

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For the proposed extension of
1 Furse Field, Aldwick, Bognor Regis, PO21 2RE

Prepared For:	Mr N Squires
Local Authority:	Arun District Council
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EXECUTIVE SUMMARY

S1. Mr N Squires has instructed this Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) in relation to the subject property, 1 Furse Field, Aldwick, Bognor Regis, PO21 2RE.

S2. The development proposals comprise the construction of an 'L-shaped' side extension on the south-eastern side of the property, and an internal reconfiguration to provide an annexe within the extended element.

S3. This report has been prepared in accordance with British Standard BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*', and is intended to be submitted to Arun District Council as part of the supporting technical information for a planning application.

S4. I understand that a TPO affects two of the trees, a sycamore (T4) and a horse chestnut (T7). The site is not within a designated conservation area.

S5. Two individual trees, namely a category C plum (T5) and a category B pine (T6), together with the on-site section of one category C group of trees (G10), will be removed to facilitate the proposed extension. The principal arboricultural features of the site, as identified in **Table 2**, will be retained and protected as part of the proposed extension works. Accordingly, the proposed removals will not result in the loss of high-quality trees, or of specimens that make an irreplaceable contribution to the street scene, nor will they give rise to a significant, long-term or irreversible adverse effect on the arboricultural character of the site.

S6. Notwithstanding the above, there is scope within the garden to provide replacement tree planting as part of a wider soft landscaping scheme. However, a one-for-one replacement ratio is unlikely to be achievable, owing to the limited amount of available planting space and the need to avoid creating undue competition with, or other detrimental effects upon, the retained mature trees, most notably the horse chestnut (T7), which will assume increased visual prominence following the removal of the identified trees. The precise details of any replacement planting can, if necessary, be secured by an appropriate planning condition requiring the submission and approval of a landscaping scheme.

S7. One lime within group G10 will require cutting back on its western sides to enable the erection of temporary scaffolding. These works, detailed in **Table 4**, affect a vigorous semi-mature tree that would likely be able to tolerate the proposed pruning without causing lasting or irreversible damage to the tree, or to the character or appearance of the local area.

S8. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.

S9. In light of the assessments set out above, there is no reason to suggest that the construction of the extension will result in an unsustainable relationship with the retained tree stock, despite their proximity.

S10. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 Mr N Squires has instructed this Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) in relation to the subject property, 1 Furse Field, Aldwick, Bognor Regis, PO21 2RE.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The development proposals comprise the construction of an 'L-shaped' side extension on the south-eastern side of the property, and an internal reconfiguration to provide an annexe within the extended element.

1.3 TERMS OF REFERENCE (ToR)

1.3.1 This report has been prepared in accordance with British Standard BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*', and is intended to be submitted to Arun District Council as part of the supporting technical information for a planning application.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS 5837:2012;
2. To produce a package of documents to enable the design team to produce a site layout that respects the above and below ground constraints associated with the existing tree stock; and
3. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

- | | |
|-------------|---|
| Appendix 1. | The tree survey schedule (ref. MDJAC-24.021-TSS-01 Rev. B); and |
| Appendix 2. | The tree protection plan (ref. MDJAC-24.021-TPP-01). |

1.4 AUTHOR

1.4.1 I am Matthew Jones, the Managing Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited. I have worked exclusively within the arboriculture industry for over 15 years, initially as a climbing arborist.

1.4.2 In 2014 I transitioned into private consultancy and completed the Bachelor of Science Degree with Honours (RQF Level 6) in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan).

1.4.3 I have been a member of the Arboricultural Association since 2017. I have been a Professional Member (MArborA) since 2020, and in 2025 I was awarded Registered Consultant Status (RCArborA). Registered Consultants have attained a recognised standard of knowledge and experience, and have demonstrated the ability to practise as an arboricultural consultant in the most complex and demanding situations. The aim of the scheme is to recognise excellence in the field of tree consultancy, and it is promoted by the Arboricultural Association as reaching the highest level of attainment available within the UK.

1.4.4 I am also an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

2 PLANNING CONTEXT AND LEGISLATION

2.1 NATIONAL PLANNING GUIDANCE

The National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) (February 2025) sets out the principles against which LPAs should determine planning applications.

2.1.2 Section 12 'Achieving well-designed places' states at paragraph 136:

'136. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

2.1.3 Section 15 'conserving and enhancing the natural environment' also states at paragraph 187:

'187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(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.'

2.1.4 Furthermore, Paragraph 193 states:

'193. When determining planning applications, local planning authorities should apply the following principles:

(c). Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

2.2 LOCAL PLANNING POLICY

Arun Local Plan 2011-2031

2.2.1 The Arun Local Plan, adopted in July 2018, sets out the specific arboricultural requirements with regard to trees on development sites. The relevant policies are set out below in full.

2.2.2 Policy ENV DM4 'Protection of trees' states:

'Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or

b. Would enhance the survival and growth prospects of other protected trees;

c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement.

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.'

2.3 TREE PRESERVATION ORDERS (TPOs)

2.3.1 I understand that a TPO affects two of the trees, a sycamore (T4) and a horse chestnut (T7).

2.4 CONSERVATION AREAS (CAs)

2.4.1 The site is not within a designated conservation area.

3 IMPACT ASSESSMENT METHODOLOGY

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely, post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme as detailed within this report is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 SITE ASSESSMENT

4.1 SITE VISIT AND TREE INSPECTION

4.1.1 I undertook a site inspection and tree survey on 27 March 2024. Weather conditions at the time were clear, dry and bright and deciduous trees were in full leaf.

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects. The information contained within this document does not constitute a full hazard or risk assessment, and therefore I (MDJ Arboricultural Consultancy Limited) make no guarantee of their stability of safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 2**.

4.2 DESCRIPTION OF SITE

4.2.1 The site is located immediately south of the road junction between Furse Field and Silverston Avenue. The plot is rectangular in shape and is accessed by vehicle from Furse Field at the northern end. The site was previously dominated by two prominent Monterey pine trees, pictured below, which have since been removed due to their contribution to subsidence and associated damage to the existing property.

Photograph 1: below left, looking southwards towards the subject property, showing the historical dominance by two large pine trees; and

Photograph 2: below right, looking northwards towards the subject property.



Soil conditions

4.2.2 The underlying bedrock geology is classified as the London Clay Formation¹. Clay soils of this nature are particularly susceptible to construction-related impacts, especially compaction, which can reduce soil porosity and limit the availability of oxygen and water within the rooting environment. This can, in turn, give rise to indirect adverse effects on retained trees

4.3 EXISTING TREE STOCK

4.3.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS 5837:2012; justification for the categorisation is provided within the comments for each tree in

4.3.2 None of the surveyed trees have been classified as category 'U'. Category U trees are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

¹ (British Geological Survey, 2026)

4.3.3 One Monterey pine (T9) has been assessed as Category A. Category A trees are those of high quality with an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.3.4 A further three trees (T4, T6 and T7) have been assessed as Category B. These are trees of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.3.5 The remaining two individuals, and the group of trees (G10) have been assessed as Category C trees, which are either of low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees without conferring any significance to the collective landscape, or those providing low or temporary landscape benefit; or a combination of these factors.

4.4 PRINCIPAL ARBORICULTURAL FEATURES (PAFs)

4.4.1 A Principal Arboricultural Feature refers to a tree, group of trees or woodland that warrants particular consideration within the context of a development proposal due to its arboricultural, landscape, or statutory importance.

4.4.2 The identification of PAFs typically takes into account factors such as tree quality and condition, age class, size and life expectancy, landscape prominence and visual amenity, ecological value, and whether the trees are subject to or worthy of statutory protection (e.g. Tree Preservation Orders or Conservation Area designation).

4.4.3 Veteran trees and areas of ancient woodland are regarded as PAFs by default due to their exceptional ecological, landscape and cultural value. The National Planning Policy Framework (NPPF) identifies these as irreplaceable habitats, recognising that the complex structural features they develop over long periods, such as cavities, deadwood, sap runs and decaying heartwood, support highly specialised species of fungi, invertebrates, birds and bats that cannot readily be recreated. As a result, veteran trees provide disproportionately high biodiversity value and ecosystem services compared with younger specimens.

4.4.4 Of the six individual trees and one group surveyed, I consider the trees identified below to be the principal arboricultural features (PAFs).

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	TPO no.	Species	Contribution to landscape	BS 5837 category
T7	T572	Horse chestnut	Mature rear garden tree which makes a positive contribution to the character and appearance of the local area	B
T9	N/A	Monterey pine	Mature rear garden tree which makes a positive contribution to the character and appearance of the local area	A

4.4.5 The trees identified above should be treated as the most valuable trees within the context of a proposed redevelopment of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 ARBORICULTURAL IMPACT ASSESSMENT (AIA)

5.1 TREES TO BE REMOVED

5.1.1 The proposed re-development will require the removal of two individual trees (T5 and T6) and the partial removal of one group of trees (G10), either because they are located within the footprint of the proposed buildings and areas of hard surfacing, or because the proximity of the proposals to the trees is likely to significantly damage them and increase the likelihood of premature failure or mortality. The proposed tree removals are shown below.

Table 3: trees to be removed.

Tree no.	TPO no.	Species	Trunk diameter [mm]	Age class	Category
T5	N/A	Purple plum	8x 50 (est.)	Mature	C
T6	N/A	Monterey pine	1000 (est.)	Mature	B
G10 (PARTIAL)	N/A	Mixed species	210 max.	Semi-mature	C

5.1.2 One category B Monterey pine will be removed. The tree has been significantly truncated as a result of historic storm damage affecting the upper canopy. The remedial pruning undertaken in response has left a shortened crown comprising only four principal limbs and a loss of apical dominance. As a consequence, the tree no longer exhibits the arboricultural quality typically associated with other Monterey pines in the locality, including the two former specimens previously removed from the site. Its principal remaining value is therefore landscape-based, arising from its proximity and visibility from Silverston Avenue.

Photograph 3: looking south-west across Silverston Avenue at the truncated pine (T6) to be removed.



5.1.3 The category 'C' trees to be removed are either of low value, have a limited life expectancy remaining, are young trees with trunk diameters below 150mm, grow in groups without conferring any significance to the local landscape, or provide only low or temporary landscape benefits. Consequently, their removal will not have a significant adverse impact on the quality or value of the surrounding arboricultural landscape and complies with local planning policies.

5.1.4 Two individual trees, namely a category C plum (T5) and a category B pine (T6), together with the on-site section of one category C group of trees (G10), will be removed to facilitate the proposed extension. The principal arboricultural features of the site, as identified in **Table 2**, will be retained and protected as part of the proposed extension works. Accordingly, the proposed removals will not result in the loss of high-quality trees, or of specimens that make an irreplaceable contribution to the street scene, nor will they give rise to a significant, long-term or irreversible adverse effect on the arboricultural character of the site.

5.1.5 Notwithstanding the above, there is scope within the garden to provide replacement tree planting as part of a wider soft landscaping scheme. However, a one-for-one replacement ratio is unlikely to be achievable, owing to the limited amount of available planting space and the need to avoid creating undue competition with, or other detrimental effects upon, the retained mature trees, most notably the horse chestnut (T7), which will assume increased visual prominence following the removal of the identified trees. The precise details of any replacement planting can, if necessary, be secured by an appropriate planning condition requiring the submission and approval of a landscaping scheme.

5.2 TREES TO BE PRUNED

5.2.1 One lime tree within group G10 will require pruning as part of the proposed redevelopment of the site, as shown below.

Table 4: proposed tree pruning.

Tree no.	TPO no.	Species	Pruning specification	BS 5837 Category
G10	N/A	Common lime	Crown lift to provide 3m clearance on the west side, and reduce canopy on the west side by up to 1.5m to enable temporary scaffold erection.	C

5.2.2 These facilitation works relate to a tree growing outside the site boundary, on land assumed to fall within the ownership and management of either the local authority or the highway authority. The reduction of encroaching parts of a highway tree back to the legal boundary is not inherently unacceptable and may, in principle, be undertaken as an exercise of common law rights, subject always to any statutory controls.

5.2.3 Although such pruning is sub-optimal from an arboricultural perspective, its adverse effects are often more limited in the case of semi-mature trees such as this than in older specimens, due to their comparatively greater vigour and adaptive capacity. This typically allows the trees to respond by producing replacement shoots and progressively re-establishing canopy cover. In addition, common lime is particularly tolerant of pruning, which further reduces the magnitude of the works.

5.2.4 Given that the pruning will be limited to the western side of the canopy its visual effects will be largely screened from the public realm and, as such, will not result in any significant harm to the character and appearance of the area.

5.3 ROOT PROTECTION AREA (RPA) CONFLICTS

5.3.1 Section 4.6 of BS 5837:2012 recommends that the RPA of trees initially be plotted as a circle. However, where pre-existing site conditions indicate that rooting may have occurred asymmetrically, a polygon of an equivalent area should be produced, based on a soundly based arboricultural assessment of root distribution.

5.3.2 In this instance, the RPAs of the young trees growing along the eastern boundary of the site, directly adjacent to the proposed extension, are unlikely to have been materially influenced by the presence of the adjoining road, and are likely to extend beneath the adjacent footpath. Accordingly, I do not consider RPA modifications to be appropriate.

5.3.3 By contrast, the nominally circular RPA of the retained horse chestnut (T7) extends beneath the adopted highway of Silverston Avenue, where the availability of oxygen and water is likely to be insufficient to support significant root development^{2,3}. Consequently, I have amended the shape of the RPA to reflect more accurately the probable pattern of root occupation.

² (Roberts, Jackson, & Smith, 2006)

³ (Urban, 2008)

5.3.4 The root protection areas of the lime tree within group G10, identified for retention, will be impacted by the proposals, as detailed below.

Table 5: RPA conflicts, cause and percentage of total RPA affected.

Tree no.	TPO no.	Species	Cause of incursion	% of total RPA
G10	N/A	Common lime	Proposed foundations for new extension	~15%

5.3.5 Section 5.3 of BS 5837:2012 recommends that the default position of structures should be outside of the defined RPAs, and further recommends that justification for demolition or construction work abutting or within the RPAs should be provided if the default position cannot be accommodated. The successful retention and protection of retained trees is dependent upon several factors. I have therefore developed a systematic scoring system to aid in the calculation of cumulative impacts within the RPAs of retained trees, based on the following factors:

1. **Distance.** The distance of construction activities from the trunk of the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance⁴;
3. **Extent of impact.** The extent of the RPA affected by construction activities, given as a percentage of the total area;
4. **Construction intensity.** Consideration of the likely depth and nature of any excavations; and
5. **Mitigation.** Consideration of existing root barriers and associated alterations to likely root morphology, and the availability or appropriateness of contiguous areas into which the construction impacts can be mitigated; or the application of improvements.

Table 6: cumulative-factor impact assessment.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
G10	Common lime	1	4	3	2	2	12

Explanatory notes

- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.
- **Biological.** Veteran or over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological condition merit 3 points; other age classes with good or fair physiological condition merit 4 points.
- **Extent.** If more than 20% of the total RPA is affected, 0-2 points are awarded; if 10-20% of the total RPA is affected, 3 points are awarded; if less than 10% of the RPA is affected, 4 points is awarded.

⁴ (Matheny & Clark, 1998)

- **Intensity.** Extensive excavation to depths beyond 1m from existing ground level or through the entire rooting profile merits 0-2 points; moderate excavation to 500mm, or approximately 50% of the rooting profile merits 3 points; minor excavation to less than 250mm or 'no-dig' solutions merit 4 points.
- **Mitigation.** If up to 50% of the RPA is unaffected and available for mitigatory works but no contiguous soft landscaping exists 0-2 points is awarded; if more than 50% of the RPA is available for improvement and contiguous soft landscaping exists 3 points are awarded; if 100% of the RPA is available for improvement and contiguous soft landscaping exists 4 points are awarded.
- **Total.** Trees cumulating less than 10 points are unlikely to be suitable for retention. Trees cumulating 11-20 points could be retained subject to appropriate protection measures.

5.3.6 The impacts identified at **Tables 5 and 6** above affect one tree within group G10, resulting in a maximum indicative incursion of approximately 15% of the RPA. The cumulative factor impact assessment (**Table 6**) results in a total score of 12 out of a possible 20 points and as such, the impacts will likely be tolerated subject to suitable working methods and protection measures, as prescribed at Section 6.

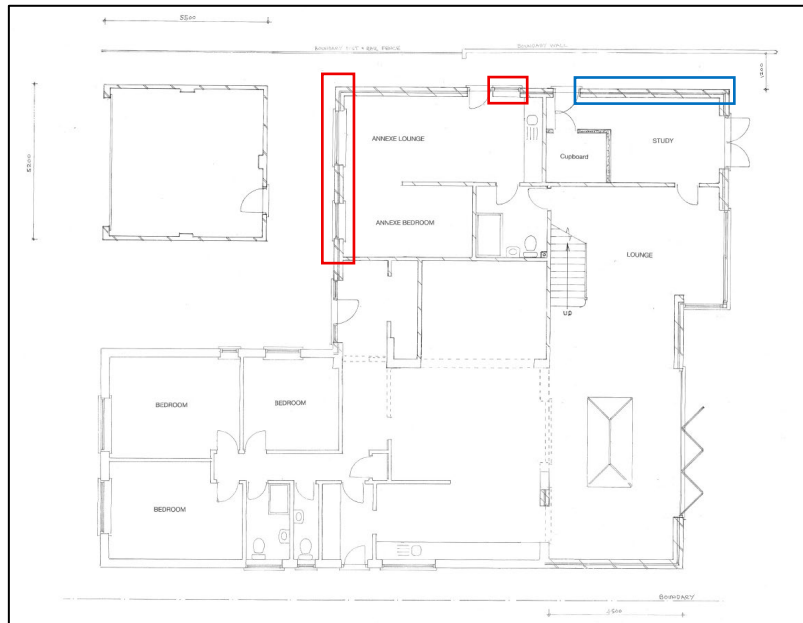
5.4 POST-OCCUPATION PRESSURE ON TREES

5.4.1 Whilst the proposed extension has been designed to take account of the trees to be retained, the south-eastern flank of the extended property will be located within the shadow patterns of retained trees (T3 and T4). The shadow pattern is used to indicate the likely shade a tree will cause during the main part of the day by drawing an arc from north-west to east of the trunk, at a distance equivalent to the current height of the tree⁵.

5.4.2 However, the internal layout of the extended property has been arranged so that the effects of shading are minimised within the annexe lounge by incorporating fenestration on two aspects, to the south-east and north sides. The study will face southwards, and will not be impeded by the shade cast by trees T3 and T4.

⁵ (The British Standards Institution, 2012)

Figure 1: ground floor internal layout, showing dual fenestration [red] and no windows facing the retained trees [blue].



5.4.3 Accordingly, there are no arboricultural reasons to suggest that the extension of the property will result in a materially unsustainable relationship with the retained tree stock.

6 PRELIMINARY METHOD STATEMENT (PMS)

6.1 ARBORICULTURAL PRE-REQUISITES

6.1.1 An arboriculturist will be retained to provide technical support for the duration of the proposed works, and to carry out the proposed programme of monitoring and supervision set out below. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the proposed context. The project arboriculturist will oversee the following elements:

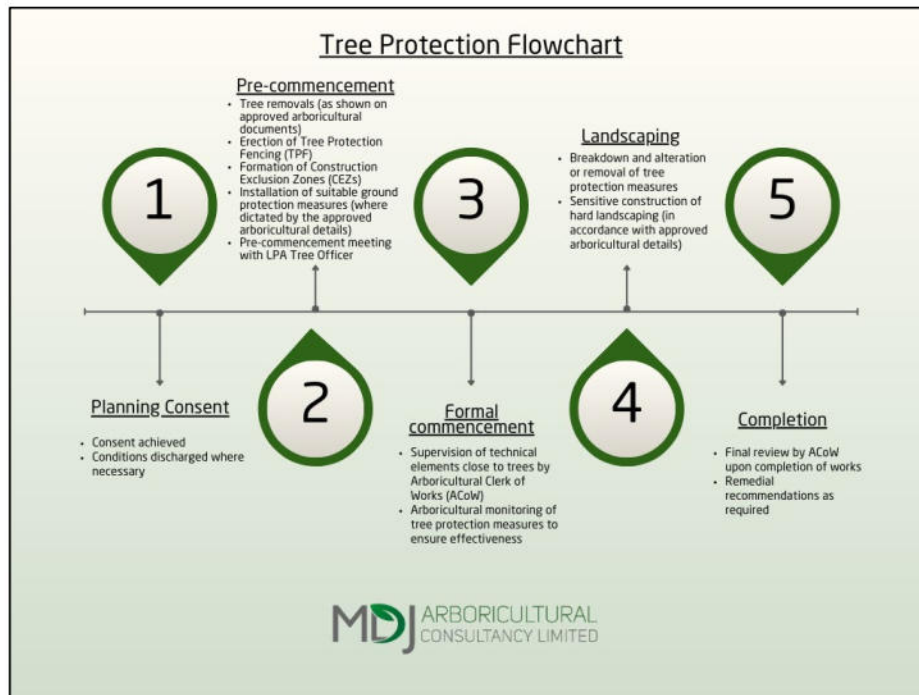
- The holding of a pre-commencement meeting;
- Site-based monitoring of protective measures on a monthly basis; and
- Site-based supervision of technical elements in proximity to retained trees.

6.1.2 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

6.2 SEQUENCING OF WORKS

6.2.1 The sequencing of works insofar as the tree protection measures relate, comprise pre-commencement operations, the main construction phase, and the landscaping phase. A summary of this process is provided below. The remainder of this document follows the process outlined below for ease of reference.

Figure 2: summary of the sequencing of works to implement effective tree protection.



6.2.2 To prevent unacceptable damage occurring, the phasing of works in relation to the tree protection measures will be undertaken in the sequence set out below. This may be subject to change following the appointment of the principal contractor.

Table 7: phasing of tree protection strategy.

Item no.	Description	Arb supervision timing/frequency
Pre-commencement phase		
1	Site preparation, including tree removal and pruning.	None
2	Erection of temporary tree protection measures, including fencing, and the creation of Construction Exclusion Zones (CEZs). To be confirmed as compliant at a formal pre-commencement meeting.	1 Visit
Formal commencement of works		
3	Excavation for new underground service routes for the extended element.	1 visit + supplementary visits as necessary
4	Excavation for new foundations within the RPA group G10.	1 visit + supplementary visits as necessary
5	Principal construction phase, including excavation for new foundations.	Monitoring visits monthly, then every 6-8 weeks (see supervision section)
Landscape phase		
6	Landscaping phase, to be confirmed at the detailed design stage following planning consent.	TBC
7	Clearance of plant and machinery from site immediately prior to soft landscaping phase.	None
8	Breakdown and removal of remaining protection measures.	None
9	Assessment of tree condition by an arboriculturist. Remedial tree surgery works specified and undertaken (if required).	1 visit

6.2.3 The remainder of this document follows the logical sequencing of works set out above for ease of reference.

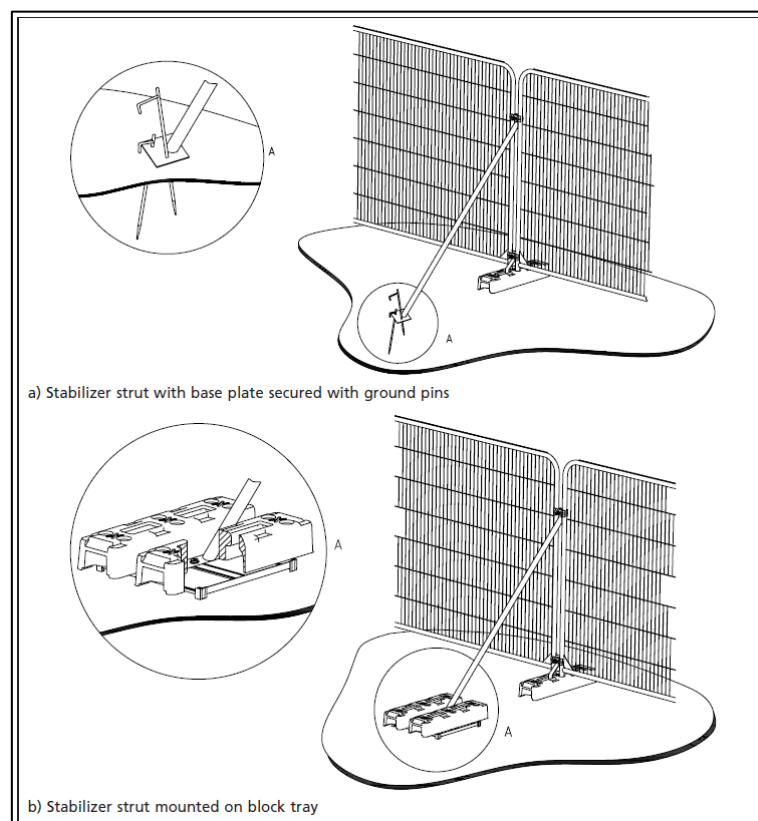
6.3 TREE REMOVAL AND FACILITATION PRUNING

6.3.1 The first stage of site preparation will be to clear the site of the trees identified for removal, as shown in red on the tree protection plan, and to implement the facilitative pruning (**Table 4**). To ensure that the appointed arboricultural contractor holds the necessary knowledge, expertise and insurance, I recommend that an Arboricultural Association Approved Contractor is used; a directory of such contractors is available at: <https://www.trees.org.uk/ARB-Approved-Contractor-Directory>.

6.4 TREE PROTECTION FENCING (TPF)

6.4.1 Prior to the commencement of works, the rooting environments of trees identified for retention will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS 5837:2012 and set out below. These locations are denoted by **bold black lines** on the appended TPP.

Figure 3: alternative fencing specification for protective barrier⁶.



6.4.2 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined

⁶ (The British Standards Institution, 2012)

together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

6.4.3 Existing vegetation will be removed by hand to enable the location of the TPF to be accurately set out by an appropriately qualified engineer.

6.4.4 The TPF will remain in place to serve as physical protection for retained trees for the duration of the demolition and construction activities and will only be removed immediately prior to the landscaping phase once all large plant and machinery have been removed from site.

6.4.5 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING – KEEP OUT'** or similar, as shown below.

Figure 4: example protective fencing signage.



6.5 CONSTRUCTION EXCLUSION ZONES (CEZs)

6.5.1 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;

- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

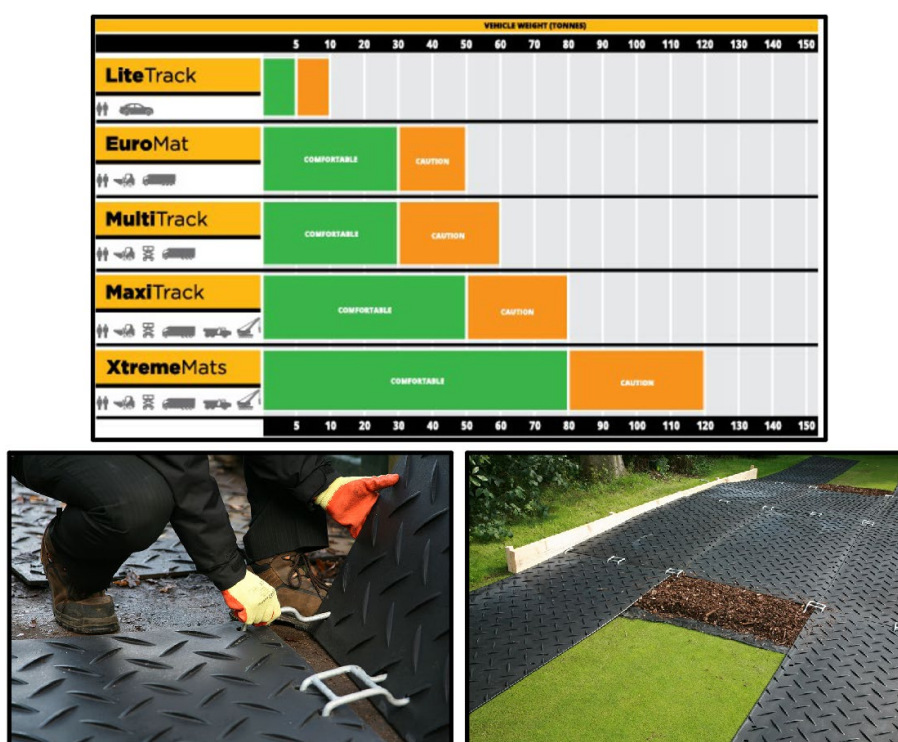
6.6 TEMPORARY GROUND PROTECTION (TGP)

6.6.1 The areas between the tree protection fencing (TPF) and root protection areas (RPAs) of retained trees will be safeguarded by the placement of suitable temporary ground protection, as shown by **cyan hatching** on the TPP.

6.6.2 It is anticipated that the small areas of ground protection need only protect the rooting environments from pedestrian and operative footfall, and potentially that of small plant with a maximum weight of 2.5 tonnes.

6.6.3 Such ground protection is readily available from various suppliers to suit the required load-bearing capacity and should be placed upon a geotextile membrane and compressible layer of woodchip or similar. In this instance, a basic example is included below.

Figure 5: examples of temporary ground protection boards to protect against footfall and light plant⁷.



⁷ (Ground Guards, 2022)

6.6.4 Ground protection is to be laid following erection of the TPF and will remain in place for the duration of the project. It will be removed immediately prior to the landscaping phase once all heavy plant has been removed from site.

6.7 PRE-COMMENCEMENT MEETING (PCM)

6.7.1 Upon initial installation, and if required, a contractor-only pre-commencement meeting will be held on site when the project arboriculturist will review the protection measures. Alterations, where necessary, will be made.

6.7.2 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained trees, and the local authority tree officer will be invited to attend.

6.8 EXCAVATION FOR UNDERGROUND SERVICES

6.8.1 The precise location of new incoming utility services has not been confirmed at the time of writing. However, as the proposal relates to an extension, it should be possible for incoming services to enter the site at the northern end, thus minimising the impact on trees.

6.8.2 On this basis, significant excavation for new service runs within Root Protection Areas (RPAs) is not anticipated. Should diversion or installation of new services within RPAs prove necessary, these will be designed and implemented in accordance with Street Works UK: Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees, as summarised below.

Figure 6: showing a summary of the three zones around trees in relation to underground utilities⁸.

⁸ (Street Works UK, 2026)



Principles and Tree Protection Measures During Works

General Principles

- Trees are vulnerable to damage both above and below ground; even minor root disturbance can have long-term implications for health, stability and amenity value.
- Early consultation with the project arboricultural consultant shall be undertaken prior to works commencing.
- Works shall be planned to avoid the need for excavation within root protection areas wherever practicable.
- An agreed Arboricultural Method Statement (AMS) shall define working methods before commencement.

Root Protection and Excavation Controls

Tree Protection Zones

- Works shall recognise the following zones:
 - **Prohibited Zone (inner zone close to trunk):** No excavation, storage, trafficking or plant access permitted.
 - **Precautionary Zone (surrounding area):** Mechanical excavation is not permitted. Special working methods required.
 - **Permitted Zone (outer area):**
Works may proceed with care, subject to control measures and local authority consent, ensuring exposed roots are protected.

Excavation Methods

- Open trench excavation within the Prohibited Zone is not permitted.
- Within Precautionary Zones, excavation shall be undertaken using either:
 - Hand-digging;
 - Vacuum excavation (air-spade/suction excavation); or

- Narrow trenching techniques only where agreed.
- Roots greater than 25mm diameter shall not be severed without local authority approval.
- If unavoidable root severance is approved, cuts shall be clean using sharp tools.

Root Exposure

- Where roots are exposed:
 - Roots shall be kept damp and protected from desiccation.
 - In hot or freezing conditions, roots shall be covered with damp hessian or similar breathable material.
 - Backfilling shall occur as soon as practicable.

6.9 SENSITIVE EXCAVATION FOR FOUNDATIONS

6.9.1 The small section of proposed foundation within the RPAs of T3 and T4 will be implemented using the methodology below.

- i. All excavation is to be supervised by the project arboriculturist;
- i. Extent of excavation to be accurately marked out prior to commencement by an engineer using biodegradable spray paint;
- ii. The upper 750mm of excavation will be carried out manually, using hand tools only, including with compressed air if necessary;
- iii. All roots encountered will be cut back to the face of the excavation using a handsaw, irrespective of the number and distribution. The cut ends will be protected from direct sunlight by wrapping them in hessian sacking; during periods of prolonged dry weather, the hessian sacking will be irrigated periodically to prevent the roots from drying out; and
- iv. Upon completion, the project arboriculturist will prepare a short supervision record to be forwarded to the LPA.

6.10 MAIN CONSTRUCTION PHASE

Arboricultural supervision

6.10.1 The proposed arboricultural supervision framework is provided in **Table 7**. This details the elements to be supervised by the arboricultural consultant, to ensure that the prescribed methods of work and root treatment are duly carried out. Following each visit, a short summary report will be forwarded to the LPA.

Arboricultural monitoring

6.10.2 During the initial groundworks period, the arboricultural consultant will visit the site at monthly intervals until such time as the remaining works are to take place above ground level, excluding the landscape phase. The purpose of these visits will be to review the protection measures to ensure they remain compliant with this report, and commensurate with activities on site.

6.10.3 The arboriculturist will complete a summary report of the findings of each visit, and this will be forwarded to the local authority within five working days of the visit. Over time, this will form a portfolio of evidence to demonstrate compliance with the tree protection measures.

6.10.4 Once all substantial groundwork has been completed and the risk to the retained trees is reduced, monitoring visits will be extended to a visit every 6-8 weeks until completion of the project. Upon completion, the arboriculturist will carry out a final review and advise on any remedial works considered necessary.

6.10.5 During the project, monitoring and supervision visits may be combined where scheduling allows.

6.11 MANAGEMENT OF VARIATIONS AND INCIDENTS

Variations to approved documents

6.11.1 There will be no variation to the tree protection measures set out within this report without the prior authorisation by the local planning authority.

6.11.2 Should variations become necessary for unforeseeable reasons, they will be dealt with in the following way:

- i. Site Manager to contact arboriculturist to explain the need for variation;
- ii. Arboriculturist to provide preliminary advice on technical aspects where necessary;
- iii. Arboriculturist to visit the site as necessary to collect the relevant information to enable a revised method statement or protection strategy to be drawn up;
- iv. Production of updated method statement and tree protection plan;
- v. Updated package of document to be sent to the local authority for approval;
- vi. Consent received; and
- vii. Variations to be implemented on site.

6.11.3 Under no circumstances will varied protection measures, whether pertaining to the specification for temporary trunk or ground protection, or the frequency of arboricultural monitoring visits, proceed without the prior approval from the local planning authority.

Accidents and incidents

6.11.4 Where accidents or incidents result in damage to the protective measures prescribed above, the project arboriculturist will be informed within 48 hours. The Site Manager will compile a brief record of the incident and the extent of damage, together with any adverse impacts on the retained tree stock and send this via email to the project arboriculturist. The arboriculturist will review and advise as necessary.

6.11.5 Should the temporary trunk or ground protection measures become damaged, they will be repaired or replaced within 48 hours of the incident.

6.11.6 The project arboriculturist will forward the Site Manager's record, together with a detailed list of actions taken to minimise damage and remedial works (where necessary) to the local authority.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

7.1.1 Two individual trees, namely a category C plum (T5) and a category B pine (T6), together with the on-site section of one category C group of trees (G10), will be removed to facilitate the proposed extension. The principal arboricultural features of the site, as identified in **Table 2**, will be retained and protected as part of the proposed extension works. Accordingly, the proposed removals will not result in the loss of high-quality

trees, or of specimens that make an irreplaceable contribution to the street scene, nor will they give rise to a significant, long-term or irreversible adverse effect on the arboricultural character of the site.

7.1.2 Notwithstanding the above, there is scope within the garden to provide replacement tree planting as part of a wider soft landscaping scheme. However, a one-for-one replacement ratio is unlikely to be achievable, owing to the limited amount of available planting space and the need to avoid creating undue competition with, or other detrimental effects upon, the retained mature trees, most notably the horse chestnut (T7), which will assume increased visual prominence following the removal of the identified trees. The precise details of any replacement planting can, if necessary, be secured by an appropriate planning condition requiring the submission and approval of a landscaping scheme.

7.1.3 One lime within group G10 will require cutting back on its western sides to enable the erection of temporary scaffolding. These works, detailed in **Table 4**, affect a vigorous semi-mature tree that would likely be able to tolerate the proposed pruning without causing lasting or irreversible damage to the tree, or to the character or appearance of the local area.

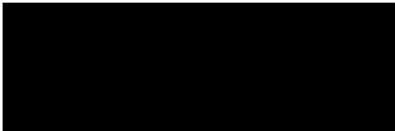
7.1.4 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.

7.1.5 In light of the assessments set out above, there is no reason to suggest that the construction of the extension will result in an unsustainable relationship with the retained tree stock, despite their proximity.

7.1.6 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

7.2 RECOMMENDATIONS

1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.


Matthew Jones, BSc (Hons), RCArborA, MArborA
Arboricultural Association Registered Consultant



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- Ground Guards. (2022). *Tougher Tree Protection*. Retrieved September 28, 2022, from <https://www.ground-guards.co.uk/>
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APPENDIX 1: TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

TREE SURVEY SCHEDULE

Site Address: 1 Furse Feld, Aldwick, Bognor Regis, PO21 2RE
Prepared For: Mr N Squires
Reference: MDJAC-24.021-TSS-01B
Revision: B - 21/04/2026
Original date: 27/03/2024

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

BS 5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on Wednesday 27 March 2024; deciduous trees were in partial leaf.

The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore MDJ Arboricultural Consultancy Ltd makes no guarantee of their stability of safety.

1. Tree no.

Individual number assigned to the tree for identification, commencing at 1.

2. TPO no.

Number assigned to the tree in the Arun District Council Tree Preservation Order (ref: TPO/AW/157/10), as shown on the TPO document.

3. Species

Common and botanical names are provided. Botanical names are shown in italics.

4. Height

Measured using a clinometer or laser rangefinder, given in metres.

5. Trunk diameter

Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 "*Trees in relation to design, demolition and construction - Recommendations*".

6. Radial crown spread

Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

7. Crown clearance

Height above ground level of the lowest live branch, in metres.

8. Height to first branch

Height above ground level of the origin of the lowest branch, in metres.

9. Age class

Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;

Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;

Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;

Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;

Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;

Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

10. Physiology

General health and biological function, taking into account a healthy specimen of its size, age, species and location.

11. Structure

Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.

Good: No morphological defects and no fungal or bacterial colonisation;

Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;

Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

12. Comments

Comments have been made where appropriate.

13. BS5837:2012 Category

Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 "*Trees in relation to design, demolition and construction - Recommendations*".

14. RPA radius

Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "*Trees in relation to design, demolition and construction - Recommendations*".

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			Red
Trees to be considered for retention				
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

Client name: Mr N Squires
 Site: 1 Furze Field, Aldwick, PO21 2RE
 Reference: MDJAC-24.021-TSS-01B
 Survey date: 27/03/2024. Updated 21/04/2026

Tree Survey Schedule

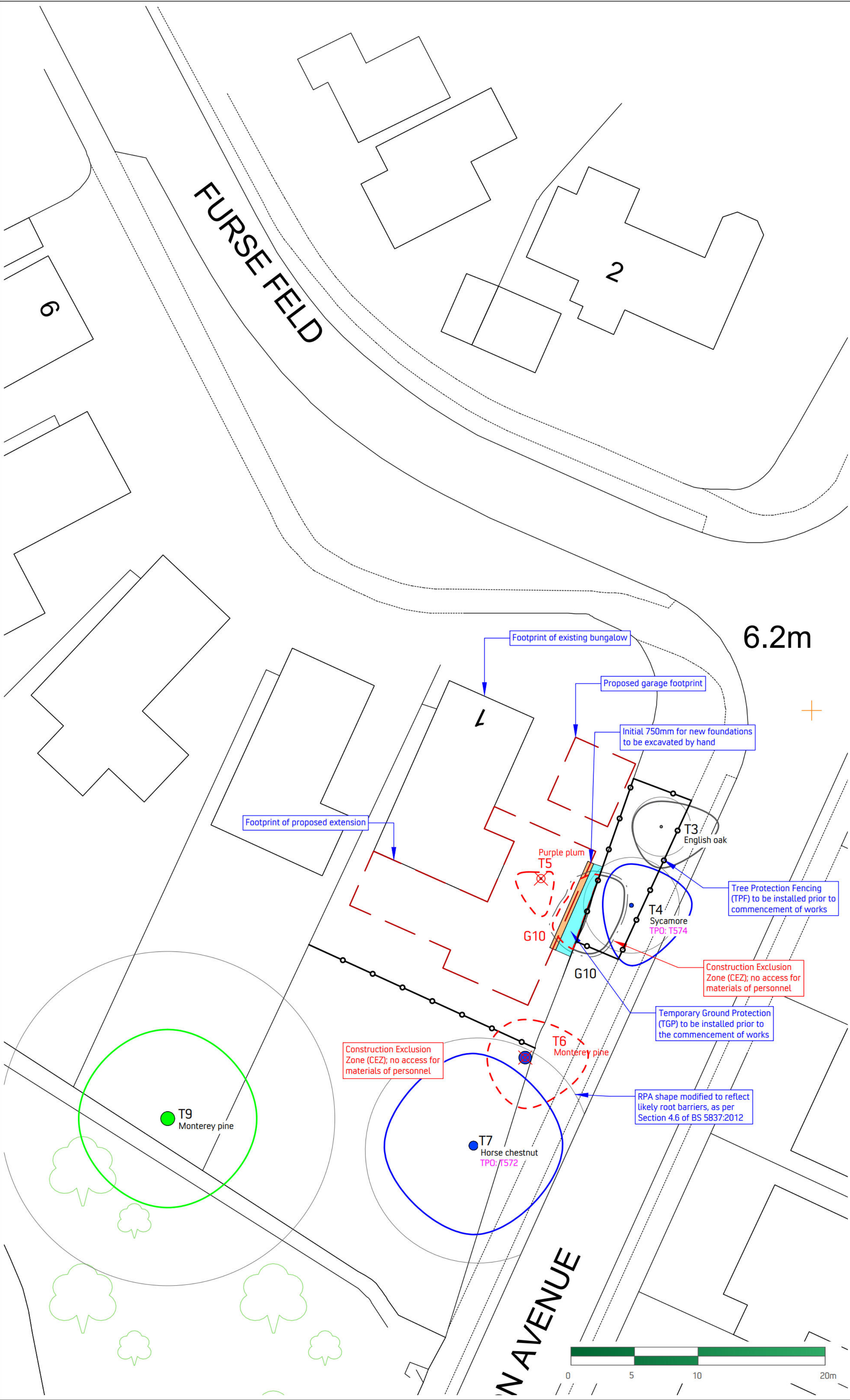


No.	TPO no.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
T3	N/A	English oak	7	195	N2m E4.5m S3.25m W2.25m	3	2.5	Semi-mature	Good	Fair	Off-site tree. Suppressed.	C (1)	2.34
T4	T574	Sycamore	11	315	N3.25m E4.75m S4.75m W2.25m	4	4	Semi-mature	Fair	Fair	Off-site tree. Of usual form and habit. Slightly sparse upper canopy. Of moderate quality and landscape value.	B (2)	3.78
T5	N/A	Purple plum	4	8x 50 (est.)	N0.5m E1m S3m W2m	0.5	0.5	Mature	Fair	Fair	Small ornamental tree. Main stem removed in the past. Of moderate quality but of low landscape value.	C (1)	1.7
T6	N/A	Monterey pine	14	1000 (est.)	N3m E5m S4m W3m	6	5	Mature	Fair	Fair	Tree has been topped or suffered main stem failure in the past. Truncated. Of moderate quality and landscape value.	B (2)	12
T7	T572	Horse chestnut	15 (est.)	710	N7.25m E7m (est.) S7m (est.) W7m (est.)	3	3	Mature	Good	Fair	Large rear garden tree. Surveyed from distance. No apparent defects. Of moderate quality and landscape value.	B (1)	8.52
T9	N/A	Monterey pine	17 (est.)	1100 (est)	N7m (est.) E7m (est.) S7m (est.) W7m (est.)	4	4	Mature	Fair	Fair	Unable to gain access to base. Appears to be of moderate quality but of high landscape value.	A (2)	13.2
G10	N/A	Mixed species	7-11 (est.)	210 max.	N3m (est.) E3m (est.) S3m (est.) W3m (est.)	2	2	Semi-mature	Fair	Fair	Off-site group of trees. Species predominantly lime, but also including holly and hawthorn understorey. Profuse basal suckers. Of moderate quality but of low landscape value. Provides boundary screening.	C (1)	2.52

(est.) denotes estimated measurement

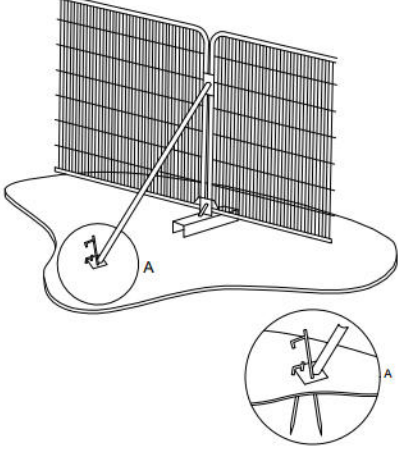
APPENDIX 2: TREE PROTECTION PLAN (TPP)

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ



Tree Protection Fencing (TPF)

The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.



Temporary Ground Protection (TGP)

Exposed areas between the tree protection fencing and the edge of the RPAs of retained trees will be protected using temporary ground boarding selected to protect against anticipated loading.

Product	Thickness	Weight	Length	Width
UltraTrack	10mm	1.2kg/m²	2.0m	0.6m
EuroPlate	10mm	1.2kg/m²	2.0m	0.6m
MultiTrack	10mm	1.2kg/m²	2.0m	0.6m
MaxiTrack	10mm	1.2kg/m²	2.0m	0.6m
ExtremePlate	10mm	1.2kg/m²	2.0m	0.6m



 Trees to be removed

 Category 'A' tree

 Category 'B' tree

 Category 'C' tree

 Root Protection Areas (RPAs)

 Tree Protection Fencing (TPF)

 Construction Exclusion Zone (CEZ)

 Temporary Ground Protection

 Areas of Sensitive Excavation



Drawing History

Rev	Date	Comments

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Site:	1 Furse Feld, Aldwick, Bognor Regis, PO21 2RE
Client:	Mr N Squires
Title:	Tree Protection Plan (TPP)
Date:	April 2026
Dwg No:	MDJAC-24.021-TPP-01
Scale:	1:200 @ A2