



ARBORICULTURAL DEVELOPMENT SITE REPORT

Prepared For:

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On:

312 CHICHESTER ROAD

BOGNOR REGIS

WEST SUSSEX

PO21 5AU

By:

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Date:

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Table of Contents

1.0	SCOPE OF REPORT	3
1.1	SURVEY BRIEF.....	3
1.2	BACKGROUND.....	3
1.3	REPORT REFERENCES.....	3
1.4	REPORT LIMITATIONS AND METHODOLOGY.....	4
1.5	ASSESSMENT OF ECOLOGICAL STATUS OF SITE & POTENTIAL CONSTRAINTS.....	4
2.0	LEGAL STATUS OF TREES	5
2.1	STATUTORY PROTECTION SEARCH.....	5
3.0	GENERAL SITE & TREE DETAILS	5
3.1	WEATHER CONDITIONS AT TIME OF SURVEY.....	5
3.2	LOCAL LANDSCAPE AND AMENITY VALUATION.....	5
3.3	UNDERLYING SOILS.....	5
3.4	SOIL TESTS.....	5
4.0	PROPOSED DEVELOPMENT & DEVELOPMENT SITE	6
4.1	PROPOSED BUILDING / DEVELOPMENT.....	6
4.2	EXISTING GROUNDS.....	6
4.3	SLOPES & BOUNDARIES.....	6
4.4	TREE SURVEY SCHEDULE.....	7
5.0	IMPLICATIONS OF PROPOSED DEVELOPMENT ON CURRENT TREE POPULATIONS	8
6.0	DISCUSSION OF ARBORICULTURAL IMPLICATIONS	8
6.1	ARBORICULTURAL IMPLICATION ASSESSMENT PLAN.....	8
6.2	BELOW GROUND IMPLICATIONS AND MITIGATION.....	8
6.3	ABOVE GROUND IMPLICATIONS.....	9
6.4	IMPACT OF PROPOSALS ON LOCAL AMENITY.....	9
7.0	TREE PROTECTION PLAN	9
8.0	RECOMMENDATIONS AND SEQUENCE OF EVENTS	9
8.1	TREE WORKS NECESSARY PRIOR TO INSTALLATIONS OF PROTECTIVE BARRIERS.....	10
8.2	SEQUENCE OF EVENTS.....	10
9.0	ARBORICULTURAL METHOD STATEMENTS ATTACHMENTS	11

1.0 SCOPE OF REPORT

1.1 Survey Brief

Hurst Tree Consultants has been instructed to provide an Arboricultural Survey, Implication Assessment and Method Statement in relation to significant trees that may be affected by the proposed development at 312 Chichester Road, Bognor Regis, PO21 5AU.

The owners of the site have requested an assessment of the proposed development upon the trees located within the site and in a neighbouring property, and guidance to address any tree and design conflicts to progress the project while preserving the tree-scape.

The trees have been categorized in accordance with BS 5837: 2012 as to their retention value and plans annotated to show a Root Protection Area for each of the pertinent trees. The advice within this report has been produced in accordance with BS 5837: 2012.

This report is accompanied by our plan as follows;

1. Tree Protection Plan – C 2005 tpp.

1.2 Background

The owners of 312 Chichester Road have made a planning application for the demolition of the existing garage and the construction of a detached dwelling in the large rear garden. Our investigations have discovered the presence of one significant tree, located in the NE corner of the property, an overgrown hedge to the north boundary, together with a small tree in a neighbouring property, which are not considered to be of significance to the proposed development. As such, this report has been commissioned to assess the potential impact of the development on the trees together with the constraints imposed by the trees on the proposal. Where it is indicated we have provided solutions to protect the trees by way of appropriate methods during the construction process.

The site visit and tree survey was undertaken after a proposed layout had been designed and as such the Arboricultural Impact Assessment identifies any tree and development conflicts, discusses the necessity of any design modifications and provides a specification of tree management recommendations, in accordance with the criteria set out in sections 5, 6, 7, and 8 in the British Standard 5837: 2012 *Trees in Relation to design, demolition and construction – Recommendations*.

Included is an Arboricultural Method Statement that identifies the specification of physical tree protection measures. The location of the fencing is detailed on the Tree Protection Plan, C2005 tpp.

1.3 Report References

As a progressive company, we keep abreast of research data relating to Arboriculture and have a commitment to an ongoing targeted Continual Professional Development program, which is a requirement of our membership of the Royal Institution of Chartered Surveyors and the Arboricultural Association.

1.3 Report References (Contd.)

All observations, recommendations and works are based on current industry standard reference material, from which our Arboricultural Impact Assessment is produced. Reference material includes:

- BS 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*
- O'Callaghan & Lawson (1995) *Trees and Development Conflicts: Importance of Advanced Planning & Site Control in Tree Preservation Plans*
- Matheny & Clark (1998) *Trees and Development a Technical Guide*
- National Joint Utilities Group (2007) Publication Volume 4: Issue 2 *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.*
- Town & Country Planning Act (Tree Preservation) (England) Regulations 2012
- National House Building Council Standard, Chapter 4.2 – *Building Near Trees*
- BS 3998: 2012 *Tree Works – Recommendations*

Hurst Tree Consultants expertise is employed to interpret these references for practical application to the site and trees, together with the proposed development, allowing for the provision of the most appropriate advice and guidance for sound tree health care.

Hurst Tree Consultants were provided with a Planning Statement, prepared by LOOK. design + build, together with a Pre-Application Advice, Ref: PAA/62/18 prior to our site visit.

1.4 Report Limitations and Methodology

This report is limited to those trees shown on the attached Tree Protection Plan, C 2005tpp, and described in the Tree Survey Schedule. All plans are illustrative of the discussions within the report and based entirely on drawings provided to, or prepared by, us. The location of the trees has been plotted by us. The drawings can only be used for dealing with the tree issues related to the proposals and all scaled measurements must be checked against the original submission documents and checked on site. However, ultimate accuracy is considered sufficient to allow the plotting of the Root Protection Areas.

The trees subject to this survey have been referenced and numbered, colour coded and categorized for amenity, landscape and life expectancy as per the British Standard.

The trees were not climbed at the time of the tree survey. Tree dimensions were recorded using hand tools such as diameter tape, laser range finder and measuring tape.

The statements, findings and recommendations made within this report do not consider any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environments around the tree after the date of this report, nor any damage whether physical, chemical or otherwise.

Hurst Tree Consultants accepts no liability in connection with the above factors, or where recommended tree management is not carried out in accordance with recommendations.

1.5 Assessment of Ecological Status & Potential Constraints

Following the site visit and tree survey, we are of the opinion that there is low potential for habitats that would support species protected by law.

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, insects and other species that inhabit trees, hedgerows, ponds, waterways or other associated sites.

Hurst Tree Consultants recommends that our ecological advice is of a preliminary nature.

2.0 LEGAL STATUS OF TREES

2.1 Statutory Protection Search

Hurst Tree Consultants conducted a search of protected trees located adjacent to the development site with the Local Planning Authority (LPA); Arun District Council, who can be contacted at: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF; Tel: 01903 732765.

The results of our search are: no tree protection.

Under the Town & Country Planning (Tree Preservation) (England) Regulations 2012 no works to a protected tree can be carried out without the prior written consent of the LPA. For trees located in a Conservation Area a written Notice of Intention to carry out work to a protected tree must be served on the LPA at least six weeks prior to the work.

3.0 GENERAL TREE & SITE DETAILS

3.1 Weather Conditions at Time of Survey

The tree survey was carried out on 17th August 2018. The weather during the visit was bright sunshine, adequate for the purposes of our tree survey.

3.2 Local Landscape and Amenity Valuation

The property is located in the Bersted area of Bognor Regis in a residential area, within the 'built area boundary'.

The property currently comprises a detached two storey domestic dwelling, with a driveway and garage situated to the east of the property.

3.3 Underlying Soils

The British Geological Survey 'Geology of Britain Viewer' (www.bgs.ac.uk) as viewed on 21.08.2108, describes the underlying superficial soil-soil as being: '*Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated) – Chalk. Sedimentary Bedrock formed approximately 71 to 94 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas.*'

The Soilscales viewer from Cranfield University (www.landis.org.uk/soilscales) describes the soil as; '*Soilscale 6: Freely draining slightly acid loamy soils.*' These soils are considered to present a very low risk of shrinkage.

3.4 Soil Tests

Soil tests were not conducted.

3.5 Fluorimeter Tests

A Fluorimeter evaluates the ability of the chlorophyll in tree leaves to convert sunlight into energy (photosynthesis). The test is non-invasive and can assess the physiological condition of a tree, providing a scientific measurement to assist in assessing the health of a tree, aiding health care management recommendations and influencing decisions regarding tree retention.

A Fluorimeter test was not carried out.

4.0 PROPOSED DEVELOPMENT & DEVELOPMENT SITE

4.1 Proposed Building

It is proposed to demolish the garage block to the east and construct a detached two storey dwelling to the north of the plot.

4.2 Existing Grounds

The existing grounds comprise of a paved driveway extending from Chichester Road, a garage with outbuildings attached accompanying an existing detached two storey dwelling.

4.3 Slopes and Boundaries

The site is essentially level and is bordered to the north, east and west by a fence constructed of concrete posts and wooden panels, and to the south by Chichester Road.

4.4 Tree Survey Schedule

The schedule below contains the tree details and survey data in accordance with Section 4.4 of BS 5837: 2012 together with an assessment and categorisation of the relevant trees for arboricultural quality and amenity significance.

Section 4.5 of BS 5837 states in sub-section 4.5.2:

'The purpose of the tree categorisation method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.'

Any tree works recommended are of a preliminary nature, intended to be in the interests of best arboricultural practice, and are exclusive of proposed development operations.

Client: Andrew Bidwell	Report No. BM-C 2005tr	Surveyor: B. McWalter
Site: 312 Chichester Road, Bognor Regis, PO21 5AU	Weather: Clear	

No.	Name	Height (crown)	Dia. (stems)	Canopy spread				Life stage	ERC	Comments & preliminary recommendations	BS Cat	RPA
				N	E	S	W					
1	Walnut (<i>Juglans nigra</i>)	12 (3.0)	535 (1)	4	6	5	3	M	20+ yrs.	Mature tree of good form with a lean to the north, considered likely as a result of prevailing SW winds. Appears stable with no evidence of root-plate movement. Ivy clad so detailed inspection not possible.	B	129
2	Laburnum (<i>Laburnum anagyroides</i>)	7 (2)	180 (1)	1	1	1	1	M	10 yrs.	Mature tree of fair form with full healthy crown. Neighbouring tree.	C	15
H1	Lawsons cypress	4 -6 (0.5)	100 – 200	1	1	1	1	Y	10+ yrs.	Overgrown screen / hedge. Infested with Brambles, Ivy and Nettles. Some wildlife value but limited landscape value.	C	18

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | HT (crown): Tree height (crown clearance) | 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 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.). FSB: First significant branch (& compass bearing) | 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

5.0 IMPLICATIONS OF PROPOSED DEVELOPMENT ON CURRENT TREE POPULATIONS

Considerations of all trees in relation to Proposed Layout

Tree no.	Species	Cat.	Removal due to				Details of how proposed build layout affects tree
			Build	Condition	Canopy	RPA	
T1	Walnut	B	n/a	n/a	n/a	n/a	No impact. Protective barrier sufficient.
T2	Laburnum	C	n/a	n/a	n/a	n/a	No impact. Protective barrier sufficient.
H1	Lawsons cypress	C	n/a	n/a	n/a	n/a	No impact. Protective barrier sufficient.

Key: n/a = not applicable, X = action required.

6.0 DISCUSSION OF ARBORICULTURAL IMPLICATIONS

6.1 Arboricultural Implication Assessment Plan

The Tree Protection Plan (tpp) numbered BM-C 2005tpp and found as an appendix to this report illustrates all of the trees subject to the survey which are to be retained.

The plan also includes the proposed development plotted and annotated and shows the footprint of the proposed structure.

6.2 Below ground implications and mitigation

The proposed development is sited to avoid any conflict with existing trees.

Section 5.3.4 requires 'A realistic assessment of the probable impact of the proposed development on the trees and vice versa should take into account the characteristics and condition of the trees, with due allowance and space for their future growth....' Both trees have reached maturity, the hedge can be managed, and it is considered that the growth potential of these trees is low.

Further, it is necessary to consider the effect of shading by the trees on the development. The proposed development is located to the south of the Walnut which is considered unlikely to result in unacceptable shading.

6.3 Above ground implications

Tree 1 and Hedge 1 can be protected adequately by the use of the default protective barrier as specified.

Tree 2 is located off site. The existing boundary fencing is considered sufficient to prevent physical damage. The erection of the protective fencing will prevent damage to the roots.

6.4 Impact of proposals on the local amenity

The proposed development is not visible from the road. No tree work is proposed. As such the works will have a minimal impact on the local amenity.

7.0 TREE PROTECTION PLAN

Tree protection with fencing barriers and ground protection

The development site is in an open rear garden area which contains a dilapidated shed. It is considered necessary to construct protective fencing prior to construction. The project Arboriculturist must mark out the RPAs which will be agreed with Arun District Council's planning department.

Non-Compacting Ground Protection

We have not been made aware of any works within the RPA that are not covered by the comments above.

Working in Root Protection Areas

We have not been made aware of any works within the RPA that are not covered by the comments above.

Synopsis

Good tree protection cannot be reliably achieved without Arboricultural monitoring. The nature and extent of the monitoring will vary according to the complexity of the proposal and tree constraints. An Arboricultural Consultant should be instructed to verify implementation of the recommendations contained within this report together with any Planning Conditions imposed within any Planning Consent.

Discharge of Planning Conditions

Arboricultural Planning Conditions may require the supervision of a suitably qualified Arboricultural Consultant. The discharge of any conditions must usually be confirmed by formal inspection followed up with written submission to the Local Planning Authority. Records of site visits will assist in providing evidence of compliance and allow the discharge of Planning Conditions as the development progresses.

Phasing of arboricultural involvement in the development

An Arboricultural Consultant must be involved in the initial site preparation.

Arboricultural preparations before works start on site:

A pre-commencement site visit should be held on site before any demolition work begins. This should be attended by the site manager, the Arboricultural Consultant and ideally a representative of the council. All tree protection

measured must be discussed so that they are fully understood by all the parties. Clarifications or modifications must be recorded and circulated to all parties in writing.

Recommendations for site supervision

Once the site is active, the Arboricultural Consultant must visit at intervals agreed at the pre-commencement meeting. The Consultant's initial role is to liaise between the proposer and the local Planning Authority to ensure that the appropriate protection measures are in place before any work starts. Once the site is working, that role will switch to one of monitoring compliance with any Arboricultural conditions and advising on any tree problems as they arise.

Site Management

It is the responsibility of the proposer to ensure that the requirements set out in this report and attached method statements are known and understood by all site personnel. The site manager must brief all personnel who could have an impact on any trees and their specific protection requirements.

8.0 RECOMMENDATIONS AND SEQUENCE OF EVENTS

8.1 Tree works to be carried out prior to installation of protective barriers

It is not necessary to carry out any tree works prior to the start of work by virtue of the location of the trees.

8.2 Sequence of Events

- 1) Commencement of removal of hard surfaces and structures to allow for access.
- 2) Installation of Protective Barrier – see Method Statement 1 attached to this report
- 3) Commencement of main build

9.0 ARBORICULTURAL METHOD STATEMENT ATTACHMENTS

- 1) Default Protective Barrier Construction

METHOD STATEMENT 1

TREE PROTECTION DURING WORKS OUTSIDE ROOT PROTECTION AREAS

Site: 312 Chichester Road, Bognor Regis PO21 5AU.

Date: 22.08.2018

Examples of above-ground stabilising systems for Default specification for protective barrier.

