

Pizza Hut Redevelopment,
Arun Retail Park,
Shripney Road,
Bognor Regis,
PO22 9NF

Arboricultural Impact Assessment

February 2022
11069_AIA.001 Rev D

Project Details	
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Project:	Pizza Hut Redevelopment, Arun Retail Park, Shripney Road, Bognor Regis, PO22 9NF
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Limitations
This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are, however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

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Contact Details
Aspect Arboriculture Ltd. Hardwick Business Park Noral Way Banbury Oxfordshire OX16 2AF 

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Executive Summary

- i) **Introduction:** Aspect Arboriculture are commissioned by BBC Pension Trust Ltd to prepare an Arboricultural Survey and Impact Assessment relating to the proposed redevelopment of a Pizza Hut restaurant at Arun Retail Park, Shipney Road, Bognor Regis, PO22 9NF.
- ii) **Proposals:** *'Full planning application for minor external alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive-thru lane, relocation of cycle hoops, new pedestrian crossings, and the reduction in the number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping, and associated works.'*
- iii) **Surveys:** The site was surveyed by Aspect in October 2021 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.
- iv) **Statutory Designations:** Background checks have confirmed that the site does not occur within a Conservation Area, however it is known that all trees within influence of the site are afforded protection by an Area type Tree Preservation Order.
- v) **Arboricultural Impact:** The arboricultural impact of the proposed redevelopment is low and is described by net tree losses, totalling the removal of three trees, one of which is a category U tree. A fourth tree will also be removed for health and safety reasons. A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding. Conclusions drawn against Arun District Council's development control policies and the Framework, conclude that the development proposal is acceptable from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by BBC Pension Trust Ltd to prepare an Arboricultural Survey and Impact Assessment relating to the proposed redevelopment of a Pizza Hut restaurant at Arun Retail Park, Shipney Road, Bognor Regis, PO22 9NF.

1.1.2 The redevelopment proposals seek planning permission for *'Full planning application for minor external alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive-thru lane, relocation of cycle hoops, new pedestrian crossings, and the reduction in the number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping, and associated works.'*

1.2 Site Overview

1.2.1 The application area falls within the administrative control of Arun District Council and is part of Arun Retail Park, Shipney Road, Bognor Regis. The survey area comprises a strip of soft landscaping containing four trees, a separate landscaped amenity area containing trees immediately adjacent to the restaurant, with an additional two trees adjacent to the internal road network for the retail park. The northwestern and southwestern boundaries are defined by the existing car parking bays and commercial units associated with Arun Retail Park. The southeastern is delineated by the adjacent Shipney Road (A29) and the northeastern boundary abuts the existing vehicular entrance into the retail park.

1.3 Existing Tree Stock

1.3.1 There are five trees of individual distinction influence of the application area, along with an additional two individual trees located to the north of the car park adjacent to land under the applicant's ownership; they have all been considered in full during the design stages of the project in accordance with BS5837:2012.

1.3.2 Trees within influence of the application area are located to the southeast and east of the existing building. A Sycamore, Crack Willow and two Horse Chestnut are early mature ornamental trees set within an amenity area of soft landscaping and provide separation between the parking area associated with the retail park, and Shipney Road (refer to T1-T4 within appendix B). The Sycamore and Crack Willow provide moderate landscape value as a collection, equivalent to category B, though individually they have limited arboricultural quality and therefore are not a significant constraint.

1.3.3 The first of the two Horse Chestnut (T3) has low arboricultural quality commensurate with Category C status under BS5837:2012 guidelines as the crown is sparse and there is a minor cavity at the base.

- 1.3.4 The second Horse Chestnut (T4) is considered unsuitable for retention as the stem is exhibiting advanced symptoms of Bleeding Canker which has resulted the eastern stem being devoid of bark from c.0.5m to 3.5m around two thirds of the stem. There is visible dieback of the crown on the north side with major deadwood also present. This issue has previously been noted within a Visual Tree Assessment Report by Christopher Hoare Tree Services Ltd (August 2020) as part of a separate survey and inspection of Arun Retail Park to assess the health and safety of trees within the retail park ownership. Within the report it was recommended to fell and replant within an adjacent area.
- 1.3.5 Adjacent to the restaurant are two landscaped areas containing trees and shrubs (refer to T5 and G1 within appendix B). A Whitebeam, surrounded by hardstanding, is considered unsuitable for retention as it is a standing dead stem with no visible live growth at the time of the survey. A collection of semi mature English Oak and Ash have suppressed internal crown growth but provide moderate landscape views from Shipney Road, equivalent to category B.
- 1.3.6 Two semi mature London Plane form a degree of softening within the car park area (refer to T6 and T7 within appendix B). The trees provide a degree of public amenity and are of moderate arboricultural quality; commensurate with Category B status under BS5837:2012 guidelines. By virtue of the trees' age and condition, they are readily replaceable within an appropriate scheme of soft landscaping.

2 Statutory Designations

2.1 Conservation Area

- 2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Arun District Council, cited October 2021). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

- 2.2.1 Background checks have also confirmed that all trees within influence of the site are scheduled within an Area type Tree Preservation Order ref: TPO/BE/1/194 (Arun District Council, cited October 2021).

3 Policy Review

3.1 The National Planning Policy Framework

- 3.1.1 The NPPF (2021) provides planning policy guidance at a National level. Paragraph 131 of the Framework details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.'*

- 3.1.2 *Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*
- 3.1.3 Building upon paragraph 131, the Framework also considers that *'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'* (para 174b).
- 3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 180c requires that development proposals award particular consideration to these important features; *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.*
- 3.1.5 For clarity, there are no veteran or ancient trees, or any designated areas of ancient woodland within influence of the site, against which the tests of para. 180c can be applied.
- 3.1.6 In addition, paragraph 180d also emphasises the benefits that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can... enhance public access to nature where this is appropriate.'*

3.2 Arun District Local Plan (2011-2031)

- 3.2.1 In terms of development control at a local level, Arun District Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Arun District Local Plan 2011-2031 (adopted July 2018) is understood to be the Council's current primary development control document; Policies D DM1 and ENV DM4 sets out the Council's tests considered relevant to trees in the context of development (relevant parts reproduced below).

3.2.2 **Policy D DM1: Aspects of form and design quality**

'When considering any application for development the Council will have regard to the following aspects:

7.Trees and woodland All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.'

3.2.3 Policy ENV DM4: Protection of Trees

'Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or

b. Would enhance the survival and growth prospects of other protected trees;

c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.'

4 Arboricultural Impact

4.1 Net Tree Removals¹

4.1.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 Tree removals necessary to implement the proposed redevelopment can be quantified as the removal of one Whitebeam (T5), considered unsuitable for retention as a standing dead stem, and two London Plane (T6 & T7).

4.1.3 The removal of the Whitebeam is necessary and unavoidable to facilitate the redevelopment proposal for a drive-thru lane, whereas the implementation of a footpath to provide pedestrian connectivity through the retail park will require the removal of the London Plane. The car park layout will be altered to provide a higher number of parking spaces, this alteration requires the removal of an area of soft landscaping which will necessitate the removal of a second London Plane.

4.1.4 An additional category U Horse Chestnut (T4) is recommended for removal on health and safety grounds due to advanced symptoms of Bleeding Canker, and not as a direct result of the proposed development.

4.2 Pruning Works

4.2.1 No pruning is required to accommodate the proposed redevelopment and installation of the drive thru. However, it will be necessary to crown lift the northeastern side of the canopy for the London Plane (T7) to achieve a 2.5m vertical ground clearance to facilitate the construction of the new pedestrian link.

4.2.2 Although not required to facilitate construction, it is recommended that dead branches are removed from the canopies of retained trees. This will help mitigate the risk of future tree related hazards emerging and associated apprehension.

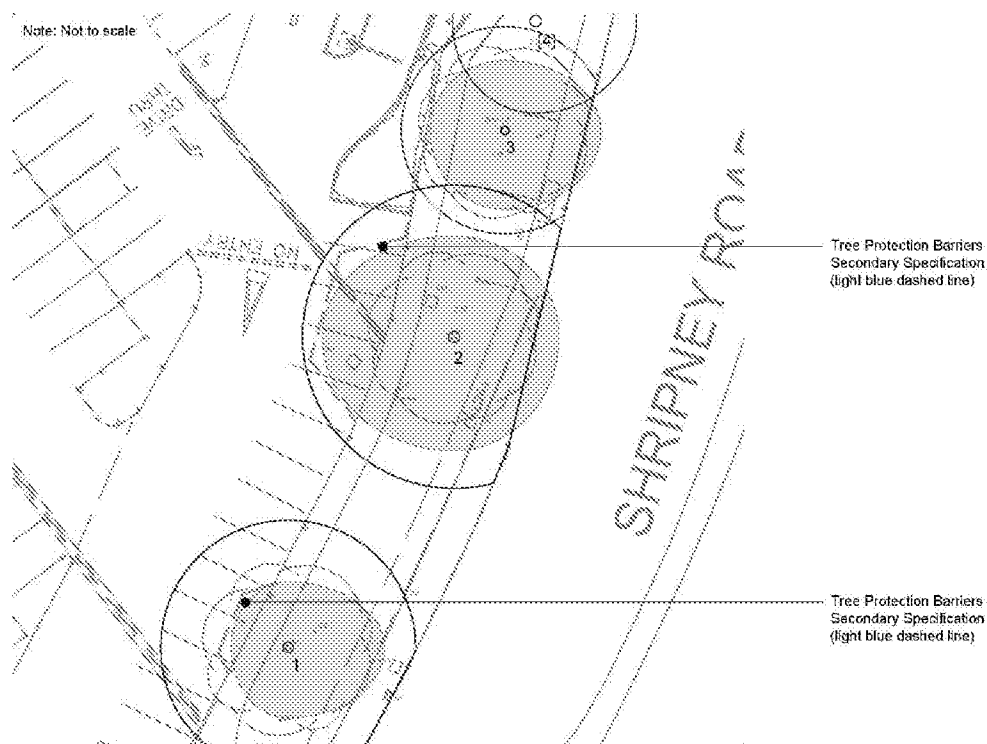
4.2.3 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) and section 7.6 (for crown lifting) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

¹All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.3 Protective Barriers

- 4.3.1 It will be important to the above-ground structure of the retained trees from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the barrier specification illustrated within the Tree Protection Plan at appendix C. The location where protective fencing should be erected has been illustrated within the Tree Protection Plan (Appendix C) with a dashed light blue line (refer to Figure 1 below).

4.3.2 **Figure 1. Protective Barrier Positions.**



4.4 Mitigation Replanting

- 4.4.1 The principle of tree removal generates a requirement for replacement planting, which has been recognised during design. Accordingly, the layout has been designed to provide opportunities for incorporating new and replacement tree planting throughout the site. Under separate instruction, Aspect Landscape Planning have prepared a Landscape Strategy Plan which outlines the preferred approach to incorporating new tree planting (drawing ref. 7610.LP.1.0).
- 4.4.2 Arun District Council's development control policy ENV DM4 requires that '*for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site*'. Therefore to mitigate for the loss of a Horse Chestnut, two London Plane trees and a Whitebeam, new planting of like for like species will be implemented in areas of existing and new soft landscaping within the retail park.

5 Conclusions

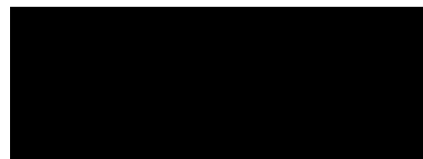
- 5.1.1 Pursuant to Arun District Council's Policy requirements, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.
- 5.1.2 There is an unavoidable requirement to incur tree removal as part of the redevelopment proposal. This effect can be quantified as the removal of three trees, one of which is a category U tree. A fourth tree will also be removed for health and safety reasons.
- 5.1.3 An effective scheme for safeguarding the retained tree has been prepared which relies on protective barriers.
- 5.1.4 To inform the planning balance, it is our concluding view that the proposals can be fully supported from the arboricultural perspective and do not conflict with Arun District Council's development control policy D DM1 and ENV DM4, or the Framework.

6 Recommendations

- 6.1.1 A detailed Arboricultural Method Statement supported by 1:500 scale technical drawings should be prepared which expand on Appendix C. This could be secured by Condition. Details of proposed levels and service routes should be included; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout.

Prepared By:

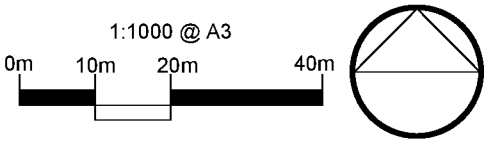
Tim Ranger TechArborA
Senior Arboricultural Consultant



APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (11069 TCP 01 Rev B)



- KEY:
- Site Boundary
 - Site Ownership Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'B' RPA
 - Category 'C' RPA

Note: Tree 2 has been plotted using measurements onsite in conjunction with aerial imagery. Its location was not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-3 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.



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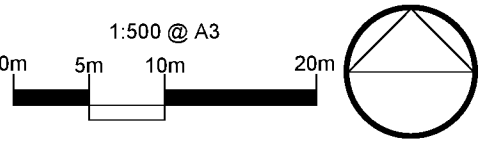
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TITLE
Pizza Hut Redevelopment,
Arun Retail Park, Bognor Regis
Tree Constraints Plan

CLIENT
BBC Pension Trust Ltd

SCALE 1:1000 @ A3	DATE FEB 2022	DRAWN GW
DRAWING NUMBER 11069 TCP 01 Rev B	REVISION	

Based on: 35635BWS-01.dwg



- KEY:
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SCALE 1:500 @ A3	DATE FEB 2022	DRAWN GW
DRAWING NUMBER 11069 TCP 01 Rev B		REVISION

Based on: 35635BWLS-01.dwg

APPENDIX B

TREE SURVEY SCHEDULE (11069 TS 01 Rev A)

**BS 5837:2012 Tree Schedule: Pizza Hut Redevelopment, Arun Retail Park,
Shripney Road, Bognor Regis, PO22 9NF**

e.g.: young, semi-mature, early-mature,
mature or over-mature

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

*e.g.: above-average, average,
below average or dead*

Height of first significant branch and/or canopy

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

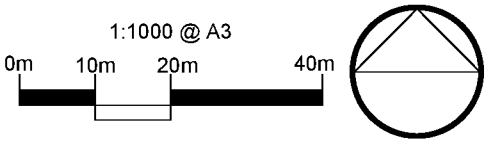
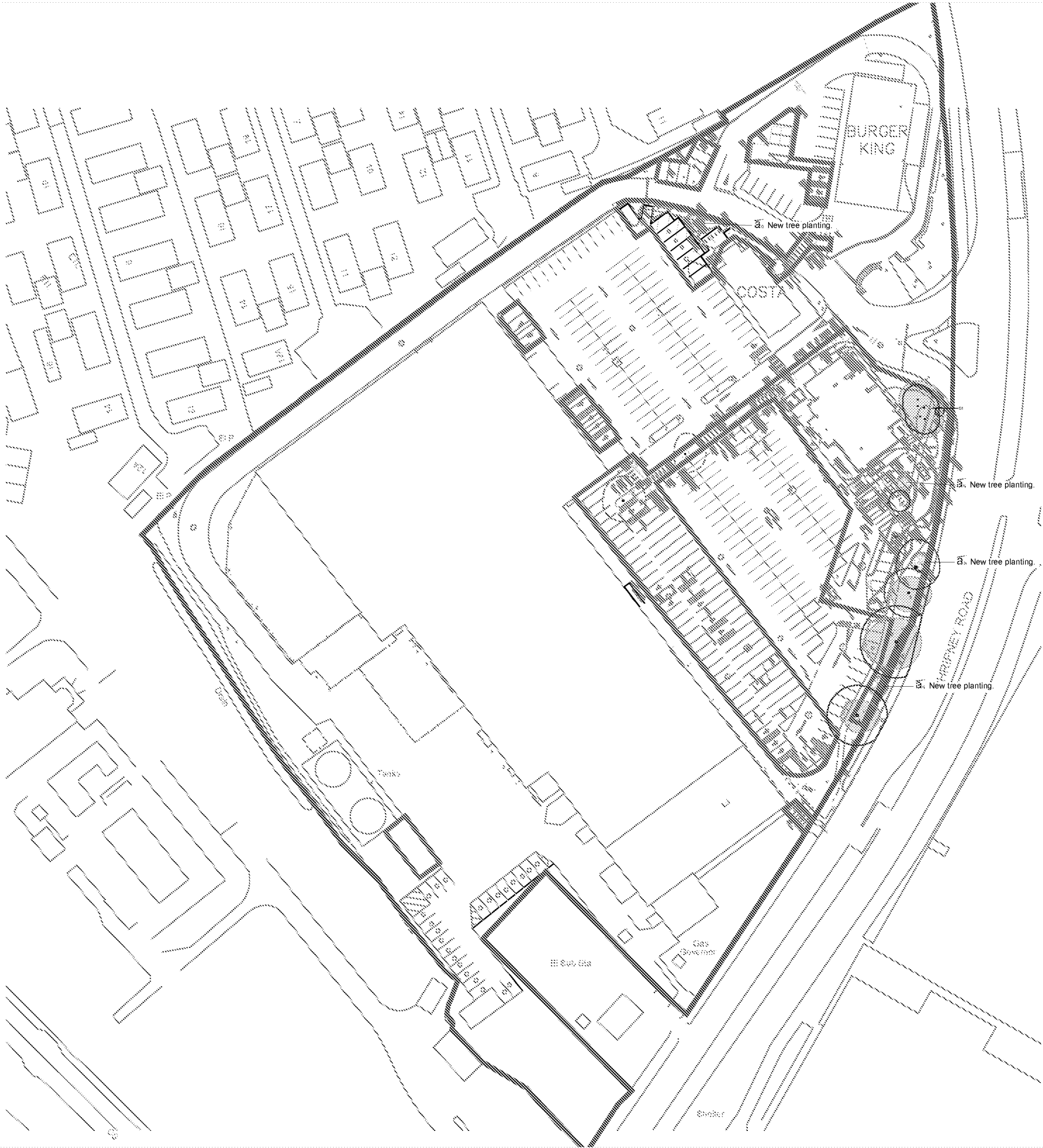
e.g.: good, indifferent, poor, or hazardous

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
T1	Sycamore	320 340 370	11	3.75	5.5	4	3.25		2.5	2.75	Early Mature	Average	Poor	Located on area of soft landscape between footpath & car park Multi stemmed at the base - unions appear sound Moderate landscape feature	B1	7.1
T2	Crack Willow	660	11	5.75	6	6.5	7.5		3.25	3.75	Early Mature	Average	Indifferent	Located on area of soft landscape between footpath & car park Epicormic growth around lower stem Branch socket cavity at c.3.25m with potential decay into the stem Pruning wounds and stubs on the southeast side Healthy crown Tag 2822	B2	7.8
T3	Horse Chestnut	480	11.5	4	5.5	4.5	4.25		2.25	4.5	Early Mature	Below Average	Indifferent	Located on area of soft landscape between footpath & car park Minor epicormic growth at the base Minor cavity at the base on the west side at c.0.5m with heartwood visible Bark wound on the west side at c.0.75m with heartwood visible Sparse crown	C12	5.7
T4	Horse Chestnut	430 460	12	6.75	5.75	5.25	4.75		2.5	4	Early Mature	Below Average	Poor	Located on area of soft landscape between footpath & car park Twin stemmed at c.0.5m East stem suffering from bleeding canker which has stripped the bark from c.0.5m to 3.5m on two thirds of the stem Epicormic growth at the base Major deadwood on the north side and dieback of branches visible	U	N/A
T5	Whitebeam	150	3.5					2.5	1	1.5	Semi Mature	Dead	Poor	Located within planting bed Standing dead stem	U	N/A
T6	London Plane	280	8	5	5	4.5	2.75		2.75	1.75	Semi Mature	Average	Indifferent	Located on narrow area of soft landscape between a road and car park Stem slightly leaning to the north	B12	3.3
T7	London Plane	370	9	6	5.5	5	5		1.5	1.75	Semi Mature	Average	Indifferent	Located on narrow area of soft landscape between a road and car park Tarmac lifting slightly in adjacent hard standing	B12	4.5
G1	English Oak Ash	300	14					4.5	2.5	2.5	Semi Mature	Average	Indifferent	A small collection of stems in a shrub bed Suppressed internal crowns Moderate landscape feature	B2	3.6

APPENDIX C

TREE PROTECTION PLAN (11069 TPP 01 Rev D)



- KEY:
- Site Boundary
 - Site Ownership Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'B' RPA
 - Category 'C' RPA
 - Trees to be Removed
 - Tree Protection Barrier (Secondary Specification)
 - New Tree

Note: Tree 2 has been plotted using measurements onsite in conjunction with aerial imagery. Its location was not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-3 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.



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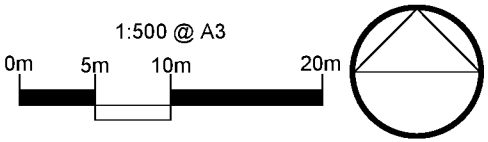
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TITLE
Pizza Hut Redevelopment,
Arun Retail Park, Bognor Regis
Tree Protection Plan

CLIENT
BBC Pension Trust Ltd

SCALE 1:1000 @ A3	DATE FEB 2022	DRAWN TR
DRAWING NUMBER 11069 TPP 01 Rev D		REVISION

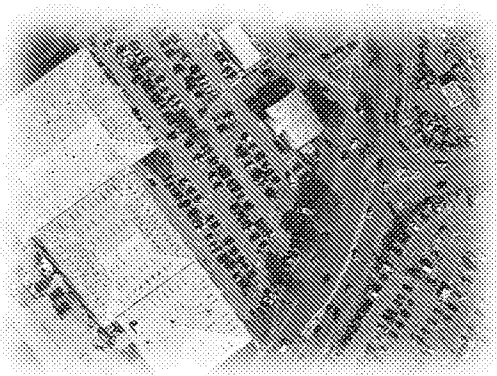
Based on: 35635BWLS-01.dwg



- KEY:
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DRAWING NUMBER		REVISION
11069 TPP 01 Rev D		

Based on: 35635BWLS-01.dwg

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during October 2021. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Over Mature and Veteran (exceeding normal life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 Cascade chart for tree quality assessment

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

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aspect

Aspect Arboriculture Ltd
South Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

