

# STATEMENT OF COMMON GROUND ARBORICULTURE

BY

**1. CROYDON AND DISTRICT EDUCATION TRUST**

**2. TANDRIDGE DISTRICT COUNCIL**

**Kenley Aerodrome, Victor Beamish Avenue,  
Caterham, Surrey CR3 5FX**

**LPA Reference: TA/2023/878**

**APPEAL REFERENCE: APP/M3645/W/24/3354498**

20<sup>th</sup> January 2025

<b>Signed:</b>  <i>Chris Alder</i>	<b>Signed:</b>  <i>Alastair Durkin</i>
<b>Name:</b> Chris Alder, Associate Director, Barrell Tree Consultancy	<b>Name:</b> Alastair Durkin, Principal Tree Officer
<b>On behalf of Croydon and District Education Trust</b>	<b>On behalf of Tandridge District Council</b>
<b>Date:</b> 20 <sup>th</sup> January 2025	<b>Date:</b> 21 <sup>st</sup> January 2025

## CONTENTS

<b>1. Introduction.....</b>	<b>2</b>
<b>2. Agreed matters.....</b>	<b>5</b>

## 1 Introduction

- 1.1 This Statement of Common Ground ('SoCG') sets out those areas of agreement between the parties, Croydon and District Education Trust (CDET) and Tandridge District Council (TDC) in relation to the appeal site at Kenley Aerodrome, Victor Beamish Avenue, Caterham, Surrey CR3 5FX.
- 1.2 This SoCG relates to Arboricultural matters in relation to Statements of Case (SoC) advanced by CDET and TDC.
- 1.3 The "Planning Application" (reference TA/2023/878) referred to in this Statement of Common Ground as the "Application" was registered on 20<sup>th</sup> July 2023.
- 1.4 The Outline Planning Application is for:
- Development of the site for 80no. residential dwellings including 40% affordable housing, associated landscaping, amenity space and car parking (outline application all matters reserved aside from access).*
- 1.5 The application was refused by TDC on 14<sup>th</sup> May 2024, and an appeal lodged with the Planning Inspectorate with a start date of 19<sup>th</sup> November 2024. One of the reasons for refusal, No.5, relates to arboricultural matters and states:
- 'The proposed development would result in the felling of a significant number of protected trees subject to Tree Preservation Order protection or protected due to their location within the Kenley Aerodrome Conservation Area. The indicative layout details provided would not allow for the retention of existing trees that are important by virtue of their significance within the local landscape and would not appear to allow sufficient space for appropriate replacement planting and as such the proposal would conflict with the requirements of Policy CSP 21 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan - Part 2: Detailed Policies 2014 and paragraph 180 of the National Planning Policy Framework (December 2023).'*
- 1.6 A full Arboricultural implications assessment and method statement (AIA) and accompanying tree protection plan (TPP) were submitted with the application.
- 1.7 The Principal Tree Officer was consulted and made formal comments dated 17<sup>th</sup> October 2023.

- 1.8 The policies and guidance referenced in the reason for refusal that are relevant to the consideration of trees and development within TDC are:

**Core Strategy**

- *CSP21 Landscape and Countryside - Development is required to conserve and enhance landscape character.*

**Detailed Policies Document**

**DP7 General Policy for New Development - Paragraphs 12 (Landscaping) & 13 (Trees):**

- *Provision to be made for the retention of existing trees that are important by virtue of their significance within the local landscape.*
- *Their significance may be as a result of their: Size, form, maturity, or because they are rare or unusual.*
- *The proposal ensures that landscaping is an integral element in layout design, making provision for suitable new planting, trees and boundary treatments to enhance the appearance, character and amenity of the site from the outset.*

**National Planning Policy Framework (December 2023)**

**Paragraph 180**

*180. Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

*f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

- 1.9** The industry guidance document for assessing trees in a planning context is BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- 1.10** The site is located within the Kenley Airfield Conservation Area, and the site is subject to a Tree Preservation Order (TPO) made in 1999 which covers all trees of whatever species growing at that time.

## 2.0 AGREED MATTERS

2.1 Barrell Tree Consultancy prepared a detailed Arboricultural impact appraisal and method statement (Reference: 21174-AIA-CA and tree protection plan 21174-3, dated 1<sup>st</sup> June 2023). The tree survey in its totality includes trees within the school, and around the boundaries that may not be within the application boundary. Following discussions concerning the retention of trees T87 and G123, the layout was amended, and updated report 21174-AIA2-CA and TPP 21174-4 were submitted to the council.

2.2 The total tree cover across the entire surveyed area comprises:

	British Standard 5837 Category		
	A (High quality)	B (Moderate quality)	C (Low quality)
<b>Total</b>	7 individual trees	53 individual trees 10 groups totalling 30 trees	69 individual trees 43 groups totalling 182 trees Plus 5 groups of small dense stems
<b><u>341</u></b>	<b>7</b>	<b>83</b>	<b>251 plus small stems</b>

2.3 The submitted AIA summarised the trees to be removed within the site as follows:

	British Standard 5837 Category		
	A (High quality)	B (Moderate quality)	C (Low quality)
<b>Remove</b>	None	T15, T32, T75, G76(part), T78, T93, G119	G2(part), G6(part), G13, G14, G19(part), G21(part), T22, T23, G27, T29, T30, T31, T33, G34, G35, G38(part), T39, G40, G73(part), G74, G79(part), G82, G85, G86, T88, G89, G91, T92, T94, G95, G96(part), T97, T99, T100, T101, T103, G109, G110(part), G111(part), T117, G118, G126, G133(part), T135, G137, G138
<b>Total</b>	<b>None</b>	<b>5 individual trees 5 trees from 2 groups</b>	<b>17 individual trees 97 trees from 29 groups Small stems from 4 groups</b>
<b><u>124</u></b>	<b>None</b>	<b>10 trees</b>	<b>114 trees plus various small stems</b>

2.4 In addition to those proposed to be removed for development, 5 no. category U trees (T10, T62, T63, T66 and T136) were recommended to be removed for management reasons irrespective of development.

2.5 The number of trees being retained across the survey area can therefore be summarised as follows:

	British Standard 5837 Category		
	A (High quality)	B (Moderate quality)	C (Low quality)
Total	7 individual trees	48 individual trees 9 groups totalling 25 trees	52 individual trees 27 groups totalling 85 trees
<b>217</b>	<b>7</b>	<b>73</b>	<b>137</b>

2.6 The Principal Tree Officer raised concerns over the loss of trees, specifically raising the removal of trees T87 and G123 in his consultation. In a discussion on 6<sup>th</sup> November 2023 via Teams between the appellant’s arboricultural consultant and the TDC Principal Tree Officer, it was agreed that the layout should be adjusted to include the retention of T87 and G123. This discussion was summarised in a subsequent email exchange between the parties as extracted below in images 1 and 2.

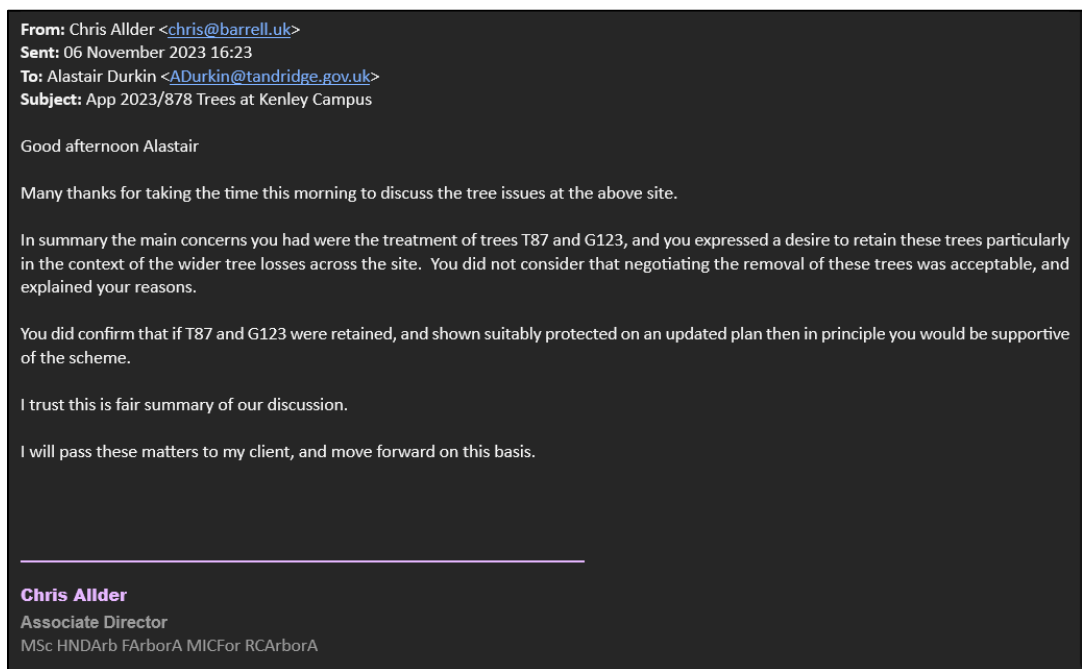
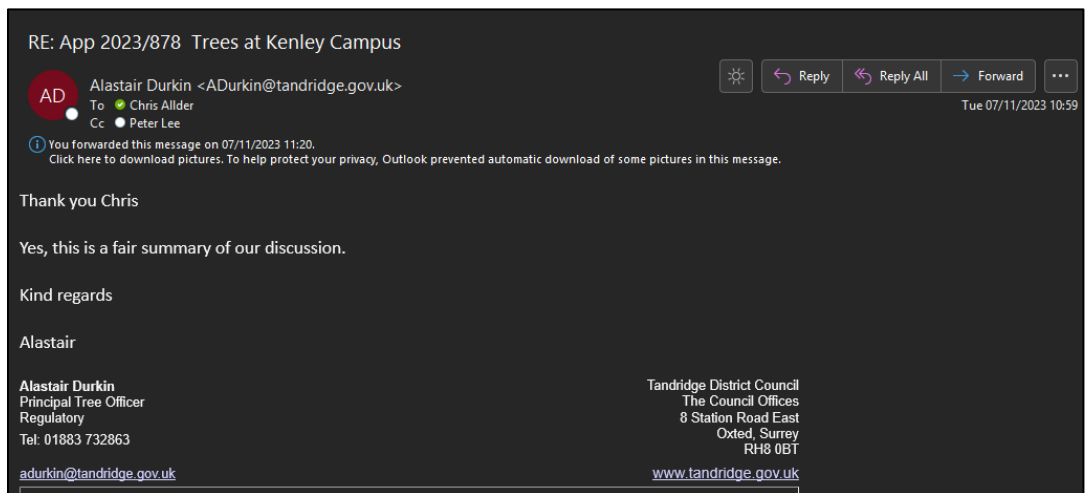


Image 1: Email from appellants arboricultural consultant to TDC Principal Tree Officer.



**Image 2:** Email reply from TDC Principal Tree Officer.

- 2.7** The Principal Tree Officer agreed via the above email exchange that if T87 and G123 were retained within an amended scheme that they would in principle be supportive of the scheme. Whilst this is the case it is also agreed that the proposal is in outline form, with all matters reserved apart from access. As such there would be future scope for negotiation both in terms of layout and the number of trees retained and planted.
- 2.8** A revised layout drawing ref: 21125-SK10b was issued by the appellant's architects, and an updated Tree Protection Plan ref: 21174-4 and AIA report ref: 21174-AIA2-CA then issued on 2<sup>nd</sup> January 2024 to the appellant's team which showed T87 and G123 retained and suitably protected. This updated tree protection plan and report was issued to TDC shortly thereafter and uploaded to the TDC website.
- 2.9** In the delegated report the Principal Tree Officer is quoted in the second paragraph under 7.1.27 Conclusions and Recommendation:

*'I am very glad to see that T87 and G123 have now been retained in the indicative layout, and as such I have no specific objections in terms of the principle of development against the loss of important individual trees, considering the outline nature of the application with all matters reserved save for access. However, I do remain concerned with regards to the volume of tree losses overall, and consideration should therefore be given to my comments at 3.7 above regarding scope for tree planting, and whether on a broader scale the character of the conservation area will be negatively affected.'*



The reference to 3.7 being within the Principal Tree Officer's internal report to the case officer, which states:

*'In terms of the provision for soft landscaping I am reasonably satisfied that sufficient space has been provided for new planting. However, not to a degree that would in any way make up for the huge tree losses, particularly as there is unlikely to be a great deal of space to accommodate larger species trees. I would suggest that in any detailed application further provision is made for large species tree planting, with adequate space to mature both above and below ground. Planting on frontages will also be important, in pursuance of paragraph 131 of the NPPF which requires all new streets to be tree lined unless there are clear, justifiable and compelling reasons why this would be inappropriate.'*

- 2.10** The latest planting proposals produced by Scarp drawing ref: '2913\_200-Supplementary Tree Planting Opportunities' (included at Appendix 1) which take into account the amendments to the layout following the agreed retention of trees T87 and G123, and subsequent request by TDC to provide a greater number of new trees, illustrate that at least 225 new trees could be accommodated. The indicative species selection set out in the DAS comprises of mainly native species (cherry, oak, field maple, elder, whitebeam, goat willow, birch, and lime), but also naturalised species (London plane and hybrid hawthorn) both suitable for urban environments.
- 2.11** At the roundtable Teams discussion on 16<sup>th</sup> January 2025 between the parties, the following was agreed in direct reference to the most recent plan mentioned in 2.10 above:
- 2.11.1** That in arboricultural terms loss of the 124 trees as set out in para 2.3 above, and as confirmed via email between the parties' respective arboricultural professionals was deemed acceptable and agreed as requiring no further action.
- 2.11.2** The proposed planting of a minimum of 225 new trees, as proposed in the latest plan '2913\_200-Supplementary Tree Planting Opportunities' was deemed acceptable and agreed, and will be subject to detailed planting proposals, including the provision and layout of services and drainage being provided at Reserved Matters stage.
- 2.11.3** That a canopy cover projection will be undertaken by the landscape architect to demonstrate the change in canopy cover across the site over

time, to assist the landscape and heritage witnesses quantify the effect of tree loss, and anticipated timeframe for new planting to establish.

**2.11.4** The parties therefore agree that the AIA and TPP and subsequent revised versions, are compliant with TDC requirements for arboricultural submissions, and provide a fair description of the tree cover across the site, detailing the tree losses, and setting out the protection of retained trees.

**2.11.5** There are no further arboricultural matters in dispute.



