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South Cambridgeshire District Council

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

c/11/4 0/063  
11/2

Publication of planning applications on planning authority websites

Please note that with the exception of applicant contact details, the information provided on this application form and in supporting documents may be published on the authority's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the authority's website, please contact the authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

South Cambridgeshire Planning Services  
30 JAN 2012  
RECEIVED

### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

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

Description:

### 4. Trees Ownership

Is the applicant the owner of the tree(s):  Yes  No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO?  Yes  No

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

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

### 7. 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. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your 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 1 standard ash in the same place.

WE ARE SEEKING PERMISSION TO FELL 2 TREES ON OUR PROPERTY, A CEDAR OF LEBANON & A WELLINGTONIA. I ATTACH THE ARBORICULTURAL REPORT COMPILED BY WRITTLE PARK & HAVE

## 7. Identification Of Tree(s) And Description Of Works continued ...

ALREADY GIVEN ROZ RICHARDSON THE LEVEL MONITORING RESULTS OF THE SUBSIDENCE BEING CAUSED TO THE HOUSE BY THE CEDAR. THE ATTACHED REPORT SHOWS THAT THE WELLINGTONIA IS IN POOR CONDITION & COULD BE AT RISK OF FALLING ONCE THE CEDAR IS REMOVED.

## 8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

### For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. 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.

### 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.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.  Yes  No  
If YES, you are required to provide for:

#### *Subsidence*

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

#### *Other structural damage* (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)?  Yes  No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

WRITTLE PARK ARBORICULTURAL REPORT ATTACHED.  
LEVEL MONITORING RESULTS ALREADY WITH ROZ RICHARDSON FOLLOWING OUR SITE MEETING.

## 9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

### Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)



### For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out



### For works to trees protected by a TPO

(see Question 8)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
  - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

## 10. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

29/01/2012

(This date must not be before the date of sending or hand-delivery of the form)

## 11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

## 12. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)

# WRITTLE PARK Ltd

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**Correspondence:**  
62 Victoria Road  
Writtle, Chelmsford,  
Essex CM1 3PA

**Tree Services:** 01245 248033  
**Consultancy:** 01245 248064  
**e-mail:** info@writtlepark.co.uk  
**website:** www.writtlepark.co.uk

<b>Arboricultural Report</b>		
A Preliminary Tree Report to Assess the Influence of Vegetation on sub-soils affecting the reported area of damage to the property.		
<b>Address: The Old Rectory, Little Gransden, Sandy, Bedfordshire SG19 3DU</b>		
Description	First report on vegetation	
Reference:	Our ref: WP11/5652	
Completion date:	10 <sup>th</sup> October 2011	
Client:	Mrs Victoria Seabright	
Date instructed:	5 <sup>th</sup> September 2011	
Instructed by:	Mrs Victoria Seabright	
Documents referenced:	Initial Structural Inspection Report Gawn Associates	Dated: 18 <sup>th</sup> December 2009
	Technical Report prepared by Crawford National Subsidence Unit	Dated: 12 <sup>th</sup> February 2010
	Addendum Technical Report prepared by Crawford National Subsidence Unit	Dated: 4 <sup>th</sup> May 2010
	Level Monitoring Results	Dated: 26 <sup>th</sup> September 2010
Visited by:	O.R.Booth	
Date of Visit:	13 <sup>th</sup> September 2011	
Prepared by:	O.R.Booth	
Checked by:	J. Mills	

Registered in England. Reg. office:  
142 New London Road. Chelmsford  
Essex CM2 0AW.

Co. Reg. No. 5850497.  
VAT No.885 5977 45

WPL Subsidence Report Version 06-07/11



### **1. Aim of Report**

- We have been instructed by Mrs Victoria Seabright to consider the investigations to date and give recommendations as to tree works that are deemed necessary to mitigate the current subsidence event identified.
- The Structural Engineers Gawn Associates and Loss Adjusters Crawfords both appear of the opinion that the damage to the property is associated with volumetric changes in the sub -soils related to the water demands of surrounding vegetation.

### **2. Damage to the Building & Area of Movement**

- As I understand from the Structural Engineers report the damage is primarily to the east side of the property both externally and internally. The structural damage is defined as slight under BRE Digest 251.
- The movement is to the east of the property in those areas identified as the study and sun lounge.
- The foundation depth at this area is less than 300mm below ground level.

### **3. Soil Details**

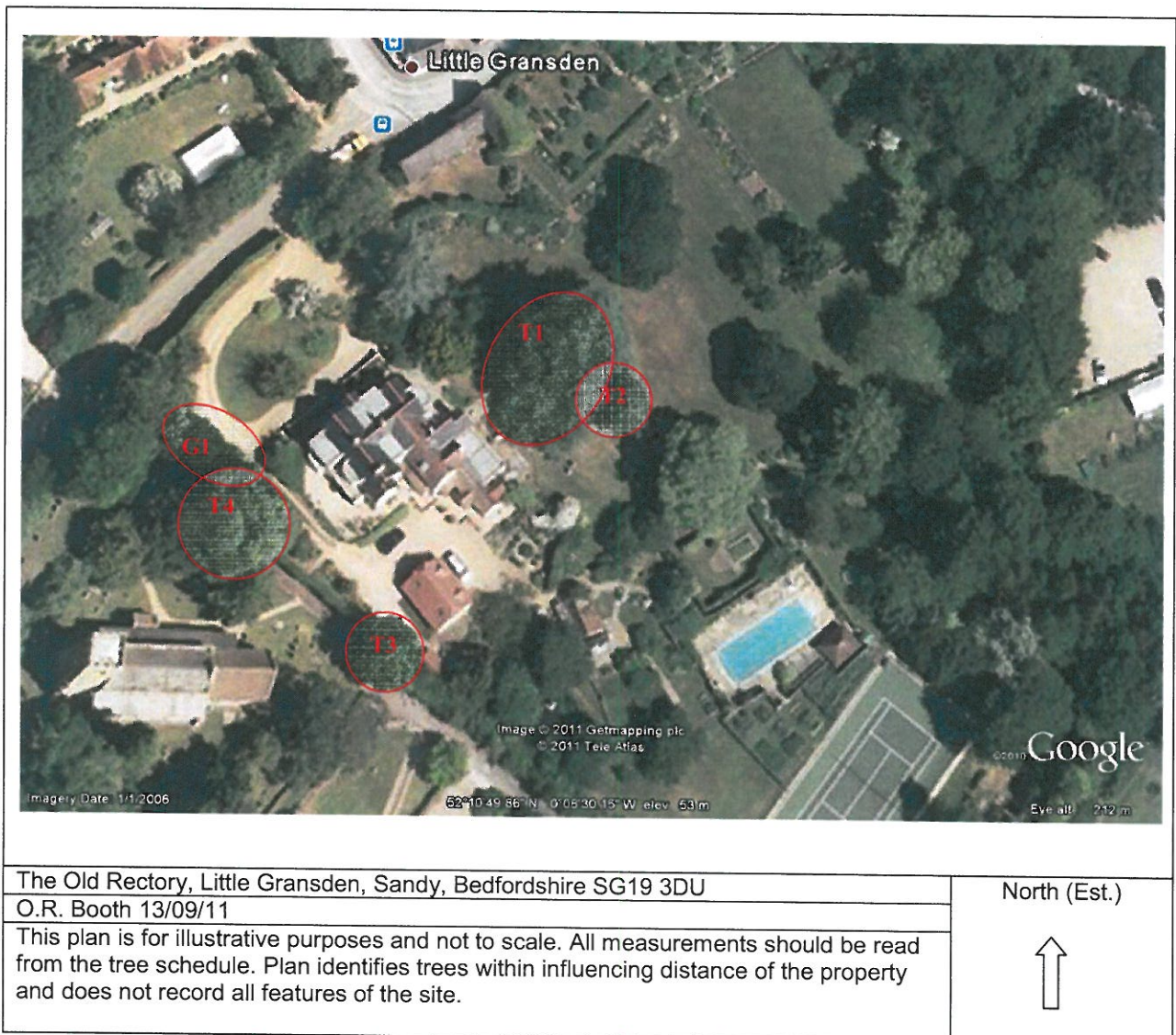
- The BGS geological drift maps identify sub-soils as Greensands. Crawfords Technical report states that such soils contain Gault clays which generally have very high shrink/swell characteristics.
- The borehole revealed clay to a depth of 1.5 metres before becoming slightly clayey sand.
- The site investigation report provided states that  
*'The results of these tests have confirmed that the clay band was deficient in moisture at the time the samples were retrieved with a peak desiccation noted at a depth of 1 to 1.5 metres below ground level'.*
- The shrinkage potential of the clay is not specified but we can assume from previous consideration in the report that soils have a high shrinkage potential.

### **4. Tree Root Details**

- Roots were logged in the borehole to its full extent at 3.5m.
- It is understood from Crawfords Addendum report that roots retrieved from the trial hole to the rear of the building were identified by a botanist as roots from a Cedar tree.
- There are no other trees in the area of a size, stature or proximity to the area where the roots were retrieved that this root maybe associated with other than T1 Cedar.

### **5. Further Considerations**

- It is not known if there is a past subsidence history to the property.
- Level monitoring to the structure was initiated March 2010 through to June 2011
- Level monitoring would appear to show seasonal movement (as often associated with subsidence events).

**6. Site Plan/ Sketch illustrating tree positions:****7. Appraisal**

- It would appear that the soils below the property are subject to volumetric changes and that such changes are occurring and causing seasonal movement to the property in the close vicinity of trees T1 Cedar and T2 Wellingtonia.
- The footings at this part of the property would appear insubstantial comparative to NHBC standards.
- The building is outside of the normal zone of influence of the Cedar. (The zone of influence being the mature height of the tree multiplied by 0.75 in accord with NHBC Chapter 4.2 Building near Trees). However, that tree roots were found relating to T1 Cedar would directly implicate the tree.
- Removal of T1 Cedar may be mitigated through the installation of a root barrier.
- This would prove more costly than felling the tree yet prices would be influenced by the required depth at which the Root barrier could be installed.
- To determine the feasibility of a root barrier further information relating to the soils would be required.
- If T1 Cedar were felled this would considerably reduce the risk of future subsidence events to this part of the property.
- It is considered that T2 Wellingtonia may also influence soils within the area, yet the primary reason for its removal would be related to its condition.

- Given the current condition of T2 it is considered that the tree has a limited life span. If T1 Cedar is removed the resultant changed environment and wind conditions for T2 would further increase the risk of the tree failing.
- It should be further noted that the trees are situated within a Conservation Area. Any tree work that wished to be carried out, or indeed works that will affect the trees should be submitted to the Local Authority in the form of a notification. If the Tree or Planning Officer wishes they may issue a Tree Preservation Order on the tree.
- Heave must be considered and calculated from the soil samples by the Engineer before progressing with works.
- It will be necessary for the Engineer to consider the risk to other parts of the property as well.
- Two Horse Chestnut trees were also considered and whilst T4 is on the edge of the zone of influence there is no reported movement to this part of the building. Furthermore, because of a heavy infestation of Horse Chestnut Leaf miner it is considered that T4 is of considerably reduced vigour.

### **8. Recommendations**

The Recommendations for tree control works are given on the understanding that the Structural Engineer is satisfied:

1. the damage identified is consistent with a currently occurring/ on-going subsidence event;
2. that the subsidence event is related to the water demands of surrounding vegetation;
3. that the recommended tree work is favourable to other forms of mitigation;
4. that the potential for Heave to occur has been evaluated by the engineer and is acceptable.

<b>Tree No.</b>	<b>Species</b>	<b>Recommendations for the Management of Vegetation</b>
T1	Cedar	Fell and poison resultant stump with appropriate herbicide, unless a root barrier is deemed economically feasible by the Loss Adjuster/ Structural Engineer.
T2	Wellingtonia	Fell and poison resultant stump with appropriate herbicide.






**8. Tree Survey Explanation of category headings:**

Tree No:	Species	Water Demand NHBC (Sept. 2006).	Ht. (m)	Trunk Dia. (mm)	Age	Crown Size (Dia. In m)	Observations including physiological conditions and vigour.	Dis. From Structure	Tree Location
T1	Cedar		22m		M-OM	30m	<ul style="list-style-type: none"> <li>• Good condition and Normal vigour</li> <li>• Historic pruning wounds exhibit good wound tissue growth</li> <li>• Tree has been previously well managed.</li> </ul>	House = 18m	P
T2	Wellingtonia		23m		M	7m	<ul style="list-style-type: none"> <li>• Fair to poor condition and Low vigour</li> <li>• The tree has previously suffered lightening damage.</li> <li>• The crown of the tree is sparse due to proximity to T1.</li> <li>• Large area of damaged stem at approx 4m on south side of the main stem.</li> <li>• Damage to Buttress roots (currently considered non-structurally significant).</li> </ul>	House = 20m	P
T3	Horse Chestnut		10m		MA	10m	<ul style="list-style-type: none"> <li>• Fair to poor condition and Low vigour</li> <li>• Tree is in neighbouring property.</li> <li>• No access all measurements are approximated.</li> <li>• Tree has been previously heavily reduced.</li> <li>• It is suffering from a heavy infestation of Horse Chestnut Leaf Miner.</li> </ul>	House = 22m	N
T4	Horse Chestnut		16m		MA-M	14m	<ul style="list-style-type: none"> <li>• Fair to poor condition and Low vigour</li> <li>• Tree is in neighbouring property.</li> <li>• No access all measurements are approximated.</li> <li>• It is suffering from a heavy infestation of Horse Chestnut Leaf Miner.</li> </ul>	House = 15m	N
G1	Group of Yew trees		6m	varied	Y to SM	4m (x 12m)	<ul style="list-style-type: none"> <li>• Good condition and Normal vigour</li> <li>• Trees appear to be regularly maintained</li> </ul>	House = 10m	P

Observations: Observations of the visible structure of the tree on the day of the survey. These are brief and relate to unaided visual observations from the ground. Age: Y= Young trees aged less than one third of life expectancy. MA= Middle age trees between one to two thirds of life expectancy. M= Mature tree over two thirds of life expectancy. OM= Over mature trees exceeding life expectancy. Tree Location: P= within the boundaries of the property. B= on the boundary of the property. N= within neighbouring property. C= on council land U= ownership unknown.

Photos

<p>Overview of trees T1 &amp; T2</p>  A photograph showing two large trees against a blue sky with light clouds. The tree on the left is a dense, rounded evergreen, while the tree on the right is a tall, slender conifer. The tops of some buildings are visible at the bottom of the frame.	<p>T2 damage to main stem at approx 4m</p>  A close-up photograph of the main stem of a tree, showing a significant vertical wound or hole in the bark at approximately 4 meters height. The surrounding foliage is green.
<p>Overview of T4 showing extensive Horse Chestnut Leaf miner infestation</p>  A photograph of a large tree with dense foliage. The leaves show signs of infestation, with some appearing yellowed and damaged. The background shows a clear blue sky.	

**Appendix 1. Limitations of Tree Report**Limitations of the Tree Survey and Scope of the Report

- The survey was based on unaided, visual observations made from ground level only.
- All observations were made from within the boundaries of the property, or from public land unless otherwise stated. Trees within neighbouring property are inspected as closely as is reasonably possible from within the boundaries of the property or from public land.
- This report focuses on the woody vegetation that maybe affecting the soils beneath the house.
- The report only details woody vegetation as identified in the instructions and/or relating directly to the property.
- All dimensions and measurements are estimated unless otherwise indicated. All directions are given relative to an observer facing the front of the property.

Findings of the Survey and the Report

- Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey. No checking of independent data provided was undertaken.

Timing of the Survey and the Report

- The recommendations and considerations in this tree report are only valid for one year
- Such recommendations and considerations will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken. If there is any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

Trees in relation to other Properties

- This report only considers the trees in relation to the property as identified.
- It does not comment on possible effects of trees on neighbouring properties, including in relation to Subsidence or Heave.
- Neighbouring owners of trees that are identified as affecting soils beneath the property in question should seek their own advice as to possible effects of the recommendations given within this report.
- Damage to, or possibility of damage to any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property.

Evaluation of Trees in Relation to the Building

- Only those trees considered to be a possible threat to the property with regard to their effects on the soil are considered.
- All other trees are considered as outside the zone of influence or of such low vigour as to not warrant consideration

Trees in Relation to Subsidence

- Subsidence in this instance is understood to be indirect damage by tree roots, where water is removed by the tree roots from a shrinkable clay soil beneath the foundations of a property. It is understood that the weight of the structure then compresses the soils, resulting in the building subsiding. Usually this does not occur uniformly and the subsequent differential movement results in the building exhibiting cracks. This situation is exacerbated in drought conditions.
- Cracks may or may not be due to subsidence through vegetation demand. This is best adjudicated by a structural engineer, or similarly trained professional.
- A period of monitoring should be carried out before and after any tree work operations. This is to establish a link with seasonal movements within the soil related to the seasonal water demands of the vegetation, and to ensure that stability has been achieved before repairs are made to the property.
- Any connection between structural damage to a property and the surrounding vegetation will require definite identification of shrinkable soils and an analysis of the moisture levels of those soils below the foundations of the property.

Trees in Relation to Heave

- It is important to consider the effects of Heave on the property (and other properties) if trees are removed.
- Generally where the trees are older than the property their removal could subsequently lead to problems of Heave.
- Heave potential can be calculated from soil samples. This can be done by a Structural Engineer.
- The risk of Heave maybe considered within the report, yet the responsibility to calculate and evaluate this risk will lie with the Structural Engineer before agreeing to and carrying out any tree works as maybe detailed in the recommendations.

Recommendations given in relation to Subsidence

- The recommendations given assume that the Structural Engineer is satisfied that the soils beneath the property are moisture deficient and that the damage to the building is consistent with subsidence due to water demands of vegetation.
- The recommendations are given as measures needed to be taken in order to manage the vegetation in terms of good Arboricultural practice and to reduce the risk of further indirect damage based on the present results of the site investigations.
- The report does not attempt comment as to measures that need to be taken to reduce the risk of subsidence damage occurring in the future, unless this is specified within the Recommendations. However, such Recommendations are not comprehensive.
- It is prudent to carry out Recommendations as given within the report prior to further consultation with the Structural Engineer, to adjudicate whether any changes in situation, or further information provided will affect these Recommendations.

Trees subject to statutory controls

- It has not been established whether or not any of the trees mentioned within the report are covered by any statutory controls. This can be done if requested.
- If the trees are covered by a Tree Preservation Order or are located in a conservation area it will be necessary to consult the local authority before any pruning works, other than certain exemptions, can be carried out.
- The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view and have the option to refuse consent.

Trees subject to changes outside man's control

- Trees are living organisms subject to changes outside man's control. Trees and environment alter with the seasons it is as well to inspect trees whilst in full leaf and when out of leaf.
- If there are any harsh or unexpected weather conditions, or heavy storms it is also prudent to inspect trees.

- Changes to ground water conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and others factors maybe involved.

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