

Arboricultural Impact Assessment

Land north of Water Lane
Waters lane
Angmering
BN16 4EJ

18th December 2018



PJC ref: 4652/17-02 Rev-02

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Gleeson Strategic Land & Rydon Homes.

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Checked by	Peter Davies FdSc Arboriculture M.Arbor.A Peter has a Foundation Degree in Arboriculture and is a professional member of the Arboricultural Association. He has ten years experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a Lantra accredited professional tree inspector.



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1 SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/3874/17-01.

1.2 **Site location:** The site is situated to the south of the A27 and to the north of Water Lane. To the east is Ancient Woodland and to the west are a number of residential units and smallholdings along Dappers Lane. Residential properties are located along Dappers lane along with industrial units and smallholdings to the east of Dappers lane. The location of the site within its environs is shown in figure 1.

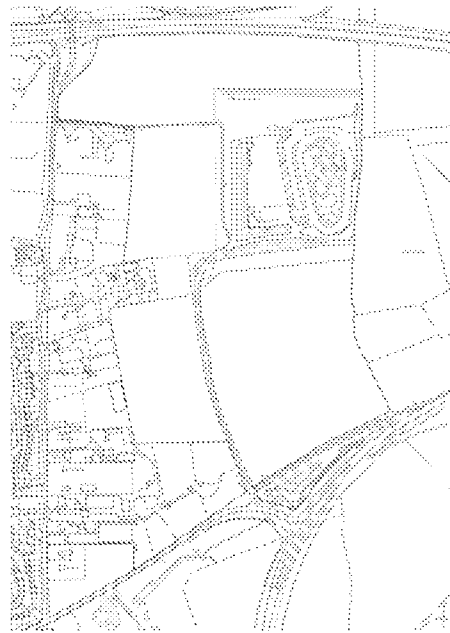


Figure 1: Location of Site and Environs

1.3 **Proposal:** Land North of Water Lane forms part of the emerging allocation of Angmering North. The Site is allocated for both employment and residential. The proposal is for up to 525 residential dwellings and 3ha employment land.

1.4 **Tree removals:** Trees T13, G17, T19, G21 and T28 all require removal in the interest of safety. These trees reside along the existing main access to the oval raceway and exhibit defects that render them unsuitable for long-term retention as part of the proposal. The majority of trees for removal based on condition are located within the oval raceway portion of the site, not at site extents or boundaries. T8, a portion of G16, T20, T29, G31, a section of G30, T49 & T50 are required to be removed to facilitate the proposal.

1.5 **Access facilitation pruning:** Based on the information available at the time of this report no access facilitation pruning is required.

1.6 Works within root protection areas: Encroachments into T46, T47 T49 and T50 along Dappers lane are set to occur as part of access improvements, which consist mainly of footpaths to the west of Dappers lane. Designs such as those illustrated in appendix 3 will be utilised in the final design to complete footpath installations to Dappers lane.

2 INTRODUCTION

2.1 Instruction: PJC Consultancy has been instructed by Gleeson Strategic Land & Rydon Homes to provide an arboricultural impact assessment for proposed construction works north of Water Lane, Angmering, The proposal is to develop the land for housing.

2.2 Brief: PJC Consultancy has been commissioned to compile an arboricultural impact assessment written in accordance with guidelines set out in BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

2.3 Scope of this report: This report is concerned with all significant trees located within the site boundary and those located around the curtilage of the site with the potential to impact or be impacted by the proposed construction works.

2.4 Contents of report: This report has been produced to provide a schedule of trees to be removed or pruned for the proposed development, as well as to evaluate the implications of the development on retained trees. The report includes the following:

- A schedule of trees to be retained/removed.
- A schedule of access facilitation pruning required for development.
- An assessment of the impact construction works will have on retained trees and mitigation measures to be implemented.
- Recommendations for post development arboricultural management.
- Tree Constraints Plan and Tree Retention Plan.

2.5 Documents and information provided: The following documents were provided by the client to produce this report:

- Land Use schedule
- Illustrative masterplan 1911
- 21351_Final Topographic plan including topographic plan for dappers lane, (2017)
- i-transport footpath proposal 106. (2017)

3 INITIAL TREE SURVEY SUMMARY

3.1 Site visit: A site visit was carried out on 2nd December 2015 & 2nd Oct 2017 & 3rd January 2018. The weather conditions throughout all visits were adequate to complete surveying.

3.2 Survey methodology: Explanations for the measurements and information collected for each tree are described in arboricultural report ref. PJC/3874/15-01.

3.3 Site layout: The site is situated south of the A27 to the east of Angmering. The location of the site within its environs is shown in figure 1.

3.4 Statutory tree protection: Arun District Council Planning Department was contacted by email on February 19th 2018 to establish restrictions to tree works at the site. A group TPO ref A/1/14 affects part of the site adjacent of Dapper's Lane. Any persons proposing to undertake tree works must check the status of these trees with the local authority to gain necessary consent before works are undertaken. A single tree from this TPO, (T3 of TPO) T33 of this report, is within the site boundaries. Other TPOs within this group are present along Dapper's lane further south. Where possible the status of trees is indicated on the survey sheets in appendix 2.

3.5 Financial penalties and/or criminal proceedings can result if tree works are carried out on a protected tree without consent. The entirety of the tree is protected, both above and below ground.

3.6 Tree categorisation summary: The table below illustrates the categorisation mix of trees recorded at the site. Further information regarding trees can be found in the tree survey schedule in appendix 2.

Categorisation	Individual tree	Tree group
A	3	0
B	16	7
C	15	12
U	5	3
Total	39	22

4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Tree removals: Trees to be removed for the proposed development are shown with dashed outlines on the Tree Retention Plan in Appendix 1. These consist of: T13, G17, T19, G21 and T28 to be removed due to their condition. T8, a portion of G16, T20, T29, G31 a section of G30, T33, T49 & T50 are required to be removed to facilitate the proposal.

4.2 Access facilitation pruning: No trees are required to have access facilitation pruning given the information available at time of survey. Some sightline pruning may be required to improve sighting along Dappers lane following completion of new access. This predominantly will effect G45 a low category self set group in close proximity to the carriageway edge.

4.3 Mitigation planting: Planting to mitigate for the loss of trees across the site is set to occur and as previously covered significant scope exists to improve tree cover and age class diversity. It will however be necessary to focus specifically on replacement trees lost as part of the footpath arrangement along Dappers lane. T49 and T50 will require removal given their position adjacent proposed footpaths. Their loss will be mitigated by planting larger size tree stock such as 'standard' or 'heavy-standard' Details of which will be specified in the landscape design proposals produced by a suitably experienced and qualified landscape architect with arboricultural input as required.

4.4 Works within root protection areas: No part of the housing layout requires works within root protection areas.

4.5 Proposed new access to Dappers lane: A new access from the development will be created to the western side of Dappers lane. As part of the proposal, the footpaths and pedestrian access are to be improved. In order to achieve this a number of encroachments are set to occur. Trees T41, T46, T47 and G42 are likely to be partially encroached. These trees should be able to be retained with excavation work carried out under arboricultural supervision. The proposed footpath construction method utilised will be based on WSCC highways specification for footpaths as illustrated in appendix 3. Some scope exists to customise these designs as of a reduced dig scenario at a depth of 170mm. These works should be carried out under arboricultural supervision during construction phase following a detailed assessment.

4.6 Tree shade and seasonal nuisance: Based on the information available at the time of survey, the majority of retained trees present within the development area are within the proposed green space and are unlikely to present significant seasonal nuisance or cast unreasonable volumes of shade.

4.7 Services: Details of the routing of services for the proposed development are not currently available. Significant scope exists to deliver services to properties as part of the development proposal whilst avoiding root protection areas of trees. Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG10 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012.

5 CONCLUSIONS

5.1 A number of trees are required to be removed on the grounds that their condition does not permit their retention as part of the development proposals. These trees typically are either dead standing or possess a significant defect that warrants their removal. The remainder of trees to be removed are required in order to achieve development proposals. Significant scope for mitigation planting throughout the project exists and a final landscaping plan for the new development should aim to improve tree cover across the site ensuring that planted trees are of a suitable species and larger stock size.

5.2 An Arboricultural Method Statement should be produced following the availability of more detailed proposals. This will be produced at reserved matters stage. At this stage it may be necessary to re-assess any further impacts by adjusted design proposals and will update the Arboricultural Impact assessment. The AMS also provides a means of reference by contractors to tree based constraints effecting construction activities at the site.

6 OTHER CONSIDERATIONS

6.1 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

6.2 The tree works contractors should carry out all tree works to BS3998: 2010 '*Tree works – recommendations*', as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

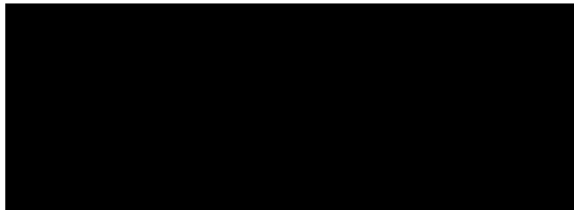
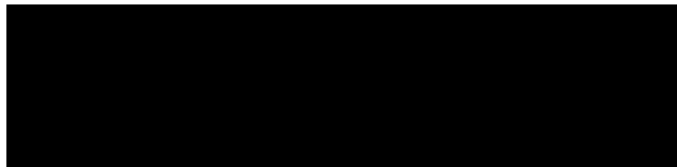
6.3 It is also recommended that all tree works be carried out by an Arboricultural Association approved contractor. Approved contractors are expected to work to industry best standards, and the Arboricultural Association website contains contact details and information on engaging a suitable contractor.

6.4 The trees at this site were assessed for their condition and safety in relation to the average range of weather conditions that the region experiences. Any weather events that exceed the average norm cannot be predicted, and so their effects are not considered within this report.

6.5 The views and opinions contained within this report are entirely those of the author.

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APPENDIX 1

Tree Constraints Plan and Tree Retention Plan

APPENDIX 2

Tree Survey Schedule

Tree Survey Schedule

				Client: Gleeson Homes Site: Dappers Lane East Survey date: 2nd dec 2015, 2nd October 2017 & 3rd Jan 2018 Surveyor: Owen Allpress							T: Individual tree or shrub G: Group of 2 or more H: Hedgerow W: Woodland block		
Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T1	English Oak, (<i>Quercus Robur</i>)	3	300 est	N: 3 E: 3 S: 3 vv 3	2	Semi-mature	Good	Good	None	None	C2	40.8	3.6
G2	Leylandii, (<i>Cupressus</i> × <i>leylandii</i>)	>6	450 est avg	N/a	4	Mature	Good	Fair	Various trees in row with dead wood and snapped branches.	None	C2	91.7	5.4
T3	English Oak, (<i>Quercus Robur</i>)	6	400 est	N: 4 E: 3 S: 4 vv 3	4	Mature	Good	Good	Multi-stem tree	None	C2	72.5	4.8
T4	Hawthorn, (<i>Crataegus monogyna</i>)	4	450 est	N: 2 E: 2 S: 2 vv 2	3	Mature	Good	Good	None	None	C2	91.7	5.4
T5	English Oak, (<i>Quercus Robur</i>)	7	880	N: 5 E: 5 S: 5 vv 5	3	Mature	Fair	Fair	Stem cavities evident and deadwood within crown.	None	C2	350.8	10.6
T6	English Oak, (<i>Quercus Robur</i>)	7	350	N: 2 E: 2 S: 2 vv 2	3	Mature	Fair	Fair	Ivy inhibits inspection of stem.	None	C2	55.5	4.2

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Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
G7	Leylandii, (<i>Cupressus</i> × <i>leylandii</i>)	>9	500 est avg	N/a	1	Mature	Fair	Fair	Various defects and broken branches	None	C2	113.3	6.0
T8	English Oak, (<i>Quercus Robur</i>)	7	650	N: 5 E: 5 S: 5 vv: 5	3	Mature	Good	Fair	Significant Stem cavity on central leader, previous tear out wound.	Remove to facilitate proposal	U	191.4	7.8
T9	English Oak, (<i>Quercus Robur</i>)	4	250 est	N: 3 E: 3 S: 3 vv: 3	2	Early mature	Good	Good	Twin-stemmed tree	None	C2	28.3	3.0
G10	English Oak, (<i>Quercus Robur</i>)	>6	250 est avg	N/a	2	Early mature	Good	Good	Field boundary self sown trees amongst hedgerow.	None	C2	28.3	3.0
T11	English Oak, (<i>Quercus Robur</i>)	5	450	N: 5 E: 4 S: 4 vv: 5	3	Mature	Good	Good	Signage attached to stem of tree.	None	C2	91.7	5.4
T12	English Oak, (<i>Quercus Robur</i>)	3	256	N: 2 E: 2 S: 2 vv: 2	3	Mature	Good	Good	None	None	C2	29.7	3.1

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Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T13	Ash, (<i>Fraxinus Excelsior</i>)	5	500	N: 5 E: 5 S: 5 W: 5	3	Semi-mature	Good	Poor	Considerable basal defect	Fell tree in the interest of safety.	U	113.3	6.0
T14	English Oak, (<i>Quercus Robur</i>)	5	500	N: 5 E: 5 S: 5 W: 5	3	Mature	Good	Good	ivy inhibits inspection of stem.	None	C2	113.3	6.0
T15	English Oak, (<i>Quercus Robur</i>)	5	400	N: 5 E: 5 S: 5 W: 5	3	Mature	Good	Good	ivy inhibits inspection of stem.	None	C2	72.5	4.8
G16	English Oak, (<i>Quercus Robur</i>)	>6	350 est avg	N/a	3	Mature	Good	Good	Some minor dead wood present in crown.	Remove section indicated to facilitate proposal	C2	55.5	4.2
G17	Oak and Elm	>10	250 est avg	N/a	3	Mature	Poor	Poor	Various dead wood and dead trees.	Remove dead trees in the interest of safety.	U	28.3	3.0
G18	Leylandii, (<i>Cupressus × leylandii</i>)	>12	400 est avg	N/a	2	Mature	Fair	Fair	Various defects, broken branches and minor dead wood.	None	C2	72.5	4.8

Tree Survey Schedule

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Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T19	English Oak, (<i>Quercus Robur</i>)	7	900	N: 6 E: 5 S: 7 vv 5	3	Mature	Poor	Poor	Crown dieback and known decay fungi, (<i>Meripilus Giganteus</i>) present at base of tree.	Fell tree in the interest of safety	U	366.9	10.8
T20	English Oak, (<i>Quercus Robur</i>)	6	700 est	N: 4 E: 4 S: 4 vv 4	3	Mature	Good	Good	None	Remove to facilitate proposal	C2	222.0	8.4
G21	Elm, (<i>Ulmus Spp</i>)	>6	N/a	N/a	0	Juvenile	Poor	Poor	Juvenile dead trees among Hedgerow.	Remove dead stems in the interest of safety.	U		
G22	Monterey pine, (<i>Pinus radiata</i>)	>6	300 est avg	N/a	0	Semi-mature	Good	Good	Row of pines to north of race track. Base of trees inaccessible.	None	C2	40.8	3.6
G23	Oak and Ash	>7	350	N/a	0	Mature	Good	Good	Third party trees along boundary with footpath.	None	C2	55.5	4.2
T24	English Oak, (<i>Quercus Robur</i>)	8	1230	N: 5 E: 5 S: 5 vv 5	2	Over mature	Fair	Fair	Basal defects, dead bark and dead wood.	None	B3	685.4	14.8

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Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T25	Oak and Ash	>6	500	N/a	3	Mature	Good	Good	Field boundary trees dense undergrowth prevents assessment of stems. Trees crown lifted field side.	None	C2	113.3	6.0
T26	Monterey pine, (<i>Pinus radiata</i>)	5	200	N: 3 E: 3 S: 3 W: 3	2	Semi-mature	Good	Good	None	None	C2	18.1	2.4
G27	Oak, Ash and Willow	>6		N/a	0	Mature	Good	Good	None	None	C2	0.0	0.0
T28	English Oak, (<i>Quercus Robur</i>)	6	450	N: 4 E: 4 S: 4 W: 4	3	Mature	Fair	Poor	Evidence of root pruning and subsequent decay, Ganoderma fruit body evident at time of	Fell in the interests of safety.	U	91.7	5.4

Data on the following pages, (sheet 6 - 11) was collected in October 2017 and January 2018 and related to Dappers lane boundary.

Tree Survey Schedule

				Client: Gleeson Homes Site: Dappers Lane East Survey date: 2nd dec 2015, 2nd October 2017 & 3rd Jan 2018 Surveyor: Owen Allpress						T: Individual tree or shrub G: Group of 2 or more H: Hedgerow W: Woodland block			
Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T29	Common ash, (Fraxinus excelsior)	12	410 est	N 6	Crown	Mature	Fair	Poor	Inclusion failure, remainder tree toward Dappers lane.	Remove to facilitate proposal.	U	76.2	4.9
				E 4	5n								
				S 5	Branch								
				W 5	5n								
G30	Sycamore, (Acer pseudoplatanus)	>10	320 est	N 4	Crown	Semi-mature	Good	Fair	Various self sown sycamore at side boundary. Suppressed and with minor deadwood.	Remove section to facilitate proposal.	B2	46.4	3.8
				E 4	2								
				S 4	Branch								
				W 4	3								
G31	Common ash, (Fraxinus excelsior)	12	200 avg est	N 3	Crown	Semi-mature	Fair	Obscured	Dense undergrowth prevents stem inspection. Roadside group ash.	Remove to facilitate proposal.	B2	18.1	2.4
				E 3	1								
				S 3	Branch								
				W 3	2								
G32	Common ash, (Fraxinus excelsior)	16	500 avg est	N 7	Crown	Mature	Fair	Fair	Group of larger ash at corner if neighbouring plot access. Minor deadwood and increment growth.	None at time of survey	B2	113.3	6.0
				E 7	4								
				S 7	Branch								
				W 7	5								
T33	Pedunculate oak, (Quercus robur)	16	700	N 6	Crown	Mature	Fair	Good	Sparse foliage at time of survey, dense undergrowth inhibits detailed inspection of stem base.	None at time of survey	A1	222.0	8.4
				E 6	2s								
				S 7	Branch								
				W 7	4s								
T34	Sycamore, (Acer pseudoplatanus)	14	380 est	N 3	Crown	Mature	Good	Good	No access to survey in detail dimensions estimated.	None at time of survey	B1	65.4	4.6
				E 3	1								
				S 3	Branch								
				W 3	2								

Tree Survey Schedule

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Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T35	Sycamore, (Acer pseudoplatanus)	15	400	N	6	Mature	Fair	Obscured	limited access to survey.	None at time of survey	B1	72.5	4.8
				E	6								
				S	6								
				W	6								
T36	Common ash, (Fraxinus excelsior)	13	450	N	6	Mature	Fair	Obscured	Adjacent Water Lane boundary.	None at time of survey	B1	91.7	5.4
				E	6								
				S	6								
				W	6								
G36	Sycamore, (Acer pseudoplatanus)	16	350	5 avg	Crown	Mature	Good	Obscured	Mature tree group adjacent junction. detailed visual inspection obscured.	None at time of survey	B2	55.5	4.2
					4w								
					Branch								
					5w								
G37	Common ash, (Fraxinus excelsior)	15	350	4 avg	Crown	Mature	Good	Good	Heavily pollarded historically. Remnant tree malformed. Value as screening at junction.	None at time of survey	B2	55.5	4.2
					5e								
					Branch								
					4e								
T38	Pedunculate oak, (Quercus robur)	18	750	N	8	Mature	Fair	Obscured	Deadwood and crown dieback. ivy growth inhibits detailed inspection.	None at time of survey	B1	254.8	9.0
				E	10								
				S	9								
				W	5								
G39	Common ash, (Fraxinus excelsior)	9	200	3 Avg	Crown	Mature	Good	Good	Young trees adjacent roadside.	None at time of survey	C2	18.1	2.4
					2								
					Branch								
					2								

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Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T40	Common ash, (Fraxinus excelsior)	18	470	N 6 E 6 S 7 W 7	Crown 6w Branch 5w	Mature	Good	Good	Large ash adjacent third party boundary.	TPO - None at time of survey	A1	100.1	5.6
T41	Common ash, (Fraxinus excelsior)	11	750	5 Avg	Crown 9s Branch 5	Mature	Good	Good	Heavily topped, sporadic regrowth from large diameter pruning wounds.	None at time of survey	C1	254.8	9.0
G42	Elm & elder	9	160	3 Avg	Crown 2 Branch 2	Mature	Good	Good	Trees adjacent third party garden boundary.	None at time of survey	B2	11.6	1.9
T43	Common ash, (Fraxinus excelsior)	17	530	N 6 E 5 S 5 W 6	Crown 4w Branch 6w	Mature	Good	Obscured	Large tree on bank approx. 1m above street level. dual stem form	None at time of survey	B1	127.3	6.4
T44	Common ash, (Fraxinus excelsior)	11	380	N 4 E 4 S 2 W 4	Crown 4w Branch 6w	Mature	Good	Good	Asymmetrical crown via suppression.	None at time of survey	B1	65.4	4.6
G45	Common ash, (Fraxinus excelsior)	13	350	3 Avg	Crown 3n Branch 3n	Mature	Good	Good	Group ash adjacent road	None at time of survey	C2	55.5	4.2

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Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T46	Pedunculate oak, (Quercus robur)	14	730	N	6	Mature	Good	Good	Third party oak, historic wind throw.	None at time of survey	B1	241.4	8.8
				E	7								
				S	6								
				W	4								
T47	Common ash, (Fraxinus excelsior)	16	430	N	6	Mature	Good	Good	Dual stem tree in grass verge.	None at time of survey	B1	83.8	5.2
				E	7								
				S	5								
				W	5								
G48	Common ash, (Fraxinus excelsior)	10	280	4 Avg	Crown	Mature	Good	Good	Group ash adjacent Dappers lane.	None at time of survey	B1	35.5	3.4
					3s								
					Branch								
					4s								
T49	Monterey cypress, (Cupressus macrocarpa)	16	600	N	2	Mature	Good	Good	Asymmetrical crown via suppression.	Remove to facilitate proposal.	B1	163.1	7.2
				E	4								
				S	4								
				W	4								
T50	Common ash, (Fraxinus excelsior)	16	450	N	4	Mature	Fair	Fair	Asymmetrical crown via suppression.	Remove to facilitate proposal.	B1	91.7	5.4
				E	4								
				S	2								
				W	4								
T51	Silver birch, (Betula pendula)	14	380	N	5	Mature	Fair	Fair	Mature tree with no visible defects.	None at time of survey	A1	65.4	4.6
				E	4								
				S	5								
				W	5								

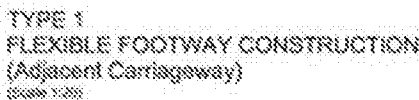
Tree Survey Schedule

				Client: Gleeson Homes Site: Dappers Lane East Survey date: 2nd dec 2015, 2nd October 2017 & 3rd Jan 2018 Surveyor: Owen Allpress						T: Individual tree or shrub G: Group of 2 or more H: Hedgerow W: Woodland block			
Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T52	Norway maple, (Acer platanoides)	12	400 est	N 6	Crown	Mature	Good	Poor	Poor condition multi stem form some stems with bark necrosis. Primary stem junction features included	Remove dead or damaged portions of tree.	C1	72.5	4.8
				E 4	2								
				S 5	Branch								
				W 5	3n								
T53	Sycamore, (Acer pseudoplatanus)	13	380	N 5	Crown	Mature	Good	Obscured	Set within third party front garden.	None at time of survey	B1	65.4	4.6
				E 4	4w								
				S 5	Branch								
				W 5	5w								
T54	Norway maple, (Acer platanoides)	13	410	6 avg	Crown	Mature	Good	Obscured	Ivy obscures detailed visual inspection.	None at time of survey	B1	76.2	4.9
					4s								
					Branch								
					4s								
G55	Elm & sycamore	10	350	4 avg	Crown	Dead	Poor	Poor	Dead trees in poor physical condition.	None at time of survey	U	55.5	4.2
					5								
					Branch								
					4								
G56	Ash & elm	5	100 avg est	1 avg	Crown	Juvenile	Good	Good	Young trees some with DED	None at time of survey	C2	4.5	1.2
					1								
					Branch								
					2								
T57	Norway maple, (Acer platanoides)	12	410	N 5	Crown	Mature	Good	Good	Rear of gardens	None at time of survey	B1	76.2	4.9
				E 6	4e								
				S 5	Branch								
				W 5	5e								

Tree Survey Schedule

				Client: Gleeson Homes Site: Dappers Lane East Survey date: 2nd dec 2015, 2nd October 2017 & 3rd Jan 2018 Surveyor: Owen Allpress							T: Individual tree or shrub G: Group of 2 or more H: Hedgerow W: Woodland block			
Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)		Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius
T58	Norway maple, (Acer platanoides)	14	320	N	4	Crown	Mature	Good	Good	Occluded lesion on stem	None at time of survey	B1	46.4	3.8
				E	4	5w								
				S	4	Branch								
				W	3	5w								
T59	Monterey cypress, (Cupressus macrocarpa)	14	500	5 avg		Crown	Mature	Good	Good	Large roadside tree, upper interior crown obscured.	None at time of survey	B1	113.3	6.0
						4								
						Branch								
						5e								
G60	Common ash, (Fraxinus excelsior)	12	380	4 avg		Crown	Mature	Good	Fair	Heavy historic pruning practices have left one individual malformed.	None at time of survey	C2	65.4	4.6
						2								
						Branch								
						3								

Footpath construction illustrations (WSCC Highways)



WSSCC adoptable highways footpath section:
Proposed footpaths west of Dappers will be 1.5m wide (with edging). Standard construction would lead to a depth of 270mm, this can be reduced to 170mm with reduced 100mm of sub-base in areas where there are no drives crossing where occurring within RPAs.

Image 1 (above): standard footpath design section drawing.

Image 2 (below): Rural footpath specification may be utilised for larger encroachments for example within the RPA of T41. This design is recommended by WSCC for use in reduced dig scenarios working within RPAs.

