

ARBORICULTURAL REPORT

22 A'becket's Avenue, Aldwick,
Bognor Regis PO21 4LX

Prepared by

Jonathan Podwell Cert Arb L4(ABC): TechArborA

March 2021



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Beechdown ref: B/0308/21

22 A'becket's Avenue – BS 5837 tree survey/report – March 2021

SUMMARY

- **The quality of 3 trees within influence of a development proposal was assessed.**
- **An arboricultural impact assessment of the development proposal was prepared.**
- **The proposal is for construction of a basement and a garden room.**
- **Implementation of the development proposal does not require the removal of any trees; removal of a low amenity *Category C* pittosporum to allow re-landscaping will have minimal impact on the arboricultural characteristics of the area and will be mitigated by replacement planting.**
- **Precautionary measures will be required to protect the retained trees throughout the development process.**

1.0 INTRODUCTION

1.1 I have received instruction from Mr and Mrs Turner to provide arboricultural consultancy services with regard to proposed development at 22 A'becket's Avenue, Aldwick, Bognor Regis PO21 4LX.

1.2 The purpose of the instruction was to:

- **Assess the quality of any trees that could be affected by the proposed development.**
- **Prepare an arboricultural impact assessment evaluating the effects of the development proposal.**
- **Prepare a method statement and tree protection plan.**

1.3 The survey was conducted and the report prepared with reference to the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations" and according to good arboricultural practice.

- 1.4 Contents of the report are exclusively for the use of the clients; liability does not extend to any third party without our written consent.

2.0 DOCUMENTS PROVIDED

2.1 Plans:

Proposed rear basement	Site plan	1:200 @A4
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3.0 SURVEY FORMAT

- 3.1 Trees included in the survey were those with the potential to be affected by the development proposal and with a stem diameter, at 1.5m high, greater than 75mm. The trees were inspected from the ground only and no specialist decay detection was undertaken. Trees were assessed from within the site or from public areas.
- 3.2 The tree identification numbers used are for the purpose of this report and may not reflect numbering used in previous surveys or Tree Preservation Orders.
- 3.3 Data was recorded on a handheld computer, the individual trees plotted via GPS and their positions marked on the 1:200 @ A4 tree survey plan (Appendix 4).
- 3.4 A detailed tree survey sheet is shown as Appendix 1 with an explanation of the terms and categories covered as Appendix 2.
- 3.5 The extent of the survey was limited to collecting sufficient data to inform upon the feasibility of the proposed development, it was not a detailed tree hazard or risk assessment and, unless specified, no guarantee, expressed or implied, can be given regarding the safety of the trees or their suitability for safe long-term retention.

4.0 GRADING CATEGORIES

- 4.1 The quality of the surveyed trees was assessed and they were categorised to reflect the criteria recommended in Table 1 of BS 5837:2012 as detailed at Appendix 3.

- 4.2 The following is a breakdown of the number of trees in each BS category:

Category U	0 trees
Category A	0 trees
Category B	2 trees
Category C	1 tree

5.0 STATUTORY CONTROLS

- 5.1 Consultation with the Local Planning Authority confirmed that the application site is not within a designated Conservation Area but that the lime (T1) is subject to Tree Preservation Order numbers **Bognor No.2** and **TPO/AW/276/10**.
- 5.2 Under Part 1 of the Wildlife and Countryside Act (1981), with only a few exceptions, it is an offence to intentionally take, damage or destroy the nest of any wild bird while the nest is in use or being built. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc.) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. Further specialist investigation may be required before undertaking any recommended works.

6.0 DEVELOPMENT PROPOSAL

- 6.1 The proposal is for construction of a basement and a garden room.

7.0 SITE DESCRIPTION

- 7.1 22 A'becket's Avenue is a two-storey detached dwelling set in broadly-level grounds of around 620m² (**Fig.1**). Access to the property from A'becket's Avenue is via a wide gateway and crosses a gravel pavement before opening into the hard-surfaced driveway and parking area that takes up the entire area to the west of the dwelling. A clipped yew, bay, *Elaeagnus*, *Forsythia* and western red cedar border forms the northern boundary at the front of the house; the southern boundary is a border of *Choisya*, *Hebe* and pittosporum with clipped and hazel and holly while a low *Griselinia* hedge separates the property from A'becket's Avenue to the west. The back garden – only accessible through the house –

consists of a lawn and terrace bordered by a 2m brick wall to the north, a 1.8m close-board fence to the east and panel fencing along the southern boundary. A low brick raised bed extends around the east and south fence-lines.



Fig. 1 – Microsoft product screen shot reprinted with permission from Microsoft Corporation

- 7.2 The site is in a suburban location with individual trees or small groups as roadside planting, in domestic settings and as amenity landscape features in parks and recreation grounds.
- 7.3 The site geology is recorded as London Clay Formation clay, silt and sand sedimentary bedrock while the superficial geology is described by the National Soils Resources Institute as a loamy soil with naturally high groundwater. No detailed analysis of the soil structure, composition or pH was undertaken and these details should not be relied on for design purposes.

8.0 TREE SURVEY

- 8.1 With the exception of the eucalyptus (T3), in the garden of 20 A'beckel's Avenue, all recorded trees were in the grounds of number 22 . Trees and shrubs too small to be recorded or beyond

influence of the proposed development included Norway maple, cherry plum, hawthorn and pittosporum at the front of the property; *Choisya*, bay, pittosporum, *Griselinia*, *Euonymus* and *Hoheria* in the low raised bed in the back garden and a Lawson cypress in the garden of 24 A'becket's Avenue to the south.

9.0 TREE APPRAISAL

- 9.1 Individual tree details and comments are listed in the appended BS 5837 survey schedule detailed at [Appendix 1](#).

10.0 BELOW GROUND CONSTRAINTS – ROOT PROTECTION AREA (RPA)

- 10.1 Section 3.7 of BS 5837: 2012 states that – *“The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. ”*
- 10.2 The RPA calculations have been produced using the information gathered from the tree survey and section 4.6.1 of BS 5837:2012. This indicates the RPA in m² and the minimum required all round radial distances for rooting zone protection and allows a view to be taken as to whether the trees can be retained safely without undue damage to their root systems. The RPA calculations are detailed in the appended tree survey and the initial dimensions marked on the 1:400 @ A4 RPA and shade plan (Appendix 5).
- 10.3 Tree root morphology can be affected by numerous factors; availability of water, aeration, soil type, temperature and structure, compacted or impervious surfaces and proximity to buildings and other structures all affect the way roots develop and although the RPAs are marked on the plan as uniform polygons the actual root systems will be far more irregular. Root mapping or hand excavation under arboricultural supervision could determine whether significant roots extend beyond the RPAs and require greater protection in relation to construction or whether it may be possible to develop within the RPA without a negative impact on the rooting environment.
- 10.4 The surveyed trees are growing in unsurfaced ground and I think it unlikely that their nominal RPAs vary hugely from those indicated at Appendix 5.

11.0 ABOVE GROUND CONSTRAINTS

- 11.1 Consideration should be given to the effects that the current tree size, future growth potential, shade levels and leaf and fruit nuisance may have on the proposed development. Tree height and crown spread measurements are detailed in the appended tree survey; the crown spread of the trees and the shadow pattern

through the main part of the day is indicated on the 1:400 @ A4 RPA and shade plan (Appendix 5).

12.0 COMMENT

- 12.1 The 1:200 @ A4 development proposal plan (Appendix 6) shows that excavation and construction of the proposed basement is located outside the nominal RPA of the mature lime (T1). The concrete base for the proposed garden room impacts on around **1.6%** of the RPA of (T1) and approximately **6.5%** of the RPA of the **Category C** pittosporum (T2).
- 12.2 The design of the basement reflects the extent of the nominal RPA of the **Category B** lime (T1) and leaves the rooting environment intact. The highly-branched root system of trees, regardless of species, is typically concentrated in the top 600mm of the soil; initial hand excavation, under arboricultural supervision, for the section of the basement following the nominal RPA – to a depth of at least 600mm – will identify potential conflicts and minimise the risk of damage to the root-system and rooting environment.
- 12.3 The concrete base for the garden room extends over less than **2%** of the unsurfaced area of the RPA of the lime (T1) and as long as there is no excavation - other than with hand tools to remove surface vegetation - and the base bears directly onto existing ground, I do not consider it likely that the construction will have a negative impact on tree health.
- 12.4 While the pittosporum (T2) is unlikely to be significantly affected by construction of either the basement or the garden room it is scheduled for removal to allow re-landscaping.
- 12.5 The shade pattern throughout the day moves from north-west to east and will not adversely affect light levels any more for the garden room than for the existing dwelling. The potential for failure of multi-stemmed regrowth at the pruning points in the crown of the lime will increase as the tree continues to grow, cyclical pruning – subject to Local Planning Authority consent – will maintain the lime (T1) at or around its current size and minimise that risk.

13.0 CONCLUSION

13.1 With appropriate precautionary measures I consider the proposed development at 22 A'beckel's Avenue feasible, in relation to the surveyed trees, for the following reasons:

- **Implementation of the development proposal does not require the removal of any trees; removal of the low amenity Category C pittosporum to allow re-landscaping will have minimal impact on the arboricultural characteristics of the area and will be mitigated by replacement planting.**
- **I do not consider current or future growth of the retained trees to have a significant impact on the development proposal or to lead to future pressure for removal or unsympathetic pruning.**
- **The use of protective barriers, precautionary measures and arboricultural supervision and monitoring will prevent damage and potentially negative effects on the current and long-term health of the retained trees.**

14.0 DETAILS

- 14.1 Date of tree survey - 4th March 2021
- 14.2 Present at tree survey - Jonathan Rodwell Cert Arb L4(ABC); TechArborA
- 14.3 Date of report - 9th March 2021
- 14.4 Contact details:

CONTACT	NAME	DETAILS
Local Planning Authority	Arun District Council	Tel - 01903 737756 Email – Planning@arun.gov.uk
Arboricultural Consultants	Beechdown Arboriculture Ltd	Tel – 01243 814740 Email – jonathan.rodwell@beechdown.com

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

Jonathan Rodwell Cert Arb L4(ABC); TechArborA
Beechdown Arboriculture Ltd

9th March 2021

ARBORICULTURAL METHOD STATEMENT

The arboricultural method statement includes the following plans:

Appendix 7	1:200@A4	Tree protection plan showing position of: ♦ trees to be retained with a continuous outline. ♦ trees to be removed with a broken outline.
Appendix 8	1:200@A4	Tree protection plan showing position of: ♦ trees to be retained with a continuous outline.

15.0 PROTECTIVE BARRIERS AND CONSTRUCTION EXCLUSION ZONE.

- 15.1 Prior to the commencement of construction work and before any machinery or materials are brought onto the site, protective barriers, marked as a light purple broken line on the tree protection plan (Appendix 7), must be erected, around the vulnerable Root Protection Area (RPA) to create a construction exclusion zone beyond the working area.
- 15.2 The construction exclusion zone, shown as light green horizontal hatching on the tree protection plan, will be afforded protection at all times during the development process; strictly no access, construction activities, mixing materials or storage will be allowed.
- 15.3 The barriers will have weather proof signs attached stating that it is protecting a **construction exclusion zone** and that **no works are permitted** beyond the barrier; the protective barrier should remain in place for the duration of the development process.
- 15.4 The protective barriers should be positioned in accordance with the tree protection plans (Appendix 7 & 8) and should be constructed as per figure 2 of BS 5837:2012 (shown at Appendix 9) and consist of a vertical and horizontal scaffold framework, well braced to resist impacts. The vertical tubes should be spaced at a maximum interval of 3m and driven securely into the ground. Onto this, weld mesh panels should be fixed with wire or scaffold clamps. Care

should be taken when locating the vertical and bracing poles to avoid roots; if the presence of roots or hard surfaces precludes the use of driven poles, above ground stabilising using struts mounted on a block tray, constructed as per figure 3 b) of BS 5837:2012 may be used.

16.0 GROUND PROTECTION

- 16.1 The driveway and parking at the front of the house will provide a suitable surface for storage and mixing of materials, contractor parking, site office and an area for deliveries and removal of waste.
- 16.2 With limited machinery access to the rear of the house much of the excavation and removal of waste must be by hand. Ground protection, shown as **blue acute hatching** on the tree protection plan, should be positioned to protect the vulnerable RPA of T1 once phase one has been completed and the protective barrier moved to the position shown at Appendix 8 to provide a working area between the protective barrier and the basement. The type of ground protection will reflect the level of site activity – in this case pedestrian – and should comprise scaffold planks, sterling board or proprietary ground protection placed on a compressible layer of 100mm depth of woodchips over a geotextile membrane.

17.0 EXCAVATION & CONSTRUCTION

- 17.1 Foundation depth of the basement and subterranean construction methods should be determined by the architect or a structural engineer with reference to geotechnical advice and NHBC Chapter 4.2 – Building near trees.
- 17.2 Excavation and construction of foundations takes place beyond the RPA of the lime (T1). Arboricultural supervision of hand excavation for the section of the basement following the western extent of the nominal RPA – to a depth of at least 600mm – will identify potential conflicts and minimise the risk of damage to the root-system and rooting environment. If roots are encountered during excavation the following measures will reduce potential damage -
- Careful use of hand tools will avoid bark damage of retained roots at the edge of the basement if present;
 - exposed roots or fibrous root masses that are to be retained should be immediately covered – with hessian or similar - to prevent drying;

- individual roots less than 25mm diameter that need to be removed should be cleanly severed, with secateurs or a pruning saw, far enough back from the edge of the foundation (>100mm) that the effects of uncured cement do not impact tree health;
- the project arboriculturalist will determine whether it is possible to sever roots greater than 25mm;
- use of impermeable membranes to line the excavations before the concrete is poured will help prevent damage by the alkaline properties of cement.

17.3 A single concrete base will form the foundations for the garden room. The base will bear directly onto the existing surface and no excavation within the RPAs of T1 will take place.

18.0 INFRASTRUCTURE REQUIREMENTS

18.1 Undisclosed siting of service runs, above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary tree pruning or root loss during or post development. Should any infrastructure requirements become necessary post planning their design should be discussed with the project arboriculturalist and, if necessary, the permission of the local planning authority obtained.

19.0 ADDITIONAL PRECAUTIONS

- 19.1 No storage or mixing of materials to take place within the construction exclusion zone or in the ground protected RPA.
- 19.2 No storage or mixing of materials will take place in any location where they may leak into the construction exclusion zone or RPA.
- 19.3 Materials which may contaminate the soil will not be discharged within 10m of the tree stems or mixed in any location where gradients allow contaminants to run towards RPAs.

20.0 SUPERVISION AND MONITORING

20.1 It will be the responsibility of the main contractor to ensure that any conditions attached to the planning consent are adhered to at all times and that a monitoring regime with regard to tree protection on site is adopted.

- 20.2 An arboriculturalist should be appointed to monitor tree protection measures and address any arboricultural issues that may arise.
- 20.3 The project arboriculturalist should mark the positions of the protective barriers and inspect them once erected and prior to site work commencing.
- 20.4 In addition to the scheduled supervision regular site visits to inspect the protective barriers may be required. Frequency of the visits is dependent on the progress of the development but should take place every two to four weeks of continuous site activity.
- 20.5 A copy of a site visit and arboricultural supervision record is shown at **Appendix 10**.
- 20.6 A copy of an arboricultural monitoring record is shown at **Appendix 11**.
- 20.7 The main contractor will be responsible for ensuring subcontractors comply with the arboricultural method statement and do not undertake any operation that is likely to impact adversely upon any tree on site.
- 20.8 The main contractor will ensure that the build sequence is appropriate to ensure that no damage occurs to the trees during the development process.

21.0 SEQUENCE OF EVENTS

- 21.1 Sequence of tree protection measures in relation to phases of development.

Site meeting	Project arboriculturalist to discuss tree protection measures with architect/developer and local authority arboricultural officer.
Protective barriers	Installation of protective barriers (Appendix 7) prior to initial excavation at western extent of RPA – lime (T1).
Excavation	Arboricultural supervision of initial hand excavation.

Protective barriers	Reposition protective barriers (Appendix 8) and position ground protection over vulnerable RPA – lime (T1) – to increase working area between barriers and basement.
Monitoring	Arboricultural monitoring every two to four weeks of continuous site activity.
Protective barriers	Removal of protective barriers on completion of development proposal.

- 21.2 Should circumstances arise where unscheduled work may impact upon trees or tree protection the work should cease until the project arboriculturalist has been consulted and the local planning authority arboricultural officer informed.

BS5837:2012 Tree Survey

Beechdown Arboriculture Ltd

Client: Mr and Mrs Turner
 Project: 22 A'becket's Avenue
 Survey Date: 04/03/2021
 Surveyor: Jonathan Rodwell Cert Arb L4(ABC); TechArborA

Club Cottage, Top Road
 Slindon
 Arundel
 West Sussex
 BN18 0RP

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
T1												
Common Lime <i>Tilia europaea</i>	16	1	760	N	5	5	M	A: 261.3 R: 9.11	Fair	C: Fair S: Fair B: Fair		B.1 20 to 40 yrs
T2												
Pittosporum <i>Pittosporum tenuifolium</i>	5.5	5	199 (Eq)	N	1	1.5	SM	A: 18 R: 2.39	Good	C: Good S: Fair B: Fair		C.1 10 to 20 yrs
T3												
Cider Gum <i>Eucalyptus gunnii</i>	8	1	240	N	3	4	SM	A: 26.1 R: 2.88	Good	C: Good S: Fair B:	Estimated Measurements	B.1 20 to 40 yrs

Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area		ERC:	Estimated Remaining Contributio

Appendix 2 – tree survey definition of terms

<u>Category</u>	<u>Definition</u>
Tree ID/tag	Identification number and/or tree tag number.
Species	Common and/or scientific name.
Height	To the nearest 0.5m below 10m; to the nearest 1m above 10m.
Ø/No. of stems	Stem diameter measured at 1.5m or equivalent with reference to Annex C of BS5837:2012.
First branch	Height above ground level and direction of first significant branch.
Crown spread	Measured at the cardinal points in metres.
Canopy height/clearance	Crown clearance in metres above ground level at the cardinal points.
RPA	Root protection area (m ²) and length of radial protection (m).
Age class	Young Less than approximately 10 years old.
	Semi-mature Less than 1/5 of typical life expectancy.
	Mature Between 1/5 and 5/5 of typical life expectancy.
	Over-mature Tree having reached its maximum life span and declining in health and size.
	Veteran A tree that is of interest biologically, aesthetically or culturally because of its age, size or condition.
Structural/physiological condition	General condition of tree crown, stem and basal area structure and form - assessed as:
	Good Good form, structure and vitality; no apparent signs of decay, structural weakness, decline in health, pests or diseases.
	Fair Moderate form and structure.

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Appendix 2 – tree survey definition of terms

	Poor	Poor form or structure; significant decay, structural weakness or decline in vitality.
BS 5837 category (Cat)	BS grading category described in detail at appendix 3.	
ERC	Estimated remaining contribution.	

Trees unsuitable for retention

Category	Definition
Category U	Trees 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 – shown in dark red on plans.

Trees to be considered for retention

Category	Definition
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years - shown in light green on plans. <u>1 - Mainly arboricultural qualities</u> – trees that are good examples of their species, especially if rare or unusual; or those that are essential components of groups, formal or semi-formal arboricultural features. <u>2 - Mainly landscape qualities</u> – trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. <u>3 - Mainly cultural values, including conservation</u> – trees, groups or woodlands of significant conservation, historical, commemorative or other value.
Category B	Trees of moderate quality with an estimated life expectancy of at least 20 years - shown in mid blue on plans. <u>1 - Mainly arboricultural qualities</u> – trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant but remediable defects) to the extent that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the particular quality necessary for category A designation. <u>2 - Mainly landscape qualities</u> – trees present in numbers, usually growing as groups or woodlands, that attract a higher collective rating than they might as individuals; or groups of trees situated so as to make little visual contribution to the wider locality.

Appendix 3 – BS 5837 grading categories

	<u>3 - Mainly cultural values, including conservation</u> – trees with material conservation or other cultural values.
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter under 150mm - shown in grey on plans.
	<u>1 - Mainly arboricultural qualities</u> – unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
	<u>2 - Mainly landscape qualities</u> – trees present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary landscape benefits.
	<u>3 - Mainly cultural values, including conservation</u> – trees with no material conservation or other cultural values.

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22 A'becket's Avenue Appendix 4 - tree survey plan

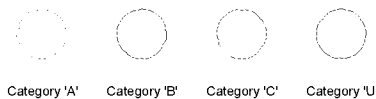
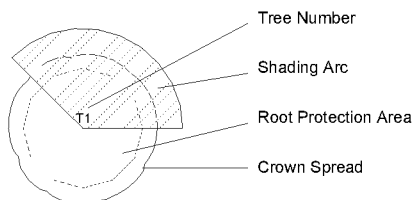
SCALE :
1 : 200

DATE :
09/03/2021



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22 A'beckets Avenue

T3
B

T2
C

T1
B

Key:

Site boundary

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Tel - 01243 814740 Email - jonathan.rodwell@beechdown.com

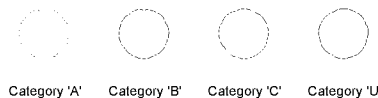
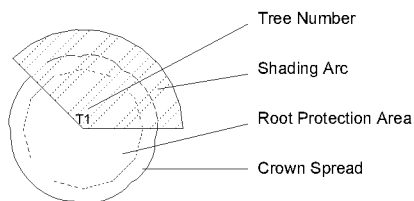
22 A'becket's Avenue Appendix 5 - RPA & shade plan

SCALE :
1 : 400

DATE :
09/03/2021

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Key:

--- Site boundary

22 A'becket's Avenue

T3
B

T2
C

T1
B

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22 A'becket's Avenue Appendix 6 - development proposal plan

SCALE :
1 : 200

DATE :
09/03/2021



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22 A'becket's Avenue

T3
B

1.6%

T2
C

T1
B

Key:

-  Proposed basement
-  Proposed garden room
-  Potential impact on RPA
-  Site boundary

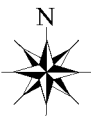
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22 A'becket's Avenue Appendix 7 - tree protection plan (phase 1)

SCALE :
1 : 200

DATE :
09/03/2021



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22 A'becket's Avenue

Position of protective barriers, marked
as light purple broken line, forming
construction exclusion zone.

T3
B

T2
C

T1
B

Key:

- | | |
|--|---|
|  Proposed basement |  Construction exclusion zone |
|  Site boundary |  Protective barriers |
|  Category C removed | |

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

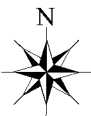
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22 A'becket's Avenue Appendix 8 - tree protection plan (phase 2)

SCALE :
1 : 200

DATE :
09/03/2021



Beechdown ref: B0308/21
22 A'becket's Avenue - BS 5837 tree survey report - March 2021

Peer Technology Services Ltd, Email info@peartechtechnology.co.uk
Maps based on Ordnance Survey MasterMap or 1:25000 Mid-scale data
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22 A'becket's Avenue

T3
B

Ground protection, shown as blue acute hatching, positioned to protect the vulnerable RPA.

Position of protective barriers, marked as light purple broken line, forming construction exclusion zone.

T4
B

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

Key:

- | | |
|---|--|
|  Proposed basement |  Proposed garden room |
|  Construction exclusion zone |  Ground protection |
|  Site boundary |  Protective barriers |