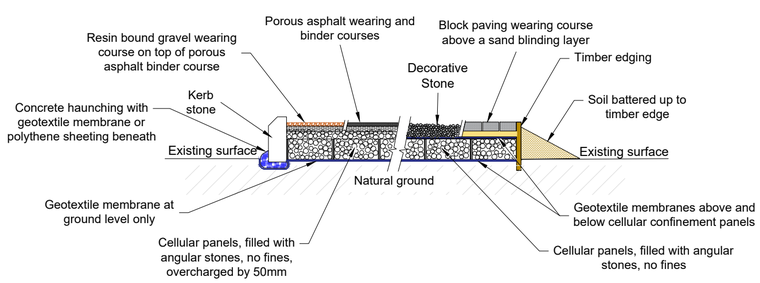
0m 10m 20m 30m
1:200 @ A2



Indicative sections of cellular confinement system with a range of surface finishes



Underground Services

Excavations for underground services must be carried out in a way that avoids significant damage to tree root systems. The drainage run will be used for the installation of all other underground services.

The proposed service run will be of a depth greater than 600mm and must be installed using hand digging and manual tools only. All tree roots of diameter greater than 25mm must be retained undamaged and the excavation adjusted to avoid them. Tree roots of smaller diameter may be removed with a sharp spade if necessary, but even these roots should be retained wherever possible.

Excavations for the inspection chambers must be carried out with equal care and with the same techniques and tools. Wherever significant roots (diameter >25mm) are encountered the pit must be adjusted to avoid root damage. Where this is not possible the project arboriculturalist must provide supervision to ensure root damage is kept to a minimum.

All service runs required within any tree root protection area must be dug using the guidance provided by National Joint Utilities Group Volume 4 'Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees'.

PROHIBITED ZONE - 1m from trunk.
Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.

PRECAUTIONARY ZONE - 4 x tree circumference.
Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with local authority tree officer if in any doubt.

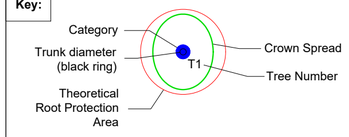
PERMITTED ZONE - outside of precautionary zone.
Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

(Source: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees - Volume 4)

Title:	**Plan TC2, Tree Protection Plan & Arboricultural Method Statement**
Site:	Cliff Cottage, Swanage
TC Ref:	TP/42020/SC
Date:	30 September 2020
Scale:	1:200 @ A2

Plan TC2

Key:



Suggested area for materials & worker facilities.	
Tree protection fencing to be erected prior to the commencement of any works on the site.	
Minimum area where temporary ground protection must be installed prior to the commencement of any works on the site.	
Minimum area where a cellular confinement system must be installed.	
Proposed route for new drainage (and other services if required).	
Proposed locations for new inspection chambers.	

Phasing of Operations that may affect Trees

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Dorset Council

Cliff Cottage, Swanage
Tree protection map

For Identification Purposes Only

N

Not to scale