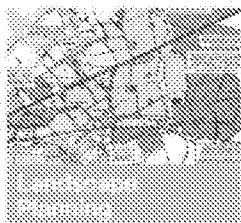




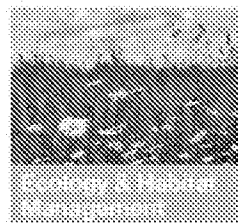
Landscape
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JAMES BLAKE ASSOCIATES

Arboricultural Impact Assessment

Land at Water Lane, Angmering

on behalf of

BDW Southern Counties

12 February 2021

JBA 19/283 AR01 Rev C

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Project	Land at Water Lane, Angmering
Report	Arboricultural Impact Assessment
Date	12 February 2021
Author	Simon Smith <i>TechArborA</i>
Checked by	Peter Brais <i>BSc TechArborA</i>

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1 SUMMARY

- 1.1 This Arboricultural Impact Assessment has been commissioned by BDW Southern Counties to accompany their planning submission for the construction of 175 residential dwellings and associated infrastructure.
- 1.2 This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012). This document provides best practice advice, assessment and guidance with regards to the design, planning and implementation of new developments.
- 1.3 This report concludes that the proposal is acceptable, subject to the implementation of the tree protection measures outlined in this document and the Arboricultural Method Statement.

2 INSTRUCTIONS

- 2.1 James Blake Associates have been instructed to carry out a survey of trees and significant vegetation within and directly adjoining land at Water Lane, Angmering in relation to the application for redevelopment of the site.
- 2.2 Our assessment was carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
- 2.3 Details of all surveyed vegetation can be found within the Tree Survey Schedule at Appendix 1. All trees were visually inspected from ground level only and no diagnostic equipment or detailed decay investigation was carried out.
- 2.4 Our report is prepared to provide supporting evidence and justification for redevelopment in relation to the existing trees and vegetation within and neighbouring the site.
- 2.5 The contents of this report are copyright of James Blake Associates and may not be copied without the author's permission. James Blake Associates' Terms and Conditions apply to this report and all associated works in conjunction with this project.

Documents provided

- 2.6 My report has been prepared with reference to the following documentation;
 - Topographical survey reference 27334 by MK Surveys
 - Planning Layout reference P1320 PLN-1-1101 Rev Z by AAP Architecture

3 OBSERVATIONS

Site visit

- 3.1 The site was visited by Simon Smith on 11 February 2020 to identify, measure and locate trees and significant vegetation within and directly adjoining the site.

Site and context

- 3.2 The site is located at the eastern edge of Angmering surrounded by farmland to the north, the A280 to the east, paddocks and residential properties to the south and Weavers Hill along the western boundary, with residential development beyond. The site comprises four fields; one of which is south-west of Avenals Farm and the other three adjoining fields to the east of the farm. The westernmost field is linked to the other fields via the northern edge of a paddock.
- 3.3 Scattered individual trees, groups and hedges surround the westernmost field. Belts of native trees and shrubs extend along the northern and eastern sides of the three easternmost fields, with hedges running along the southern boundary, and the southern section of the western boundary.
- 3.4 Throughout the site there are a range of trees, groups and hedges that contribute to the local landscape; however, the overall quality varies considerably, and many are of low value as individuals due to lack of visual presence or poor historical management.



Photograph 1: Showing approximate site boundary and site in relation to its surroundings

4 VIEWS OF TREES



Photograph 2: View of T1-T5 from within the site



Photograph 3: View of T6 and T5 from within the site



Photograph 4: View of T5-G12 from within the site



Photograph 5: View of vegetation along southern edge of westernmost field from within the site (T16 in foreground)



Photograph 6: View of G24 from within the site



Photograph 7: View of G25 from outside the site



Photograph 8: View of T26-T30 from within the site



Photograph 9: View of T37 from the south-west



Photograph 10: View of H38 from within the site



Photograph 11: View of H41 and H42 from within the site



Photograph 12: View of G43-T48 from outside the site



Photograph 13: View of T49 and T50 from within the site



Photograph 14: View of T55 from within the site



Photograph 15: View of H58 from within the site



Photograph 16: View of T61 from within the site



Photograph 17: View of T62 from outside the site

5 TECHNICAL INFORMATION

Statutory protection

- 5.1 According to Arun District Council website the site is not located within Angmering Conservation Area, although the westernmost field abuts it.
- 5.2 We have been informed that seven trees within the site are the subject of a Tree Preservation Order, Reference TPO/A/2/17; a copy of which is found at Appendix 3.
- 5.3 The site is close to the boundary of South Downs National Park (east of the A280 at its nearest point to the site).

Soils and Geology

- 5.4 This information is obtained from The British Geological Survey (online) 'Geology of Britain Viewer' but is provided only as a guideline to assist with assessment of site conditions in relation to rooting habits of trees.
- 5.5 Soil conditions have the potential to affect tree growth, rooting depth and extent, species selection and foundation design and therefore a detailed soil assessment should be carried out by a competent person.
- 5.6 The geology varies across the site with three distinct combinations of bedrock geology and superficial deposits:

Site location	Bedrock geology	Superficial deposits
Southern and eastern parts of site	Tarrant Chalk Member - Chalk	River Terrace Deposits (undifferentiated) – Sand, Silt and Clay
Northern and north-western parts of site	Lewes Nodular Chalk Formation, Seaford Chalk formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated) - Chalk	Head – Clay, Silt, Sand and Gravel.
North-eastern part of site	Lambeth Group – Clay, Silt and Sand	

Planning policy

- 5.7 The National Planning Policy Framework sets out the government's planning policies for England and how these should be applied. The document replaces all previous documents and came into action in July 2018, subsequently updated February 2019.
- 5.8 The NPPF supports and promotes sustainable development, which it defines as having three dimensions; social, economic and environmental. It goes on to state that these three dimensions are mutually dependent and to achieve sustainable development they must be sought simultaneously.
- 5.9 Specifically, the NPPF states that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland or ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists".
- 5.10 No ancient or veteran trees were noted within, or adjacent to, the site.

6 ARBORICULTURAL APPRAISAL

- 6.1 The location, root protection area, crown spread and BS5837 categorisation is shown on the appended tree survey drawing at Appendix 2. Dimensions, comments and information gathered for each survey entry is provided in the tree schedule at Appendix 1.
- 6.2 Of the 63 survey entries, 27 were assessed as being semi mature, 25 were early mature and 11 were mature.
- 6.3 The survey assessed the tree population as consisting predominantly of low to moderate quality trees. Of the 63 survey entries 16 were deemed to be of moderate quality and value (B category), 46 were assessed as being of low quality and value (C category) and one hedge was assessed as being of poor quality and value (U category).

Identified impacts

- 6.4 Drawings JBA 19/283 TR01-TR03 Rev C at Appendix 2 shows the proposed layout and tree removals necessary to implement the proposed development.
- 6.5 The arboricultural impacts have been assessed and are deemed to be acceptable. In respect of the proposal the following have been identified as being of most significance;
- Tree removals
 - Tree pruning
 - Tree protection requirements
 - Replacement planting

Tree removals

- 6.6 In order to implement the proposal, it will be necessary to remove seven trees, two hedges, four groups; and parts of three groups and one hedge.
- 6.7 Most of the removals are to accommodate the road access link between the westernmost field and the rest of the site.
- 6.8 The majority of the trees and vegetation to be removed is of low to poor value (C & U category), apart from one B category semi mature crack willow (T49) and the four westernmost trees of a B category group of semi mature field maples (G37). The willow will be removed to facilitate access and the field maples will be removed as part of the access link mentioned in section 6.7.
- 6.9 Removal of vegetation is predominantly low-quality trees and hedges internal to the site, of which the loss to public amenity is negligible due to their overall condition, lack of visual presence and the opportunity to replace with high quality planting.
- 6.10 Most vegetation of moderate quality and those growing around the boundaries of the site are to be retained and can be adequately protected throughout the development process.

Tree pruning

- 6.11 Five limes (T1-T5) have extensive basal growth and low branches which will obstruct erection of fences around plots 20, 28, 29 and 32 and along the adjacent site boundary. It is proposed to remove the basal growth and sympathetically crown lift low branches to provide a maximum of 2m clearance above existing ground level. This formative pruning will also improve their appearance and allow better inspection of the base of the trees. All five trees are subject to Tree Preservation Order TPO/A/2/17.
- 6.12 The layout has been designed to retain all protected trees and to ensure their long-term survival is viable. All construction is outside of precautionary root protection areas and retained trees have space to grow to maturity without the need for pruning. Buildings have been positioned and designed so where trees are located on the northern side these side elevations only have a single, landing window and therefore there will be no pressure to prune for light.

- 6.13 The western end of one group (G14) will require a minimal canopy reduction to accommodate scaffolding, while another group (G23) will require crown lifting to 2.5m from ground level along its southern side to provide enough height clearance over the proposed footway.
- 6.14 Two hedges (H19 and H38) will be faced back to achieve a formal, maintainable hedge and to facilitate access for scaffolding around adjacent house and garage footprints.
- 6.15 All these tree works are minor and will not have an adverse impact on the trees' health or form.

Tree Protection

- 6.16 Drawings JBA 19/283 TP01-TP03 Rev C at Appendix 2 shows the position and extent of tree protection that will be required during construction.
- 6.17 No specialised construction methods are required, and all works are outside precautionary RPAs of retained trees.
- 6.18 Tree protection will consist of robust fencing secured to a solid framework as recommended within BS5837 2012.

Replacement planting

- 6.19 The development proposals include a comprehensive landscape strategy which includes significant tree, shrub and hedgerow planting.
- 6.20 New trees will be planted at key locations throughout the development. These new trees offer the opportunity to replace the low quality, tree population that currently occupies the site and ensures the continuation of visual and green amenity for future generations.

7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The constraints that existing trees and vegetation pose to development have been assessed in accordance with BS5837: 2012 and through ongoing liaison between the design team and James Blake Associates.
- 7.2 This continuing involvement has culminated in a proposal that seeks to improve and enhance the tree scape of the site and the wider area whilst offering a sustainable approach to development.
- 7.3 Most trees to be removed are of low quality and located internally to the site thereby minimising the impact of development on the local landscape.
- 7.4 Development has avoided root protection areas to ensure the health and stability of retained trees is not compromised.
- 7.5 I recommend the proposal is approved subject to the implementation of the tree protection measures and pruning detailed in the submitted documents.

APPENDIX 1: TREE SURVEY SCHEDULE

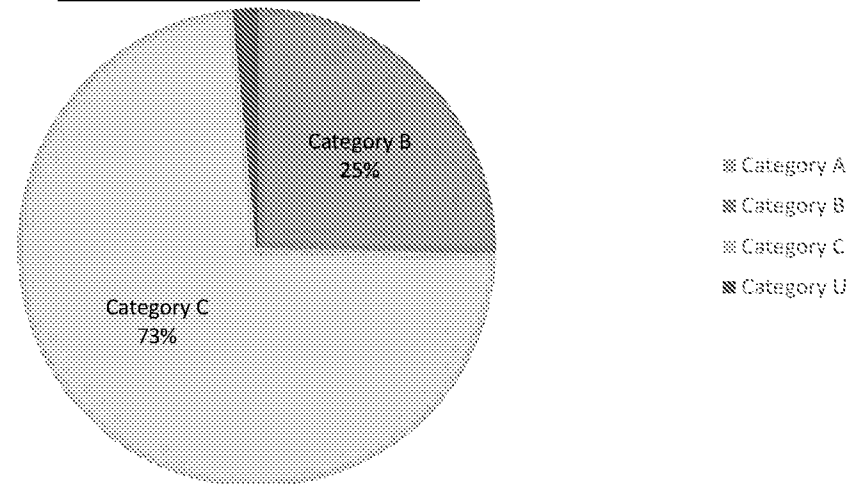
Tree Survey Schedule - Key

Life Stage	Description	Key	Description	BS Category	Description
NP	Newly planted	Stem Ø (mm) at 1.5m	Diameter of stem(s) in millimetres measured at 1.5m above ground level in accordance with BS 5837:2012.	A	Tree(s) of high quality with an estimated remaining life expectancy of at least 40 years.
Y: Young	An establishing tree that could be easily transplanted.	Stems	Numbers of stems or M/S = Multi-Stemmed.	B	Tree(s) of moderate quality with an estimated remaining life expectancy of at least 20 years.
SM: Semi Mature	An established tree still to reach its ultimate height and spread and with considerable growth potential.	Height of (FSB)	Height of first significant branch above ground level.	C	Tree(s) of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
EM: Early Mature	A tree reaching its ultimate height and whose growth is slowing however it will still increase in stem diameter and crown spread.	Crown Spread	Crown spread at the four cardinal points, North, South, East and West.	U	Unsuitable for retention. 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.
M: Mature	A tree with limited potential for further significant increase in size although is likely to have a long safe useful life expectancy.	Condition	Assessment of the physiological and structural condition of the tree observed at the time of surveying.	RPA radius (m) Radius of Root Protection Area (RPA) in metres based on relevant calculation in BS5837:2012 section 4.6.	
OM: Over Mature	A senescent or moribund tree with a limited useful life expectancy.	Est Remaining Contribution (Years)	Estimated Remaining Contribution in Years (<10, 10+, 20+, 40+)	RPA Area (m2) A layout design tool indicating the minimum area surrounding the tree that contains sufficient rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Size and shape based on calculations and constraints noted in BS5837:2012 section 4.6.	
V: Veteran	A tree older than typical for its species and of significant ecological, cultural or aesthetic value.				

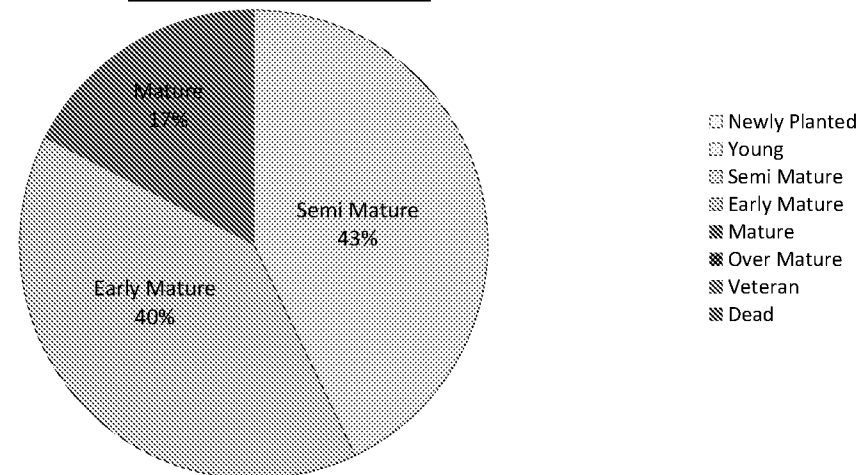
BS Category	Total
Category A	0
Category B	16
Category C	46
Category U	1
	63

Age Class	Total
Newly Planted	0
Young	0
Semi Mature	27
Early Mature	25
Mature	11
Over Mature	0
Veteran	0
Dead	0
	63

BS CATEGORY CHART



AGE CLASS CHART



Tree Survey Schedule

Site name: Water Lane, Angmering
Client: BDW Southern Counties
Job Number: 19/283

Survey Date: 11 February 2020
Surveyor: Simon Smith

Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m ²)
						N	E	S	W							
T1	Tilia cordata (Small-leaved Lime)	EM	460	8(0.5)	1.5SW	5.5	6	6	4.5	Good	Stem diameter estimated. Chicken wire around stem. Subject to Tree Preservation Order A/2/17 ref. G1.		20+	B1,B2	5.5	96
T2	Tilia cordata (Small-leaved Lime)	EM	495	7(0)	2	5	4.5	4.5	3	Good	Stem diameter estimated. Low stem bifurcation, tight fork. Chicken wire around stem. Subject to Tree Preservation Order A/2/17 ref. G1.		20+	B1,B2	5.9	111
T3	Tilia cordata (Small-leaved Lime)	EM	360	6(1)	1S	4	3.5	3.5	3	Good	Stem diameter estimated. Chicken wire around stem. Subject to Tree Preservation Order A/2/17 ref. G1.		20+	B2	4.3	59
T4	Tilia cordata (Small-leaved Lime)	EM	391	6(0)	2	5	4	3.5	4	Good	Established basal sucker growth, forming secondary stems. Multi-stemmed from base. Tight forks between stems. Chicken wire around stem. Subject to Tree Preservation Order A/2/17 ref. G1.		20+	B2	4.7	69
T5	Tilia cordata (Small-leaved Lime)	EM	550	9(2.5)	2S	5	4.5	4.5	5	Good	Stem diameter estimated. Established basal sucker growth, forming secondary stems. Chicken wire around stem. Subject to Tree Preservation Order A/2/17 ref. G1.		20+	B1	6.6	137
T6	Quercus robur (Common Oak)	SM	300	7(1.5)	2	4.5	5	5	4.5	Good	Typical crown form with no major defects. Subject to Tree Preservation Order A/2/17 ref. T2.		20+	B1	3.6	41
T7	Tilia x europaea (Common Lime)	SM	184	5(0.5)	0.5E	2	3.5	3.5	3	Fair	Not identified on topographical survey. Suppressed form. Tight fork between rubbing twisting stems.		10+	C1	2.2	15

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Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
T8	Crataegus monogyna (Common Hawthorn)	SM	229	4(0.5)	0.5S	3	3	3	3.5	Good	Not identified on topographical survey. Unable to fully inspect - ivy and vegetation. Stem diameter estimated. Typical crown form with no major defects.		10+	C1	2.8	24
T9	Prunus avium (Wild Cherry)	EM	370	7(0.5)	2.5E	4.5	5	6	5	Good	Typical crown form with no major defects.		20+	B1,B2	4.4	62
T10	Quercus robur (Common Oak)	SM	350	8(0.5)	3	4.5	4	5	4.5	Good	Typical crown form with no major defects.		20+	B1,B2	4.2	55
T11	Prunus avium (Wild Cherry)	EM	340	7.5(2)	2	5	5.5	3	5	Good	Not identified on topographical survey.		20+	B1,B2	4.1	52
G12	Crataegus monogyna (Common Hawthorn),Sambucus nigra (Elder)	M	578	6(1)	1E	6	7	6	4	Good	Unable to fully inspect - wall. Stem diameter estimated. Largest stem diameter recorded. Typical crown form with no major defects. Two hawthorn and one elder to north.		10+	C2,C3	6.9	151
T13	Crataegus monogyna (Common Hawthorn)	M	450	7(2)	2N	3	3	3	3	Good	Not identified on topographical survey. Unable to fully inspect - wall. Stem diameter estimated. Historic crown reduction.		10+	C1	5.4	92
G14	Acer platanoides (Norway Maple),Ilex aquifolium (Common Holly),Crataegus monogyna (Common Hawthorn)	EM	500	8(2)	2N	6	2	5	3	Good	Not identified on topographical survey. Unable to fully inspect - fence. Stem diameter estimated. Largest stem diameter recorded. Typical crown forms with no major defects.		20+	B2	6.0	113
G15	Ilex aquifolium (Common Holly),Pinus sylvestris (Scots Pine)	SM	300	9(2)		2.5	3	3	2.5	Good	Not identified on topographical survey. Unable to fully inspect - fence. Stem diameter estimated.		20+	B2	3.6	41

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Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
T16	Eucalyptus gunnii (Cider Gum)	SM	400	5.5(3)	2N	5	5	1	1	Poor	Unable to fully inspect - vegetation and fence. Stem diameter estimated. Stem leans to north-east.		10+	C1	4.8	72
G17	Eucalyptus gunnii (Cider Gum),x Cupressocyparis leylandii (Leyland Cypress),Ilex aquifolium (Common Holly),Prunus avium (Wild Cherry)	EM	550	8(2.5)		6	4	4	2	Good	Not identified on topographical survey. Unable to fully inspect - ivy and vegetation. Stem diameter estimated. Largest stem diameter recorded. Typical crown forms with no major defects.		20+	B2	6.6	137
T18	Fraxinus excelsior (Common Ash)	EM	500	8(4)	4N	7	6	6	7	Good	Unable to fully inspect - vegetation and fence. Stem diameter estimated. Tight forks between stems. Typical crown form with no major defects. Codominant leaders at 2m.		20+	B1	6.0	113
H19	Crataegus monogyna (Common Hawthorn),Prunus spinosa (Blackthorn),Sambucus nigra (Elder)	EM	300	5(0.5)		3	2	2	2	Fair	Unmaintained hedge with gaps.		10+	C2	3.6	41
G20	Ulmus procera (English Elm)	SM	150	7(1.5)	1.5	2	2.5	2	2.5	Good	Largest stem diameter recorded. Typical crown form with no major defects.		10+	C2	1.8	10
T21	Ulmus procera (English Elm)	SM	180	7(2.5)	2.5S	3	2.5	2.5	2.5	Good	Stem diameter estimated. Typical crown form with no major defects.		10+	C1	2.2	15
T22	Acer platanoides (Norway Maple)	SM	424	8(2.5)	3NE	4	4	4	3.5	Fair	Unable to fully inspect - ivy. Unable to fully inspect - vegetation. Stem diameter estimated. Multi-stemmed from base.		10+	C1	5.1	81
G23	Ulmus procera (English Elm),Crataegus monogyna (Common Hawthorn),Sambucus nigra (Elder)	SM	150	8(0.5)		3	3.5	3.5	3	Fair	Stem diameter estimated. Scattered elms within scrub.		10+	C2	1.8	10

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Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
G24	Acer pseudoplatanus (Sycamore)	EM	407	9(2)	2.5S	5	4	5	4	Good	Unable to fully inspect - ivy. Largest stem diameter recorded.		10+	C2	4.9	75
G25	x Cupressocyparis leylandii (Leyland Cypress)	SM	400	9(2)		3.5	3.5	4	3	Fair	Stem diameter estimated. Largest stem diameter recorded.		10+	C2	4.8	72
T26	Sambucus nigra (Elder)	M	461	4(0)		1	3	5	2	Fair	Stem diameter estimated. Stem leans to east.		10+	C1	5.5	96
T27	Quercus robur (Common Oak)	SM	190	5.5(2)	0.5NW	3	2.5	3	4	Good	Typical crown form with no major defects.		10+	C2	2.3	16
T28	Quercus robur (Common Oak)	SM	200	5(1.5)		3	2.5	3.5	3.5	Good			10+	C2	2.4	18
T29	Quercus robur (Common Oak)	SM	210	7.5(2.5)	1W	3.5	3.5	4.5	3	Good	Unable to fully inspect - ivy.		10+	C2	2.5	20
T30	Quercus robur (Common Oak)	SM	170	6(3)	2	2.5	2	2.5	1	Good			10+	C2	2.0	13
T31	Acer pseudoplatanus (Sycamore)	SM	291	9(3)	1W	3	3	4	4.5	Good	Unable to fully inspect - ivy. Tight forks between stems.		10+	C1	3.5	38
T32	Acer pseudoplatanus (Sycamore)	SM	350	10(2)	2SW	5	5	4	2	Good	Unable to fully inspect - ivy.		10+	C1	4.2	55

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Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
T33	Betula pendula (Silver Birch)	SM	100	6(5)	3.5	0	0.5	1.5	1	Fair	Suppressed form.		10+	C1	1.2	5
T34	Aesculus hippocastanum (Horse Chestnut)	M	809	9(3)	2S	5	7	5.5	5.5	Fair	Unable to fully inspect - fence. Stem diameter estimated. Multi-stemmed from base. Horse Chestnut Bleeding Canker.		10+	C1	9.7	296
T35	x Cupressocyparis leylandii (Leyland Cypress)	EM	559	7(1.5)	0.5W	3	4	4	5.5	Fair	Stem diameter estimated.		10+	C1	6.7	141
G36	Prunus laurocerasus (Cherry Laurel), Sambucus nigra (Elder)	SM	221	4(0.5)		3	3	2	2	Good			10+	C2	2.7	22
G37	Acer campestre (Field Maple), Prunus spinosa (Blackthorn), Sambucus nigra (Elder), Fraxinus excelsior (Common Ash), Crataegus monogyna (Common Hawthorn)	SM	354	8(3.5)		3.5	3.5	3.5	3.5	Good	Unable to fully inspect - vegetation. Stem diameter estimated. Line of planted maples with scrub understorey. One self-set ash at eastern end.		20+	B2	4.3	57
H38	Crataegus monogyna (Common Hawthorn), Sambucus nigra (Elder)	SM	120	4.5(0.5)		2	2	2	2	Fair	Stem diameter estimated. Maintained hedge with gaps.		10+	C2	1.4	7
T39	Sambucus nigra (Elder)	EM	250	4(2)	1.5E	2	3	2	2	Fair	Not identified on topographical survey. Stem diameter estimated. Historic crown reduction.		10+	C1	3.0	28

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Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
G40	Crataegus monogyna (Common Hawthorn)	EM	212	4.5(1.5)		2	3	2	2	Fair	Unable to fully inspect - ivy. Stem diameter estimated. Flail damage.		10+	C2	2.5	20
H41	Crataegus monogyna (Common Hawthorn), Sambucus nigra (Elder)	M	150	4(1)		1	1	1	1	Fair	Stem diameter estimated. Maintained hedge.		10+	C2	1.8	10
H42	Crataegus monogyna (Common Hawthorn)	M	150	4(1)		1	1	1	1	Fair	Stem diameter estimated. Maintained hedge.		10+	C2	1.8	10
G43	Prunus cerasifera (Cherry Plum)	EM	250	8(2)		2	2.5	2.5	2	Fair	Stem diameter estimated. Largest stem diameter recorded.		10+	C2	3.0	28
T44	Salix fragilis (Crack Willow)	M	600	8(1)	2	0	3	9	5	Fair	Unable to fully inspect - pond. Stem diameter estimated. Stem leans to south-west.		10+	C1	7.2	163
T45	Salix fragilis (Crack Willow)	M	560	15(5)	1N	7	4	8	7	Fair	Unable to fully inspect - ivy. Historic split of secondary leader from main stem.		10+	C1	6.7	142
G46	Crataegus monogyna (Common Hawthorn)	M	900	15(6)		5	7	7	3	Fair	Unable to fully inspect - pond. Unable to fully inspect - vegetation. Stem diameter estimated. Historic stem fractures with subsequent vertical regrowth.		10+	C2	10.8	366
T47	Salix fragilis (Crack Willow)	M	800	12(2)	0.5	7	12	5	0	Fair	Unable to fully inspect - vegetation. Stem diameter estimated. Stem wounds. Stem leans to south-east. Historic stem failure.		10+	C1	9.6	290

Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m ²)
						N	E	S	W							
T48	Salix fragilis (Crack Willow)	EM	300	8(4)	3SE	1	6	3	0	Fair	Stem diameter estimated. Stem leans to south-east.		10+	C1	3.6	41
T49	Salix fragilis (Crack Willow)	SM	350	8(1.5)	2.5S	5	5	6	5	Good	Unable to fully inspect - terrain. Stem diameter estimated. Typical crown form with no major defects. At watercourse level north of steep bank.		20+	B1	4.2	55
T50	Salix fragilis (Crack Willow)	SM	280	6(3)	2SW	3.5	3.5	3	3	Fair	Unable to fully inspect - terrain. Stem diameter estimated. Stem wounds. At watercourse level north of steep bank.		10+	C1	3.4	35
G51	Crataegus monogyna (Common Hawthorn), Sambucus nigra (Elder)	EM	150	4(0.5)		2	2	2	2	Fair	Unmaintained hedge with gaps.		10+	C2	1.8	10
T52	Ulmus procera (English Elm)	SM	180	6(2.5)	2.5	2.5	2.5	2	2	Good	Typical crown form with no major defects.		10+	C1	2.2	15
T53	Ulmus procera (English Elm)	SM	280	8(3.5)	3.5W	3.5	2.5	2	3	Good	Unable to fully inspect - vegetation. Stem diameter estimated.		10+	C1	3.4	35
T54	Ulmus procera (English Elm)	SM	150	4.5(3)	3N	2	2	1.5	1	Good	Unable to fully inspect - vegetation. Stem diameter estimated.		10+	C1	1.8	10
T55	Quercus robur (Common Oak)	EM	720	10(2.5)	2E	7	7	9	7	Good	Minor dead wood. Historic branch wounds: livestock. Subject to Tree Preservation Order A/2/17 ref. T1.		20+	B1, B2	8.6	235

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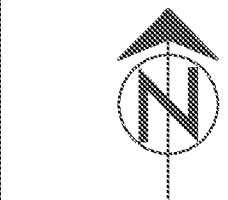
Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	Est Remaining Contribution (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
G56	Crataegus monogyna (Common Hawthorn)	EM	300	5(0.5)		2.5	2.5	2.5	2.5	Good	Unable to fully inspect - vegetation. Stem diameter estimated.		10+	C2	3.6	41
T57	Salix fragilis (Crack Willow)	M	700	10(0)	4S	12	10	7	0	Fair	Stem diameter estimated. Multi-stemmed from base. Stem wounds. Stem cavity. Historic stem fractures between three stems, two of which have fallen to north and south with branches layering in ground.		10+	C1	14.5	664
H58	Crataegus monogyna (Common Hawthorn),Acer campestre (Field Maple)	EM	100	4(0.5)		1.5	1.5	1	1	Fair	Stem diameter estimated. Largest stem diameter recorded. Maintained hedge.		10+	C2	1.2	5
H59	Acer campestre (Field Maple),Crataegus monogyna (Common Hawthorn),Acer pseudoplatanus (Sycamore)	EM	150	5(0.5)		1	1	1	1	Good	Stem diameter estimated. Largest stem diameter recorded. Maintained hedge.		10+	C2	1.8	10
H60	x Cupressocyparis leylandii (Leyland Cypress)	EM	120	3.5(1)		1	1	1	1	Good	Stem diameter estimated. Largest stem diameter recorded.		10+	C2	1.4	7
T61	x Cupressocyparis leylandii (Leyland Cypress)	EM	800	12(3)		4	4	4	4	Good	Not identified on topographical survey. Stem diameter estimated.		10+	C1	9.6	290
G62	Ulmus procera (English Elm)	EM	350	9(4)		4	3.5	2.5	3	Good	Unable to fully inspect - ivy. Stem diameter estimated. Largest stem diameter recorded. Typical crown form with no major defects.		10+	C2	4.2	55
H63	Ulmus procera (English Elm)	SM	150	8(0.5)		2	2	2	2	Poor	Unable to fully inspect - ivy. Stem diameter estimated. Largest stem diameter recorded. Crown dieback symptomatic of Dutch elm disease.		<10	U	1.8	10

APPENDIX 2: JBA DRAWINGS

urser

KEY

- Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below
- Existing hedge or group colour coded as above in accordance with BS 5837.
- Blue - Category B tree of moderate quality and value.
- Grey - Category C tree of low quality and value.
- Blue - Cat B Groups/hedges of moderate quality and value.
- Grey - Cat C Groups/hedges of low quality and value.
- Red - Cat U Groups/hedges of poor quality and value.
- Root Protection Area as calculated in accordance with BS 5837:2012
- Trees subject to Tree Preservation Order TPO A/2/17
- Shaded groups/hedges/trees to be removed
- Site Boundary.



GENERAL NOTES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE
(C)JAMES BLAKE ASSOCIATES LTD 2021

CLIENT	DATE	REV	DETAILS	CLIENT COMMENTS
BNW SOUTHERN COUNTIES				
SYMBOL TITLE				TREE REMOVAL PLAN
SITE				
LAND AT WATER LANE, ABERMOR				
PURPOSE OF ISSUE				
DRAWN BY	CHECKED	AUTH'D	SCALE	DATE
BA	BA	BA	1:500 @A1	20.04.2020
DWG NO.				BA 18/2021 TR2
REV				C

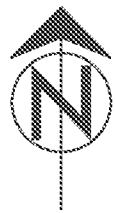
JAMES BLAKE
ASSOCIATES

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james@jamesblake.co.uk www.jamesblake.co.uk
LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY



KEY

- Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below
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- Shaded groups/hedges/trees to be removed
- Site Boundary.



GENERAL NOTES
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C	12/05/2021	BA	CLIENT COMMENTS
REV	DATE	BY	DETAILS
CLIENT		DWG. TITLE	
BDW SOUTHERN COUNTIES		TREE REMOVAL PLAN	
SITE			
LAND AT WATER LAKE, ANGLERING			
PURPOSE OF ISSUE			
.			
DWG BY	CHECKED	AUTH'D	SCALE
BA	BA	BA	1:500 @A1
DATE	DWG NO.		REV.
20.04.2020	BA 18/205 TRS		C

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	Red - Cat U Groups/hedges of poor quality and value.
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	Trees subject to Tree Preservation Order TPO A/2/17
	Approximate line of protective fencing to be erected in accordance with BS 5837, to be maintained throughout demolition and construction works.
	Site Boundary.



C	CLASSIFY	SAS	CLIENT COMMENTS			
REV	DATE	REVISED	DETAILS			
CLIENT			ENVOI TITLE			
BOW SOUTHERN COUNTIES			TREE PROTECTION PLAN			
SITE						
LAND AT WATER LAKE, AMHERST						
PURPOSE OF ISSUE						
-						
DRG BY	CHECKED	AUTH'D	SCALE	DATE	ENVOI NO.	REV
SAS	JBA	JBA	1:500 @A1	20/04/2020	JBA 180283 TP01	C

GENERAL NOTES

-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

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ursery

Pond

Avenals Barn

Avenals Cottage

Stables

Avenals Farm

KEY

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- Site Boundary.



GENERAL NOTES
DO NOT SCALE OFF THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE
(JAMES BLAKE ASSOCIATES LTD 2021)

C REV.	10/02/2021	SAS DATE	CLIENT COMMENTS DETAILS			
CLIENT BOW SOUTHERN COUNTIES			DWG. TITLE TREE PROTECTION PLAN			
SITE LAND AT WATER LAKE, ANGMERING						
PURPOSE OF ISSUE						
DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.
SAS	JBA	JBA	1:500 @A1	20.04.2020	JBA 19/201 TP02	C

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- Site Boundary.

CLIENT	DATE	REV	CLIENT COMMENTS
RDW SOUTHERN COUNTIES	20.04.2020	1	
TITLE	CIVIC TITLE		
LAND AT WATER LANE, NIMING	TREE PROTECTION PLAN		
PURPOSE OF ISSUE			
DRAWN BY	CHECKED	AUTH'D	SCALE
BAJ	BAJ	BAJ	1:500 @ A1
DATE	DATE	DATE	DATE
20.04.2020	20.04.2020	20.04.2020	20.04.2020
OWS NO.	REV	C	
BAJ 18/03/2019			

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GENERAL NOTES:
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APPENDIX 3: TREE PRESERVATION ORDER TPO/A/2/17

ARUN DISTRICT COUNCIL

TREE PRESERVATION ORDER

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Tree Preservation) (England) Regulations 2012

Individual and Group Order for T1 - Pedunculate Oak

T2 - Pedunculate Oak

G1 - 5No. Common Limes

at Land South of Water Lane Angmering

Our Reference: TPO/A/2/17 (Year 2017)

The ARUN DISTRICT COUNCIL in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order

Citation

1. This Order may be cited as Individual and Group Order for T1 - Pedunculate Oak
T2 - Pedunculate Oak
G1 - 5No. Common Limes at Land South of Water Lane Angmering
TPO/A/2/17 (Year 2017)

Interpretation

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

Effect

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

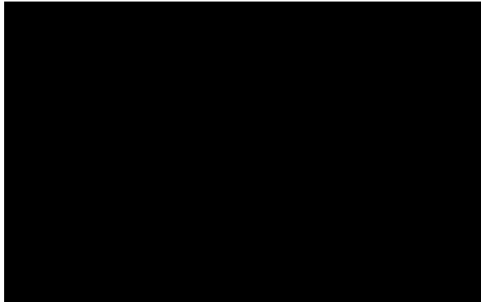
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated the 6th day of October 2017

Signed on behalf of Arun District Council



Neil Crowther

Group Head of Planning

Authorised by the Council to sign in that behalf

SCHEDULE 1**SPECIFICATION OF TREES****Trees specified individually**
(encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
T1	Pedunculate Oak	South of Water Lane, Angmering
T2	Pedunculate Oak	East of Weaver Hill, Angmering

Trees specified by reference area

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
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Groups of Trees
(within a broken black line on the map)

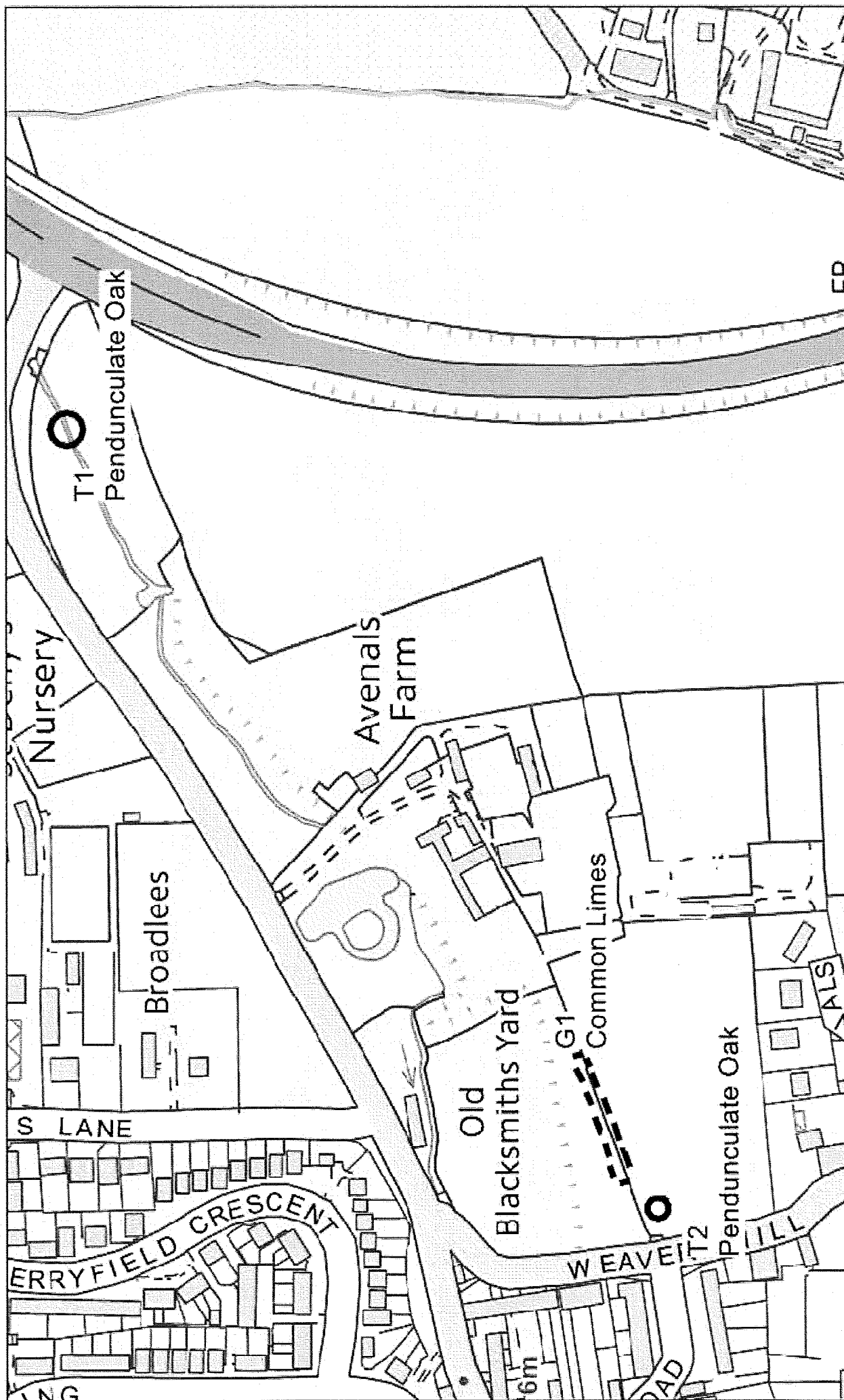
<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
G1	5 x Common Limes	East of Weaver Hill, Angmering

Woodlands
(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

Primary Address
Land South of Water Lane, Angmering
Weavers Hill, Angmering

Arun District Council Maps



Mapping produced by Arun District Council

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Production Date: 02 October 2017



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