ACD

Ecology

Arboriculture

Landscape Architecture

Land at
Roundstone Lane
Angmering
Littlehampton
West Sussex

TREE REPORT

(TREE SURVEY AND
CONSTRAINT ADVICE)

PREPARED BY

ACD ARBORICULTURE

FOR

Space to live

David Wilson Homes

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1. EXECUTIVE SUMMARY

1.1. This report provides information about the trees on the site at Land adjacent to Roundstone Lane, Angmering, Littlehampton, West Sussex, in accordance with the recommendations of BS5837 (British Standards Institute, 2005). This is to identify the quality and value of existing trees on site, allowing decisions to be made as to the retention or removal of trees in the case of any development.

1.2. This report was revised on 22nd December 2011 following a supplementary site survey which surveyed and recorded an additional number of trees. In addition, a further revision in July 2012 to reflect a reduction in survey area. All tree information was recorded before the revision to the British Standard BS5837 Trees in relation to Design, demolition and construction - recommendations 2012, therefore no changes have been made to recorded survey data.

1.3. **This report is not intended to support a planning application on its own, but provides baseline information on the condition of the trees on site. A planning application should be supported by Stages 1 and 3 of the process discussed in 2.4.**

1.4. The subject trees have been categorised as follows:

BS Category	Number of individual trees	Tree Groups
R	4	0
A	5	2
B	7	5
C	11	5

1.5. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C category will not usually be retained where they would impose a significant constraint to development. (R category trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.)

1.6. Tree number 24 is situated off-site adjacent property to Cow Lane on the eastern boundary. This tree is of poor structural condition (see fig. 4), given the advance state of decay within the stem, the owner owes a duty of care to neighbouring properties and therefore permission for its removal should be made.

2. INTRODUCTION

2.1. We were instructed by David Wilson Homes, in December 2010, to survey and categorize the trees at the Land adjacent to Roundstone Lane, Angmering, Littlehampton, West Sussex, and provide a Tree Constraints Plan in accordance with BS5837:2005 *Trees in relation to construction – Recommendations*. Including 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.

2.2. The purpose of this report is to identify the principle tree constraints on site in order to assist with layout design for potential development of the site.

2.3. This report provides the data and advice outlined in BS5837:2005 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 further detailed inspection is deemed necessary then it will be made clear within this report.

2.4. Arboricultural involvement in the planning process comes in five definitive stages as recommended in the British Standard*:*

1) Tree Survey and production of report and Tree Constraints Plan (TCP).
2) Liaison with design team to produce arboriculturaly robust layout.
3) Production of Arboricultural Implications Assessment (AIA).
4) Production of Tree Protection Plan (TPP)/ Arboricultural Method Statement (AMS).
5) The clearance of planning conditions and site supervision and monitoring of on going works.

2.5. This report provides baseline information on the condition of the trees on site. Stages 1 and 3 of the process should support a planning application.

2.6. We have not been instructed at this stage to contact the Local Authority and investigate the presence of any statutory protection on trees on, or adjacent to the site.

2.7. The Tree Constraints Plan (TCP) was based on the supplied topographical ground survey, ref no. Site Line 36RS001

2.8. The controlling authority is Arun District Council Council, who can be contacted at:

Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF (01903) 737756.

2.9. Any questions relating to the content of this report should be directed in the first instance to: ACD Arboriculture, Tanners, Lower Street, Haslemere, Surrey GU27 2PE, 01483 425 714/07796 832 490, quoting the site address and report reference number.

3. SCOPE AND METHOD OF SURVEY

3.1. The survey has been carried out in accordance with BS5837:2005 Trees in Relation to Construction - Recommendations 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. An explanation of the categories can be found at appendix 1.

3.2. No discussions took place between the surveyor and any other party.

3.3. The reference numbers of surveyed trees and groups of trees are shown on the Tree Constraints Plan, which is based on the supplied survey drawing and appended to this report. 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.

3.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary. Following the VTA tree assessment method (Mattheck & Breloer, 1998).

3.5. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.

3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

3.7. 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.

3.8. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are usually measured above the root flare, but in some instances the diameter of their individual stems may be taken as this can give a more realistic indication of the size of the trees Root Protection Area (RPA). For groups of trees the diameter may be an estimated average or a maximum.

3.9. 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. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

4. DISCUSSION

4.1. For individual details of the subject trees see the survey at appendix 2

4.2. Site summary. The site covers three large parcels of land with a combined area of 6.75 hectares. The parcels of have been used historically as pasture land and have associated stables on-site. The topography of the site is level and the extent of the site survey can be seen outlined in red on the aerial photograph below.

4.3. A total of twenty-seven individual trees with stem diameters of 75mm and above at 1.5m. In addition twelve groups and one woodland group were surveyed and recorded. The bulk of recorded tree cover is found within these groups, these are predominately located on the periphery of the site. There are dominant individuals found within the hedgerow running north to south which divides the central fields.

4.4. Five individual trees were recorded as category 'A' specimens. These dominant established trees are key components within the local landscape. The small woodland group recorded on the northern boundary with Roundstone Road was surveyed as category 'A' specimen.

4.5. Seven individual trees and five groups on the site were surveyed and recorded as category 'B'. These specimens are found across the site and immediately adjacent to the boundary and make a significant contribution to the local landscape.

4.6. There are a total of eleven individual trees and five groups surveyed and recorded as category 'C'. These trees are category 'C' either due to their reduced landscape value, poor structure or their diameters are less than 150mm at 1.5m above ground level. In terms of the category 'C' trees found within the internal hedgerows, particularly those in the north-south dividing hedgerow, they have landscape value as group features and are a constraint to any development of the site notwithstanding their individual category.

4.7. There are four category 'R' trees on-site which could be removed as good arboricultural practice as part of any development. Off-site tree no. 24, a multi-stemmed Sycamore found adjacent to the field entrance onto Cow Lane, is a category 'R' tree and should be removed by the land owner for health and safety reasons.

4.8. The below ground constraints posed by the trees are represented by Root Protection Areas (RPAs) and shown on the Tree Constraints Plan. The RPA of a tree is calculated as advised by BS5837:2005 and using current industry best practice. For a tree growing in an apparently unconstrained rooting environment a circular RPA is shown. When constraints to root growth appear to be present the RPA is adjusted to reflect the likely root growth pattern.

4.9. Further and more detailed advice from ACD is available on request including tree shadow modelling using advanced software.

4.10. The main arboricultural features on this site are;

- The two linear groups nos. G4, Lawson cypress, and G5, Hybrid black poplars, growing on the southern boundary. Prominent linear groups planted for screening purposes. They are readily visible from Roundstone Lane to the west, the A280 to the east and Worthing Rugby/Football Club grounds to the south.
- There are two category 'B' groups on the northern boundary of Pound Place whose RPAs will extend into the site. They provide screening between the proposed site and residential dwelling.
- The small woodland compartment, found in the north/west corner of the central parcel, predominately made up of large Maritime pines with smaller Sycamores. This small wooded area is a key feature within the local landscape.
- English oak trees nos. 21-23, are prominent specimens growing within outgrown hedgerow group G10 in the central area of the proposed site. The largest specimens found within the central region of the site they are readily visible from those properties along Roundstone Lane and are key components within landscape views.
- There are dominant individuals are found within the hedgerow running north to south which divides the central fields. Under the Hedgerows Regulations 1997, this outgrown understory hedgerow is considered 'important' given its historical presence, connections to other hedges, low percentage gaps (two recorded), mature trees and diversity of plant species.

Figure 1 Group G4 with larger Poplars of group G5 behind.

Figure 2 Facing east showing English oak trees nos. 21-23 and outgrown hedgerow group G10.

Figure 3 Facing NW showing trees nos. 14-16 and small woodland compatment behind

Figure 4 Poor structural condition of off-site Sycamore no. 24

5. CONCLUSIONS AND RECOMMENDATIONS

5.1. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C category will not usually be retained where they would impose a significant constraint to development. Those trees on the interior of the site with no external landscape significance should not be considered as being a constraint in terms of scheme design. R category trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.

5.2. Trees can be a development constraint both below and above the ground. Tree roots can be easily damaged directly through root severance, for example with the excavation required for level changes, or the laying of strip foundations. They can also be damaged inadvertently through soil compaction which causes asphyxiation of roots. Spillage of toxic materials can also cause root death. These factors can lead to a decline in overall vigour, die back or even whole tree death. It is important that the underground constraints represented by trees are understood.

5.3. In terms of the above ground constraints, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This has become an increasing concern of Local Authorities and has resulted in refusals to consent and dismissed appeals against those refusals. As this issue is directly related to scheme design, it should be addressed during Stage 2 of the arboricultural planning process.

5.4. Preferably, conflicts between proposed structures and RPAs and tree canopies should be ‘designed out’ through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design. When a final layout is agreed, an Arboricultural Implication Assessments (AIA) should be completed to discuss arboricultural issues within the scheme, and demonstrate to the Planning Authority the viability of the layout.

5.5. Surgery may be required in order to allow trees to be retained close to structures, to allow access for construction or 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 BS3998:2010 Tree Work or more recently accepted arboricultural good practice.

5.6. 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 routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

5.7. It is recommended that protective fencing for any retained trees is monitored by a representative of ACD or an alternative consultant acceptable to the Local Planning Authority (LPA) who should be responsible to both Client and the LPA for the enforcement of the protection as agreed by both parties.

5.8. Consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead, dying or dangerous trees, but the Local Planning Authority should be given at least five day notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which are felled. If the site is in a conservation area, six week notice of works to all trees should be given.

5.9. Attention is drawn to the provisions of the Occupiers Liability Act (1957 and 1984). A land owner has a duty of care 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.

5.10. Notice must also be taken that it is an offence under the Wildlife and Countryside Act and Countryside and Rights of Way Act to disturb a nesting bird or roosting/breeding bat. Further advice, particularly if bats are discovered during tree work, may be obtained from ACD's Ecologist, if required.

6. BIBLIOGRAPHY

British Standards Institute. (2005). *BS5837:Trees In Relation To Construction-Recommendations.* London.

Andrew Bigg RFS Cert. Arb.
17/01/2011
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APPENDIX 1: SUMMARY OF CATEGORIES BS5837:2005

Category A: **Green on plan**

Trees of high quality and value:

In such a condition as to be able to make a substantial contribution (a minimum of 40 years)

Trees in this category are the best trees on the site and should be retained where possible.

Subcategories		
1	**2**	**3**
Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Tree, groups or woodlands of significant conservation, historical, commemorative or other values (e.g. veteran trees or wood-pasture)

Category B: **Blue on plan**

Trees of moderate quality and value:

In such a condition as to make a significant contribution (a minimum of 20 years)

Trees in this category can be retained as individuals or as groups.

Subcategories		
1	2	3
Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits

Category C: **Grey on plan**

Trees of low quality and value:

Currently in adequate condition to remain until new planting could be established (minimum of 10 years), or young trees with a stem diameter below 150mm.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (code A or B) trees. They will usually not be retained where they would pose a significant constraint on development.

Subcategories		
1	**2**	**3**
Trees not qualifying in the higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.		

Category R: **Red on plan**.

Trees in such a condition that any existing value would be lost within 10 years and which should', in the current context, be removed for reasons of sound arboricultural management.

Trees in this category should be felled in any event.

Criteria
• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)
• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline
• Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality.
Note: Habitat reinstatement may be appropriate (e.g. R category trees used as a bat roost: installation of bat box in nearby tree)

APPENDIX 2: TREE SURVEY SCHEDUL

No.	Name	Height (Crown clearance)	Dia (No. of stems)	Canopy spread N | E | S | W				Age class	Life exp	Phys Cond	Comments	B C
T4	Elder (Sambucus nigra)	3 (0)	300 (MS)	1	1	1	1	MA	10-20	F	Self-seeded specimen of little potential. Recommendations: None.	C
T5	Holly (Ilex aquifolium)	4 (0.5)	350 (MS)	2	2	2	2	MA	20-40	G	Tree of moderate value growing within hedgerow. Recommendations: None.	C
T6	Holly (Ilex aquifolium)	7 (0.5)	400 (MS)	2	2	2	2	MA	20-40	G	Tree of moderate value growing within hedgerow. Recommendations: None.	C
T7	Sycamore (Acer pseudoplatanus)	9 (0.5)	500 (MS)	3	3	3	4.5	M	20-40	F	Large off-site specimen, canopy overhanging proposed site. Recommendations: None.	C
T8	Elder (Sambucus nigra)	3 (0)	325 (MS)	2	2	2	2	M	<10	F	Self-seeded specimen of little potential. Recommendations: None.	C
T10	Silver Birch (Betula pendula)	12 (2)	380 (1)	3	3	3	3	M	20-40	G	Dominant off-site specimen, canopy overhanging proposed site. Leaning North-East. Recommendations: None.	B
T11	White Poplar (Populus alba)	14 (3)	395 (1)	3	3	3	3	M	10-20	F	Leaning North-East. Cavity on stem at base. Recommendations: None.	C
T12	Norway Maple (Acer platanoides)	14 (3)	395 (1)	4	5	4	4	M	20-40	G	Dominant off-site specimen, canopy overhanging proposed site. Recommendations: None.	B
T13	Norway Maple (Acer platanoides)	14 (3)	415 (1)	4	5	4	4	M	20-40	G	Dominant off-site specimen, canopy overhanging proposed site. Recommendations: None.	B
T14	Maritime Pine (Pinus pinaster)	18 (3)	735 (1)	4	6	5	4	M	>40	G	Dominant specimen growing on boundary. Suppressed crown due to group pressure. Recommendations: None.	A
T15	Maritime Pine (Pinus pinaster)	18 (3)	700 (1)	4	3	6	4	M	>40	G	Dominant specimen growing on boundary. Suppressed crown due to group pressure. Recommendations: None.	A
T16	Maritime Pine (Pinus pinaster)	18 (3)	675 (1)	5.5	3	6	4	M	>40	G	Dominant specimen growing on boundary. Suppressed crown due to group pressure. Recommendations: None.	A
T17	Sycamore (Acer pseudoplatanus)	7 (0.5)	260 (1)	1.5	1.5	1.5	1.5	MA	10-20	F	Self-seeded specimen of little potential. Recommendations: None.	C

Notes: **Dia:** trunk diameter in mm at 1.5m above ground level.Diameter taken immediately above the root flare of multi-stemmed trees (ms).| **Age Class:** **Y**: Young (less than 1/3 through nor life expectancy). **MA**: Middle aged (1/3 to 2/3 through normal life expectancy). **M**: Mature (over 2/3 through normal life expectancy). **OM**: Over mature (in decline). **V**: Veteran (of biological, cultural or aesthetic value, usually characteristic of an individual surviving beyond the typical age range for its species).| **Life Exp:** Life expectancy- This assumes that there will be no physical changes to its immediate environme **Phys Cond:** Physiological condition.| **BS Category:** Refer to appendix 1 of this report **or** BS5837:2005 section 4.3 and Table 1 for detailed descriptions.

SITE: Land adjacent to Roundstone Lane, Angmering, Littlehampton, West Sussex **SURVEYOR:** A Bigg
CLIENT: David Wilson Homes
DATE: December 2010 **TAGGED?** No

No.	Name	Height (Crown clearance)	Dia (No. of stems)	Canopy spread N | E | S | W				Age class	Life exp	Phys Cond	Comments	B C
T18	Ash (Fraxinus excelsior)	14 (2)	550 (MS)	5	6.5	2.5	4.5	M	<10	P	Declining. Twin-stemmed from base with decay present at base. Fungal brackets visible on stem and on ground. Recommendations: Fell & remove.	F
T19	Ash (Fraxinus excelsior)	14 (2)	1000 (MS)	5	5	6	4	M	<10	P	Declining. Multi-stemmed with decay present on stem. Fungal brackets visible on stem. Recommendations: Fell & remove.	F
T20	Ash (Fraxinus excelsior)	16.5 (4.5)	1500 (MS)	6	6	4	4.5	M	<10	P	Declining. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Recommendations: Fell & remove.	F
T21	Common Oak (Quercus robur)	17 (3)	925 (1)	7.5	8	7.5	8.5	M	>40	G	Dominant specimen growing on boundary. Decay present on stem. Recommendations: None.	B
T22	Common Oak (Quercus robur)	16 (3)	1015 (1)	8	7	7	9.5	M	>40	G	Dominant specimen growing on boundary. Decay present on stem. Recommendations: None.	A
T23	Common Oak (Quercus robur)	12 (3)	620 (1)	6	6	7	8.5	MA	>40	G	Dominant specimen growing on boundary. Recommendations: None.	B
T24	Sycamore (Acer pseudoplatanus)	21 (3)	900 (MS)	4	4	4	4	M	<10	P	Dominant specimen, readily visible in surrounding views. Declining. Ivy on stem. Recommendations: Permission required to fell tree.	F
T25	Beech (Fagus sylvatica)	21 (3)	600 (1)	4	4	4	4	M	>40	G	Dominant specimen, readily visible in surrounding views. Ivy on stem. Recommendations: None.	A
T26	Beech (Fagus sylvatica)	21 (3)	555 (1)	2.5	2.5	3.5	5	M	>40	G	Dominant off-site specimen, canopy overhanging proposed site. Recommendations: None.	B
T27	Beech (Fagus sylvatica)	21 (3)	540 (1)	2.5	2.5	3.5	5	M	>40	G	Dominant off-site specimen, canopy overhanging proposed site. Recommendations: None.	B
T28	Sycamore (Acer pseudoplatanus)	7 (1)	375 (MS)	2.5	2.5	2.5	2.5	MA	10-20	F	Self-seeded specimen of little potential. Recommendations: None.	C
T29	Elder (Sambucus nigra)	3 (0)	200 (MS)	1.5	1.5	1.5	1.5	MA	<10	F	Small self-seeded specimen. Recommendations: None.	C
T84	Wild Cherry (Prunus avium)	10 (3)	430 (1)	5.25	5.25	5.5	5	M	10-20	G	Domestic fruit tree of moderate quality and value. Recommendations: None.	C

Notes: **Dia:** trunk diameter in mm at 1.5m above ground level.Diameter taken immediately above the root flare of multi-stemmed trees (ms).| **Age Class:** **Y**: Young (less than 1/3 through nor life expectancy). **MA**: Middle aged (1/3 to 2/3 through normal life expectancy). **M**: Mature (over 2/3 through normal life expectancy). **OM**: Over mature (in decline). **V**: Veteran (of biological, cultural or aesthetic value, usually characteristic of an individual surviving beyond the typical age range for its species).| **Life Exp:** Life expectancy- This assumes that there will be no physical changes to its immediate environme **Phys Cond:** Physiological condition.| **BS Category:** Refer to appendix 1 of this report **or** BS5837:2005 section 4.3 and Table 1 for detailed descriptions.

No.	Name	Height (Crown clearance)	Dia (No. of stems)	Canopy spread N | E | S | W				Age class	Life exp	Phys Cond	Comments	B C
T95	Silver Birch (Betula pendula)	7 (2)	100 (1)	3	2.5	2.5	1	Y	20-40	G	Tree of low quality but of moderate value. Of increased landscape value if boundary screening removed. Recommendations: None.	C
G3	Lawson Cypress (Chamaecyparis lawsoniana)	14 (1.5)	500 (MS)	3	3	3	3	M	20-40	G	Mixed species group growing on boundary. Recommendations: None.	B
G4	Lawson Cypress (Chamaecyparis lawsoniana)	16 (0.5)	450 (1)	3	3	3	3	M	20-40	G	Off-site boundary group with meshing crowns forming single linear group. Recommendations: None.	B
G5	Hybrid Black Poplar (Populus serotina)	17 (3)	450 (1)	3.5	3.5	3.5	3.5	M	>40	G	Dominant specimen growing on boundary. Recommendations: None.	A
G6	Sycamore, Field Maple, Common Oak (Acer pseudoplatanus, Acer campestre, Quercus robur)	8 (0)	300 (1)	3	3	3	3	MA	10-20	F	Mixed species group growing on boundary. Recommendations: None.	C
G7	Elder, Hawthorn (Sambucus nigra, Crataegus monogyna)	3 (0)	250 (MS)	2	2	2	2	MA	10-20	F	Mixed species hedgerow group dividing northern fields. Of low individual value, however of increased landscape value as a group feature. Recommendations: None.	C
G8	Lawson Cypress (Chamaecyparis lawsoniana)	10 (1.5)	500 (MS)	3	3	3	3	M	20-40	G	Mixed species group growing on boundary. Recommendations: None.	B
G9	Silver Birch (Betula pendula)	14 (2)	300 (1)	2.5	2.5	2.5	2.5	MA	20-40	G	Off-site boundary group with meshing crowns forming single linear group. Recommendations: None.	B
G10	Elder, Hawthorn, Ash (Sambucus nigra, Crataegus monogyna, Fraxinus excelsior)	8 (0)	250 (MS)	2.5	2.5	2.5	2.5	MA	10-20	F	Mixed species group growing on boundary. Recommendations: None.	C
G11	Hawthorn, Elder (Crataegus monogyna, Sambucus nigra)	3 (0)	150 (MS)	1.5	1.5	1.5	1.5	MA	10-20	F	Mixed species group growing on boundary. Recommendations: None.	C
G12	Hawthorn, Sycamore (Crataegus monogyna, Acer pseudoplatanus)	12.5 (1)	300 (MS)	4	4	4	4	MA	20-40	G	Mixed species group growing on boundary. Understorey of Hawthorn and English elm. Recommendations: None.	B

Notes: **Dia:** trunk diameter in mm at 1.5m above ground level.Diameter taken immediately above the root flare of multi-stemmed trees (ms).| **Age Class:** **Y**: Young (less than 1/3 through nor life expectancy). **MA**: Middle aged (1/3 to 2/3 through normal life expectancy). **M**: Mature (over 2/3 through normal life expectancy). **OM**: Over mature (in decline). **V**: Veteran (of biological, cultural or aesthetic value, usually characteristic of an individual surviving beyond the typical age range for its species).| **Life Exp:** Life expectancy- This assumes that there will be no physical changes to its immediate environme **Phys Cond:** Physiological condition.| **BS Category:** Refer to appendix 1 of this report **or** BS5837:2005 section 4.3 and Table 1 for detailed descriptions.

SITE: Land adjacent to Roundstone Lane, Angmering, Littlehampton, West Sussex **SURVEYOR:** A Bigg
CLIENT: David Wilson Homes
DATE: December 2010 **TAGGED?** No

No.	Name	Height (Crown clearance)	Dia (No. of stems)	Canopy spread N | E | S | W				Age class	Life exp	Phys Cond	Comments	B C
G13	Leyland Cypress (X Cupressocyparis leylandii)	4 (0)	180 (1)	1.5	1.5	1.5	1.5	Y	20-40	G	Regularly maintained hedgerow of boundary screening value only. Recommendations: None.	C
W1	Maritime pine, Field maple, Sycamore, Hawthorn (Pinus pinaster, Acer campestre, Acer pseudoplatanus,Crataegus monogyna)	19 (4)	Up to 750 (1)	4	4	4	4	M	40+	G	Small wooded compartment. Multiple specimens. Key component within local landscape	A

Notes: **Dia:** trunk diameter in mm at 1.5m above ground level.Diameter taken immediately above the root flare of multi-stemmed trees (ms).| **Age Class:** **Y**: Young (less than 1/3 through nor life expectancy). **MA**: Middle aged (1/3 to 2/3 through normal life expectancy). **M**: Mature (over 2/3 through normal life expectancy). **OM**: Over mature (in decline). **V**: Veteran (of biological, cultural or aesthetic value, usually characteristic of an individual surviving beyond the typical age range for its species).| **Life Exp:** Life expectancy- This assumes that there will be no physical changes to its immediate environme **Phys Cond:** Physiological condition.| **BS Category:** Refer to appendix 1 of this report **or** BS5837:2005 section 4.3 and Table 1 for detailed descriptions.

APPENDIX 3: TREE CONSTRAINTS PLAN

How to use this plan

This constraints plan follows the recommendations of BS5837:2012 and provides sufficient information for designers to interpret the constraints presented by the trees on and around the site. If there are any questions about how to correctly interpret the details shown, then ACD should be contacted on 01483425714 or mail@acdarb.co.uk

This plan is for internal use only and should not be submitted to he LPA. Before making a planning application, ACD should assess the impact of the layout and draft a full arboricultural impact assessment (AIA)

Designers should seek to retain all A & B category trees, and work within the constraints posed by them, as the LPA will expect their retention. C category trees should not be a material constraint trees and may be removed to facilitate development. However, their retention should be sought where practical, but the scheme need not be designed around them.

Developable area

Root protection area (RPA) for trees to be retained
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. BS5837:2012 advises that default position is that structures & surfaces are located outside this area. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s). It is essential that you contact ACD to discuss any proposals within this area before finalising a design.

Shading area
An indication of potential direct obstruction of sunlight, showing the shadow pattern through the main part of the day.The design should avoid unreasonable obstruction of light, by sitting buildings so that only flank walls and/or non-habitable/dual aspect rooms are facing the trees in this area. Gardens should be orientated to avoid being entirely within this zone. It is essential that you contact ACD to discuss any proposals within this area before finalising a design.

RPA for C category trees

Note: Future growth area
Any layout design should only site small non-habitable buildings (garages, cycle stores, etc) within 2 m of tree canopies. In addition to providing space or the tree's growth, this also allows for the working and access space needed for the construction of the buildings. In some instances it may be viable to carry out some pruning but his often raises objections from LPAs and therefore ACD should be consulted on any proposals to prune, or site buildings in this area, before finalising any design

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 canopies

Dark green canopies for A & B category trees

Light green canopies for U & C category trees of low quality that should not be considered a constraint

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

0 5 10 15 20m

Rev	Date	Details	Drawn
B	13.07.12	Area reduced	MW
A	Dec 2011	Additional area added	MW

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DAVID WILSON HOMES

scheme: Land at Roundstone, Angmering
client: David Wilson Homes

drawing: Tree Constraints Plan
date: July 2012
scale: 1:500@A0
dwg no: BSH17576-01B
drawn: AJB checked: MW