

TPO/0009/2017

XY centrepoint  
497,240 , 158,279



AI

05/03/2018



**KEY**

- Tree Preservation Order Points

**Tree Preservation Order Polygons**

- T
- A (Area)
- G (Group)
- W (Woodland)
- Conservation Areas (July 2008)



SCALE 1:1,250

0 5 10 20 30 40 Metres

Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey. GU21 6YL





A2



St John's Primary School  
Victoria Road  
Knaphill  
Woking  
Surrey  
GU21 2AS

email:

[www.st-johns-knaphill.surrey.sch.uk](http://www.st-johns-knaphill.surrey.sch.uk)

Executive Headteacher: Mrs Pauline Alexander  
Head of School: Miss Sarah May

3<sup>rd</sup> November 2017

Dear Sir/Madam,

I am writing to object to the proposed Tree Preservation Order reference: TPO/0009/2017. This proposed TPO relates to a sweet chestnut which is located within the grounds of St John's Primary School.

I understand that the following criteria have been adopted by the Council for the selection of trees to be protected by a Preservation Order:

1. the health and condition of the tree; and subject to meeting the first criterion,
2. the amenity value of the tree to the public.

Therefore I am objecting to the order on a number of grounds listed below.

#### **Health and Structural Condition**

Under the Council's criteria, it states that the type and position of the tree should be appropriate to its location, and also questions whether the tree compromises adjacent buildings, structures or services.



---

ST JOHN'S PRIMARY SCHOOL, KNAPHILL





The sweet chestnut is inappropriate to its location. It is in the middle of the Bears Nursery Outdoor Area which measures 15 metres by 12 metres. The tree is approximately 18 metres tall with a crown spread ratio of 5 metres and due to its size, it dominates the area and seriously affects the quality of the provision we can offer the children in our care and examples of this are given below.

Access throughout the year to an appropriately resourced outdoor learning environment is vital to delivering a quality Early Years Curriculum. There is strong evidence that that time spent learning and playing outdoors in the early years has a positive impact upon learning, can help to prevent obesity and can help with mental health. Currently 30% of the children at St John's are eligible for Pupil Premium funding, this means that the provision of excellent nursery education is even more vital for these children. Many of the children who attend our Nursery do not have gardens and therefore providing quality outdoor space is essential.

The tree takes up a significant amount of space and therefore limits the range of activities we can offer our children. Over the last five years, three different Nursery teachers have expressed serious concerns over the impact the tree has on the provision we can offer for the children. For example, there is currently insufficient space for the children to use bikes and trikes in the area.



There are also significant health and safety concerns. These concerns result in a significant amount of time in the school year where outside play is diminished/impeded as a result of the sweet chestnut tree.

1. In the first half of the autumn term, large quantities of sweet chestnuts fall to the ground and it is almost impossible to keep the area clear. It takes over an hour a day to sweep up and remove the sweet chestnuts, and even if cleared in the morning significant quantities will fall during the day. This

means frequent closures of the area to ensure the health and safety of the children.





2. There is then a similar concern with the leaves, which again take a large amount of time to clear. They are a health and safety issue, because if left on the ground the leaves are very slippery. A member of staff has injured themselves after slipping over on wet leaves.

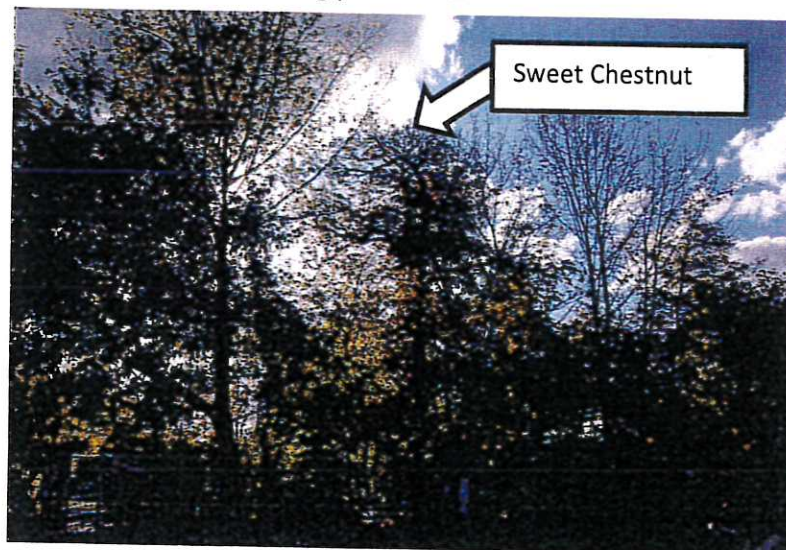


3. Bird droppings are another health and safety issue for the Nursery team. Bird droppings on equipment have to be cleaned before the children can safely use the equipment. It is accepted that in any outdoor area there will be some bird droppings, however, because of the size and position of the tree, the amount of bird droppings is impacting on the provision for the children. We have received a number of complaints from parents concerning this issue.

### Amenity

Under the Council's criteria, it states that the tree should be visually significant within the landscape and should have a public amenity value.

The Sweet Chestnut is not visually significant within the landscape and is not a local landmark. The tree is not on the boundary of the school grounds; it is approximately eleven metres from the boundary. There is a line of trees on the boundary which largely obscure the tree from view. As these trees grow the tree will be increasingly obscured.



View from Victoria Road, standing on opposite side of the road.



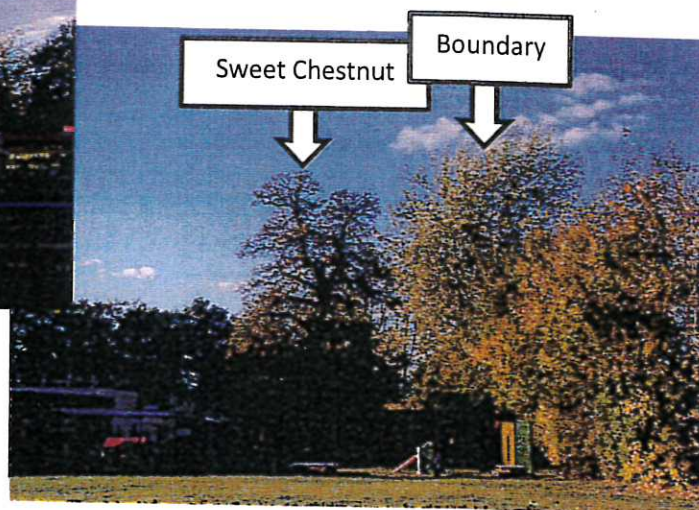




View from the base of the tree, looking towards Victoria Road.



View from the base of the tree, looking towards the corner of Victoria Road and Raglan Road.



View from the school field showing position of Sweet Chestnut in relation to the school boundary.

ST JOHN'S PRIMARY SCHOOL, KNAPHILL

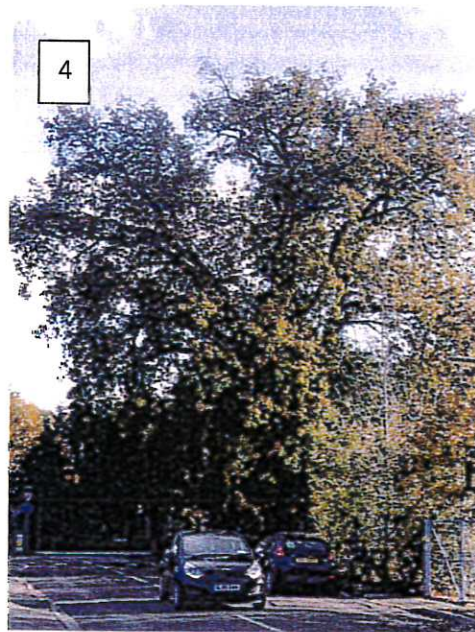
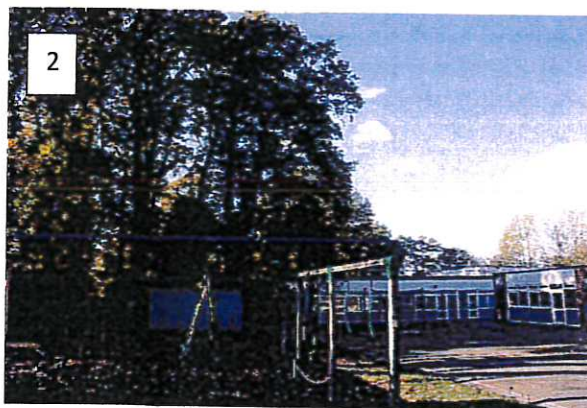




Although the tree is clearly visible by the parents and children as they walk down the Nursery path into school, it does not have a public amenity value, as there are a large number of trees in this area. In fact it negatively impacts on the effectiveness of the Nursery – which is itself a public amenity. Neither does the tree have a role in screening or obscuring an unsightly feature in the landscape.

In summary, any positive impact the sweet chestnut has to the locality is outweighed by the negative impact it has on the learning experiences of the children who attend St John's Nursery.

As a school, we are fortunate to have a large number of trees on our site. We value the trees and what they can contribute to the children's education. For example, Forest schools is part of the curriculum at St John's and we also have apple trees on the site. The children in EYFS (Early Years Foundation Stage) pick the apples and make apple pies from them.



1. Trees within our playground
2. Trees in our Environmental Area – used for Forest schools
3. Trees on our boundary.
4. A local landmark - the oak tree on the corner of Victoria Road and Raglan Road





Therefore the only reason we are opposing the Tree Preservation order on this particular tree is because of the negative impact it has on the children's education.

I understand that you are having your meeting this month to discuss this tree. I would welcome the opportunity to attend this meeting to discuss these issues in further detail.

Yours faithfully

Sarah May  
Head of School  
St John's Primary



---

ST JOHN'S PRIMARY SCHOOL, KNAPHILL









## Woking Borough Council

Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL

### TOWN AND COUNTRY PLANNING (Tree Preservation) (England) Regulations 2012

#### TREE PRESERVATION ORDER

#### Town and Country Planning Act 1990

#### The Land at St Johns Primary School, Victoria Road, Knaphill, Surrey, GU21 2AS (TPO/0009/2017)

The Woking Borough Council, in exercise of the powers conferred on them by section of the Town and Country Planning Act 1990 hereby make the following Order—

#### Citation

1. This Order may be cited as the Land at St Johns Primary School, Victoria Road, Knaphill, Surrey, GU21 2AS (TPO/0009/2017).

#### Interpretation

2.

1. In this Order "the authority" means the Woking Borough Council.
2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

#### Effect

3.

1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
  - a. cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - b. cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,


any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

#### Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning

permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this . 19th October 2017  
Signed on behalf of the Woking Borough Council

  
.....  
Authorised by the Council to sign in that behalf

## CERTIFICATE OF SERVICE

**TPO Ref No:**

TPO/0009/2017 (Land at St Johns Primary School, Victoria Road, Knaphill; Woking, Surrey, GU21 2AS, , TREE PRESERVATION ORDER)

<b>Description</b>	Land at St Johns Primary School, Victoria Road, Knaphill, Surrey, GU21 2AS
<b>Location</b>	St Johns Primary School Victoria Road Knaphill Woking Surrey GU21 2AS

I certify that at approximately *14.40* on *19th October*, I delivered to the following persons, a copy of the above Tree Preservation Order and "Regulation 4" letter dated 19 October 2017.

Name	Address
Owner/ occupier	Caretakers Bungalow St Johns County First School 1 Victoria Road Knaphill Woking Surrey GU21 2AS
Owner/ occupier	St Johns Knaphill Childrens Centre Victoria Road Knaphill Woking Surrey GU21 2AS
Owner/ occupier	29 Raglan Road St Johns Woking Surrey GU21 2AX
Owner/ occupier	3A Inkerman Parade Victoria Road Knaphill Woking Surrey GU21 2AW
Owner/ occupier	St Johns Primary School Victoria Road Knaphill Woking Surrey GU21 2AS

Signed: 

Name: *DAVID FRYE*

Position: *ARBORICULTURE OFFICER*

Date: 19 October 2017





## **SCHEDULE**

### **SPECIFICATION OF TREES**

#### **Trees specified individually**

(encircled in black on the map)

Reference on map	Description	Situation
------------------	-------------	-----------

T1	Sweet Chestnut tree	Mature Sweet Chestnut at the front St Johns Primary School. The tree is approx 18m in height with a natural open canopy that has a crown spread ratio of 4m
----	---------------------	---

#### **Trees specified by reference to an area**

(within a dotted black line on the map)

Reference on map	Description	Situation
------------------	-------------	-----------

#### **Groups of trees**

(within a broken black line on the map)

Reference on map	Description	Situation
------------------	-------------	-----------

#### **Woodlands**

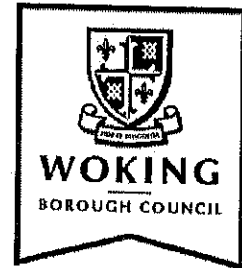
(within a continuous black line on the map)

Reference on map	Description	Situation
------------------	-------------	-----------





TO OWNER/OCCUPIER  
St Johns Primary School  
Victoria Road  
Knaphill  
Woking  
Surrey  
GU21 2AS



Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6YL  
Telephone (01483) 755855  
Facsimile (01483) 768746  
DX 2931 WOKING  
Email [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)  
Website [www.woking.gov.uk](http://www.woking.gov.uk)

**IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY**

19 October 2017

Dear Sir/Madam,

**Town and Country Planning Act 1990, Town and Country Planning (Trees) Regulations 2012**

Tree Preservation Order Reference: TPO/0009/2017 (Land at St Johns Primary School, Victoria Road, Knaphill, Woking, Surrey, GU21 2AS, TREE PRESERVATION ORDER)

<b>Description</b>	Land at St Johns Primary School, Victoria Road, Knaphill, Surrey, GU21 2AS
<b>Location</b>	St Johns Primary School Victoria Road Knaphill Woking Surrey GU21 2AS

<b>Tree Number(s)</b>	T1	<b>Tree Type(s)</b>	Sweet Chestnut
-----------------------	----	---------------------	----------------

**Reason:**

The Sweet Chestnut has high public amenity value and contributes to the character of the area. Its value to the street scene and the threat of removal makes it worthy of a TPO

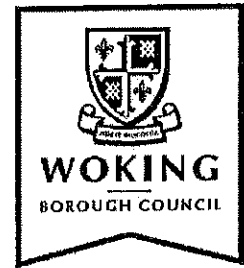
THIS IS A FORMAL NOTICE to let you know that on 19 October 2017 the Council made the above Tree Preservation Order (TPO). The Council is required by the Regulations to send a copy of the Order to all properties on or adjoining the land where the tree(s) are located. A copy of the Order is enclosed. In simple terms, no one is allowed to cut down, top or lop without the Council's permission any of the trees described in the First Schedule of the Order and shown on the map.

The Order is effective immediately for a provisional period of six months. If you are affected by the TPO you may object or make comments in writing and these will be carefully considered before the Council decides whether to make the TPO permanent. Your comments must meet the requirements set out in the attached note entitled Regulation 6 of the Town and Country Planning (Trees) Regulations 2012. If you would like to make any objections or comments please write to the Borough Planning Officer at the above address. **Please ensure we receive your comments in writing by 16 November 2017.**

I will write to you again when the Council has made its decision whether to confirm the TPO. In the meantime, if you would like any more information or have any questions about this letter, please do not hesitate to contact David Frye, Arboricultural Officer, at Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL on the following telephone number: 01483 74 3749 or email [Dave.Frye@woking.gov.uk](mailto:Dave.Frye@woking.gov.uk).

Yours faithfully  
David Frye  
Arboricultural Officer

For further information concerning trees, visit the Council's website at [www.woking.gov.uk/planning/trees](http://www.woking.gov.uk/planning/trees)



**COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 2012**

***Objections and representations***

- 6.
- (1) Subject to paragraph (2), objections and representations
    - (a) shall be made in writing and—
      - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
      - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
    - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
    - (c) in the case of an objection, shall state the reasons for the objection.
  - (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.







**Dave Frye**

---

**From:** Abraham, Julian <Julian.Abraham@babcockinternational.com>  
**Sent:** 05 March 2018 11:38  
**To:** James Veats  
**Subject:** RE: Sweet Chestnut (UNCLASSIFIED)

Classification: Unclassified / Not Protectively Marked

Good Morning James,

Thank you for your answerphone message asking for my thoughts on the tree as Arboricultural manager for Babcock and previously SCC Schools Manager.

I inspected the tree recently and confirm that the tree is a Mature Sweet Chestnut, located in the nursery play area of St Johns Primary School, Victoria Road, Knaphill, Woking. GU21 2AS. It is in good health for a tree of its age and location. Shoot extension is good, as is the overall physiology of the tree. A good example and in better health and form than the others found in the local area.

The tree is large and visually prominent in the street scene. I would think that this tree is important within the context of the horticultural heritage of Woking, as is the lime at the end of the field. The loss of this tree from the landscape would have a significant impact to the wider landscape.

Kind regards  
 Julian

Julian Abraham | Arboricultural Manager  
 Babcock 4S  
 4S Head Office | Opus One | Bay Tree Avenue | Kingston Road | Leatherhead | Surrey | KT22 7UE  
 Tel: +441372 834444 | Mob: +447968893337 | [Julian.Abraham@babcockinternational.com](mailto:Julian.Abraham@babcockinternational.com)  
[www.babcock-education.co.uk/4s](http://www.babcock-education.co.uk/4s)



 Please consider the environment before printing this email

---

This electronic mail message, including any attachments, is a confidential communication exclusively between Babcock International and the intended recipient(s) indicated as the addressee(s). It contains information which is private and may be proprietary or covered by legal professional privilege. If you receive this message in any form and you are not the intended recipient you must not review, use, disclose or disseminate it. We would be grateful if you could contact the sender upon receipt and in any event you should destroy this message without delay. Anything contained in this message that is not connected with the business of Babcock International is neither endorsed by nor is the liability of Babcock International.

Babcock International Group PLC.

Website: [www.babcockinternational.com](http://www.babcockinternational.com)  
 Registered in: United Kingdom  
 Registration No: 4889149  
 Registered Office: 33 Wigmore Street, London, W1U 1QX

