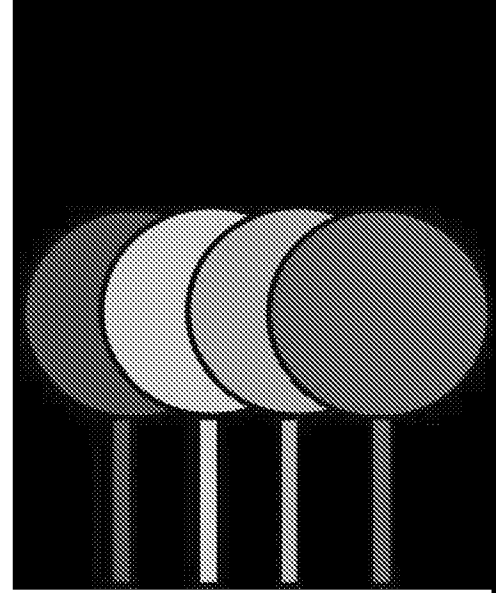




Nicholas Jones Consultants Limited

Independent Professional Arboricultural Consultancy

Arboricultural Assessment and Outline Method Statement

Site: The Former Shrublands Nursery
Roundstone Lane
Angmering
West Sussex

Prepared by Nicholas Jones BSc. (Hons). MSc. M Arbor A

On behalf of Sigma Homes Group

Date: 2nd March 2021

Ref: NJCL 645



Executive Summary

Nicholas Jones Consultants Limited were commissioned by Sigma Homes Group to prepare an arboricultural report to advise on the potential impacts of the proposed development upon the existing tree population located at The Former Shrublands Nursery, Roundstone Lane, Angmering, West Sussex.

The proposed development includes demolition of the remaining horticultural nursery buildings and the construction of 40 new residential properties and associated vehicular access and parking.

This report confirms that there are six individual trees and three groups of trees proposed for removal to facilitate the proposed development.

The tree population in relation to the retention categories defined in British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations' are provided in Table 1 along with the quantities proposed for retention and removal.

	Total	Retained	Removed
Category A	0	0	0
Category B	2 groups	2 groups	0
Category C	6 & 1 group	1 group	6
Category U	0	0	0

Table 1

Construction activity could potentially affect the retained trees. However, by implementing suitable protection measures and monitoring for the retained trees there is ample scope within the site for the construction process and associated activities required to facilitate the proposed development.

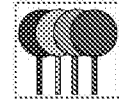


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Validation Statement

This report contains supporting information regarding trees in relation to the proposed development at The Former Shrublands Nursery, Roundstone Lane, Angmering, West Sussex.

For Local Planning Authority purposes this report contains the following elements:

- A tree survey in accordance with the guidance contained in British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations.' The survey has been undertaken by a competent and qualified arboriculturist.
- A plan indicating a North point, at an appropriate scale and containing tree survey information and tree retention categories as defined in British Standard 5837:2012.
- An assessment of the arboricultural impacts of the proposed development and details of all trees to be removed or retained and any associated measures proposed for their protection.
- An Outline Arboricultural Method Statement detailing the means of tree protection and any constraints posed on the implementation and phasing of work.



1. Introduction

1.1 Formal details – My name is Nicholas Jones I am the Principal Arboricultural Consultant for Nicholas Jones Consultants Limited. I have 31 years' experience in the arboricultural industry with the past 21 years acting as a consultant. I hold a BSc (Hons) in Arboriculture and an MSc in Arboriculture and Urban Forestry awarded by the University of Central Lancashire. I hold Professional Memberships of the Arboricultural Association, the International Society of Arboriculture and the Consulting Arborist Society. Moreover, I am a Lantra accredited Professional Tree Inspector, giving advice to clients on a wide range of arboricultural and horticultural issues.

1.2 This report has been commissioned by Sigma Homes Group in order to advise on the following:

- The species, size and position of any trees within the area of the proposed development and within neighbouring and adjoining areas where trees may have some significance to the proposed development.
- The maturity and condition of the trees surveyed with appropriate recommendations for action.
- The impact of the proposed development upon the tree population in and around the site, along with the impact of retained trees on the end use of the site.
- Outline measures required to protect retained trees during the development works and the ongoing monitoring of construction works to ensure that retained trees remain protected effectively.



- 1.3 The site is under the administrative jurisdiction of Arun District Council. The council have confirmed that a Tree Preservation Order (Ref: TPO/1/07/A) affords statutory protection to an area of trees neighbouring the application site. An extract of the map denoting the location of the protected trees is provided in Figure 1. The site is not located within a Conservation Area.

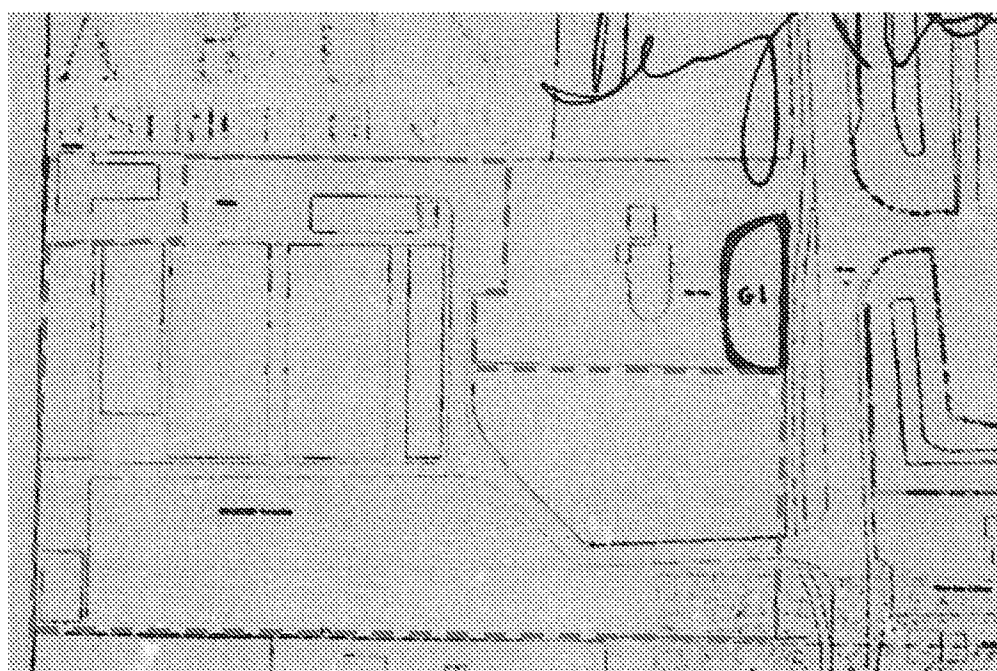


Figure 1 – TPO plan extract (indicative application boundary in red)

- 1.4 The site was visited on 8th February 2019 and an assessment of the trees in the vicinity of the proposed development completed in line with the guidance provided in British Standard 5837:2012 'Trees in relation to design, demolition and construction Recommendations'.
- 1.5 The proposed development includes demolition of the remaining horticultural nursery buildings and the construction of 40 new residential properties and associated vehicular access and parking.



1.6 This report should be read with reference to the following drawings (Table 2):

Originator	Drg No	Title
Nicholas Jones Consultants Limited	NJCL 645_01_020321	Tree Layout Plan
Nicholas Jones Consultants Limited	NJCL 645_02_020321	Preliminary Tree Protection Plan East
Nicholas Jones Consultants Limited	NJCL 645_03_020321	Preliminary Tree Protection Plan West

Table 2

1.7 The following technical references are made in this report (Table 3):

Originator	Title/Reference
British Standards Institute	5837:2012 Trees in relation to design, demolition and construction - Recommendations
British Standards Institute	3998:2010 Recommendations for Tree Works

Table 3



2. Arboricultural Impact Assessment

2.1 Development proposals can impact on trees by requiring their removal or by adversely affecting their longevity through disturbance to their rooting environment or the impact of severe pruning. In many cases however it is possible to reduce the levels of disturbance by implementing precautionary measures and by adopting appropriate working practices.

Impacts of the proposed tree removal & pruning

2.1.1 The locations of the trees proposed for removal or pruning are provided on the Tree Layout Plan (Ref: NJCL 645_01_020321 **Appendix 2**). The impacts of the proposed tree removals or pruning are assessed in Tables 4&5 respectively.

Tree Number(s)	Impacts of proposed tree removals
T1	<u>Low impact</u> as this low-quality tree (C category) is only visible from limited vantage points within curtilage of the site.
G2	<u>Low impact</u> as these low-quality (C category) trees are of poor form.
G3	<u>Low impact</u> as these low-quality (C category) trees are of poor form having lapsed from historical management as a hedgeline.
T4	<u>Low impact</u> as this low-quality (C category) tree is of poor form and has suffered significant historic storm damage.
T7, T8, T9 & T10	<u>Low impact</u> as these low-quality trees (C category) are only visible from within curtilage of the site.
G11	<u>Low impact</u> as these low-quality (C category) trees are of poor form.

Table 4



Tree Number(s)	Impacts of proposed tree pruning
G5	<u>Low impact</u> as the proposed pruning is appropriate to ensure statutory highway clearances and accord with the general principles contained in BS3998:2010.
G6	<u>Low impact</u> as the proposed pruning is limited to cyclical pruning and will only be visible from within curtilage of the site.

Table 5

- 2.2 The loss of these low-quality trees will be appropriately mitigated through post development planting. Details of the proposed planting accompany the development application. The proposed species for inclusion in the post development landscape shall, where possible, comprise of native species conducive to the prevailing site conditions.

Potential construction impacts

- 2.3 The potential impacts of the proposed development on the retained trees on site are summarised in Table 6:

Tree Number	Extent of incursion	Nature of incursion	Mitigation required	Level of impact
G5	<20%	Proposed access road	Yes – no dig cellular confinement system	<u>LOW</u>
G6	<20%	Proposed access road	Yes – supervised excavation (Precautionary Area)	<u>LOW</u>

Table 6

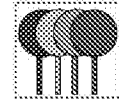


Discussion of potential construction impacts

- 2.3.1 The use of a cellular confinement system and permeable final surface to enable the construction of the proposed access and turning areas adjacent to G5 is accepted industry practice and accords with the principles contained in section 7 of British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations.
- 2.3.2 The proposed incursions into the component Root Protection Areas (RPA's) of G6 are below the notional 20% limit defined in BS5837:2012 and any impacts can be appropriately mitigated through establishing a Precautionary Area and maintaining an arboricultural watching brief.
- 2.3.3 As a result, the associated incursions relating to the proposed development are considered to be within acceptable limits, subject to the precautionary measure of the associated excavations being undertaken by hand following the principles contained within section 7.2 of BS5837:2012 'Avoiding physical damage to the roots during demolition or construction'. To ensure that the principles are adhered to, it is recommended that the works within RPA's (Defined as the Precautionary Area), are carried out under direct arboricultural supervision.

Impacts of the retained trees on the proposed development

- 2.3.4 The location and orientation of the proposed development obtains full benefit from available sun light, ensuring that there are not likely to be issues relating to shading or seasonal nuisance.



3. Outline Arboricultural Method Statement

3.1 The principal purpose of an Arboricultural Method Statement is to ensure the preservation of retained trees through setting out appropriate working practices, construction techniques and tree protection measures that will be adopted when construction work is undertaken.

3.2 The following Outline Arboricultural Method Statement includes a reference to two Preliminary Tree Protection Plans (Ref: NJCL 645_02_130221 & NJCL 645_03_020321 **Appendix 2**) which identify the following:

- 3.2.1 Trees to be retained.
- 3.2.2 Proposed Construction Exclusion Zone.
- 3.2.3 Precautionary Area.
- 3.2.4 Tree Protection Measures.

Proposed Construction Exclusion Zone

3.2.5 British Standard 5837:2012 recommendations provide a formula for calculating the Root Protection Area which indicates the area around a tree deemed to contain sufficient roots and soil rooting volume to maintain the trees viability. The protection of the roots and soil within these areas should be treated as a priority. The shape of the RPA and its exact location will depend upon arboricultural considerations and the area will normally be represented on a constraints plan as a circle or polygon. This information will inform the extent of the CEZ. No work should be undertaken within any of the defined CEZ's that may cause compaction to the soil or the severance of any tree roots.



Precautionary Area

3.2.6 The Precautionary Areas are deemed any area inside the RPA of a retained tree that is subject to construction activity. The Precautionary Areas are indicated on Drg No's. NJCL 645_02_130221 & NJCL 645_03_020321 **Appendix 2**. All excavation work within the Precautionary Area should be completed under the supervision of the Project Arborist.

Tree Protection Measures

3.2.7 Protective fencing should be erected in accordance with section 6 of BS5837:2012 and as indicated in Figure 2. The proposed location of the protective fencing is indicated on Drg No's. NJCL 645_02_020321 & NJCL 645_03_020321 **Appendix 2**.

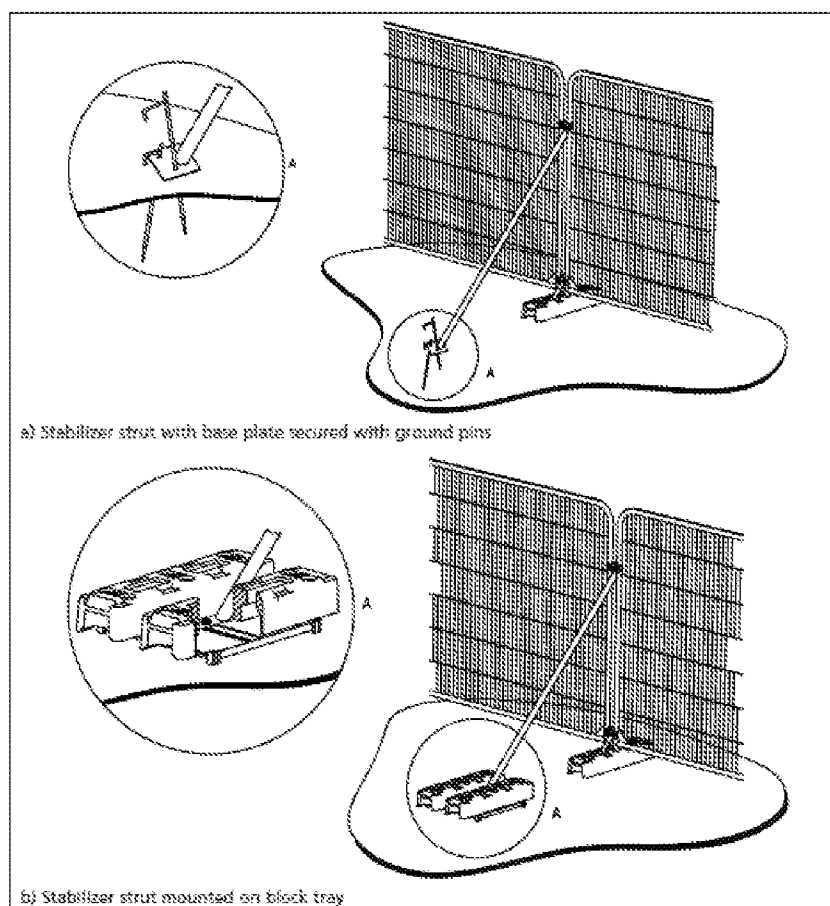
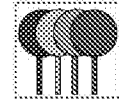


Figure 2

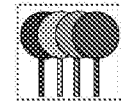


Detailed Arboricultural Method Statement

3.2.8 Pursuant to the Council's preference to ensure confident tree retention during development, a detailed Arboricultural Method Statement should be prepared, which expands on the outline detail provided above. This could reasonably be requested by Condition.

3.2.9 Within a Detailed Arboricultural Method Statement, Heads of Terms are advised to include:

- specification and final location for tree protection measures,
- a final detailed schedule of remedial tree works and removals
- a detailed method statement for the installation of the proposed access adjacent to G5
- a detailed method statement for the installation of the proposed access within the Precautionary Area adjacent to G6
- measures for the delivery and storage of materials on site
- measures for the storage and removal of waste from site
- details of the construction layout including areas designated for parking and office and welfare facilities
- details of the phasing of work and a scheme for auditing tree protection, site supervision and monitoring with subsequent reporting to the LPA



4. Summary & Conclusions

4.1 British Standard 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice to inform the layout and design of the proposal
- Respecting the constraints posed to development of the site by the retained trees, and taking proactive steps to ensure their protection during development
- Continuing to take advice on all aspects of the proposal that may impact upon the retained trees

4.2 It is my professional opinion that the proposals put forward allow for confidence in the long-term retention of the existing tree cover and would not result in any detriment to the character of the local area and the wider treescape.

4.3 From an arboricultural perspective the principle of the proposed development is therefore considered supportable in terms of Local Policy relating to trees. This opinion is strongly subject to the adoption of future safeguards for protecting trees.

4.4 In summary, I consider that there are no valid arboricultural issues that reasonably restrict the proposed development of the site.



Prepared by Nicholas Jones *BSc (Hons). MSc. M Arbor A.*

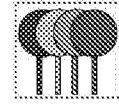
Date: 2nd March 2021



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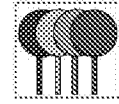


Appendix 1 – Tree Survey

The trees within the area of the proposed development, and within neighbouring and adjoining areas where trees may have some significance to the proposed development, have been assessed and are recorded in the tree schedule (**Appendix 1**). Tree locations are plotted onto Drg No. NJCL 645_01_020321 Tree Layout Plan (**Appendix 2**). The trees have been visually assessed from ground level only using non-invasive methods of inspection. Tree height is an estimation, crown spread and height to underside of canopy are measured with a laser range finder.

The survey information collated for each tree is as follows:

- Tree reference number: As recorded on the site plan.
- Tree species: Common name and full botanical classification
- Life stage: (J) Juvenile, (SM) Semi mature, (EM) Early mature, (M) Mature, (OM) Over mature, (V) Veteran
- Estimated remaining contribution in years e.g.: Less than 10, 10-20, 20-40, more than 40
- Height: In metres
- Stem diameter measured in millimetres as follows:
 - Single stem trees - measured at 1.5m above ground level
 - Multi stem trees (less than five stems) total of all stem diameters measured at 1.5m above ground level
 - Multi stem trees (more than five stems) mean stem diameter measured at 1.5m above ground level
- Crown Spread: Measured at the four cardinal points (Metres)
- Height to underside of canopy: Measurement from ground level to the lowest branch (Metres)
- Physiological condition: Good, Fair, Poor, Dead



- Structural condition: Assessed as previous item on presence of decay and potential structural defects
- Quality assessment category: As defined in Table 1.1
- Comments and observations: Information regarded as relevant by the assessing arborist
- Preliminary management recommendations: Details of any remedial action required to address significant defects and or facilitate development
- Adjusted root protection area radius (Metres) calculated in accordance with the formulas provided in chapter 4.6 and Annex D of BS5837:2012

A full hazard assessment of the trees, such as decay detection and mapping, has not been undertaken as this is considered beyond the scope of this report. Obvious hazards and defects that would reasonably affect the trees contribution to the landscape have been fully considered and are detailed in the tree survey schedule.

British Standard 5837:2012 provides guidance for the assessment of trees on development sites and suggests four primary quality assessment categories and three associated sub-categories into which trees should be placed. These categories are defined in Table 1.1:



Category & Definition	Criteria			Identification on Plan
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 (i.e. Where for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant immediate and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			Dark Red
Trees to Be Considered for Retention				
Category & Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
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 or 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)	Light Green
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 as groups or woodlands, such that they attract a higher collective rating that 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	Mid Blue
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 on groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefit	Trees with no material conservation or other cultural value	Grey

Table 1.1



Site:	Former Shrublands Nursery, Roundstone Lane	Date:	08.02.2019	Reference No:	NJCL - 645	Surveyor:	N D Jones										
Tree number	Tree species	Life stage	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area Radius (m) for retained trees
							N	E	S	W							
T1	Leyland cypress	M	<15	17	1	700	3.0	6.0	3.0	4.0	4.5	Fair	Fair	C	Unremarkable tree	Fell to facilitate the proposed development	N/A
G2	Leyland cypress	M	<15	15	7						1.5	Poor	Poor	C2	Group of trees and associated scrub understory in poor condition	Fell to facilitate the proposed development	N/A
G3	Beech	OM	<15	18	10						1.5	Poor	Poor	C2	Unmanaged beech line historically a hedge line with lapsed management	Fell to facilitate the proposed development	N/A
T4	Cedar	M	<15	20	1	900	10.0	8.0	10.0	4.5	2.5	Poor	Poor	C	Storm damaged tree	Fell to ground level	N/A
G5	Beech, Monterey cypress, Leyland cypress and Scots pine	M	<20	20	17						2.5	Fair	Fair	E2	Line of trees forming a prominent visual feature on the eastern boundary with Roundstone Lane	Crown raise to 5.5m over Roundstone Lane prune away from the adjacent lighting to provide a lateral clearance of approximately 2.5m and crown raise over the application site to approximately 5m	See PTPP



Site:	Former Shrublands Nursery, Roundstone Lane	Date:	08.02.2019			Reference No:				NJCL - 645				Surveyor:		N D Jones	
Tree number	Tree species	Life stage	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area Radius (m) for retained trees
							N	E	S	W							
G6	Beech	M	<20								Fair	Fair	B2	Beech hedge located on the southern boundary of the site. Heavily reduced historically to maintain statutory clearances between the component trees and the adjacent overhead power lines	Cut back internal face (north side) to maintain established cyclical pruning	See PTPP	
T7	Apple	M	<15	4	1	120	4.0	2.5	3.0	2.0	1.5	Fair	Fair	C	Poor specimen	Fell to facilitate the proposed development	N/A
T8	Apple	M	<15	2	1	200	2.5	3.0	2.0	2.0	1.0	Fair	Fair	C	Poor specimen	Fell to facilitate the proposed development	N/A
T9	Apple	M	<15	3	1	200	3.0	2.0	3.0	2.0	1.5	Fair	Fair	C	Poor specimen	Fell to facilitate the proposed development	N/A
T10	Plum	M	<15	4	1	275	3.0	2.0	3.0	2.0	2.0	Fair	Fair	C	Poor specimen	Fell to facilitate the proposed development	N/A

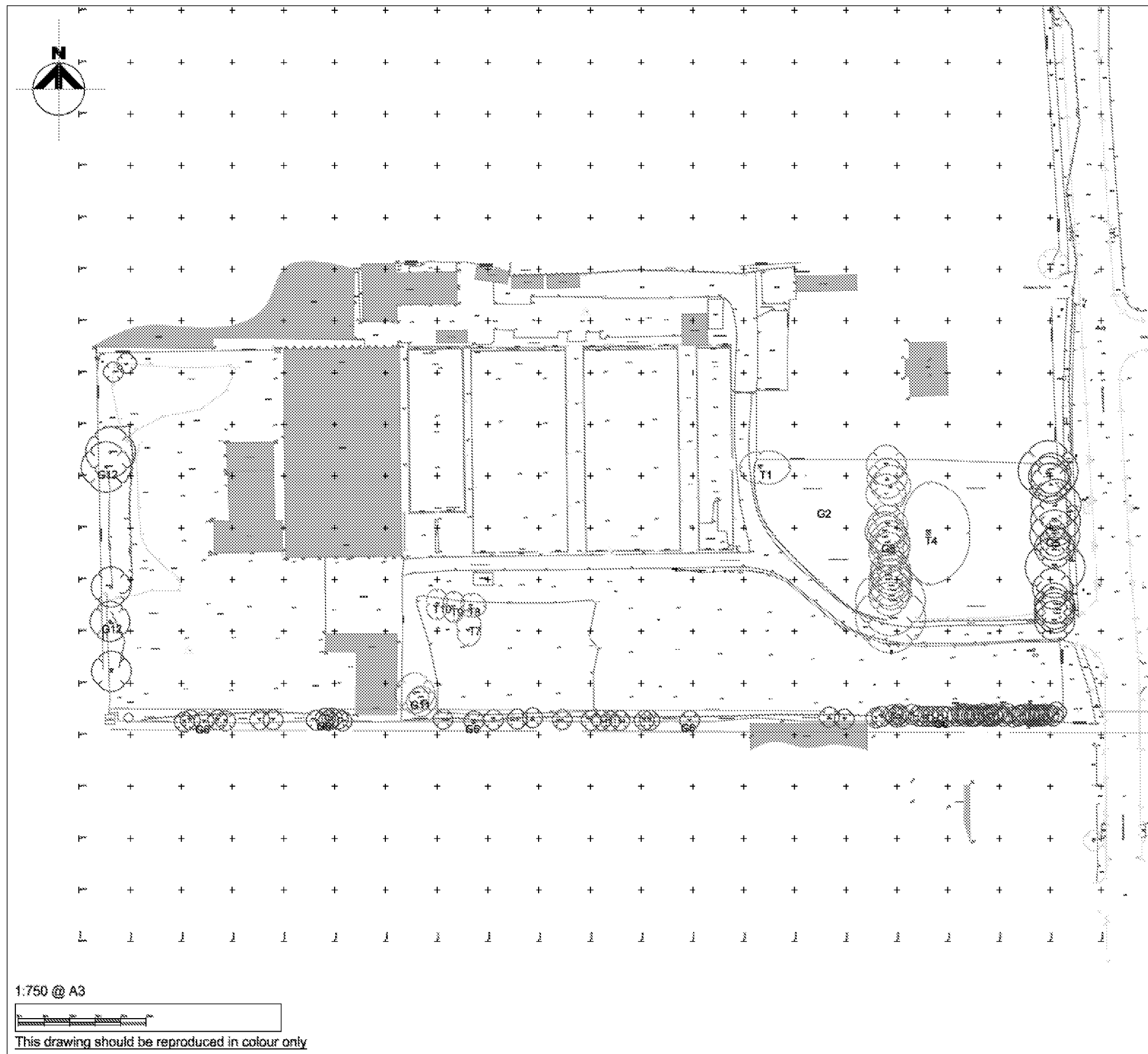


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Tree number	Tree species	Life stage	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area Radius (m) for retained trees
							N	E	S	W							
G11	Leyland cypress	M	<15	9	3	275 100 400					2.5	Fair	Fair	C2	Poor specimens, partially reduced historically to maintain statutory clearances between the component trees and the adjacent overhead power lines	Fell to facilitate the proposed development	N/A
G12	Hawthorn	M	<15								1.5	Fair	Fair	C2	Broken group of trees spaced along the western boundary of the site	None	See PTPP



Appendix 2 - Drawings

***Do not scale from the drawings reproduced within this report**



- Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
- 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 150 mm

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Client's Name
Sigma Homes Group

Job Title
**Former Shrublands Nursery
 Roundstone Lane, Angmering**

Drawing Title
Tree Layout Plan

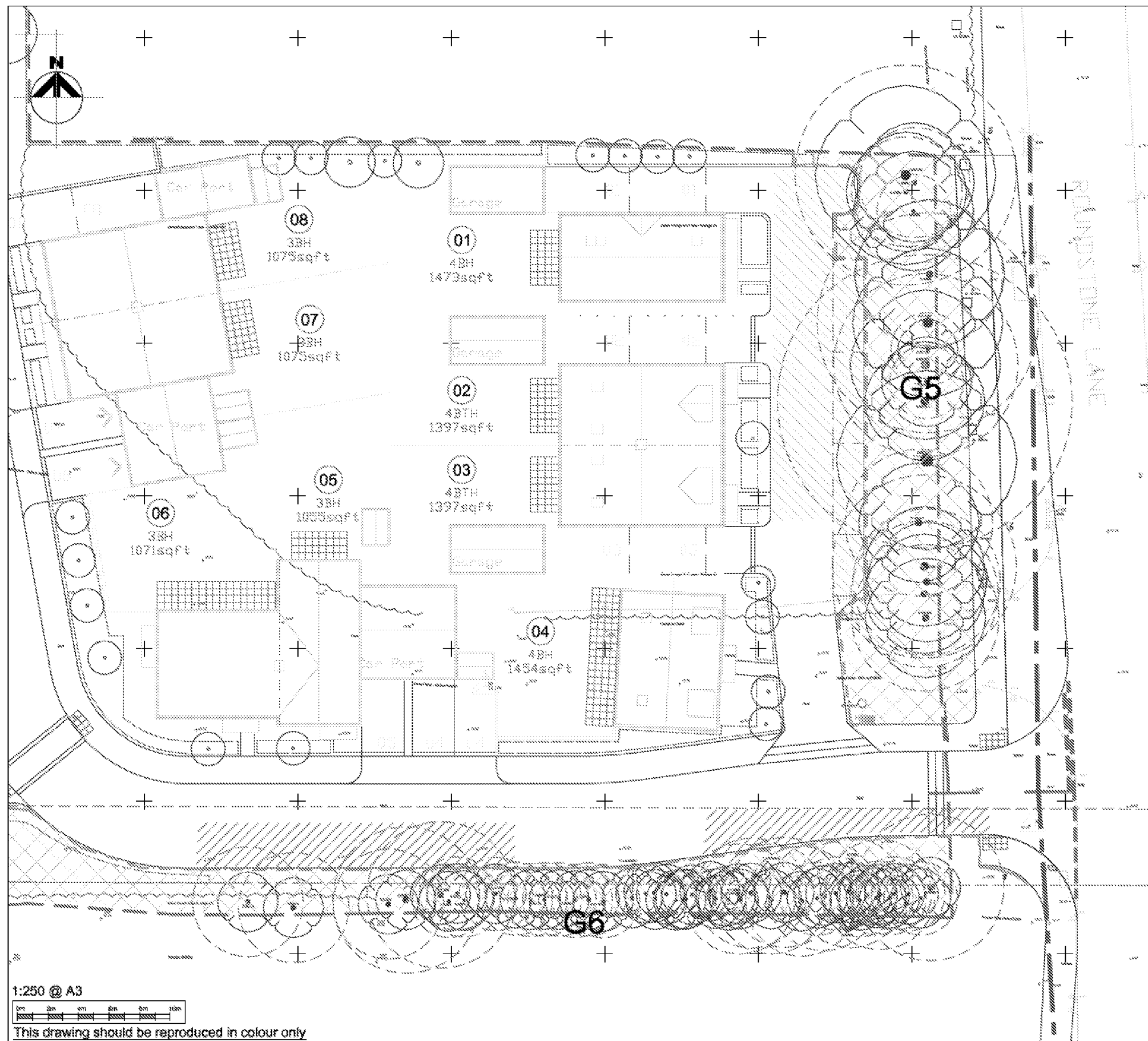
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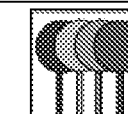
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Status
INFORMATION



-  Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
-  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 150 mm
-  Root Protection Area (RPA)
-  Tree Protection Fencing (TPF)
-  Construction Exclusion Zone (CEZ)
-  Extent of Cellular Confinement System (CCS)
-  Extent of Precautionary Area (PA)

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Client's Name

Sigma Homes Group

Job Title

**Former Shrublands Nursery
 Roundstone Lane, Angmering**

Drawing Title

Preliminary Tree Protection Plan East

Scale

1:250 @ A3

Drawn

NDJ

Date

02.03.2021

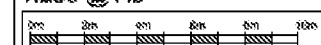
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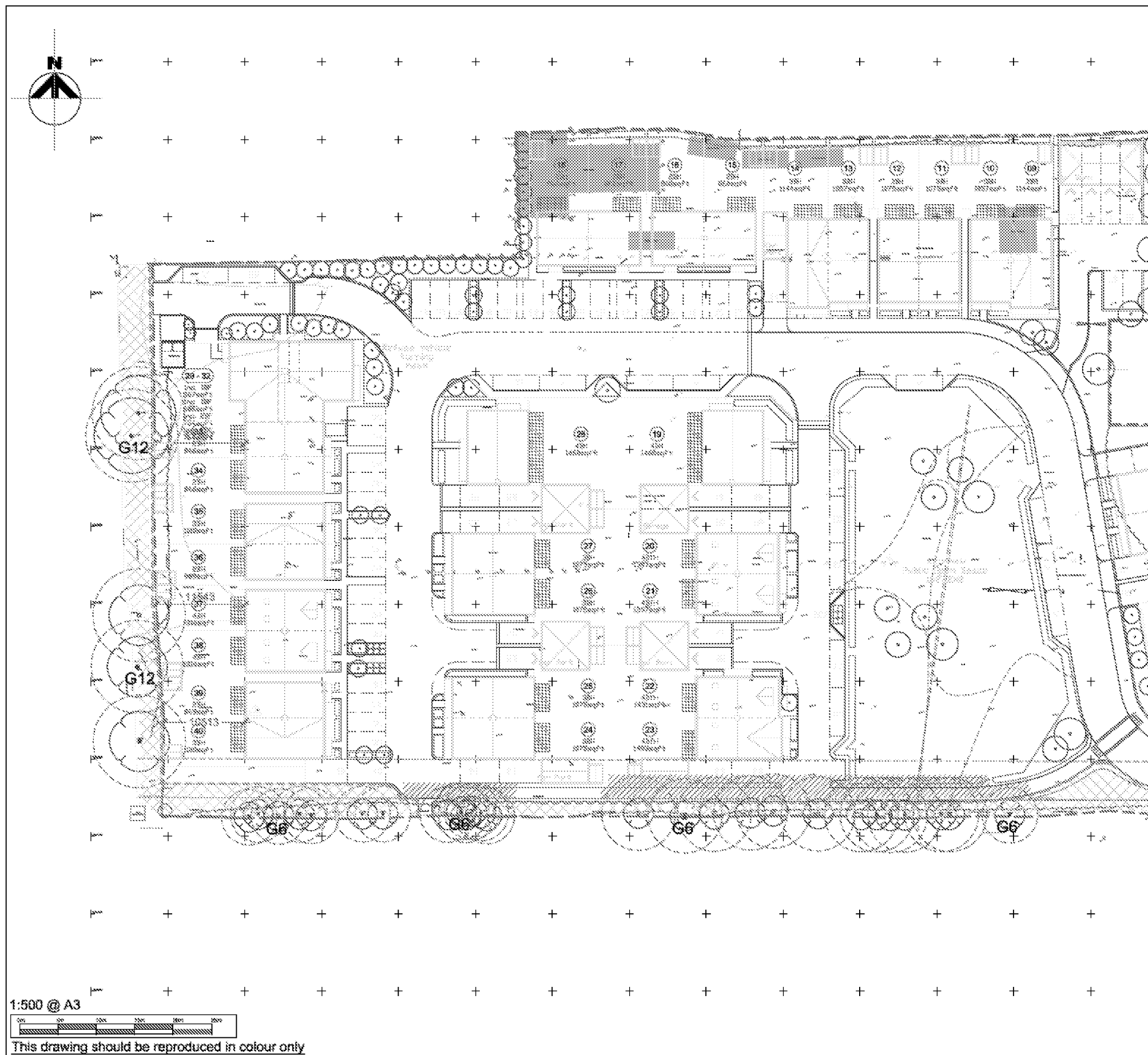
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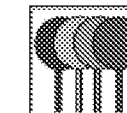
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-  Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
-  Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
-  Root Protection Area (RPA)
-  Tree Protection Fencing (TPF)
-  Construction Exclusion Zone (CEZ)
-  Extent of Precautionary Area (PA)

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Client's Name

Sigma Homes Group

Job Title

**Former Shrublands Nursery
 Roundstone Lane, Angmering**

Drawing Title

Preliminary Tree Protection Plan West

Scale

1:500 @ A3

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