

Addendum to tree report

56 Barrack Lane, Bognor Regis PO21 4DD



Report Ref: B/0576/25

Client: Mr & Mrs Sellers

Date: 24th November 2025



**Beechdown
Tree Consultancy**

Jonathan Rodwell Cert Arb L4(ABC); TechArborA



CONTENTS

-	Summary, details and references	1
1.0	Introduction	2
2.0	Report format	2
3.0	Comment	2

Arboricultural Method Statement 3

4.0	Responsibilities	4
5.0	Excavation & installation of manholes within the RPA	4
6.0	Installation of drainage pipes within the RPA	4
7.0	Thrust boring/directional drilling for drainage installation within RPA	5
8.0	Supervision & monitoring	5

Appendices:

1. - Drainage plan

SUMMARY

- On receipt of conditional planning consent (**AW/142/25/HH**) a drainage layout plan has identified the need for subterranean works within the RPA;
- an addendum to the arboricultural method statement was prepared; additional precautionary measures & supervision will be required to protect the affected trees throughout the development process.

Details

- Date of survey - 9th June 2025
- Present at survey - Jonathan Rodwell Cert Arb L4(ABC); TechArborA
- Date of report - 24th November 2025

Contact Details

<u>Local Planning Authority</u>	Arun District Council	Tel - 01903 737756 Email – Planning@arun.gov.uk
<u>Architect</u>	Keith Chandler	

References

Roberts, J. Jackson, N. Smith, M. (2006). *Tree Roots in the Built Environment*. The Stationery Office
BSI British Standards (2012) BS 5837:2012 *Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI



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1.0 Introduction

1.1 I have received instruction from Chris & Angela Sellers to advise further on arboricultural matters in relation to conditionally permitted development at 56 Barrack Lane, Bognor Regis PO21 4DD.

1.2 The purpose of the instruction was to:

- Provide an addendum to the existing arboricultural method statement (**Beechdown ref: B/0576/25**) in respect of utility service route connections within the RPA.

2.0 Report Format

2.1 This report considers additional work on site with the potential to damage trees; informs on revised tree protection measures at the site and was prepared with reference to:

- the 1:50 @A2 proposed ground floor technical plan (**BRegs01**);
- the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations";
- details recorded at my site visits and according to good arboricultural practice.

3.0 Comment

3.1 **Condition 4** of planning consent (**AW/142/25/HH**) states that:

"All activity at the site is to be carried out in strict accordance with: - Tree Survey and Report, ref. B/0576/25, Beechdown Arboriculture Ltd., June 2025."

"If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site."

"Reasons: To ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with Arun Local Plan policy ENV DM4"

- 3.2 The 1:100 @A3 drain layout plan (Appendix 1) shows that sections of new 100mm drainage pipe extend partially within the nominal RPA of the Monterey cypress (T1), the horse chestnut (T5) and the off-site pittosporums (T13, 14 & 15) while three of the eight new manholes are also located within the RPA (T1 & T13-T15).
- 3.3 The drainage plan shows that the new manholes numbered 1, 3, 4, 5, & 8 are well outside the RPA and can be excavated without precaution or supervision. Manhole 2 is within the RPA of the Monterey cypress and manholes 6 & 7 are within the combined RPA of the pittosporums.
- 3.4 Existing hard-surfaces between the dwelling and the pittosporums is likely to have restricted root development so excavation for the manholes and the section of drain run is unlikely to encounter significant roots. Initial hand-excavation following the removal of hard-surfaces will establish whether an alternative method is needed.
- 3.5 Manhole 2 is at the outer edge of the nominal RPA of the Monterey cypress. Hand-excavation under arboricultural supervision for both the manhole and sections of drain run within the RPA will establish whether significant roots are present and if manual excavation can proceed or whether an alternative location for the manhole is needed and different methods of drain installation required i.e. trenchless techniques - thrust boring or directional drilling.
- 3.6 A 10m section of new drainage pipe extends through the nominal RPA of the horse chestnut (T5). It has already been established that as a pollarded tree the RPA may not be as extensive as indicated but initial hand-excavation will establish whether excavation can continue manually or whether trenchless techniques as above are needed.

ARBORICULTURAL METHOD STATEMENT

4.0 Responsibilities

- 4.1 **Site manager/main contractor** – responsible for implementing this method statement, ensuring all operatives are briefed and that relevant works are carried out under arboricultural supervision.
- 4.2 **Project arboriculturalist** – on-site supervision when roots greater than 25mm ø encountered.
- 4.3 **Site operatives** – undertake excavation using low-impact methods, maintain safe working distances from retained trees and report obstructions including root encounters.

5.0 Excavation & Installation of Manholes Within the RPA

5.1 Initial excavation & installation of manholes within the RPA will be carried out under arboricultural supervision using hand tools or an air-spade. Where roots of retained trees are encountered the following methods should be adopted:

- Remove existing hard-surface;
- remove temporary ground protection mats one at a time to allow access;
- remove the surface layer manually or with an air spade;
- identify roots greater than 25mm $\varnothing$ and inform arboriculturalist;
- soil must be carefully loosened by hand, avoid ripping or tearing roots;
- individual roots less than 25mm diameter that need to be removed will be cleanly severed, with secateurs or a pruning saw;
- the project arboriculturalist will determine whether it is possible to sever roots greater than 25mm diameter;
- maintain soil moisture and cover exposed roots with hessian;
- adjust manhole position if significant roots obstruct design;
- install low-impact shoring if excavation becomes unstable;
- lay granular or concrete base ensuring roots are not in contact with cement;
- install manhole components working from temporary ground protection mats;
- backfill with clean, loose, granular material around any roots and firm top soil lightly by hand and without heavy compaction.

6.0 Installation of Drainage Pipes Within the RPA

6.1 Initial excavation & installation of drainage pipes within the RPA will be carried out under arboricultural supervision using hand tools or an air-spade. Where roots of retained trees are encountered the following methods should be adopted:

- Remove existing hard-surface;
- remove temporary ground protection mats one at a time to allow access;
- remove the surface layer manually or with an air spade;
- soil must be carefully loosened by hand, avoid ripping or tearing roots;
- individual roots less than 25mm diameter that need to be removed will be cleanly severed, with secateurs or a pruning saw;
- the project arboriculturalist will determine whether it is possible to sever roots greater than 25mm diameter;
- maintain soil moisture and cover exposed roots with hessian;
- the drainage pipe must be laid on a bed of sand or loose topsoil, not on compacted aggregate;
- backfill the trench with excavated soil and firm lightly by hand and without heavy compaction.

7.0 Thrust Boring/Directional Drilling for Drainage Installation within RPA

- 7.1 If significant roots or root masses are encountered thrust boring or directional drilling will remove the need for open excavation within the RPA by installing pipes beneath the active rooting zone – at least 600mm below ground level.
- 7.2 The location of the entry and reception pits will be outside the RPA.
- 7.3 Alignment and depth of the bore path must be:
- A minimum of 600mm below ground level;
 - follow a straight controlled alignment beneath the RPA to prevent vertical displacement;
 - the pilot bore must use a steerable boring head to maintain accuracy;
 - real-time monitoring will ensure accuracy and depth are maintained;
 - no lubricants will be used unless contained and approved.
- 7.4 Once the bore is complete the pipe will be installed in one continuous length to avoid unnecessary disturbance.

8.0 Supervision and Monitoring

- 8.1 Supervision and monitoring will continue as per the original approved report **(B/0576/25)**.

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56 Barrack Lane

Appendix 1 - tree constraints plan - addendum

SCALE :

1 : 100

@ A3

DATE :

24/11/2025

Beechdown ref: 8/0574/25
56 Barrack Lane - 85 5537 tree survey & report - November 2025



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56 Barrack Lane

Construction exclusion zone - strictly no
access, storage, mixing materials or
construction activity permitted.

Legend

- Application site boundary
- Development proposal
- Protective barrier
- Combined RPA

- Construction exclusion zone
- New Manhole
- New 100mm drain