

Arboricultural Implication Assessment

Land to the south of:
Water lane
Angmering
BN16 4EJ

6 November 17



PJC ref: 4656/17-02 R2

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Gleeson Homes

Prepared by	Owen Allpress BSc (Hons) M.Arbor.A Owen has received both an FdSc and a BSc (Hons) in Arboriculture and is a professional member of the Arboricultural Association. Working in the industry for nearly 10 years, Owen has extensive experience in arboricultural contracting, consultancy and business management.
Checked by	Peter Davies FdSc Arboriculture M.Arbor.A Peter has a Foundation Degree in Arboriculture and is a professional member of the Arboricultural Association. He has ten years experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a Lantra accredited professional tree inspector.

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1 SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/3874/16-01. This report has been updated to include the latest revised layout and aims to address feedback from Local authority.

1.2 **Site location:** The site is situated south of Water Lane, to the east of Angmering. The surrounding land use is comprised exclusively of transport and farmland with residential properties to the west. The location of the site within its environs is shown in figure 1.

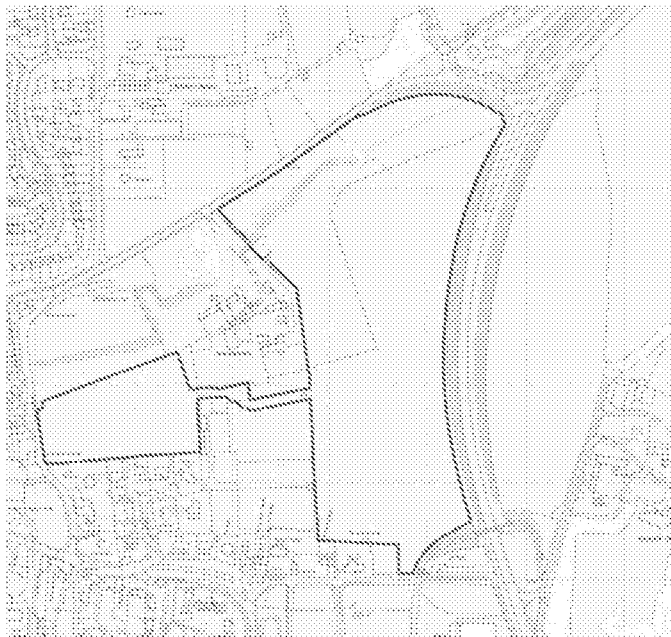


Figure 1: Location of Site and Environs

1.3 **Proposal:** A proposal has been outlined to develop the land for housing. This update Rev 2 to this report includes further detail of the location of proposed dwellings and builds on feedback received from local authority.

1.4 **Tree removals:** All trees are retained as part of the current proposal.

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

1.6 **Works within root protection areas:** From the information available all proposed dwellings are outside of the RPAs of retained trees. A Minor encroachment by new surfaces of proposed parking space between Plot 172 and 171. It is not thought specialist surfacing should be required given the extent of the encroachment.

2 INTRODUCTION

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

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

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

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

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

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

- Topographical survey
- 1911 P 03 Illustrative Plan 1-1250-A1 rev1

3 INITIAL TREE SURVEY SUMMARY

3.1 **Site visit:** A site visit was carried out on 8th July 2016. The weather conditions at the time were dry and bright. The visibility was good. The initial survey assessed the trees in the context of the existing land use, not in consideration of development proposals.

3.2 **Survey methodology:** Explanations for the measurements and information collected for each tree are described in arboricultural report ref. PJC/3874/16-01.

3.3 **Site layout:** The site is situated south of Water Lane, to the east of Angmering. The surrounding land use is comprised exclusively of transport and farmland with residential properties to the west.

3.4 **Statutory tree protection:** Arun District Council Planning Department were contacted by telephone on 3rd December 2015 to establish restrictions to tree works at the site. No Tree Preservation Order (TPO) protects the trees on this site on the date of this report however Parts of the site are within the South Downs National Park. Any persons proposing to undertake tree works must check the status of these trees with the local authority, and gain necessary consent before works are undertaken. At the time of this updated report it is understood that the local authority are seeking to place a TPO on trees within the site.

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

3.6 **Tree categorisation summary:** A total of seven trees including three tree groups were surveyed and recorded in the Tree Survey Schedule. Three entries was categorised as B and the remainder categorised as C. The predicted contribution of one tree is less than ten years, leading to their categorisation as U.

4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Tree removals: All arboricultural features are set to be retained as part of the current proposal. The current layout is adapted to seek retention of tree recommended as being worthy for protection as part of a proposed TPO. Correspondence with the local authority has led to drawing amendments in particular adapting plot 175 to include a 5m buffer between the proposed development and T37. Additional space has also been granted to alleviate potential for pressure to G31 to the northern boundary.

4.2 Access facilitation pruning: No access facilitation pruning is deemed to be required given the information available at time of survey.

4.3 Works within root protection areas: A minor encroachment is set to occur to one for the trees in G31 adjacent to Plot 175. Arboricultural supervision should be implemented during excavation of footings.

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

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

5 CONCLUSIONS

5.1 Based on the above assessment, trees recommended for retention in this report can be protected during the proposed construction works and successfully integrated into the site post development.

5.2 The Arboricultural Method Statement and Tree Protection plan should be created following outline planning permission in order to provide a continuation to construction phase of the decisions made throughout this process to protect and retain trees. Revisions at this stage that may occur may require the impact assessment to be revisited to ascertain if any new impacts arise.

5.3 The current layout, *1911 P 03 Illustrative Plan 1-1250-A1 rev1*, reflects feedback from the local authority regarding tree retention. In particular it addresses concerns to T37 and G31. All trees originally recommended by the local authority as being worthy of Tree Preservation Order are retained in this current layout.

5.4 With specific regard to T37, following concerns raised by the local authority about proximity of Plot 175 with T37. Design alterations were undertaken to illustrate a 5m buffer between the RPA edge and proposed new dwelling. This combined with the orientation of the proposed, creates a more viable design favouring tree retention. The additional space should be adequate to allow the tree to enter maturity and become part of the usable garden space whilst not presenting a significant nuisance.

6 OTHER CONSIDERATIONS

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

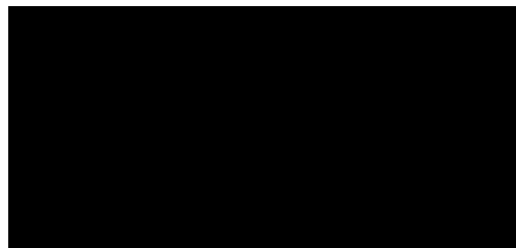
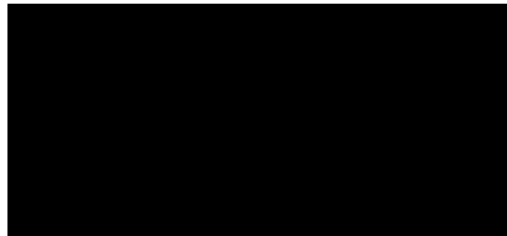
6.2 The tree works contractors should carry out all tree works to BS3998: 2010 '*Tree works – recommendations*', as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

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

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

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

Contact details



APPENDIX 1

Tree Constraints Plan and Tree Retention Plan



Key:

-  RPA for CAT B Tree*
-  RPA for CAT C Tree*
-  RPA for CAT U Tree*
-  Tree canopy

** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.*

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3874/16-01 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/3874/16/A Rev: 01 Sheet number: 1 of 1

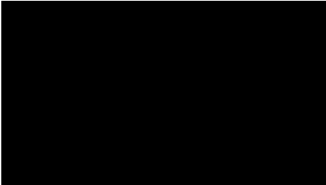
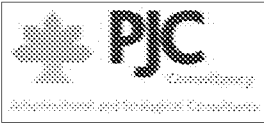
Client and site:
Gleeson Homes
Land south of south of Water Lane
Angmering
West Sussex

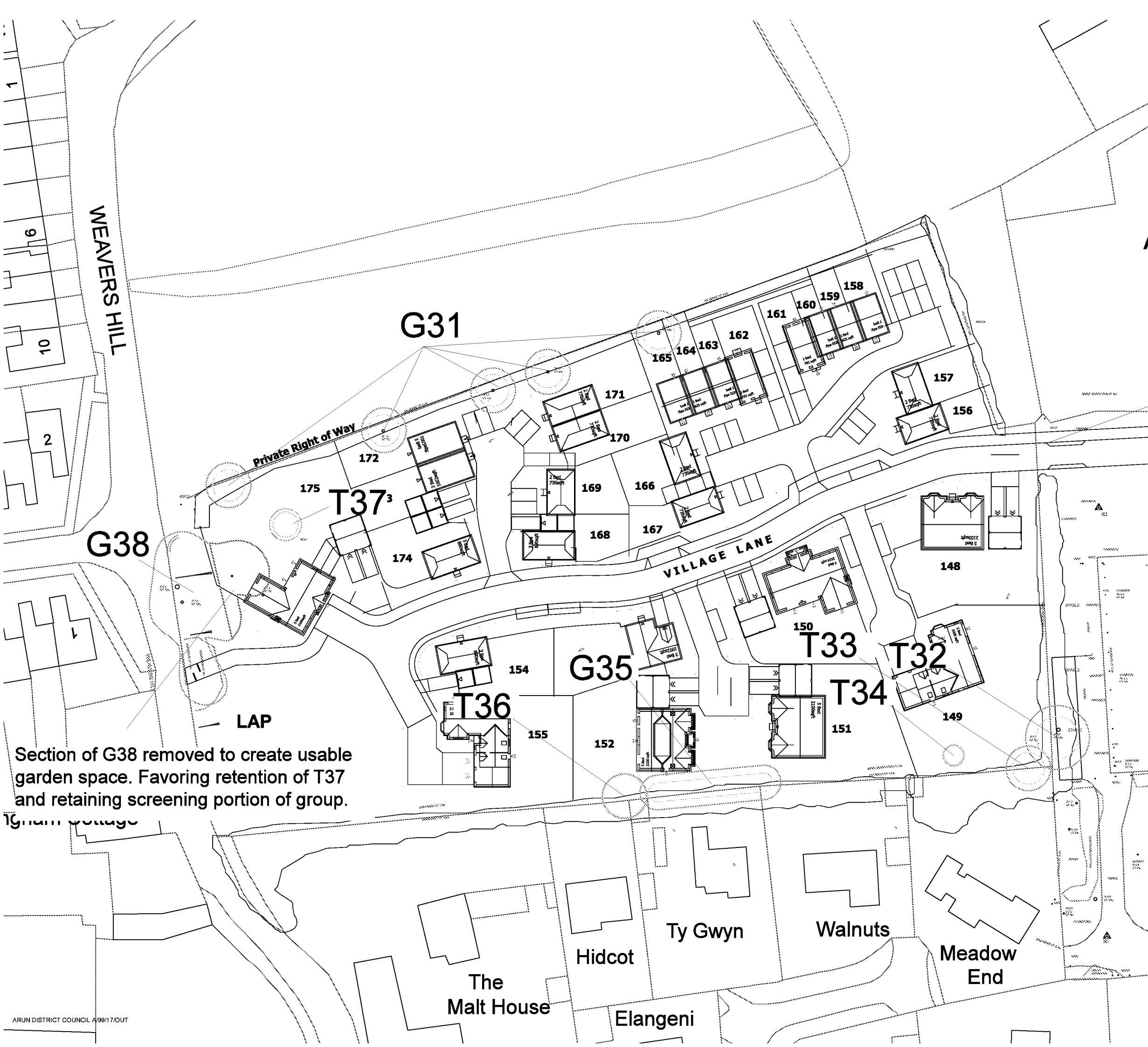
Drawing title: Tree Constraints Plan

Date drawn: 20/07/2016

Scale: NTS

Drawn by: OA **Checked by:** NB





- Key:
- RPA tree to be retained
 - Canopy of tree to be retained
 - Canopy of tree to be removed

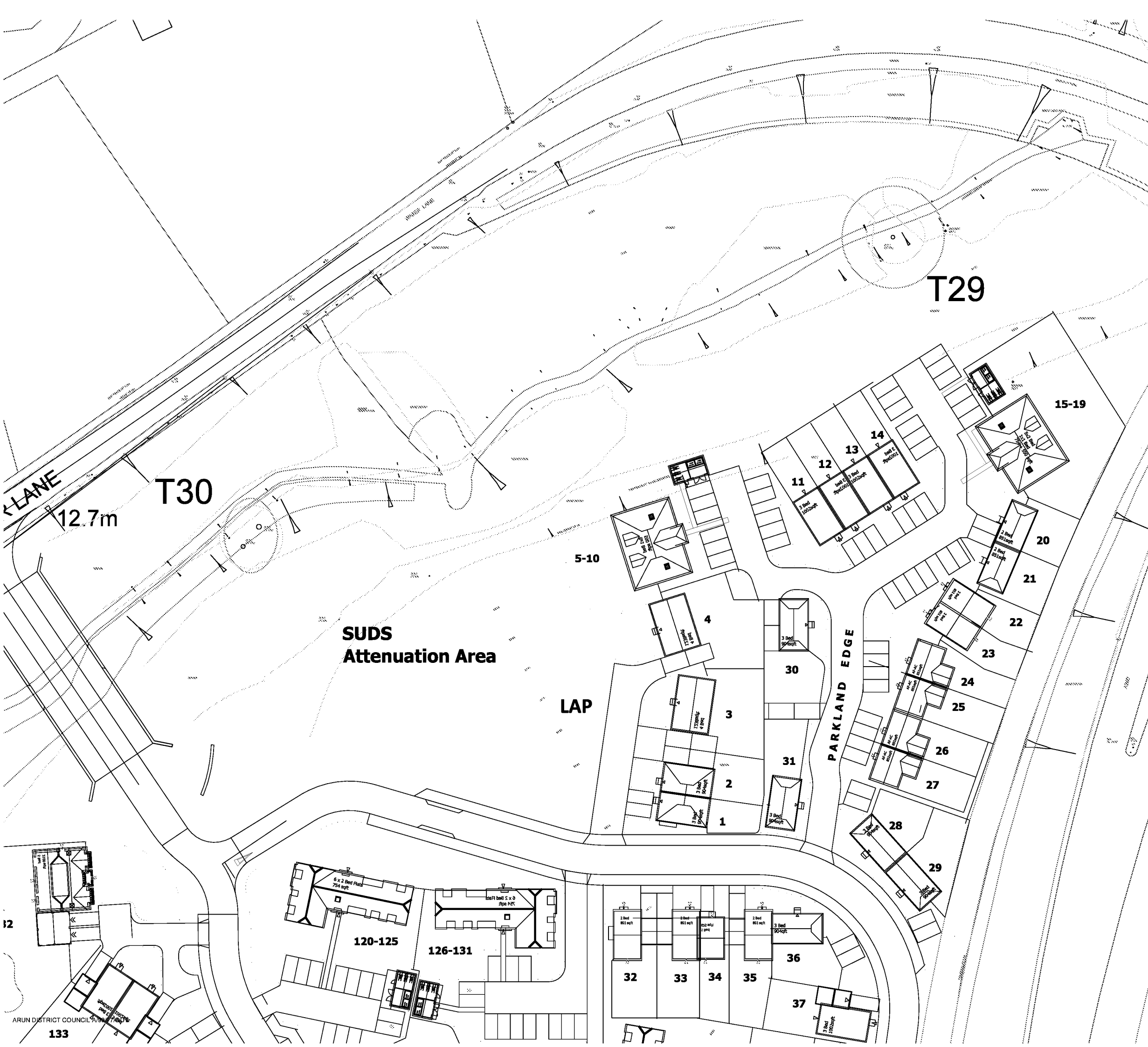
A Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
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Section of G38 removed to create usable garden space. Favoring retention of T37 and retaining screening portion of group.

Drawing no: PJC/4656/17/A	Rev: 03	Sheet number: 2 of 3
Client and site: Gleeson Homes Land south of south of Water Lane Angmering West Sussex		
Drawing title: Tree Retention Plan		
Date drawn: 08/11/2017		
Scale: NTS		
Drawn by: OA	Checked by: NB	



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- Key:
- RPA tree to be retained
 - Canopy of tree to be retained
 - Canopy of tree to be removed

Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

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Drawing no: PJC/4656/17/A	Rev: 03	Sheet number: 3 of 3
Client and site: Gleeson Homes Land south of south of Water Lane Angmering West Sussex		
Drawing title: Tree Retention Plan		
Date drawn: 08/11/2017		
Scale: NTS		
Drawn by: OA	Checked by: NB	



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APPENDIX 2

Tree Survey Schedule



Client: Gleeson Homes
 Site: Land south of Water Lane, Angmering
 Survey date: 8th July 2016
 Surveyor: Owen Allpress

T: Individual tree or shrub
 G: Group of 2 or more trees
 H: Hedgerow
 W: Woodland block

Tree ref. no	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
T29	English Oak, (<i>Quercus Robur</i>)	11	800 est	N: 6 E: 6 S: 5 W: 5	2	Mature	Good	Good	Tree adjacent stream southern most section of site south of Water lane.	None	B2	289.9	9.6
T30	2 x Willow, (<i>Salix Spp</i>)	11	500 est	N: 7 E: 5 S: 5 W: 7	0	Mature	Good	Poor	Partially failed trees on bank and ditch to south of waters lane.	None	U	113.3	6.0
G31	5 x Large leaf lime, (<i>tilia platyphylus</i>)	5	350 est avg	N 3 E 3 S 3 W 3	0	Mature	Good	Good	Trees bordering Northern boundary of top field.	None	B2	55.5	4.2
T32	Ash, (<i>Fraxinus excelsior</i>)	5	500 est	N 4 E 4 S 4 W 4	3	Mature	Good	Good	Stem inclusion, dual stem from 1m	None	C2	113.3	6.0
T33	Bird cherry, (<i>Prunus Padus</i>)	4	350 est	N 3 E 3 S 3 W 3	2	Mature	Good	Good	Grown in competition with surrounding hedge	None	C2	55.5	4.2
T34	Eucalyptus gunnii	3	150 est	N 2 E 2 S 2 W 2	2	Juvenile	Good	Good	Planted tree on field side.	None	C1	10.2	1.8



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G35	Holly and pine	3	250 est	N 3 E 3 S 3 W 3	3	Mature	Good	Good	Third party trees in gardens beyond fence.	None	C2	28.3	3.0
T36	Sycamore, (<i>Acer pseudoplatanus</i>)	5	350 est	N 4 E 4 S 4 W 4	3	Mature	Good	Fair	Third party tree. Significant included union at 1.5m dual stem beyond this.	None	C1	55.5	4.2
T37	Pedunculate oak, (<i>Quercus robur</i>)	4	200 est	N 3 E 3 S 3 W 3	1	Semi-mature	Good	Good	Young tree with good potential for retention.	None	B1	18.1	2.4
G38	Cherry, hawthorn & elder	≥5	150 Est avg	N/a		Semi-mature	Good	Good	Screening value adjacent road and existing field access.	Section removed to facilitate proposal	C2	10.2	1.8