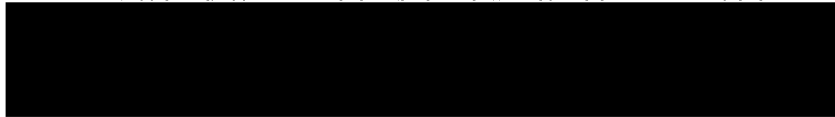


Broad Oak Tree Consultants Limited



**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED 12 UNIT RESIDENTIAL DEVELOPMENT**

AT

**LAND TO THE SOUTH OF
MAYFLOWER WAY
ANGMERING
WEST SUSSEX**

BY

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**Our ref: J54.22
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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions through The Howse Wallis Partnership on behalf of Angmering Community Land Trust to undertake an inspection of trees located on and immediately adjacent to the site referred to as Land to the South of Mayflower Way, Angmering, West Sussex. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of development proposals.
- 1.2 The proposals are for the construction of one row of five residential units orientated east/west and two parallel rows of a total of seven units orientated north/south with associated gardens and an open space with orchard trees. A total of 24 parking spaces will be provided, together with bike sheds and bin stores. Details of the proposals will have been submitted by The Howse Wallis Partnership.
- 1.3 The trees were inspected in July 2017 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

2. GENERAL SITE DESCRIPTION

- 2.1 The site is located at the western end of Mayflower Way, on its south side behind an anti traveller soil bund running parallel with the road. The site comprises a level, rectangular field of unkempt grass orientated east/west with residential properties adjoining to the east and west. The southern boundary is marked by an overgrown hedge, to the south of which is a path, areas of scrub and open ground.
- 2.2 On the northern side of the road is a row of mature Poplar and Cypress, presumably planted as a screen and then left unmaintained for many decades.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

- 4.2 The tree survey followed the numbered sequence from T1 to G12 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J54.22/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.
- 4.3 The following categories of information were obtained for each tree. Separate detailed tree survey sheets are attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT – INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 12 individual trees and groups were inspected, with the majority representing components of an overgrown hedgerow along the southern boundary (trees G2-G10 inclusive). These are in variable condition and indicate the hedge line has not been maintained for at least two decades. A more regularly maintained hedgerow, G11, runs along the western boundary.
- 6.2 To the southeast corner in the rear garden of the adjoining residential property, “Shangri-La” is a maturing Corkscrew Willow which overhangs the site.
- 6.3 To the north side of Mayflower Way the offsite linear group G12 comprises Poplars and Cypress planted as a fast growing screen and then left unmaintained for many years. Branches now hang low over the road and a number of the Poplars have torn/split/weak limbs over the road that should be addressed by the Council or Highways on safety grounds.



**View towards southeast corner of site and
T1 Corkscrew Willow in adjoining garden**



General view of overgrown hedge line to south of site.



View to west of regularly maintained hedgerow G11.



View of part of G12, Poplar and Cypress representing a visually prominent overgrown screen containing safety issues and low hanging branches.

- 6.4 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS Category.

BS Category	Tree No.	Sub Total
A	-	-
B	1	1
B/U	G12	1
C	G2, G3, 4, 5, 6, G7, 8, G10, G11	9
U	G9	1
	TOTAL	12

6.5 ***Interpretation of table***

Category A

Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B

Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category B/U

Trees that would be included in Category B but have structural faults, areas of decay, etc. that require more detailed investigations or climbing inspections to ascertain whether or not they can be safely retained.

Category C

Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.

Category U

Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table below has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any development proposals.

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calculated radial equivalent root protection area (m.)	BS calculated total RPA (m ²)
1	Corkscrew Willow	B2	c.350	c.4.2	c.55
G2	Hawthorn	C2	<250	<3	<28
G3	Elder	C2	<200	<2.4	<18
4	Hawthorn	C2	c.300	c.3.6	c.41
5	Hawthorn	C2	350	4.2	55
6	Apple	C2	c.300	c.3.6	c.41
G7	Hawthorn	C2	<350	<4.2	<55
8	Hawthorn	C2	400	4.8	72
G9	2no. Hawthorn	U	-	-	-
G10	Hawthorn, occ. Blackthorn, Elder	C2	<350	<4.2	<55
G11	Hawthorn, occ. Elder	C2	<100	<1.2	<5
G12	White Poplar, Monterey Cypress	B/U1	<700	<8.4	<222

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. DEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of one row of five residential units orientated east/west and two parallel rows of a total of seven units orientated north/south with associated gardens and an open space with orchard trees. A total of 24 parking spaces will be provided, together with bike sheds and bin stores. Details of the proposals will have been submitted by The Howse Wallis Partnership.
- 8.2 The supplied proposed site layout has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J54.22/02 in Appendix 3. This indicates measures to protect the trees in accordance with BS 5837:2012 requirements.

9. TREE SURGERY REQUIREMENTS

- 9.1 To accommodate the parking bays 22-24 it will be necessary to raise the overhanging crown of the Corkscrew Willow, T1, situated offsite. As overhanging foliage this is within Common Law Rights of the landowner to raise the canopy without requiring the permission of the tree owner, though any removed material has to be offered back to the tree owner.
- 9.2 Cutting back of outer foliage of elements of the overgrown hedge line to the south will also be necessary for the installation of the new garden fences.

Tree Surgery Requirements

Tree No.	Species	Works Required
T1	Corkscrew Willow	Raise overhanging crown to give 3m ground clearance.
T5	Hawthorn	Reduce back crown to N by 2.5m.
T6	Apple	Reduce back crown to N by 3m.
G9	2 No. Hawthorn	Reduce back crowns to N by 2m.
G10	Hawthorn, occ. Blackthorn, Elder	Reduce back crowns to N by 1-2m to provide a level alignment.

- 9.3 All tree work will be carried out by a competent tree surgeon to comply with BS3998:2010 "Tree Work - Recommendations".
- 9.4 All trees recommended for tree surgery works will be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981 and result in prosecution.

10. POTENTIAL IMPACT OF PROPOSALS ON TREES

- 10.1 No trees require removal for the proposed development to proceed.
- 10.2 The proposed layout has been designed with the assistance of tree constraint information and as such potential conflicts have been designed out wherever practical.

- 10.3 The only conflict with tree RPAs is with that of T1 Corkscrew Willow and the approach drive to parking bays P22-P24. In theory the roots of T1 are trespassing within the site and could be legally severed under Common Law Rights and this should not represent a planning constraint. However, a reasonable approach would be to minimise any potential impact and cause the minimum reasonable root disturbance.
- 10.4 It would be proposed that a porous minimal dig drive construction be applied within the RPA of T1. The upper soils will be dominated by the dense root systems of the thick grass sward. This turf will be removed by hand tools only within the indicated RPA of T1. This approach and the installation of a minimal dig sub base is indicated on the Tree Protection Plan, which can be referred to in a specifically worded Condition.
- 10.5 The replacement of highly competitive grass with a gravel parking area will improve the rooting conditions for T1 by removing all competing vegetation within the site and improving moisture availability significantly.

11. TREE PROTECTION MEASURES – FENCING

11.1 *Location of fencing*

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

11.2 *Design of fencing*

- 11.2.1 The protective fencing is to be constructed of scaffold uprights driven into the ground to a minimum depth of 0.6m and at no greater than 3m spacing. Uprights to be braced with angled scaffold poles and anchors. On to the uprights weldmesh panels such as “Heras” or a similar product will be securely mounted with all weather notices attached to every 5th panel reading “Keep Out – Protected Area”. The fencing will form enclosed areas to which no access will be allowed. This design of fencing is considered appropriate to the site and scale of development proposed.

- 11.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

11.3 *Timing of fencing*

- 11.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree surgery will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons’ vehicles will be kept outside the indicated protection zones.

11.4 *Additional precautions*

- 11.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

12. GROUND PROTECTION MEASURES

- 12.1 Installation of the ground protection measures should take place at the same time as the protective fencing.
- 12.2 The area shown hatched on the Tree Protection Plan is to be covered in a geotextile, over which 100mm of woodchip is to be placed, topped with minimum 12mm thickness non slip surfaced man made boards or side butting scaffold boards.
- 12.3 These ground protection measures for T1 will be removed once the works to the parking area are ready to proceed.

13. SITE OPERATIONS AND MATERIALS STORAGE

- 13.1 Details of site zoning cannot be specified by an Arboriculturalist as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing will define the remaining site space available for storage and operations.
- 13.2 The extensive garden/open space within the layout provides ample space for a temporary compound and materials storage areas without impinging on protected areas.

14. SERVICES/DRAINAGE/SOAKAWAYS

- 14.1 Based on the supplied layout, any new service or drainage alignments will be outside root protection areas. If incursion into the protective areas of retained trees is unavoidable, then the routing should be obtained either by thrust boring or hand excavation, supervised by an arboricultural consultant. Any works within the protective areas will need to be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

15. ARBORICULTURAL METHOD STATEMENT

- 15.1 A separate Arboricultural Method Statement is not considered necessary for this site. Details of the fencing and ground protection specification, timing and location are indicated on the Tree Protection Plan, which can be referred to in a specifically worded condition.

16. SUMMARY

- 16.1 The proposed 12 unit residential development does not require the removal of any trees.
- 16.2 Relatively minor tree surgery works are proposed to provide car park clearance under the crown of an offsite Willow and to prune back overgrown hedgerow elements to allow new garden fencing to be installed. These are not considered a constraint to the proposals and will not adversely affect the visual appearance of the trees involved.

- 16.3 Only one area of tree related conflict arises with the installation of gravel parking within the RPA of T1, an offsite Willow. Measures are proposed to minimise disturbance with hand tool removal of the competing grass sward and a minimal dig installation.
- 16.4 Robust tree protection measures in accordance with BS 5837:2012 are proposed. Reference can be made to the Tree Protection Plan in a specifically worded Condition to ensure that they are appropriately installed.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Middle aged - MA Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
1	Corkscrew Willow	8	Multi	c350	4.5	c4	5	4.5	MA	1.1+	Unconfirmed	20-40	B2	Multi stemmed from under 1m. Located in adjoining garden therefore no basal inspection.	
G2	Hawthorn	<8	Multi	<250	<6	<3	<3	<3	M	0+	Variable	20-40	C2	Crowded.	
G3	Elder	<6	Multi	<200	<4	<2	<2	<2	MA	0+	Variable	20-40	C2	Variable heights.	
4	Hawthorn	6	Multi	c300	4	5	c3	2	M	1.2+	Unconfirmed	20-40	C2	Multi stemmed near ground level. Stem bowed out to N. and E. Ivy clad therefore no basal inspection.	
5	Hawthorn	6	2	350	6	4	5	3	M	1+	Fair	20-40	C2	Twin stemmed from ground level. One stem leaning SE. Ivy clad. Multi stemmed from under 2m.	
6	Apple	6	1	c300	6.5	2	0	4	M	2+	Unconfirmed	10-20	C2	Crowded. Leaning heavily N. Heavily ivy clad. Minor dieback.	
G7	Hawthorn	<8	Multi	<350	<4	<2	<4	<2	M	1+	Variable	10-40	C2	Overgrown hedgerow. Crowded.	
8	Hawthorn	7	Multi	400	4	4	4	1.5	M	1+	Unconfirmed	20-40	C2	Multi stemmed near ground level. Heavily ivy clad.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
G9	2no. Hawthorn	<6	Multi	<200	5	4	3	1	M	2+	Poor	<10	U	One part collapsed to E. One to N. and decayed. Ivy clad.	
G10	Hawthorn, occ. Blackthorn, Elder	<8	Multi	<350	<4.5	<3	<4	<3	M	0+	Variable	10-40	C2	Overgrown hedgerow.	
G11	Hawthorn, occ. Elder	<3.5	Multi	<100	<1	<1.5	<1	<1	M	0+	Good	40+	C2		
G12	White Poplar, Monterey Cypress	<20	Multi	<700	<7	<6	<8	<6	M	1.7+	Variable	0-40	B/U1	Linear group inter mixed. Poplar with numerous split/torn limbs, several with stem decay.	Remove split/torn pendular branches and raise to 5m.

APPENDIX 2

T1 - G12 Tree numbers

BS Condition A

BS Condition B

BS Condition C

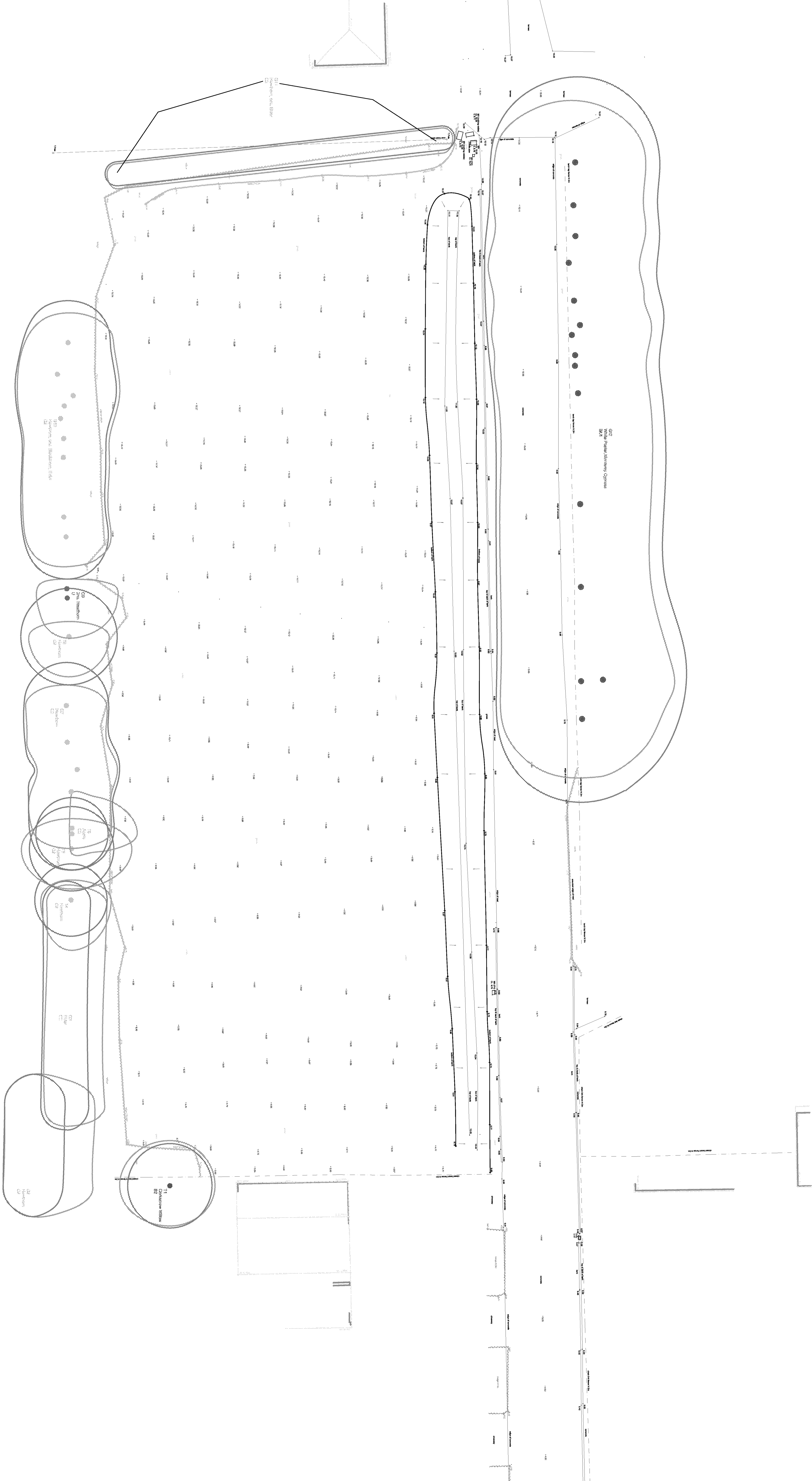
80

Paced crown spread

BS Calculated root

protection areas

The root projection areas have been calculated using the measured stem diameters and the formula as described in Section 2.6 in BSS317/2012. These are presented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated root projection area, these systems will have been affected. Foundations of walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations, the indicated RPA circles should be used for guidance only within any development proposals.



APPENDIX 3

LAND TO SOUTH OF
MAYFLOWER WAY
ANMERING
WEST SUSSEX

TREE PROTECTION PLAN

T1 – G12 Tree numbers

BS Category of Condition

BS Condition A

BS Condition B

BS Condition C

BS Condition U

BS Calculated root
protection areas

Protective fencing
location

Ground protection

TREE PROTECTION INFORMATION

New planting proposed
by others

Shangri-La

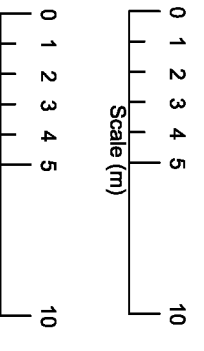
Ground protection measures to be
installed until minimal dig porous
surfacing ready to be installed. Hand
tool use only to remove existing turf

Protective fencing/
hoarding for security

No impact on trees. Existing road protects
roots and boundary fence protects stems

MAYFLOWER WAY

West Side
Windy
Ridge



APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

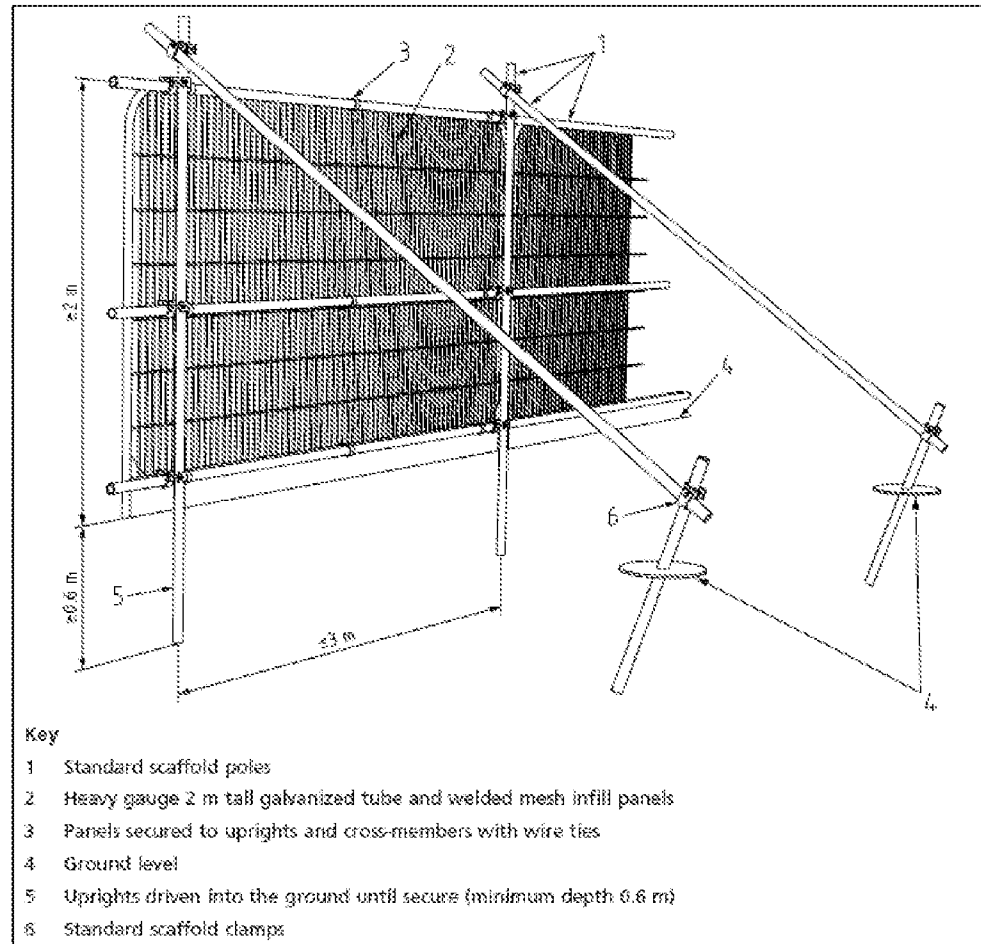
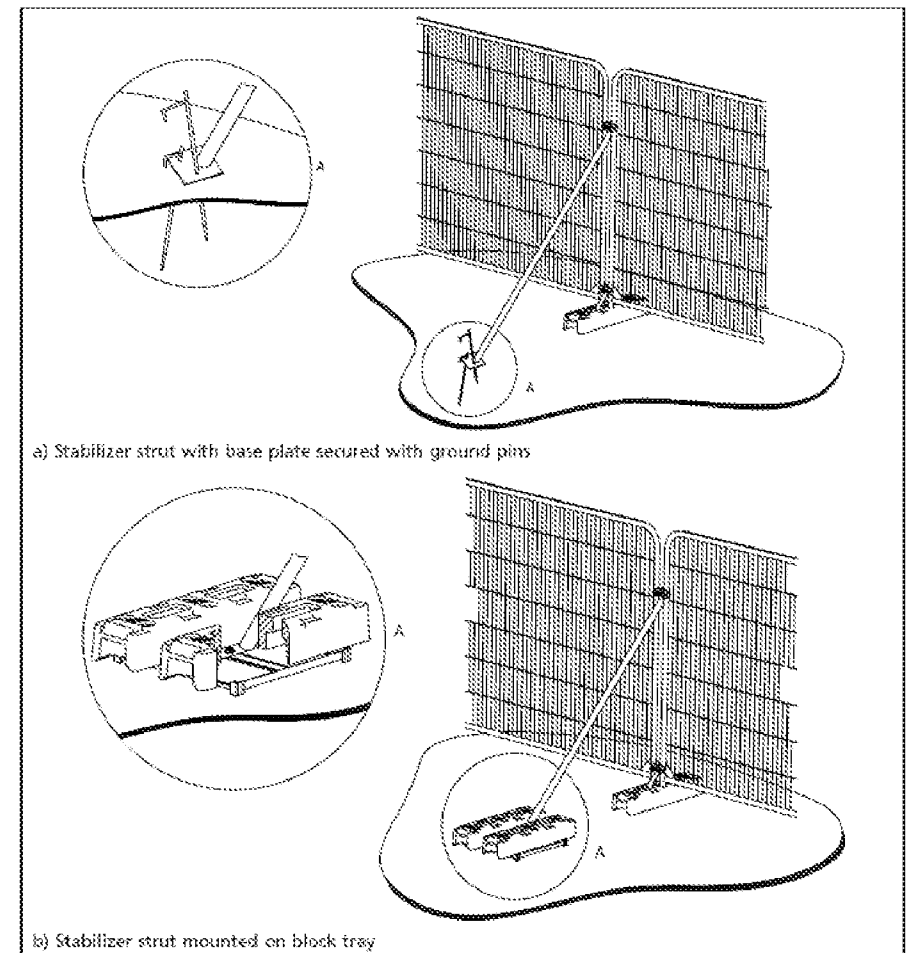


Figure 3 Examples of above-ground stabilizing systems



EXAMPLE OF FENCING SIGNAGE

