

Our ref: 7302/Consltr

17th April 2009

Ms S Jezeph
Planning & Property Consultants Ltd
Forum House
Stirling Road
Chichester
PO19 7DN

Dear Ms Jezeph

Arboricultural Constraints Advice: Chalcroft Nurseries, Chalcraft Lane, Bognor Regis

Further to carrying out a Tree Survey on the 15th April 2009, we are pleased to provide the following constraints advice based on guidance contained within British Standard 5837:2005 "*Trees in Relation to Construction – Recommendations*", and on site observations and an assessment of the tree constraints relating to the above site.

This letter should be read in conjunction with the Tree Survey schedule and notes and the Tree Constraints Plan (CBA7302.02), it is to provide guidance and to aid the design process of any redevelopment of the site, and does not on its own, support any planning application.

1.0 Tree Stock Assessment

The existing tree stock on the site has been assessed by a qualified arboriculturalist, and the trees have been categorised in accordance with BS 5837:2005 "*Trees in Relation to Construction - Recommendations*". These categories are as follows:

'R' Grade Trees

These are trees that are in such a condition that any value might be lost within 10 years, or should be removed for reasons of sound arboricultural management. Therefore, in accordance with the recommendations within BS5837:2005 paragraph 4.3.4 "*they should not be a consideration in the planning process*".

'C' Grade trees

These are trees considered to be of low quality, with low or temporary landscape conservation or other cultural value, which might remain for a minimum of 10 years, or young trees with stems of less than 150mm diameter.

These trees should be considered in the development process, however, they will usually not be retained where they impose a significant constraint on any proposed development.

'B' Grade trees

These are trees considered to be of moderate quality and value, capable of making a significant contribution for in excess of 20 years. These trees should be a material consideration in the development process.

'A' Grade trees

These are trees considered to be of high quality and value, and to be in such a condition as to make a substantial contribution (40 years or more is recommended). These trees should be a material consideration in the development process.

Interim Grade Trees

It should also be noted that some of the individual trees have been recommended for further investigation, and therefore have been graded with an interim grade that could alter, subject to the results of the further detailed investigation being carried out as advised within the tree survey.

2.0 Existing Above and Below Ground Constraints:

2.1 Root Protection Area (RPA)

The purple circles on the Tree Constraints Plan (TCP) represent the minimum root protection areas which will need to be fenced off. In accordance with BS5837:2005, it is recommended that a view is taken by the arboriculturist on the likely rooting zone of trees, in view of existing on and off-site construction features which may have distorted root patterns, and make allowance for this accordingly.

2.2 Morphology and disposition of the roots

The disposition and morphology of tree roots is a complex one. It can be assumed that tree roots will take the line of least resistance when searching for water and nutrients, and can be diverted by underground structures such as building foundations. With regard to this site the vast majority of the trees can be said to be open grown with their rooting systems unaffected.

2.3 Site Characteristics

The main site access is a tarmac drive running from Chalcraft Lane, turning into a gravel car park. The site is currently used as a garden centre with the main building positioned to the middle of the site. The site is mainly flat with no signs of standing water on the day the tree survey took place. There are a number of ditches within and surrounding the site boundaries. The majority of the ditches were dry with the exception of the ditch running from East to West of the northern boundary which was full of water. There are a number of large areas with unmanaged vegetation growing, which caused difficulties in reaching the base of some of the trees. Along with the overgrown vegetation, there were a number of areas that have been used to store waste material such as chicken wire, fencing piles, burnt out cars and a variety of

other objects. The site also contains dilapidated poly tunnels with very young self-set trees and vegetation growing within them.

2.4 Current height and spread of trees

There are several trees where the crowns overhang the root protection areas, although only by a small amount in these cases; the average distance is 1-2m. This has been taken into account when positioning the tree protective line on the constraints plan, to protect the tree crowns as well as the rooting area.

3.0 Future Constraints

3.1 Working Space/Construction Exclusion Zone (CEZ)

In addition to the RPA as calculated for each tree, there is also a need to consider any above ground constraints, and at least a 2.0m construction space to enable the implementation of any construction (i.e. the erection of scaffolding, foundation construction and build), ideally without encroaching on the protection zone. The Tree Constraints Plan shows a protective fencing line forming the Construction Exclusion Zone (CEZ). This allows for adequate below and above ground protection for the trees and provides an indicative “developable area” outside of the tree protective fence line.

3.2 Ultimate height and spread of the trees

Many of the trees within the site are young to middle-aged with considerable future growth potential. Consideration should be given to allowing adequate space for this future growth within any development proposals. The trees and groups along the South and West boundaries will need to be considered for shading issues at the design stage, allowing for adequate distance from the trees.

3.4 Infrastructure requirements to be considered

Consideration should be given to easements for underground services which should be directed outside the Root Protection Areas of trees worthy of retention. This is important to establish at an early stage of the planning process, to avoid difficulties later on in the development stages where tree roots can be damaged, and trees left liable to decline over a number of years.

4.0 Legal Constraints

4.1 Tree Preservation Orders and Conservation Areas

CBA Trees has not been instructed to ascertain the protected status of the trees on this site, and it is important to note that before any tree works commence on-site, written approval, if required, is obtained from the Arun District Council in regard to Tree Preservation Orders or Conservation Areas that may be in force on this site.

4.1 Consideration of wildlife, bats, protected species, habitats, ecology

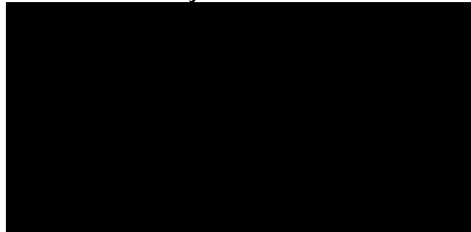
The Wildlife and Countryside Act, 1981 (as amended) provides protection for wildlife, and in particular with regard to trees, attention and consideration should be given to nesting birds and the potential for bat roosts within trees and hedges.

4.0 Conclusions

- 4.1 It is anticipated that a development layout can be designed, which is sympathetic to the existing tree cover of the site, which is of value to the immediate area and the site itself.
- 4.2 Prior to finalising a layout and the production of the Arboricultural Development Statement (ADS), CBA Trees is able to provide an Arboricultural Implications Assessment (AIA) of pending layouts to aid in guiding the design process, and a checklist is enclosed of the areas that will need to be considered and resolved prior to producing an ADS.

I trust that this information is of assistance, however, should you have any queries or require further information please do not hesitate to contact me.

Yours sincerely



James Fuller *BTEC Nat Dip in Forestry & Arb*

Enclosed:

- Tree Survey Report (x5)
- Root Protection Area Schedule (RPA) (x5)
- Constraints Plan CBA7302.02 (x5)
- AIA Checklist