

LAND WEST OF
BROOK LANE AND
SOUTH OF A259
(WITHIN THE PARISHES OF
BROOKFIELD AND
ANGMERING AND FINDON)
RUSTINGTON
WEST SUSSEX

TREE REPORT
&
IMPACT
ASSESSMENT



Ecology
Archaeology
Arboriculture
Landscape Architecture

STORE PROPERTY
INVESTMENTS LTD

Written by:	M Welby
Checked by:	A Bigg
Date:	17/02/2017
Ref:	STO21075tr-aia
Revision:	

Table of Contents

1.0	Introduction	3
2.0	Scope and Method of Survey	4
3.0	Arboricultural Impact Assessment	5
4.0	Recommendations	6
	Appendix 1: Tree Categories Explained	8
	Appendix 2: Tree Survey Schedule	9
	Appendix 3: Tree Reference Plan	15
	Appendix 4: Outline Tree Removal Plan	16

1.0 Introduction

- 1.1. ACD were instructed by Store Property Investments Limited, in February 2017, to survey and categorise the trees on land west of Brook Lane and south of A259, (within the Parishes of Brookfield and Angmering and Findon), Rustington, West Sussex, in accordance with the British Standard¹, and make an assessment of the supplied layout in support of an outline planning application.
- 1.2. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 1.3. Trees have been assessed for their quality and benefits within the context of proposed development. The quality of each tree or group of trees has been recorded by allocating to it one of four categories.
- 1.4. This report provides the data and advice outlined in the British Standard only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If a further detailed inspection is deemed necessary, then it will be made clear within this report.
- 1.5. There are no tree preservation orders present on trees on, or adjacent to the site. Nor is the site within a conservation area.
- 1.6. The Tree Reference Plan is based on the supplied topographical ground survey, ref: topo 15140217v1.1. and the impact assessment is based upon the supplied layout (ref: 1709-05B) and shown on the appended Outline Tree Removal plan.
- 1.7. The controlling authority is Arun District Council, who can be contacted at: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF, Tel: 01903 737756.

¹ BSI, 2012. *BS5837 Trees in relation to design, demolition and construction- Recommendations*, London: British Standards Institute.

- 1.8. Any questions relating to the content of this report should be directed in the first instance to ACD Environmental, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425714, quoting the site address and report reference number.

2.0 Scope and Method of Survey

- 2.1. The survey schedule can be found at Appendix 2.
- 2.2. The survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 2.3. No discussions took place between the surveyor and any other party.
- 2.4. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. The prefix G has been used to indicate a group of trees, and H for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 2.5. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the VTA tree assessment method².
- 2.6. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions. All estimated dimensions are noted in the schedule comments.
- 2.7. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 2.8. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.

² Mattheck, C. & Breloer, H., 1998. *The Body Language of Trees: A Handbook for Failure Analysis*. London:H.M.S.O.

2.9. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m above ground level.

2.10. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

3.0 Arboricultural Impact Assessment

3.1. This assessment is based upon the brief that an outline application shall be made using the supplied layout as 'indicative' only.

3.2. Supplied indicative proposals plan ref: 1709-05B

3.3. Trees proposed for removal to suit the indicative layout include:

- Category A (High value): T26
- Category B (Moderate value): G1, G2, G4 (6No.), T25 and T47
- A number of low value category C & U trees and lengths of hedgerow

3.4. In relation to the conception and design of development proposals, BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

3.5. It is therefore deemed acceptable to remove the trees listed and, as part of the detailed landscape design for the scheme, include suitable and sustainable

replacements as and where appropriate. This will more than mitigate any loss that may be felt from tree removals, by providing robust long-term tree cover in keeping with the proposal and surrounding properties.

- 3.6. At this outline stage, it would be inappropriate to comment on specific RPA encroachments. However, in general, the site is relatively flat and therefore minor encroachments by surfaces into RPAs could be reasonably addressed by the use of 'no-dig' surfaces.
- 3.7. There is more than enough room on site to accommodate the proposed density without resulting in future 'pressure to prune'.
- 3.8. It is the author's opinion that, based on site density, proposed tree removals and the viability of protecting those remaining, development of the site within the proposed parameters is arboriculturally acceptable.

4.0 Recommendations

- 4.1. If outline planning consent is secured, then a detailed assessment of the viability of tree retention and protection must be undertaken and before any works start on site, including demolition, an arboricultural method statement (AMS) and tree protection plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routeing, machine activity, storage of materials or site hut positioning within the RPA of retained trees. The tree protection measures must remain in position for the duration of the construction process.
- 4.2. Surgery may be required in order to allow trees to be retained close to structures, to allow access for construction or for future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery can be provided once a final site layout is agreed, and it is determined which trees are to be retained. All surgery should comply with BS3998³ or more recently accepted good arboricultural practice.

³ BSI, 2010. *BS3998- Recommendations for Tree Work*, London: British Standards Institute.

- 4.3. We recommend that a representative of ACD, or an alternative consultant acceptable to the local planning authority (LPA), monitor the tree protection measures throughout the development, and supervise any work within RPAs and approved protection areas.
- 4.4. A landowner has a duty of care⁴ to ensure that reasonable steps are taken to ensure the safety of others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Reasonably frequent inspections of trees with potential to cause harm, by a competent person, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.
- 4.5. Notice must also be taken that it is an offence⁵ to disturb a nesting bird or roosting/breeding bat. Further advice, particularly if bats are discovered during tree work should be obtained from ACD.

Mark Welby RCarborA, FArborA, Dip Arb (RFS), Tech Cert (ArborA)
Director & Principal Arboriculturist
16 February 2017

LIMITATIONS OF USE AND COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with Land West of Brook Lane and South of A259, Rustington, West Sussex. Until all invoices rendered by ACD Environmental to the Client have been paid in full, the copyright of any documents, forms, statements, maps, plans and other such material will remain vested in ACD Environmental and no unauthorised use of such material may be made by the Client or any person purporting to be acting on his/her behalf. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of ACD Environmental ©

⁴ Occupiers' Liability Act (1957 and 1984)

⁵ Wildlife and Countryside Act (Anon., 2000) & Countryside and Rights of Way Act (Anon., 1981)

Appendix 1: Tree Categories Explained

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition		Criteria (including subcategories where appropriate)	
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		*Trees that have 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 category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) *Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline *Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

CLIENT: Store Property Investment Limited
 SITE: Land West of Brook Lane and South of A259, Rustington, West Sussex
 DATE: February 2017

SURVEYOR: M Welby Tech Cert (ArborA), Dip Arb (RFS), FarborA
 TAGGED? No

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
G1	Acer campestre (Field Maple)	9(1)	250(1)	As shown on plan	EM	40+	Diameter is estimated average. Typical highway amenity planting: field maple dominant over other mixed natives	B2
G2	Acer campestre (Field Maple)	9(1)	250(1)	As shown on plan	EM	40+	Diameter is estimated average. Typical highway amenity planting: field maple dominant over other mixed natives	B2
H3	X Cupressocyparis leylandii (Leyland Cypress)	2						
G4	Acer pseudoplatanus (Sycamore)	16(2)	650(1)	As shown on plan	M	20+	Diameter is estimated average. Group on boundary of allotments. Ivy on stems. Self-seeded. Multi-stemmed	B2
G5	Acer campestre (Field Maple)	6(1)	250(1)	As shown on plan	EM	20+	No obvious significant defects. Moderate quality, but of low value due to small size. Diameter is estimated average.	C2
T6	Acer pseudoplatanus (Sycamore)	8(2)	150(5)	4, 2, 4, 4	EM	10+	Plotted by eye on plan. Low quality and value.	C1
G7	Crataegus monogyna (Hawthorn)	4(1)	250(1)	As shown on plan	M	20+	Plotted by eye on plan. Moderate quality, but of low value due to small size. Diameter is estimated average.	C2
T8	Acer pseudoplatanus (Sycamore)	16(3)	400(3)	5, 6, 5, 6	M	20+	No obvious significant defects. Moderate quality and value. Off-site and inaccessible: diameter estimated. On railway land	B1
G9	Acer pseudoplatanus (Sycamore), Populus X canadensis (Hybrid Black Poplar)	16(3)	350(1)	5, 6, 5, 6	M	20+	No obvious significant defects. Moderate quality and value. Off-site and inaccessible: diameter estimated. On railway land	B2
T10	Tilia X europaea (Common Lime)	14(2)	520(1)	5.5, 5.5, 5.5, 5.5	M	20+	No obvious significant defects. Moderate quality and value. Suckers around stem base. Scattered deadwood.	B2

Notes: Dia (stem): trunk diameter in cm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless it's a heavy or extra-heavy standard)); SM: Semi-mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed-bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) BS Category: Refer to appendix 1 of this report or BS5637:2012 Table 1 for detailed descriptions.

CLIENT: Store Property Investment Limited
 SITE: Land West of Brook Lane and South of A259, Rustington, West Sussex
 DATE: February 2017

SURVEYOR: M Welby Tech Cert (ArborA), Dip Arb (RFS), FarborA
 TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T11	Acer pseudoplatanus (Sycamore)	16(2)	660(1)	8.5, 5, 5, 4.5	M	40+	No obvious significant defects. Moderate quality and value.	A1
T12	Fraxinus excelsior (Ash)	19(7)	600(1)	9, 10, 9, 7	M	40+	No obvious significant defects. Good quality with high landscape value.	A1
T13	Quercus robur (Common Oak)	16(2)	620(1)	5.5, 0, 4, 9.5	M	20+	No obvious significant defects. Moderate quality and value. Ivy on stem. Unbalanced crown shape.	B1
T14	Acer pseudoplatanus (Sycamore)	7(3)	200(1)	3, 3, 3, 3	EM	40+	No obvious significant defects. Moderate quality, but of low value due to small size. Diameter estimated.	C1
G15	Crataegus monogyna (Hawthorn), Sambucus nigra (Elder)	4(1)	200(1)	As shown on plan	M	20+	Plotted by eye on plan. Diameter is estimated average. Scattered/sparse group on edge of access track	C2
T16	Crataegus monogyna (Hawthorn)	6(2.5)	300(2)	3.5, 4, 3.5, 3	M	20+	No obvious significant defects. Moderate quality, but of low value due to small size. Diameter estimated due to undergrowth.	C1
H17	X Cupressocyparis leylandii (Leyland Cypress)	4						
H18	X Cupressocyparis leylandii (Leyland Cypress)	6.5						
T19	Crataegus monogyna (Hawthorn)	4(0.5)	250(1)	3, 3, 1.5, 3	M	10+	Plotted by eye on plan. Low quality and value. Diameter estimated.	C1
G20	Acer campestre (Field Maple)	9(1)	250(1)	As shown on plan	EM	40+	Diameter is estimated average. Typical highway amenity planting: field maple dominant over other mixed natives	B2
T21	Acer pseudoplatanus (Sycamore)	8(3)	200(3)	4, 4, 4, 4	M	20+	Self-seeded. Moderate quality, but of low value due to small size. Unable to inspect stem due to Ivy. Diameter estimated due to undergrowth.	C1
T22	Tilia X europaea (Common Lime)	12(2)	800(1)	7, 6, 6, 6	M	40+	No obvious significant defects. Fair quality with some landscape value. Previously topped: now regrown with several leaders.	B1

Notes: Dia (stems): trunk diameter in cm at 1.5m above ground level (number of stems); HT (crown): Tree height in m (crown clearance in m); Life stage: Y: Young (obviously planted within the last three years (unless it's a heavy or extra-heavy standard)); SM: Semi-mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed-bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment); BS Category: Refer to appendix 1 of this report or BS5637:2012 Table 1 for detailed descriptions.

CLIENT: Store Property Investment Limited
 SITE: Land West of Brook Lane and South of A259, Rustington, West Sussex
 DATE: February 2017

SURVEYOR: M Welby Tech Cert (ArborA), Dip Arb (RFS), FarborA
 TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T23	X Cupressocyparis leylandii (Leyland Cypress)	9(2)	320(1)	3, 3, 3, 3	EM	40+	Small with limited current landscape value.	C1
G24	Ilex aquifolium (Holly)	4(1)	250(1)	2, 2, 2, 2	M	10+	Plotted by eye on plan. Small with limited current landscape value. Diameter is estimated average.	C1
T25	Juglans regia (Walnut)	9(2.5)	550(1)	6.5, 6, 7, 6.5	M	40+	No obvious significant defects. Fair quality with some landscape value. Surrounded by stables and concrete slabs	B1
T26	Juglans regia (Walnut)	16(2)	700(1)	10, 8.5, 7.5, 7	M	40+	No obvious significant defects. Good quality with high landscape value.	A1
T27	Laurus nobilis (Bay)	4(0)	100(5)	2.5, 2.5, 2.5, 2.5	M	20+	Small with limited current landscape value.	C1
T28	Salix X chrysocoma (Weeping Willow)	7(1)	300(2)	5, 5, 5.5, 6	EM	10+	Plotted by eye on plan. No obvious significant defects. Small with limited current landscape value. Diameter estimated.	C1
T29	Chamaecyparis lawsoniana (Lawson Cypress)	8(0)	300(1)	3, 3, 3, 3	M	20+	Moderate quality, but of low value due to small size. Inaccessible: diameter estimated.	C1
T30	Robinia pseudoacacia (Locust Tree)	10(3)	280,300(2)	4, 6, 3.5, 6	M	<10	Two of three stems remaining. Limited useful life Recommendations: Remove tree prior to development.	U
T31	Pyrus (Pear)	4(1.5)	260(1)	2, 2, 2, 2	M	10+	Low quality and value.	C1
G32	Betula pendula (Silver Birch)	11(2.5)	270(1)	4, 4, 4, 4	M	20+	No obvious significant defects. Moderate quality, but of low value due to small size. Diameter is estimated average.	C1
T33	Prunus avium (Wild Cherry)	4(1)	250(1)	4, 4, 4, 4	M	10+	Small with limited current landscape value. Diameter estimated.	C1
T34	Ilex aquifolium (Holly)	6(1.5)	200(6)	2.5, 2.5, 2.5, 2.5	M	20+	Plotted by eye on plan. Self-seeded. Small with limited current landscape value.	C1
T35	Acer campestre (Field Maple)	8(1.5)	450(4)	5, 6, 6.5, 6	M	40+	Old field boundary tree. Displaying veteran features	B3

Notes: Dia (stem): trunk diameter in cm at 1.5m above ground level (number of stems); HT (crown): Tree height in m (crown clearance in m); Life stage: Y: Young (obviously planted within the last three years (unless it's a heavy or extra-heavy standard)); SM: Semi-mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed-bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment); BS Category: Refer to appendix 1 of this report or BS5637:2012 Table 1 for detailed descriptions.

CLIENT: Store Property Investment Limited
 SITE: Land West of Brook Lane and South of A259, Rustington, West Sussex
 DATE: February 2017

SURVEYOR: M Welby Tech Cert (ArborA), Dip Arb (RFS), FarborA
 TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T36	Aesculus hippocastanum (Horse Chestnut)	9(1)	450(1)	6, 6, 6, 6	M	20+	No obvious significant defects. Fair quality with some landscape value. Diameter estimated.	B1
T37	Salix caprea (Goat Willow)	9(1.5)	300(2)	6, 5, 7.5, 7.5	M	20+	Self-seeded. Small with limited current landscape value. Included bark present in main fork. Diameter estimated.	C1
T38	Ilex aquifolium (Holly)	8(0.5)	200(1)	2.5, 2.5, 2.5, 2.5	M	20+	Small with limited current landscape value. Inaccessible: diameter estimated.	C1
G39	Acer campestre (Field Maple)	9(1)	250(1)	As shown on plan	EM	40+	Diameter is estimated average. Typical highway amenity planting: field maple dominant over other mixed natives	B2
T40	Salix fragilis (Crack Willow)	15(2)	650(1)	7, 9, 7, 4	M	10+	Downgraded due to limited life expectancy. Diameter estimated. Pullout wounds on stems	C1
G41	Acer campestre (Field Maple)	8(3)	250(1)	As shown on plan	EM	20+	Diameter is estimated average. Young copse	C3
T42	Alnus glutinosa (Common Alder)	10(2)	390(1)	4, 4, 4, 4	M	20+	No obvious significant defects. Moderate quality and value.	B1
G43	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Sambucus nigra (Elder)	5(1)	250(1)	As shown on plan	M	20+	Diameter is estimated average. Field boundary: scattered trees. Sparse in places	C3
G44	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Sambucus nigra (Elder)	5(1)	250(1)	As shown on plan	M	20+	Diameter is estimated average. Field boundary: scattered trees. Sparse in places	C3
G45	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Sambucus nigra (Elder)	5(1)	250(1)	As shown on plan	M	20+	Diameter is estimated average. Field boundary: scattered trees. Sparse in places	C3
T46	Fagus sylvatica (Beech)	23(3)	880(1)	7, 6, 7, 6	M	40+	No obvious significant defects. Good quality with high landscape value.	A1

Notes: Dia (stems): trunk diameter in cm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)); SM: Semi-mature (recently planted and not to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed-bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); | ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) BS Category: Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

CLIENT: Store Property Investment Limited
 SITE: Land West of Brook Lane and South of A259, Rustington, West Sussex
 DATE: February 2017

SURVEYOR: M Welby Tech Cert (ArborA), Dip Arb (RFS), FarborA
 TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T47	Acer pseudoplatanus (Sycamore)	13(2)	550(1)	5, 4, 4, 6	M	20+	No obvious significant defects. Fair quality with some landscape value.	B1
T48	Acer pseudoplatanus (Sycamore)	17(2)	630(1)	5.5, 5.5, 4.5, 6.5	M	10+	Large stem wound with healthy callus	C1
T49	Acer pseudoplatanus (Sycamore)	16(2)	510(1)	5, 5, 5, 6	M	20+	No obvious significant defects. Fair quality with some landscape value.	B1
T50	Acer pseudoplatanus (Sycamore)	16(2)	500(1)	6, 5, 2.5, 5	M	20+	No obvious significant defects. Fair quality with some landscape value. Stem wound	B1
T51	Acer pseudoplatanus (Sycamore)	17(2)	640(1)	7, 8, 6, 6.5	M	40+	No obvious significant defects. Good quality with high landscape value. three crudely pruned lower branches	A1
T52	Acer pseudoplatanus (Sycamore)	17(2)	550(1)	5.5, 5.5, 5.5, 5.5	M	<10	Diameter estimated. Extensive stem wound Recommendations: Remove tree prior to development.	U
T53	Tilia X europaea (Common Lime)	19(1.5)	760(1)	6.5, 6.5, 6.5, 6.5	M	40+	No obvious significant defects. Good quality with high landscape value. Scattered deadwood. Some crude pruning to lower branches	A1
T54	Acer pseudoplatanus (Sycamore)	12(6)	300(1)	3.5, 3.5, 3.5, 4.5	M	10+	Cavity on stem. Major bark wounding on stem. Diameter estimated.	C1
T55	Acer pseudoplatanus (Sycamore)	12(2)	600(1)	5.5, 5.5, 5.5, 6	M	20+	Fair quality with some landscape value. Major bark wounding on stem. Diameter estimated due to undergrowth.	B1
T56	Acer pseudoplatanus (Sycamore)	16(2)	550(1)	5, 5, 3, 7	M	<10	Cavity on stem. Major bark wounding on stem. Diameter estimated. Recommendations: Remove tree prior to development.	U
T57	Acer pseudoplatanus (Sycamore)	16(2)	550(1)	5, 6.5, 4, 7	M	<10	Major bark wounding on stem. Diameter estimated. Recommendations: Remove tree prior to development.	U
T58	Acer pseudoplatanus (Sycamore)	18(1.5)	770(1)	7, 9, 7, 9	M	40+	No obvious significant defects. Good quality with high landscape value.	A1

Notes: Dia (stem): trunk diameter in cm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless it's a heavy or extra-heavy standard)); SM: Semi-mature (recently planted and not to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed-bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); | ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) BS Category: Refer to appendix 1 of this report or BS5637:2012 Table 1 for detailed descriptions.

CLIENT: Store Property Investment Limited
 SITE: Land West of Brook Lane and South of A259, Rustington, West Sussex
 DATE: February 2017

SURVEYOR: M Welby Tech Cert (ArborA), Dip Arb (RFS), FarborA
 TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
G59	Acer pseudoplatanus (Sycamore), Sambucus nigra (Elder)	10(1)	200(1)	As shown on plan	EM	20+	Moderate quality, but of low value due to small size. Diameter is estimated average. Understorey and young self-seeded trees not plotted on survey	C2
T60	Acer pseudoplatanus (Sycamore)	16(3)	500(4)	7, 7, 7, 7	M	20+	No obvious significant defects. Fair quality with some landscape value. On railway land. Crudely pruned lower branches	B1
T61	Acer pseudoplatanus (Sycamore)	14(3)	500(2)	8, 8, 8, 8	M	20+	No obvious significant defects. Fair quality with some landscape value. On railway land. Crudely pruned lower branches	B1

Notes: Dia (stems): trunk diameter in cm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless it's a heavy or extra-heavy standard)); SM: Semi-mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed-bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) BS Category: Refer to appendix 1 of this report or BS5637:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Reference Plan

STO21075-01

drawn: MW checked: AJB

Appendix 4: Outline Tree Removal Plan

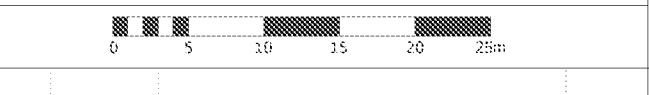
STO21075-02



- Tree categories
- A category tree-high quality
 - B category tree-moderate quality
 - C category tree-low quality
 - U category tree-less than 10 years useful life

- TREE TO BE REMOVED
- ROOT PROTECTION AREA (RPA) FOR RETAINED TREES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



Rev Date Details Drawn

ACD ENVIRONMENTAL

HEAD OFFICE:
Hobbourne Road Systems Centre, George Lane,
Stamming, OX10 0SD
Tel: 01865 825546

Courtyard House, 486 Lane, Cuddesington, GL27 1EY
Tel: 01453 601714

Stalls 5, Colchester House, Yonge Close, Eynsham, OX29 9EX
Tel: 01295 225390

9 Brookside Road, Cambridge, CB4 3NS
Tel: 07525 104654

Copyright of ACD. All rights reserved as shown on the Copyright, Design and Patent Act 1988. No part of this document may be reproduced without the prior written permission of ACD. All other rights reserved.

scheme: Land West of Brook Lane and South of A259, (within the Parishes of Brookfield and Angmering and Findon), Rustington West Sussex

client: Store Property Investments Ltd

drawing: Outline Tree Removal

date: February 2016

scale: 1:500@A0

dwg no: STO21075-02

drawn: MW checked: AJB



Head Office

Rodbourne Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES
Tel: 01666 825646

Surrey Office

Courtyard House
Mill Lane
Godalming
GU7 1EY
Tel: 01483 425714

Hampshire Office

Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX
Tel: 02382 026 300

Cambridgeshire Office

9 Brownlow Road
Cambridge
CB4 3NG
Tel: 07825 868654

Email: mail@acdenv.co.uk

Website: www.acdenvironmental.co.uk

**ECOLOGICAL SURVEYS * PROTECTED SPECIES LICENSING * MITIGATION * IMPACT ASSESSMENT
ARBORICULTURAL SITE MONITORING AND SUPERVISION * ARCHAEOLOGY
LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE AUDIT * PROJECT MANAGEMENT
EXPERT WITNESS* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT**